

2023-2031 Housing Element City of Palo Alto



Appendix D: Site Inventory
May 2023
Adopted



Table A: Site Inventory

Strategy	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Year Built	Improvement to Land Value Ratio	CoStar Rating
Multi-Family Allowed	555 UNIVERSITY AV	94301	120-03-024	CC	CD-C	0	40	0.17	One story office space (FAR: 0.9)	0	0	5	5	1970	1.01	2
Multi-Family Allowed	435 TASSO ST	94301	120-03-025	CC	CD-C	0	40	0.33	Three story office space (FAR: 2.0)	0	10	0	10	1984	1.5	3
Multi-Family Allowed	624 UNIVERSITY AV	94301	120-03-040	MF	RM-40	31	40	0.15	Two story office space (FAR: 0.6)	0	0	4	4	1926	0.33	2
Multi-Family Allowed	543 COWPER ST	94301	120-03-067	CC	CD-C	0	40	0.23	One story office space (FAR: 0.9)	0	0	7	7	1978	1.47	2
Multi-Family Allowed	330 LYTTON AV	94301	120-15-003	CC	CD-C	0	40	0.16	One story restaurant space (FAR: 0.9)	0	0	5	5	1957	1.46	2
Multi-Family Allowed	401 WAVERLEY ST	94301	120-15-007	CC	CD-C	0	40	0.22	One story commercial (FAR: 0.5), surface parking	0	0	7	7	1977	1.09	2
Multi-Family Allowed	444 COWPER ST	94301	120-15-014	CC	CD-C	0	40	0.14	Surface Parking	0	0	4	4	1900	0.04	
Multi-Family Allowed	426 WAVERLEY ST	94301	120-15-039	CC	CD-C	0	40	0.12	Two story commercial building (FAR: 0.5)	0	0	3	3	1920	0.32	
Multi-Family Allowed	318 UNIVERSITY AV	94301	120-15-058	CC	CD-C	0	40	0.18	One story restaurant (FAR: 0.8)	0	0	5	5	1926	0.53	2
Multi-Family Allowed	328 UNIVERSITY AV	94301	120-15-059	CC	CD-C	0	40	0.18	One story retail (FAR: 0.8)	0	0	5	5	1926	0.53	2
Multi-Family Allowed	527 WAVERLEY ST	94301	120-15-080	CC	CD-C	0	40	0.16	Surface Parking	0	0	5	5	1900	0	
Multi-Family Allowed	515 WAVERLEY ST	94301	120-15-081	CC	CD-C	0	40	0.18	Surface Parking	0	0	5	5	1900	0	
Multi-Family Allowed	550 WAVERLEY ST	94301	120-15-084	CC	CD-C	0	40	0.14	One story restaurant (FAR: 0.9)	0	0	4	4	1952	0.91	3
Multi-Family Allowed	560 WAVERLEY ST	94301	120-15-085	CC	CD-C	0	40	0.14	Two story restaurant (FAR: 0.9)	0	0	4	4	1938	0.89	2
Multi-Family Allowed	630 COWPER ST	94301	120-16-011	CC	CD-C	0	40	0.34	One story office space (FAR: 0.4), surface parking	0	10	0	10	1956	0.45	1
Multi-Family Allowed	464 FOREST AV	94301	120-16-044	SOFA I CAP	RM-40	31	40	0.23	One story medical office (FAR: 0.4), surface parking	0	0	7	7	1952	0.39	2
Multi-Family Allowed	163 EVERETT AV	94301	120-25-042	CN	CD-N	0	30	0.19	One story office space (FAR: 0.5), surface parking	0	0	4	4	1951	0.7	1
Multi-Family Allowed	525 ALMA ST	94301	120-26-109	CC	CD-C	0	40	0.25	One story retail (FAR: 1.0)	0	0	8	8	1948	1.39	2
Multi-Family Allowed	654 HIGH ST	94301	120-27-037	CC	CD-C	0	40	0.19	Two story office space	0	0	6	6	1900	0.04	3
Multi-Family Allowed	660 HIGH ST	94301	120-27-039	SOFA II CAP	RT-50	0	50	0.14	One story office space (FAR: 0.9)	0	0	5	5	1946	1.3	1
Multi-Family Allowed	701 EMERSON ST	94301	120-27-049	SOFA II CAP	RT-35	0	50	0.22	One story commercial (FAR: 0.2), surface parking	0	0	8	8	2003	0.98	1
Multi-Family Allowed	721 EMERSON ST	94301	120-27-072	SOFA II CAP	RT-35	0	50	0.12	One story office space (FAR: 0.6), surface parking	0	0	4	4	2003	0.8	1
Multi-Family Allowed	718 EMERSON ST	94301	120-27-073	SOFA II CAP	RT-35	0	50	0.12	One story auto service (FAR: 0.8)	0	0	4	4	1950	0.54	1
Multi-Family Allowed	839 EMERSON ST	94301	120-28-033	SOFA II CAP	RT-35	0	50	0.12	One story office space (FAR: 0.2), surface parking	0	0	4	4	1959	0.03	2
Multi-Family Allowed	821 EMERSON ST	94301	120-28-036	SOFA II CAP	RT-35	0	50	0.12	One story vacant office space (FAR: 0.4), surface parking	0	0	4	4	1966	0.32	2
Multi-Family Allowed	840 EMERSON ST	94301	120-28-037	SOFA II CAP	RT-35	0	50	0.48	Surface Parking	0	19	0	19	1959	0.03	2
Multi-Family Allowed	849 HIGH ST	94301	120-28-040	SOFA II CAP	RT-35	0	50	0.24	One story office space (FAR: 0.4), surface parking	0	9	0	9	1950	1.49	2
Multi-Family Allowed	875 ALMA ST	94301	120-28-045	SOFA II CAP	RT-50	0	50	0.32	One story retail (FAR: 0.7), surface parking	0	12	0	12	1949	0.79	1
Multi-Family Allowed	853 ALMA ST	94301	120-28-046	SOFA II CAP	RT-50	0	50	0.16	One story office space (FAR: 0.4), surface parking	0	0	6	6	1927	0.11	2
Multi-Family Allowed	901 HIGH ST	94301	120-28-050	SOFA II CAP	RT-35	0	50	0.32	Auto Storage	0	12	0	12	1900	0.01	
Multi-Family Allowed	975 HIGH ST	94301	120-28-089	SOFA II CAP	RT-35	0	50	0.35	One story office space (FAR: 0.5)	0	14	0	14	1968	0.47	1
Multi-Family Allowed	929 HIGH ST	94301	120-28-090	SOFA II CAP	RT-35	0	50	0.12	One story office space (FAR: 0.4), surface parking	0	0	4	4	1955	0.2	1
Multi-Family Allowed	925 HIGH ST	94301	120-28-091	SOFA II CAP	RT-35	0	50	0.14	Auto Storage	0	0	5	5		0.01	
Multi-Family Allowed	940 HIGH ST	94301	120-28-092	SOFA II CAP	RT-35	0	50	0.18	Auto garage	0	0	7	7	1946	0.63	2
Multi-Family Allowed	960 HIGH ST	94301	120-28-093	SOFA II CAP	RT-35	0	50	0.12	Auto garage	0	0	4	4	1947	0.59	1
Multi-Family Allowed	917 ALMA ST	94301	120-28-097	SOFA II CAP	RT-50	0	50	0.24	One story office space (FAR: 0.9)	0	9	0	9	1929	1.2	2
Multi-Family Allowed	829 EMERSON ST	94301	120-28-099	SOFA II CAP	RT-35	0	50	0.19	One story retail (FAR: 0.4), surface parking	0	0	7	7	1962	0.9	2
Multi-Family Allowed	1015 ALMA ST	94301	120-30-049	SOFA II CAP	RT-35	0	50	0.12	One story commercial (FAR: 0.2)	0	0	4	4	1955	1.25	2
Multi-Family Allowed	466 GRANT AV	94306	124-33-037	MF	RM-40	31	40	0.19	Residential (1)	0	0	5	5	1900	0.02	

Table B: Sites Identified to be Acquired to Accommodate Shortfall Housing Need																			
Agency	Site Address/Intersection	APN	Assessor's Parcel Number	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Precis (Aced)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Proposed Use of Existing Units	Year Built	Improvement to Land Value Ratio	Cost per Unit
Upperville	3713 EL CAMINO REAL	94309	234-20-004	0	0	0	0	0	0.13 MF	RM-30	RM-30	RM-30	8	16	24	1	1930	0.42	0
Upperville	LEGHORN ST	94303	147-02-022	9	10	0	0	0	0.15 CS	CS	CS	CS	0	0	40	27	1900	0	0
Upperville	720 UNIVERSITY AV	94301	303-01-011	0	0	0	0	0	0.14 MF	RM-30	RM-30	RM-30	8	16	24	1	1930	0.42	1
Upperville	701 UNIVERSITY AV	94301	001-01-022	0	0	0	0	0	0.25 MF	RM-30	RM-30	RM-30	16	40	160	1	1959	0.12	2
Upperville	415 MIDFIELD RD	94301	003-01-022	0	0	0	0	0	0.23 MF	RM-30	RM-30	RM-30	8	16	24	1	1961	0.31	0.29
Upperville	720 UNIVERSITY AV	94301	002-01-047	0	0	0	13	0	0.14 MF	RM-30	RM-30	RM-30	8	16	24	1	1930	0.31	0.29
Upperville	877 MIDFIELD RD	94301	003-20-064	0	0	0	0	0	0.23 MF	RM-30	RM-30	RM-30	8	16	24	1	1930	0.21	0.17
Upperville	853 MIDFIELD RD	94301	003-20-094	4	4	0	0	0	0.14 MF	RM-30	RM-30	RM-30	8	16	24	1	1930	0.21	0.17
Upperville	MIDFIELD RD	94301	1200-04-062	0	0	0	0	0	0.13 MF	RM-30	RM-30	RM-30	8	16	24	1	1900	0.02	0.02
Upperville	460 MIDFIELD RD	94301	1200-06-010	0	0	0	0	0	0.24 MF	RM-30	RM-30	RM-30	8	16	24	1	1930	0.09	0.09
Upperville	543 WEBSTER ST	94301	1200-04-012	0	0	0	0	0	0.23 MF	RM-30	RM-30	RM-30	16	40	160	1	1903	0.03	0.03
Upperville	825 EL CAMINO REAL	94301	120-01-011	0	0	0	0	0	0.14 MF	RM-30	RM-30	RM-30	8	16	24	1	1956	0.36	0.36
Upperville	853 HOMER AV	94301	120-05-008	5	6	0	0	0	0.14 MF	RM-30	RM-30	RM-30	8	16	24	1	1956	0.36	0.36
Upperville	853 MIDFIELD RD	94301	120-01-011	0	0	0	0	0	0.24 MF	RM-30	RM-30	RM-30	8	16	24	1	1956	0.37	0.37
Upperville	884 MIDFIELD RD	94301	120-05-012	0	0	0	0	0	0.23 MF	RM-30	RM-30	RM-30	8	16	24	1	1953	0.49	0.49
Upperville	853 MIDFIELD RD	94301	120-01-011	0	0	0	0	0	0.24 MF	RM-30	RM-30	RM-30	8	16	24	1	1956	0.37	0.37
Upperville	720 COVER ST	94301	120-14-046	0	0	0	0	0	0.23 MF	RM-30	RM-30	RM-30	16	40	160	1	1973	0.49	0.49
Upperville	114 EMERSON ST	94301	120-24-019	0	0	0	0	0	0.23 MF	RM-30	RM-30	RM-30	8	16	24	1	1922	0.82	0.82
Upperville	124 EMERSON ST	94301	120-24-020	0	0	0	0	0	0.24 MF	RM-30	RM-30	RM-30	8	16	24	1	1922	0.82	0.82
Upperville	262 HAWTHORNE AV	94301	120-25-158	0	0	0	0	0	0.16 MF	RM-30	RM-30	RM-30	16	40	160	1	1918	0.07	0.07
Upperville	293 BRYANT ST	94301	120-25-159	0	0	0	0	0	0.16 MF	RM-30	RM-30	RM-30	16	40	160	1	1918	0.07	0.07
Upperville	75 ENCLAV AV	94301	120-25-003	0	0	0	0	0	0.13 CS	CS	CS	CS	0	0	40	4	1958	0.44	1
Upperville	81 ENCLAV AV	94301	120-25-004	0	0	0	0	0	0.27 CS	CS	CS	CS	0	0	40	4	1961	0.44	1
Upperville	27 ENCLAV AV	94301	120-31-010	0	0	0	0	0	0.16 CS	CS	CS	CS	0	0	40	5	1900	0.51	0.51
Upperville	805 EL CAMINO REAL	94301	120-31-012	0	0	0	0	0	0.24 CS	CS	CS	CS	0	0	40	7	1900	0.56	2
Upperville	812 EL CAMINO REAL	94301	120-31-011	0	0	0	0	0	0.24 CS	CS	CS	CS	0	0	40	20	1900	0.56	2
Upperville	116 COLLEGE AV	94301	124-17-003	0	0	0	0	0	0.23 MF	RM-30	RM-30	RM-30	8	16	24	1	1962	0.09	0.09
Upperville	119 SEAL AV	94301	124-14-001	0	0	0	0	0	0.23 MF	RM-30	RM-30	RM-30	8	16	24	1	1960	0.55	0.55
Upperville	114 SEAL AV	94301	124-14-002	0	0	0	0	0	0.23 MF	RM-30	RM-30	RM-30	8	16	24	1	1962	0.55	0.55
Upperville	127 RINGCROSS AV	94301	124-14-005	0	0	0	0	0	0.23 MF	RM-30	RM-30	RM-30	8	16	24	1	1932	0.14	0.14
Upperville	122 RINGCROSS AV	94301	124-14-003	0	0	0	0	0	0.23 MF	RM-30	RM-30	RM-30	8	16	24	1	1932	0.14	0.14
Upperville	168 EL CAMINO REAL	94301	124-24-044	4	5	0	0	0	0.16 MF	RM-30	RM-30	RM-30	8	16	24	1	1939	0.13	0.13
Upperville	2181 PARK BL	94301	124-21-008	0	0	0	0	0	0.25 MF	RM-30	RM-30	RM-30	16	40	160	1	1977	1.07	2
Upperville	32 COLLEGE AV	94309	124-21-011	0	0	0	0	0	0.23 MF	RM-30	RM-30	RM-30	16	40	160	1	1988	0.23	0.23
Upperville	119 EL CAMINO REAL	94301	124-31-018	0	0	0	0	0	0.14 MF	RM-30	RM-30	RM-30	8	16	24	1	1930	0.01	0.01
Upperville	2137 EL CAMINO REAL	94306	124-31-008	0	0	0	0	0	0.12 CN	CN	CN	CN	0	0	40	3	1908	0.01	0.01
Upperville	325 COLLEGE AV	94309	124-31-012	0	0	0	0	0	0.15 CS	CS	CS	CS	0	0	40	2	1967	0.13	0.13
Upperville	430 CAMBRIDGE AV	94306	124-31-009	0	0	0	0	0	0.14 CC	CC	CC	CC	0	0	40	4	1958	1.33	2
Upperville	454 CAMBRIDGE AV	94306	124-31-010	0	0	0	0	0	0.14 MF	RM-30	RM-30	RM-30	16	40	160	1	1958	1.33	2
Upperville	417 COLLEGE AV	94306	124-31-008	0	0	0	0	0	0.13 MF	RM-30	RM-30	RM-30	16	40	160	1	1948	0.6	0.6
Upperville	371 COLLEGE AV	94306	124-31-011	0	0	0	0	0	0.14 MF	RM-30	RM-30	RM-30	16	40	160	1	1948	0.6	0.6
Upperville	2404 EL CAMINO REAL	94306	124-31-011	0	0	0	0	0	0.24 CC	CC	CC	CC	0	0	40	7	1905	0.56	3
Upperville	4151 MIDFIELD RD	94301	127-13-013	4	5	0	0	0	0.19 MF	RM-30	RM-30	RM-30	8	16	24	1	1961	1.36	3
Upperville	2802 MIDFIELD RD	94306	127-14-022	0	0	0	0	0	0.17 CN	CN	CN	CN	0	0	40	2	1942	0.78	2
Upperville	708 COCHRAN AV	94306	127-34-054	0	0	0	0	0	0.13 CN	CN	CN	CN	0	0	40	3	1956	1.14	2
Upperville	708 COCHRAN AV	94306	127-34-055	0	0	0	0	0	0.18 CN	CN	CN	CN	0	0	40	3	1956	1.14	2
Upperville	2734 MIDFIELD RD	94306	127-34-056	0	0	0	0	0	0.22 CN	CN	CN	CN	0	0	40	3	1956	1.43	3
Upperville	2811 MIDFIELD RD	94306	127-34-058	0	0	0	0	0	0.22 CN	CN	CN	CN	0	0	40	3	1956	1.43	3
Upperville	3200 MIDFIELD RD	94306	133-30-148	0	0	0	0	0	0.17 MF	RM-30	RM-30	RM-30	8	16	24	1	1957	0.8	0.11
Upperville	400 LAMBERT AV	94306	133-30-147	0	0	0	0	0	0.21 CS	CS	CS	CS	0	0	40	1	1970	0.51	0.51
Upperville	3200 AVE ST	94306	133-30-145	0	0	0	0	0	0.19 CS	CS	CS	CS	0	0	40	12	1975	1.2	2
Upperville	2402 LAMBERT AV	94306	133-30-146	0	0	0	0	0	0.21 CS	CS	CS	CS	0	0	40	11	1975	1.2	2
Upperville	268 LAMBERT AV	94306	133-30-148	0	0	0	0	0	0.15 CS	CS	CS	CS	0	0	40	11	1908	0.85	2
Upperville	250 LAMBERT AV	94306	133-30-149	0	0	0	0	0	0.18 CS	CS	CS	CS	0	0	40	11	1975	0.85	2
Upperville	425 PORTAGE AV	94306	133-30-068	0	0	0	0	0	0.14 CS	CS	CS	CS	0	0	40	12	1900	0.12	1
Upperville	3337 EL CAMINO REAL	94306	133-30-055	0	0	0	0	0	0.17 CS	CS	CS	CS	0	0	40	5	1938	0.72	2
Upperville	411 LAMBERT AV	94306	133-30-017	0	0	0	0	0	0.18 CS	CS	CS	CS	0	0	40	5	1938	0.72	2
Upperville	113 EL CAMINO REAL	94306	133-30-074	0	0	0	0	0	0.18 CS	CS	CS	CS	0	0	40	11	1900	0.75	2
Upperville	35 EL CAMINO REAL	94306	133-30-075	0	0	0	0	0	0.18 CS	CS	CS	CS	0	0	40	3	1938	0.75	2
Upperville	3465 EL CAMINO REAL	94306	133-30-080	0	0	0	0	0	0.22 CS	CS	CS	CS	0	0	40	2	1946	0.37	2
Upperville	45 LAMBERT AV	94306	133-30-082	0	0	0	0	0	0.15 MF	RM-30	RM-30	RM-30	16	40	160	1	1948	0.92	2
Upperville	3691 EL CAMINO REAL	94306	133-30-082	0	0	0	0	0	0.25 CN	CN	CN	CN	0	0	40	6	1948	0.92	2
Upperville	3921 EL CAMINO REAL	94306	133-30-086	0	0	0	0	0	0.17 CS	CS	CS	CS	0	0	40	4	1948	0.73	0.73
Upperville	3825 EL CAMINO REAL	94306	133-31-088	0	0	0	0	0	0.15 CS	CS	CS	CS	0	0	40	11	1963	0.2	2
Upperville	3821 EL CAMINO REAL	94306	133-31-089	0	0	0	0	0	0.17 CS	CS	CS	CS	0	0	40	11	1948	0.2	2
Upperville	3929 EL CAMINO REAL	94306	133-31-088	0	0	0	0	0	0.17 CS	CS	CS	CS	0	0	40	5	1948	0.49	2
Upperville	3939 EL CAMINO REAL	94306	133-31-079	0	0	0	0	0	0.17 CS	CS	CS	CS	0	0	40	5	1948	0.49	2
Upperville	3903 EL CAMINO REAL	94306	133-31-071	0	0	0	0	0	0.17 CS	CS	CS	CS	0	0	40	9	1948	0.7	2
Upperville	3905 EL CAMINO REAL	94306	133-31-072	0	0	0	0	0	0.15 MF	RM-30	RM-30	RM-30	16	40	160	1	1997	1.09	0.88
Upperville	4098 EL CAMINO REAL	94306	133-31-153	6	6	0	0	0	0.17 CN	CN	CN	CN	0	0	40	1	1968	1.39	0.88
Upperville	4127 EL CAMINO REAL	94306	133-31-104	0	0	0	0	0	0.15 CN	CN	CN	CN	0	0	40	10	1970	0.14	2
Upperville	4108 EL CAMINO REAL	94306	133-31-105	0	0	0	0	0	0.15 CN	CN	CN	CN	0	0	40	10	1970	0.14	2
Upperville	4102 MIDFIELD RD	94306	133-31-029	4	5	0	0	0	0.15 CN	CN	CN	CN	0	0	40	13	1952	0.62	2
Upperville	564 COLLEGE AV	94306	133-31-058	0	0	0	0	0	0.13 CN	CN	CN	CN	0	0	40	1	1968	0.27	2
Upperville</																			

Table C: Land Use

Zoning Designation	General Land Uses Allowed
R-1	Low density residential (Chapter 18.12)
RM-20	Multi-family residential uses (Chapter 18.13)
RM-30	Multi-family residential uses (Chapter 18.13)
RM-40	Multi-family residential uses (Chapter 18.13)
CS	Residential and non-residential uses (Chapter 18.16)
CN	Residential and non-residential uses (Chapter 18.16)
CC	Residential and non-residential uses (Chapter 18.16)
CD-C	Residential and non-residential uses (Chapter 18.18)
CD-N	Residential and non-residential uses (Chapter 18.18)
RT-35	Residential and non-residential uses up to 35 feet
RT-40	Residential and non-residential uses up to 40 feet
RT-50	Residential and non-residential uses up to 50 feet
GM	Light manufacturing, research, and commercial services uses (Chapter 18.20)
ROLM	Light manufacturing, research, and commercial services uses (Chapter 18.20)
PC	Any use in accordance with approved development plan (Chapter 18.38)
PF	Public facilities (Chapter 18.28)