

# 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 needed to accommodate Shortfall Housing Need																			
Agency	Site Address/Intersection	Site Code	Assessor Parcel Number	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Description of Existing Uses	Year Built	Improvement to Land Value Ratio	Cost per Unit
Uppine	2011 EL CAMINO REAL	94301	124-30-024	0	0	0	0	0.24	CM	CM	CM	CM	0	40	0	One story medical office (PAR: 0.4), surface parking	1960	0.62	0
Uppine	LEIGHORN ST	94301	147-05-012	9	10	0	8	0.85	CS	CS	CS	CS	0	40	27	Auto storage	1900	0	0
Uppine	725 UNIVERSITY AV	94301	003-01-021	0	0	0	0	0.25	MF	MF	MF	MF	16	40	0	One story medical office (PAR: 0.4), surface parking	1954	0.42	1
Uppine	701 UNIVERSITY AV	94301	003-01-022	0	0	0	8	0.25	MF	MF	MF	MF	16	40	8	One story medical office (PAR: 0.5), surface parking	1959	0.12	2
Uppine	455 MIDFIELD RD	94301	003-01-023	0	0	0	0	0.22	MF	MF	MF	MF	16	40	1	One story medical office (PAR: 0.5), surface parking	1961	0.05	0.25
Uppine	701 UNIVERSITY AV	94301	003-01-047	0	0	13	0	0.44	MF	MF	MF	MF	16	40	15	One story office space (PAR: 0.5), surface parking	1954	0.37	2
Uppine	827 MIDFIELD RD	94301	003-01-064	0	0	0	4	0.23	MF	MF	MF	MF	8	30	4	Residential (1)	1960	0.01	0.25
Uppine	833 MIDFIELD RD	94301	003-01-064	4	4	0	0	0.44	MF	MF	MF	MF	16	40	12	One story medical offices (PAR: 0.5), surface parking	1952	0.57	2
Uppine	MIDFIELD RD	94301	120-01-046	0	0	0	0	0.13	MF	MF	MF	MF	8	30	3	Surface parking	1960	0.02	0
Uppine	660 MIDFIELD RD	94301	120-01-047	0	0	0	0	0.24	MF	MF	MF	MF	8	30	6	One story medical offices (PAR: 0.4), surface parking	1960	0.29	2
Uppine	545 WEBSTER ST	94301	120-01-042	0	0	0	0	0.23	MF	MF	MF	MF	16	40	6	Residential (1)	1963	0.03	0
Uppine	244 MIDFIELD RD	94301	120-01-053	0	0	0	0	0.24	MF	MF	MF	MF	8	30	6	One story medical offices (PAR: 0.5), surface parking	1954	0.27	0
Uppine	652 HOMER AV	94301	120-01-048	5	6	0	4	0.64	MF	MF	MF	MF	8	30	15	One story medical offices (PAR: 0.5), surface parking	1956	0.36	2
Uppine	651 MIDFIELD RD	94301	120-01-055	5	5	0	0	0.45	MF	MF	MF	MF	8	30	15	One story medical offices (PAR: 0.5), surface parking	1955	0.47	0
Uppine	884 MIDFIELD RD	94301	120-01-012	0	0	0	5	0.23	MF	MF	MF	MF	8	30	5	One story medical offices (PAR: 0.4), surface parking	1953	0.69	1
Uppine	720 COWPER ST	94301	120-16-046	0	0	0	0	0.23	MF	MF	MF	MF	16	40	7	One story medical office (PAR: 0.4), surface parking	1973	0.49	1
Uppine	116 EMERSON ST	94301	120-24-015	0	0	0	4	0.24	MF	MF	MF	MF	8	30	4	Residential (1)	1922	0.52	0
Uppine	124 EMERSON ST	94301	120-24-020	0	0	0	4	0.24	MF	MF	MF	MF	8	30	4	Residential (1)	1926	0.36	0
Uppine	262 HAWTHORNE AV	94301	120-25-158	0	0	0	0	0.16	MF	MF	MF	MF	16	40	4	Residential (1)	1918	0.97	0
Uppine	200 BRYANT ST	94301	120-25-159	0	0	0	0	0.16	MF	MF	MF	MF	16	40	4	Residential (1)	1918	0.61	0
Uppine	75 INCHIA AV	94301	120-31-003	0	0	0	4	0.13	CS	CS	CS	CS	0	40	4	One story office space (PAR: 1.0)	1958	0.44	1
Uppine	65 INCHIA AV	94301	120-31-004	0	0	0	8	0.27	CS	CS	CS	CS	0	40	8	One story office space (PAR: 1.0)	1941	1.17	1
Uppine	27 INCHIA AV	94301	120-31-010	0	0	0	0	0.16	CS	CS	CS	CS	0	40	5	Surface parking	1900		
Uppine	805 EL CAMINO REAL	94301	120-34-021	0	0	0	0	0.23	CS	CS	CS	CS	0	40	1	One story medical offices (PAR: 0.5), surface parking	1971	0.37	1
Uppine	805 EL CAMINO REAL	94301	120-34-021	0	0	0	7	0.24	CS	CS	CS	CS	0	40	7	One story medical offices (PAR: 0.5)	1940	0.56	2
Uppine	116 COLBRIDGE AV	94301	124-17-003	0	0	0	0	0.23	MF	MF	MF	MF	8	30	4	Residential (1)	1952	0.09	0
Uppine	119 SEALE AV	94301	124-18-001	0	0	0	4	0.23	MF	MF	MF	MF	8	30	4	Residential (1)	1966	0.27	2
Uppine	117 RINCONA AV	94301	124-18-050	0	0	0	4	0.23	MF	MF	MF	MF	8	30	4	Residential (1)	1962	0.55	0
Uppine	127 RINCONA AV	94301	124-18-053	0	0	0	4	0.23	MF	MF	MF	MF	8	30	4	Residential (1)	1932	0.14	0
Uppine	1381 EL CAMINO REAL	94301	124-25-044	4	5	0	4	0.95	MF	MF	MF	MF	8	30	13	One story medical offices (PAR: 0.5), surface parking	1939	0.11	2
Uppine	2181 PARK BL	94301	124-27-038	0	0	0	8	0.25	MF	MF	MF	MF	16	40	8	Two story office space (PAR: 1.2), surface parking	1957	1.07	2
Uppine	325 COLLEGE AV	94306	124-20-013	0	0	0	0	0.2	MF	MF	MF	MF	16	40	5	Residential (1)	1938	0.23	0
Uppine	1921 EL CAMINO REAL	94306	124-20-017	0	0	0	10	0.43	CN	CN	CN	CN	0	30	10	One story restaurant (PAR: 0.4), surface parking	1962	0.98	2
Uppine	2137 EL CAMINO REAL	94306	124-31-058	0	0	0	7	0.32	CN	CN	CN	CN	0	30	7	Surface parking	1900	0.01	0
Uppine	2127 EL CAMINO REAL	94306	124-31-059	0	0	0	0	0.35	CN	CN	CN	CN	0	30	4	One story office space (PAR: 0.4), surface parking	1962	0.13	0
Uppine	430 CARRIDGE AV	94306	124-32-009	0	0	0	0	0.4	CC	CC	CC	CC	0	40	4	One story tutoring center/ office space (PAR: 1.0)	1958	1.33	2
Uppine	450 CARRIDGE AV	94306	124-32-012	0	0	0	0	0.15	CN	CN	CN	CN	0	40	20	One story car wash (PAR: 0.2), surface parking	1973	0.1	0
Uppine	417 COLLEGE AV	94306	124-32-026	0	0	0	5	0.2	MF	MF	MF	MF	16	40	5	Residential (1)	1948	0.6	0
Uppine	371 COLLEGE AV	94306	124-32-031	0	0	0	5	0.2	MF	MF	MF	MF	16	40	5	Residential (1)	1949	0.57	0
Uppine	2401 EL CAMINO REAL	94306	124-31-061	0	0	0	0	0.24	CC	CC	CC	CC	0	40	7	One story commercial (PAR: 0.5), surface parking	1971	0.56	3
Uppine	4121 MIDFIELD RD	94301	127-11-013	4	5	0	4	0.93	MF	MF	MF	MF	8	30	13	Two story office space (PAR: 0.4), surface parking	1961	1.26	3
Uppine	2801 MIDFIELD RD	94306	127-14-052	0	0	0	0	0.17	CN	CN	CN	CN	0	30	4	Two story office space (PAR: 0.4), surface parking	1962	0.33	0
Uppine	708 COLORADO AV	94306	127-34-054	0	0	0	0	0.13	CN	CN	CN	CN	0	30	3	One story commercial (PAR: 0.5), surface parking	1968	1.14	2
Uppine	706 COLORADO AV	94306	127-34-052	0	0	0	0	0.18	CN	CN	CN	CN	0	30	4	One story retail (PAR: 0.8), surface parking	1961	1.27	0
Uppine	2741 MIDFIELD RD	94306	127-34-055	0	0	0	5	0.22	CN	CN	CN	CN	0	30	1	Two story retail (PAR: 0.5)	1956	1.43	3
Uppine	2611 MIDFIELD RD	94306	127-34-058	15	0	0	0	0.14	CN	CN	CN	CN	0	40	4	One story commercial (PAR: 0.5), surface parking	1964	0.31	0
Uppine	3200 MIDFIELD RD	94306	132-30-148	0	0	0	8	0.37	MF	MF	MF	MF	8	30	8	One story medical offices (PAR: 0.5)	1957	0.68	0.31
Uppine	400 LAMBERT AV	94306	132-30-017	0	0	0	7	0.22	CS	CS	CS	CS	0	40	7	Surface parking	1962	0.37	0
Uppine	3300 ASH ST	94306	132-38-045	0	0	0	12	0.39	CS	CS	CS	CS	0	40	12	One story office space (PAR: 0.6)	1975	1.2	2
Uppine	2302 PARK ST	94306	132-38-047	0	0	0	12	0.22	CS	CS	CS	CS	0	40	12	One story office space (PAR: 0.5), surface parking	1966	0.27	0
Uppine	248 LAMBERT AV	94306	132-38-048	0	0	0	11	0.35	CS	CS	CS	CS	0	40	11	One story office space (PAR: 0.5), surface parking	1963	0.65	2
Uppine	230 LAMBERT AV	94306	132-38-049	0	0	0	0	0.24	CS	CS	CS	CS	0	40	10	One story retail (PAR: 0.5), surface parking	1976	0.42	0
Uppine	412 PORTAGE AV	94306	132-38-056	0	0	0	12	0.4	CS	CS	CS	CS	0	40	12	One story commercial (PAR: 0.8)	1951	0.12	0
Uppine	3337 EL CAMINO REAL	94306	132-39-005	0	0	0	0	0.17	CS	CS	CS	CS	0	40	5	Two story vacant office space (PAR: 0.5)	1968	0.72	2
Uppine	411 LAMBERT AV	94306	132-39-017	0	0	0	0	0.15	CS	CS	CS	CS	0	40	5	One story commercial (PAR: 0.5), vacant	1961	0	0
Uppine	3339 EL CAMINO REAL	94306	132-39-075	0	0	0	0	0.86	CS	CS	CS	CS	0	40	11	One story lodging Bethesda Place (PAR: 0.5), surface parking	1955	0.75	2
Uppine	3345 EL CAMINO REAL	94306	132-39-080	0	0	0	0	0.22	CS	CS	CS	CS	0	40	7	One story restaurant (PAR: 0.5), surface parking	1968	0.37	2
Uppine	451 LAMBERT AV	94306	132-39-087	0	0	0	0	0.27	CS	CS	CS	CS	0	40	7	One story office space (PAR: 0.5), surface parking	1962	0.33	0
Uppine	3695 EL CAMINO REAL	94306	132-40-062	0	0	0	6	0.25	CN	CN	CN	CN	0	30	6	One story retail (PAR: 0.5), surface parking	1948	0.92	2
Uppine	397 CURTIS AV	94306	132-40-025	0	0	0	0	0.19	MF	MF	MF	MF	16	40	5	Residential (1)	1953	0.73	0
Uppine	3825 EL CAMINO REAL	94301	132-41-088	0	0	0	11	0.55	CS	CS	CS	CS	0	40	11	One story medical office (PAR: 0.4), surface parking	1963	0.2	0
Uppine	3825 EL CAMINO REAL	94301	132-41-089	0	0	0	0	0.17	CS	CS	CS	CS	0	40	1	One story retail (PAR: 0.4), surface parking	1962	0.34	0
Uppine	3825 EL CAMINO REAL	94301	132-41-088	0	0	0	0	0.17	CS	CS	CS	CS	0	40	5	One story retail (PAR: 0.4), surface parking	1948	0.49	2
Uppine	3959 EL CAMINO REAL	94306	132-42-070	0	0	0	5	0.17	CS	CS	CS	CS	0	40	5	One story retail (PAR: 0.4), surface parking	1948	0.7	0
Uppine	3901 EL CAMINO REAL	94306	132-42-072	0	0	0	0	0.17	CS	CS	CS	CS	0	40	16	One retail (PAR: 0.5), surface parking	1967	1.06	0
Uppine	3901 EL CAMINO REAL	94301	132-42-073	12	13	0	11	1.1	MF	MF	MF	MF	16	40	36	One story lodging El Camino Center (PAR: 0.4), surface parking	1956	1.09	0.38
Uppine	4081 EL CAMINO REAL	94306	132-43-153	6	6	0	0	0.17	CN	CN	CN	CN	0	30	10	Two story office space (PAR: 0.3), surface parking	1962	0.14	2
Uppine	4127 EL CAMINO REAL	94306	132-44-104	0	0	0	10	0.46	CN	CN	CN	CN	0	30	10	Two story office space (PAR: 0.3), surface parking	1963	0.89	0
Uppine	2754 MIDFIELD RD	94306	132-45-029	4	5	0	4	0.55	CN	CN	CN	CN	0	30	11	One story retail (PAR: 0.5), surface parking	1962	0.65	2
Uppine	564 COLLEGE AV	94306	132-50-036	0	0	0	0	0.15	CN	CN	CN	CN	0	30	1	One story office space (PAR: 0.3), surface parking	1962	0.1	0
Uppine	2280 EL CAMINO REAL	94301	137-01-113	0	0	0	10	0.43	CN	CN	CN	CN	0	30	10	Fast food restaurant (PAR: 0.2), surface parking	1969	0.07	2
Uppine	2802 EL CAMINO REAL	94301	137-01-078	0	0	0	0	0.14	CN	CN	CN	CN	0	30	1	One story retail (PAR: 0.8)	1963	1.38	0
Uppine	KINDALL AV	94306	137-08-013	0	0	0	0	0.13	CN	CN	CN	CN	0	30					



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)