

# Site Inventory Tool

Regional Housing  
Mandate Committee

March 13, 2014

# 2014-2022 RHNA Requirement

- City of Palo Alto RHNA 1,988 units
- Recommended surplus per HCD 200 units
- **Total 2,188 units**
- Therefore the goal is to identify sufficient sites to accommodate 2,188 units

# Unmet Need

Target:	2,188
“Carry Over” Units from 2007-2014 identified sites	1,379 -
Units in the “pipeline”	399 -
Units not from previously identified sites	41-
<b>Unmet Need</b>	<b>369</b>

# Tier 1

- Second Units
  - 4 units approved per year
  - Permitted “by right”
  - Categorized as moderate or above moderate income
  - **Potential of 32 units**



# Tier 2

- Fry's Site
  - 12.45 acre parcel
  - Zoned RM-30
  - 75 units identified in current HE
  - **Potential of 174 units**



# Tier3



- San Antonio Ave.
  - 15 parcels
  - Zoned CN/CS
  - Residential use allowed as mixed use development
  - **Potential of 195 units**



# Tier 4



- California Avenue Surface Parking Lots
  - 3 parcels along Sherman Ave.
  - Zoned PF/Comprehensive Plan Designation - MISP
    - Would require rezone and Comprehensive Plan amendment
  - **Potential of 60 units**

# Tier 5



- University Avenue Surface Parking Lots
  - 3 parcels
  - Zoned PF
    - Would require rezone
  - **Potential of 37 units**



# Tier 6



- Residentially Zoned Sites with Established Uses
  - 3 parcels
  - All zoned Residential
  - Long time established uses
  - **Potential of 68 units**

# Tier 7

- Increase Capacity Yield on Current Housing Sites
  - 176 sites
  - Most yields calculated at “default density” of 20 du/acre
    - Approximately 67% of the zoning capacity of each site
  - Increase yield to >85% of the zoning capacity for each site
  - HCD may not accept the higher capacity
  - **Potential of 358 units**

# Summary of Tiers

Unmet Need:

389 units

TIER 1 - 2nd dwelling units	32
TIER 2 - Fry's additional units	174
TIER 3 - San Antonio CN/CS Sites	195
TIER 4 - Cal Ave Surface Parking	60
TIER 5 - Downtown Surface Parking	37
TIER 6 - Misc. Residential Sites	68
TIER 7 - Increase Capacity Yield on 2007 Sites	358



Tier 1 -32 Units



Tier 2 – 174 Units



Tier 3 – 165 Units

Total of Units from Tier 1, 2 and 3 = 401

Unmet Need - 369