



**City Council
Special Meeting
Monday, January 31, 2022
5:00 PM
Virtual**

AMENDED AGENDA

Agenda changes will appear in red below

**Pursuant to AB 361 this City of Palo Alto City Council Meeting
Will Be Held by Virtual Teleconference Only**

To prevent the spread of Covid-19, this meeting will be held by virtual teleconference only, with no physical location. Members of the public who wish to participate by computer or phone can find the instructions below and at the end of this agenda.

HOW TO PARTICIPATE

VIRTUAL PARTICIPATION

[CLICK HERE TO JOIN](https://cityofpaloalto.zoom.us/j/362027238) (<https://cityofpaloalto.zoom.us/j/362027238>)

Meeting ID: 362 027 238 Phone: 1(669)900-6833

The meeting will be broadcast on Cable TV Channel 26, live on YouTube at <https://www.youtube.com/c/cityofpaloalto>, and streamed to Midpen Media Center at <https://midpenmedia.org>.

TIME ESTIMATES

Time estimates are provided as part of the Council's effort to manage its time at Council meetings. **Listed times are estimates only and are subject to change at any time, including while the meeting is in progress.** The Council reserves the right to use more or less time on any item, to change the order of items and/or to continue items to another meeting. Particular items may be heard before or after the time estimated on the agenda. This may occur in order to best manage the time at a meeting or to adapt to the participation of the public.

PUBLIC COMMENTS

Public Comments will be accepted via Zoom meeting. All requests to speak will be taken until 5 minutes after the staff's presentation. Written public comments can be submitted in advance to city.council@cityofpaloalto.org and will be provided to the Council and available for inspection on the City's website. Please clearly indicate which agenda item you are referencing in your email subject line.

CALL TO ORDER (5:00 PM)

CLOSED SESSION (5:00 PM – 6:30 PM)

Public Comments: Members of the public may speak to the Closed Session item(s); three minutes per speaker.

1. CONFERENCE WITH LABOR NEGOTIATORS City Designated Representatives: City Manager and his Designees Pursuant to Merit System Rules and Regulations (Ed Shikada, Kiely Nose, Rumi Portillo, Sandra Blanch, Nicholas Raisch, Tori Anthony, Molly Stump, and Terence Howzell) Employee Organization: Service Employees International Union, (SEIU) Local 521, Utilities Management and Professional Association of Palo Alto (UMPAPA) Palo Alto Peace Officers' Association (PAPOA), Palo Alto Police Management Association (PMA), International Association of Fire Fighters (IAFF) local 1319, Palo Alto Fire Chiefs Association (FCA), Management and Professional Employees (MGMT) ; Authority: Government Code Section 54957.6 (a)

BREAK (6:30 – 6:45 PM)

AGENDA CHANGES, ADDITIONS AND DELETIONS

PUBLIC COMMENT (6:45 PM – 7:05 PM)

Members of the public may speak to any item NOT on the agenda. Council reserves the right to limit the duration of Oral Communications period to 30 minutes.

CONSENT CALENDAR (7:05 PM – 7:10 PM)

Items will be voted on in one motion unless removed from the calendar by three Council Members.

2. Foothills Fire Mitigation and Safety Improvement Strategies, Staff Recommendations to City Council

Presentation CITY MANAGER COMMENTS (7:10 PM – 7:30 PM)

ACTION ITEMS

Include: Reports of Committees/Commissions, Ordinances and Resolutions, Public Hearings, Reports of Officials, Unfinished Business and Council Matters.

- Presentation** 3. PUBLIC HEARING: Adoption of an Emergency Ordinance and Regular Ordinance Amending Palo Alto Municipal Code Section 9.68 (Relocation Assistance for No-Fault Evictions) by Reducing the Threshold for Applicability from 50 Units to 10 Units or a Lower Threshold. Environmental Assessment: Exempt pursuant to CEQA Guidelines Section 15061(b)(3). (7:30 PM – 9:00 PM) *Supplemental Report Added*
- Public Comments** 4. ~~Parks and Recreation Commission (PRC) Recommends that Council Direct Staff and the PRC to Assess and Conduct Public Outreach on a New Community Gymnasium Project in Palo Alto (ITEM CONTINUED TO MARCH 7, 2022)~~

5. Colleagues Memo: Consider sale of up to 1 millions gallons per day (MGD) of Individual Supply Guarantee (ISD) (9:00 PM – 10:00 PM)

Public Comments

COUNCIL MEMBER QUESTIONS, COMMENTS, ANNOUNCEMENTS

Members of the public may not speak to the item(s)

ADJOURNMENT

INFORMATION REPORTS

Information reports are provided for informational purposes only to the Council and the public but are not listed for action during this meeting's agenda.

6. 2023-31 Housing Element Progress Update
7. 2022 Calendar of City-Produced and Co-Sponsored Events
8. Fourth Progress Report on Palo Alto's Community and Economic Recovery Workplan

OTHER INFORMATION

Standing Committee Meetings

Finance Committee Meeting February 1, 2022

AMENDED AGENDA ITEMS

Items that have been added/modified from the original publication of the agenda are listed below. Any corresponding materials are appended to the end of the initial packet. If full items have been added to the Agenda, they will be denoted with a number starting with AA, meaning Amended Agenda item.

3. PUBLIC HEARING: Adoption of an Emergency Ordinance and Regular Ordinance Amending Palo Alto Municipal Code Section 9.68 (Relocation Assistance for No-Fault Evictions) by Reducing the Threshold for Applicability from 50 Units to 10 Units or a Lower Threshold. Environmental Assessment: Exempt pursuant to CEQA Guidelines Section 15061(b)(3). (7:30 PM – 9:00 PM) *Supplemental Report Added*
4. ~~Parks and Recreation Commission (PRC) Recommends that Council Direct Staff and the PRC to Assess and Conduct Public Outreach on a New Community Gymnasium Project in Palo Alto~~ (ITEM CONTINUED TO MARCH 7, 2022)

PUBLIC COMMENT INSTRUCTIONS

Members of the Public may provide public comments to teleconference meetings via email, teleconference, or by phone.

- 1. Written public comments** may be submitted by email to city.council@cityofpaloalto.org.
- 2. Spoken public comments using a computer** will be accepted through the teleconference meeting. To address the Council, click on the link below to access a Zoom-based meeting. Please read the following instructions carefully.
 - A. You may download the Zoom client or connect to the meeting in-browser. If using your browser, make sure you are using a current, up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer.
 - B. You may be asked to enter an email address and name. We request that you identify yourself by name as this will be visible online and will be used to notify you that it is your turn to speak.
 - C. When you wish to speak on an Agenda Item, click on "raise hand." The Clerk will activate and unmute speakers in turn. Speakers will be notified shortly before they are called to speak.
 - D. When called, please limit your remarks to the time limit allotted.
 - E. A timer will be shown on the computer to help keep track of your comments.
- 3. Spoken public comments using a smart phone** will be accepted through the teleconference meeting. To address the Council, download the Zoom application onto your phone from the Apple App Store or Google Play Store and enter the Meeting ID below. Please follow the instructions B-E above.
- 4. Spoken public comments using a phone** use the telephone number listed below. When you wish to speak on an agenda item hit *9 on your phone so we know that you wish to speak. You will be asked to provide your first and last name before addressing the Council. You will be advised how long you have to speak. When called please limit your remarks to the agenda item and time limit allotted.

[CLICK HERE TO JOIN](#) **Meeting ID: 362 027 238 Phone:1(669)900-6833**



City of Palo Alto City Council Staff Report

(ID # 13774)

Meeting Date: 1/31/2022

Title: Foothills Fire Mitigation and Safety Improvement Strategies, Staff Recommendations to City Council

From: City Manager

Lead Department: Office of Emergency Services

Recommendation

Staff recommends that the City Council authorize staff to initiate the following next steps:

1. Pursue funding for eucalyptus tree removal in Arastradero Nature Preserve, and for Foothills Fire Management Plan (FFMP) mitigation efforts.
2. Seek guidance from the Palo Alto Fire Department (PAFD) each fire season regarding whether to allow the use of barbeques and campfires at Foothills Nature Preserve.
3. Return to the Council with an Ordinance amendment to modify Municipal Code Section 2.30.620 (Surveillance and Privacy Protection Ordinance) to add the Foothills Fire Early Warning System (FFEWS).

Background

FFMP Information Report - On June 21, 2021 the City Council received an [informational report on Foothills Fire Mitigation and Safety Improvement Strategies](#), as part of the City's community and economic recovery framework. This report provided an update on the status of numerous ongoing activities across multiple City departments related to wildfire mitigation. It also provided a forward-looking assessment of capabilities to detect fires and means to notify the public.

FFMP Staff Study Session - On August 30, 2021 the City Council participated in a Council-directed study session on [Foothills Fire Mitigation Strategies](#). During the study session, representatives of various regional public safety agencies described their actions related to wildfire mitigation¹. Participating agencies included: the City's Office of Emergency Services and Fire Departments; CAL FIRE, Santa Clara County Fire; Midpeninsula Regional Open Space District; and Stanford University Fire Marshal. While no formal action was taken by Council, interest was expressed in a follow-up staff report to identify actions staff believe are prudent for Council to consider for wildfire mitigation efforts.

¹ The presentation slides used by each agency represented are available at: <https://www.cityofpaloalto.org/files/assets/public/agendas-minutes-reports/item-presentations/2021/20210830/20210830pptccsm-item-2.pdf>

Discussion

As a result of the public safety study session on August 30th with the City Council, the administration is providing recommendations related to our ability to mitigate and prepare for wildfire hazards in the Palo Alto Foothills region.

Palo Alto Nature Preserves

During the City Council's August study session on wildfire mitigation, staff explained that PAFD staff performed a fire safety field survey of Foothills Nature Preserve and Pearson Arastradero Preserve and made the following observations:

- There are several eucalyptus trees that should be pruned or removed
- The campfire circles at Towle Camp and the barbeques at Foothills Nature Preserve are well-maintained and low-fire risk

Eucalyptus Trees

Open Space staff surveyed the eucalyptus trees (noting the number of trees and approximate size) in Foothills Nature Preserve, Pearson-Arastradero Preserve and Esther Clark Park. There are approximately 95 eucalyptus trees in the preserves, and 41 eucalyptus trees that appear to be on Stanford property adjacent to Pearson-Arastradero Preserve.

Removal of the eucalyptus trees, the required biological surveys, and the required native tree replanting mitigation for the 95 trees within the preserves would cost approximately \$500,000. Should City Council direct staff to remove the eucalyptus trees, staff would work to identify a funding source. Selectively removing the trees in question over multiple years could reduce the level of impact on the wildlife habitat they provide.

Staff recommends that Council direct staff to seek funding through the FY 2023 annual budget planning process for the tree removals, survey work, and tree replanting, and for the work to be phased over a period of three years. Staff would research and pursue grant funding opportunities, which may help offset some of the costs. In most cases, grant funding is reimbursable requiring the city to pay for the work up front.

Campfires and Barbeques

The two campfire circles at Towle Camp are typically open with a permit during camping season (May 1 through October 31) and prohibited on Red Flag Warning days. No campfire permits were granted in 2021 due to the severity of the 2020 fire season. The campfire circles may be removed to further reduce fire risk in Foothills Nature Preserve. Should the City Council direct staff to remove the campfire circles, it could be accomplished with existing staff resources.

The Barbeques at Foothills Nature Preserve are typically open all year, except on Red Flag Warning days. Staff have explored the following options to further reduce the fire risk of the barbeques:

- Close the Barbeques during fire season (April 1 to November 1)
 - Dates may be adjusted as needed per direction from PAFD
 - The Barbeques could be chained down to prevent their use during fire season and educational signage added to explain the closure
- Remove all the barbeques (8) in Towle Camp and the 8 barbeques in Orchard Glen Picnic Area that border the hillside vegetation and creek
 - These barbeques are located in more remote areas and are closer to vegetation than the others
- Remove all barbeques at Foothills Nature Preserve (8 at Towle Camp, 28 at Orchard Glen Picnic Area, and 2 at Oak Grove Picnic Area)

On December 14, 2022, the Parks and Recreation Commission (PRC) discussed several Foothills Nature Preserve policies, including wildfire safety concerns related to eucalyptus trees, campfires, and barbeques. The PRC recommended that City Council request that the PAFD recommend actions necessary to mitigate wildfire safety concerns related to eucalyptus trees, campfires, and barbeques.

Staff recommends that the Fire Chief direct restrictions regarding barbeque and campfire usage at Foothills Nature Preserve.

Vegetation Management Activities.

The administration also recommends the City contract with vendors to perform the fire mitigation roadside clearing work previously completed by the Santa Clara County Fire Safe Council as part of their service agreement with the City. To fund this work, the Public Works Department will request the restoration of its funding contribution with PAFD, and the Community Services Department (CSD) contributions for all former Fire Safe Council related work. The recommended funding restoration is being considered through the Fiscal Year 2022 mid-year budget review process. Previous funding for Fire Safe Council work was as follows – 1) PWD - \$55k, 2) FD - \$60k, and 3) CSD - \$67k. To best utilize this funding the Foothills Fire Management team will obtain new contractor pricing to perform work specified by the Foothills Fire Management Plan.

Undergrounding of Electrical Wires in the Foothills area.

During development of the State's Fire-Threat Map, the area of the City west of Highway 280 was identified as Tier 2, which represents an "Elevated Risk" for the likelihood of wildfires associated with overhead electric utility lines. In addition to more immediate and on-going remediation efforts performed by the City (i.e. vegetation management, inspections, maintenance, etc.), the plan included long-term strategies of mitigating wildfire risk due to overhead electric lines by undergrounding the approximately 10 miles of 12 kV overhead lines by 2025. The project is divided into 5 phases. The first phase, which involves undergrounding approximately 1.4 miles and is expected to be completed by the end of FY 2022. This will eliminate approximately 26 poles. The cost to underground is estimated between \$1 - \$1.5 million per mile. Staff recommends the City continue undergrounding overhead electric lines

each year as a capital improvement project.

Wildfire Detection Technologies

The Office of Emergency Services recommends that the Council add the following language to PAMC 2.30.630(c)(1) new sub-item (6)

https://codelibrary.amlegal.com/codes/paloalto/latest/paloalto_ca/0-0-0-62120#JD_2.30.620

“Any technology used primarily for fire detection.”

As discussed at the August 30th Study Session, the City wishes to foster a multi-jurisdictional test bed for the Foothills Fire Early Warning System (FFEWS). Technologies evolve rapidly and will be likely briefly tested and decommissioned or changed. The City Council will still have oversight via updates and other usual mechanisms.

Resource Impact

1. This staff report identifies an estimate of financial resources required for removal of eucalyptus trees and replanting of native species which is currently beyond departmental budget allocations. Pending Council direction, the City will evaluate and consider these resource needs as part of the FY23 Proposed Budget development and continue to seek grant funds to reimburse this work.
2. It also describes the annual programmed departmental funding allocated for wildfire mitigation. The Public Works Department has submitted a Mid-Year budget request of \$55,000 to restore this annual funding for mitigation activities.
3. Removal of Foothills Nature Preserve barbeques and campfire circles with available staff resources.
3. Long-term strategy of mitigating wildfire risk due to the overhead electric lines is to underground approximately 10 miles of 12 kV overhead lines by 2025 (CPAU Capital Project EL-21001).

Policy Implications

1. Removal of the Foothills Nature Preserve barbeques and campfires, or restricting their use as described in this report would constitute a change in CSD Open Space policies.
2. A modification to the Municipal Code section 2.30.620 (Surveillance and Privacy Protection Ordinance) to implement the FFEWS is also listed in this staff report.

Stakeholder Engagement

This staff report has been developed in coordination with internal City departments; no external coordination was done for this report.

Environmental Review

The staff report does not constitute a project under the California Environmental Quality Act (CEQA).



City of Palo Alto City Council Staff Report

(ID # 13965)

Report Type: Action Items

Meeting Date: 1/31/2022

Summary Title: Renter Relocation Assistance Ordinance

Title: PUBLIC HEARING: Adoption of an Emergency Ordinance and Regular Ordinance Amending Palo Alto Municipal Code Section 9.68 (Relocation Assistance for No-Fault Evictions) by Reducing the Threshold for Applicability from 50 Units to 10 Units or a Lower Threshold. Environmental Assessment: Exempt pursuant to CEQA Guidelines Section 15061(b)(3).

From: City Manager

Lead Department: Planning and Development Services

Recommendation:

Staff recommends that Council:

1. Adopt the emergency ordinance lowering the threshold for relocation assistance from 50 units per property to 10 units per property for qualifying tenants as defined in the municipal code, or
2. Adopt the permanent ordinance lowering the threshold for relocation assistance from 50 units per property to 10 units per property for qualifying tenants as defined in the municipal code.

Background/Discussion:

On November 29, 2021, the City Council discussed renter protection policies and directed staff to advance several policies. Three policies were identified as high priority assignments, including extending relocation assistance to qualifying renters in multifamily buildings with 10 or more units. The City's current rules require landlords to provide relocation assistance to tenants within buildings with 50 or more units with additional benefits to qualifying low income households, seniors, disabled and minor tenants. Enforcement of this provision, if necessary, is initiated by the aggrieved tenant through civil proceedings; the City is not involved in enforcement.

The Council's specific motion related relocation assistance benefits is provided below:

Bring back to Council an amendment to expand our relocation ordinance to buildings of 10 units or more per property.

On January 26th, the Planning and Transportation Commission is scheduled to consider the relocation ordinance. This hearing was scheduled to be responsive to the Council's interest to prioritize this work and to provide opportunities for public engagement in advance of the Council hearing. Since this item was agendaized, staff learned of an eviction proceeding underway for some residential properties located on Layne Court. Three of these properties have six or seven units; a fourth property has 28 units. It is unclear how many units are affected by the eviction.

Given the Council's interest to expand renter protection policies generally and relocation assistance benefits specifically, staff is advancing this ordinance for Council's consideration concurrent with the PTC's review.¹ Two ordinances are attached to this report, an emergency ordinance, which takes effect immediately, and a permanent ordinance which would become effective on the 31st day following a second reading, or sometime in mid-March. The urgency ordinance requires a four-fifths super-majority vote of the Council members present for the hearing. A simple majority is required for adoption of the regular ordinance.

The PTC staff report provides more background information and context supporting the subject ordinance and is available online: <https://www.cityofpaloalto.org/files/assets/public/agendas-minutes-reports/agendas-minutes/planning-and-transportation-commission/2022/ptc-01.26.2022-tenant.pdf>.

Summary of Key Issues:

The attached ordinance advances the City Council's expressed policy direction from November 29, 2022.

Policy Implications:

Adoption of the ordinance would change the threshold when relocation assistance is required for qualifying tenants from 50 units per property to 10 units; or other threshold as determined by Council. This ordinance does not prevent evictions.

Resource Impact:

The recommendation in this report has no budget or fiscal impacts.

¹ Staff will update the Council on the PTC's deliberation and recommendation during its staff presentation before Council or through an at-places memorandum, if appropriate.

Timeline:

The urgency ordinance if adopted would become effective immediately. The permanent ordinance would become effective on the 31st day following second reading, if adopted.

Stakeholder Engagement:

The PTC is scheduled to have a hearing on the ordinance on January 28; staff will update the City Council on the public testimony received and any PTC recommendation from the meeting. Notice of this hearing was published ten days in advance in the *Daily Post*.

Environmental Review:

The subject ordinances are exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that a requirement for tenant relocation assistance will not have a significant effect on the physical environment.

Attachments:

Attachment3.a: Attachment A - Emergency Ordinance Amending Ch 9.68 to Extend Relocation Assistance Requirements (PDF)

Attachment3.b: Attachment B - Ordinance Amending Ch 9.68 of PAMC to Extend Relocation Assistance Requirements (PDF)

NOT YET APPROVED

Ordinance No. _____

Emergency Ordinance of the Council of the City of Palo Alto Amending Chapter 9.68 (Rental Housing Stabilization) of Title 9 (Public Peace, Morals, and Safety) of the Palo Alto Municipal Code to Extend Relocation Assistant Requirements

The Council of the City of Palo Alto ORDAINS as follows:

SECTION 1. Findings and Declarations. The City Council finds and declares as follows:

- A. Renters occupy 45% of the housing units in Palo Alto and 37% are rent burdened, particularly those households in which the household would be considered low income under Santa Clara County's area median income.
- B. Tenants evicted in Palo Alto are forced to incur substantial costs related to new housing including, but not limited to, move-in costs, moving costs, new utility hook-ups, payments for temporary housing, and lost work time seeking housing.
- C. Move-in costs commonly include first and last month's rent plus a security deposit equal to one month's rent, leading to total relocation expenses in excess of three months' rent.
- D. Tenants who do not have adequate funds to move and who are forced to move pursuant to no-fault eviction notice face displacement and great hardship
- E. The impacts of these no-fault evictions are particularly significant on low-income, elderly, and disabled tenants, and tenants with minor children, justifying an additional payment for households with these tenants.
- F. These impacts are further exacerbated by the effects of the ongoing COVID-19 pandemic. Accordingly, early in the COVID-19 pandemic, federal, state, and local governments adopted a variety of temporary moratoria on evictions. These moratoria have largely expired.
- G. City staff have recently become aware of a series of planned no-fault evictions in rental properties containing fewer than 50 units.
- H. On November 29, 2021, the City Council held a public meeting to discuss a variety of renter protection measures and directed staff to lower the number of units in the previous tenant relocation assistance ordinance from properties with 50 units or more to properties with ten units or more.

NOT YET APPROVED

- I. On January 26, 2022, the Planning and Transportation Commission considered the ordinance and recommended adoption to the City Council.
- J. The Council declares that this emergency ordinance, which is effective immediately, is necessary as an emergency measure to preserve the public peace, health, or safety, by expanding the protections of tenant relocation assistance for no-fault evictions to more renters in Palo Alto, including those renters facing an imminent threat of eviction.

SECTION 2. Section 9.68.035 (Relocation Assistance for No Fault Eviction) of Chapter 9.68 (Rental Housing Stabilization) of Title 9 (Public Peace, Morals and Safety) of the Palo Alto Municipal Code is amended as follows (~~strike through~~ text is deleted, underlined text is added):

9.68.035 Relocation Assistance for No Fault Eviction.

- a) This section shall be applicable only to structures or lots containing ~~50~~ 10 or more rental units.
- b) For the purposes of this section, a "no-fault eviction" means an action by a landlord to recover possession of a rental unit for any reason other than the following:
 1. The tenant has failed to pay rent to which the landlord is legally entitled.
 2. The tenant has violated a lawful obligation or covenant of the tenancy.
 3. The tenant has refused the landlord reasonable access to the unit for the purposes of making repairs or improvements, for any reasonable purpose as permitted by law, or for the purpose of showing the rental unit to any prospective purchaser or tenant.
 4. The tenant is permitting a nuisance to exist in, or is causing damage to, the rental unit.
 5. The tenant is using or permitting a rental unit to be used for any illegal purpose.
 6. The landlord seeks in good faith to recover possession of the rental unit in order to comply with regulations relating to the qualifications of tenancy established by a governmental entity, where the tenant is no longer qualified.
No fault evictions shall include, without limitation, actions in which the landlord seeks in good faith to recover possession of the rental unit:
 7. To demolish or otherwise permanently withdraw the rental unit from offer for rent or lease pursuant to California Government Code sections 7060-7060.7.
 8. To perform work on the building or buildings housing the rental unit that will render the rentable unit uninhabitable;
 9. For use and occupancy by the landlord or the landlord's spouse, grandparents, brother, sister, father-in-law, mother-in-law, son-in-law, daughter-in-law, children, or parents provided the landlord is a natural person.
 10. For no specified cause.
- c) Whenever a landlord seeks a no-fault eviction, as defined in this section, other than temporary displacement of 31 days or fewer, the landlord shall provide a relocation assistance payment as follows:

NOT YET APPROVED

1. Unit Type Amount

0 bedrooms	\$7,000
1 bedroom	\$9,000
2 bedrooms	\$13,000
3 or more bedrooms	\$17,000

If the rental unit is occupied by two or more tenants, the landlord shall provide each tenant with a proportional share of the required payment. One half of the payment shall be paid at the time that the landlord provides notice of its intent to seek no-fault eviction; the remainder of the payment shall be paid to each tenant when that tenant vacates the unit.

2. Notwithstanding subsection ~~(d-c)~~(1), each rental unit that, at the time the landlord provides notice of its intent to seek no-fault eviction, is occupied by a low-income household as defined in Chapter 16.65, a tenant who is 60 years of age or older, a tenant who is disabled within the meaning of Government Code section 12955.3, or a tenant who is a minor, shall be entitled to a single additional relocation payment of \$3,000. This amount shall be divided equally among the qualifying (i.e. low-income, elderly, disabled, or minor) tenants. In order to receive this additional payment a qualifying tenant must provide written notice to the landlord of his or her eligibility along with supporting evidence within 15 days of receiving the landlord's notice. The entirety of this additional payment shall be paid within 15 days of the tenant's written notice to the landlord.
- d) Prior to or at the same time that the landlord provides notice of its intent to seek no-fault eviction, the landlord shall serve on the tenant a written notice describing the rights described in this section. The failure to provide this notice shall not operate as a substantive defense to an eviction pursuant to California Government Code sections 7060-7060.7.
- e) Commencing July 1, 2019, the relocation payments specified in this section shall increase annually at the rate of increase in the "rent of primary residence" expenditure category of the Consumer Price Index (CPI) for all urban consumers in the San Francisco-Oakland-San Jose Region for the preceding calendar year. Current rates shall be published on the city's website.
- f) A landlord may request a waiver or adjustment of the relocation assistance payment required by this section only upon a showing that strict application of its requirements would effectuate an unconstitutional taking of property or otherwise have an unconstitutional application to the property. Requests for waiver or adjustment must be submitted in writing to the director of planning and development services together with supporting documentation at least 90 days before the proposed termination of tenancy. Requests shall be acted on by the city council.
- g) The director of planning and development services may issue regulations implementing this section.

SECTION 3. If any section, subsection, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion or sections of the Ordinance. The Council hereby declares that it should have adopted the

NOT YET APPROVED

Ordinance and each section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

SECTION 4. The Council finds that this project is exempt from the provisions of the California Environmental Quality Act ("CEQA"), pursuant to Section 15061 of the CEQA Guidelines, because it can be seen with certainty that there is no possibility that the ordinance will have a significant effect on the environment.

SECTION 5. Pursuant to Palo Alto Municipal Code Section 2.04.270, this ordinance shall be effective immediately upon adoption if passed by a vote of four-fifths of the council members present. It is the intent of the City Council that this ordinance shall apply to any no-fault eviction that is not yet completed on the effective date of the ordinance. In the event this ordinance becomes effective after an initial notice of no-fault eviction is sent, the landlord shall provide a written notice of rights, pursuant to PAMC Section 9.68.035, subdivision (d), as soon as practicable. The notice required from a tenant to the landlord pursuant to PAMC Section 9.68.035, subdivision (c)(2) shall be due no sooner than fifteen days following the landlord's notice of rights.

INTRODUCED AND PASSED:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

ATTEST:

City Clerk

Mayor

APPROVED AS TO FORM:

APPROVED:

Assistant City Attorney

City Manager

Director of Planning and
Development Services

NOT YET APPROVED

Ordinance No. _____

Ordinance of the Council of the City of Palo Alto Amending Chapter 9.68
(Rental Housing Stabilization) of Title 9 (Public Peace, Morals, and Safety) of
the Palo Alto Municipal Code to Extend Relocation Assistant Requirements

The Council of the City of Palo Alto ORDAINS as follows:

SECTION 1. Findings and Declarations. The City Council finds and declares as follows:

- A. Renters occupy 45% of the housing units in Palo Alto and 37% are rent burdened, particularly those households in which the household would be considered low income under Santa Clara County's area median income.
- B. Tenants evicted in Palo Alto are forced to incur substantial costs related to new housing including, but not limited to, move-in costs, moving costs, new utility hook-ups, payments for temporary housing, and lost work time seeking housing.
- C. Move-in costs commonly include first and last month's rent plus a security deposit equal to one month's rent, leading to total relocation expenses in excess of three months' rent.
- D. Tenants who do not have adequate funds to move and who are forced to move pursuant to no-fault eviction notice face displacement and great hardship
- E. The impacts of these no-fault evictions are particularly significant on low-income, elderly, and disabled tenants, and tenants with minor children, justifying an additional payment for households with these tenants.
- F. On November 29, 2021, the City Council held a public meeting to discuss a variety of renter protection measures and directed staff to lower the number of units in the previous tenant relocation assistance ordinance from properties with 50 units or more to properties with ten units or more.
- G. On January 26, 2022, the Planning and Transportation Commission considered the ordinance and recommended adoption to the City Council.

SECTION 2. Section 9.68.035 (Relocation Assistance for No Fault Eviction) of Chapter 9.68 (Rental Housing Stabilization) of Title 9 (Public Peace, Morals and Safety) of the Palo Alto Municipal Code is amended as follows (~~striktethrough~~ text is deleted, underlined text is added):

NOT YET APPROVED

9.68.035 Relocation Assistance for No Fault Eviction.

- a) This section shall be applicable only to structures or lots containing ~~50~~ 10 or more rental units.
- b) For the purposes of this section, a "no-fault eviction" means an action by a landlord to recover possession of a rental unit for any reason other than the following:
1. The tenant has failed to pay rent to which the landlord is legally entitled.
 2. The tenant has violated a lawful obligation or covenant of the tenancy.
 3. The tenant has refused the landlord reasonable access to the unit for the purposes of making repairs or improvements, for any reasonable purpose as permitted by law, or for the purpose of showing the rental unit to any prospective purchaser or tenant.
 4. The tenant is permitting a nuisance to exist in, or is causing damage to, the rental unit.
 5. The tenant is using or permitting a rental unit to be used for any illegal purpose.
 6. The landlord seeks in good faith to recover possession of the rental unit in order to comply with regulations relating to the qualifications of tenancy established by a governmental entity, where the tenant is no longer qualified.
- No fault evictions shall include, without limitation, actions in which the landlord seeks in good faith to recover possession of the rental unit:
7. To demolish or otherwise permanently withdraw the rental unit from offer for rent or lease pursuant to California Government Code sections 7060-7060.7.
 8. To perform work on the building or buildings housing the rental unit that will render the rentable unit uninhabitable;
 9. For use and occupancy by the landlord or the landlord's spouse, grandparents, brother, sister, father-in-law, mother-in-law, son-in-law, daughter-in-law, children, or parents provided the landlord is a natural person.
 10. For no specified cause.
- c) Whenever a landlord seeks a no-fault eviction, as defined in this section, other than temporary displacement of 31 days or fewer, the landlord shall provide a relocation assistance payment as follows:

1. Unit Type Amount

0 bedrooms	\$7,000
1 bedroom	\$9,000
2 bedrooms	\$13,000
3 or more bedrooms	\$17,000

If the rental unit is occupied by two or more tenants, the landlord shall provide each tenant with a proportional share of the required payment. One half of the payment shall be paid at the time that the landlord provides notice of its intent to seek no-fault eviction; the remainder of the payment shall be paid to each tenant when that tenant vacates the unit.

2. Notwithstanding subsection ~~(d-c)~~(1), each rental unit that, at the time the landlord provides notice of its intent to seek no-fault eviction, is occupied by a low-income household as defined in Chapter 16.65, a tenant who is 60 years of age or older, a

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tenant who is disabled within the meaning of Government Code section 12955.3, or a tenant who is a minor, shall be entitled to a single additional relocation payment of \$3,000. This amount shall be divided equally among the qualifying (i.e. low-income, elderly, disabled, or minor) tenants. In order to receive this additional payment a qualifying tenant must provide written notice to the landlord of his or her eligibility along with supporting evidence within 15 days of receiving the landlord's notice. The entirety of this additional payment shall be paid within 15 days of the tenant's written notice to the landlord.

- d) Prior to or at the same time that the landlord provides notice of its intent to seek no-fault eviction, the landlord shall serve on the tenant a written notice describing the rights described in this section. The failure to provide this notice shall not operate as a substantive defense to an eviction pursuant to California Government Code sections 7060-7060.7.
- e) Commencing July 1, 2019, the relocation payments specified in this section shall increase annually at the rate of increase in the "rent of primary residence" expenditure category of the Consumer Price Index (CPI) for all urban consumers in the San Francisco-Oakland-San Jose Region for the preceding calendar year. Current rates shall be published on the city's website.
- f) A landlord may request a waiver or adjustment of the relocation assistance payment required by this section only upon a showing that strict application of its requirements would effectuate an unconstitutional taking of property or otherwise have an unconstitutional application to the property. Requests for waiver or adjustment must be submitted in writing to the director of planning and development services together with supporting documentation at least 90 days before the proposed termination of tenancy. Requests shall be acted on by the city council.
- g) The director of planning and development services may issue regulations implementing this section.

SECTION 3. If any section, subsection, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion or sections of the Ordinance. The Council hereby declares that it should have adopted the Ordinance and each section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

SECTION 4. The Council finds that this project is exempt from the provisions of the California Environmental Quality Act ("CEQA"), pursuant to Section 15061 of the CEQA Guidelines, because it can be seen with certainty that there is no possibility that the ordinance will have a significant effect on the environment.

SECTION 5. This ordinance shall be effective on the thirty-first day following its adoption. It is the intent of the City Council that this ordinance shall apply to any no-fault eviction that is not yet completed on the effective date of the ordinance. In the event this ordinance becomes effective after an initial notice of no-fault eviction is sent, the landlord shall provide a

NOT YET APPROVED

written notice of rights, pursuant to PAMC Section 9.68.035, subdivision (d), as soon as practicable. The notice required from a tenant to the landlord pursuant to PAMC Section 9.68.035, subdivision (c)(2) shall be due no sooner than fifteen days following the landlord's notice of rights.

INTRODUCED:

PASSED:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

ATTEST:

City Clerk

Mayor

APPROVED AS TO FORM:

APPROVED:

Assistant City Attorney

City Manager

Director of Planning and
Development Services



City of Palo Alto City Council Staff Report

(ID # 13912)

Meeting Date: 1/31/2022

Title: Parks and Recreation Commission (PRC) Recommends that Council Direct Staff and the PRC to Assess and Conduct Public Outreach on a New Community Gymnasium Project in Palo Alto

From: City Manager

Lead Department: Community Services

Recommended Motion

The Parks and Recreation Commission recommends that City Council direct staff and the Parks and Recreation Commission (PRC) to assess and conduct public outreach on a new gym project, including location, site considerations, gym features and requirements, construction and operations costs, funding timeline, demand assessment, and prioritization of projects.

Background

The City of Palo Alto does not own a gymnasium (gym). There are two small gyms and a recreational court pavilion at Cubberley Community Center, which is owned by Palo Alto Unified School District (PAUSD). The City leases these gym spaces from PAUSD and makes them available to community groups for recreation purposes. There are no locker rooms, weight rooms, or meeting space available in these gyms. The demand for gym space is high; these gyms are almost always reserved in the afternoon and evenings every day of the week.

The 2017 [Parks, Trails, Natural Open Space and Recreation Master Plan](#) (Parks Master Plan), discusses the importance of gym space and notes that planning, designing, and constructing a new public gym as a major project that needs further study and strategic funding. The Parks Master Plan also notes that the limited number of gyms available to the public and the lack of a City-owned gym complicate the expansion of most sports programs. During the community outreach process for the Parks Master Plan, gym facilities were identified as highly desired by the community.

The Parks Master Plan states the following regarding gyms:

- As of means of responding to growth and to maintain, expand, and provide future programming, at least one multi-purpose gymnasium is recognized as a community need.

- Increasing sports facilities, sharing of facilities, and adjusting facility scheduling should be investigated.
- Sports programs, particularly middle school athletics and adult sports, are operating over capacity, with full teams and waitlists for most offerings. These programs are not easily expanded, as they rely on limited gym and field space.
- The highest participation in City programs is in sports (adult and youth), aquatics (youth and teen) and day camps. Continued demand for these program areas is anticipated, and program offerings should respond to this demand. The current policy of “everyone plays” is widely supported for middle school athletics. Since limited gym and field space makes it difficult to expand these programs, the City and PAUSD should consider additional facilities or improved scheduling to maximize student involvement.
- Intramural sports provide the opportunity for children to learn a new sport, develop social skills, practice teamwork and build friendships. They also promote an active and healthy lifestyle. Palo Alto will explore creating an intramural sports program for middle and high school students. Implementation of intramurals will require coordination with PAUSD and would require additional field and gym space.

Discussion

An Ad Hoc Committee of the Parks and Recreation Commission (PRC) prepared a memo to the full Commission describing the need for a recreational gym in Palo Alto ([Park Memo](#)). On November 17, 2021, the PRC discussed adding a new Palo Alto gym and voted unanimously to pass the following motion:

The Parks and Recreation Commission supports investigating a plan, design, and construction of a new public gymnasium, consistent with the Parks Master Plan. The Commission requests City Council to direct staff and the Commission to assess and conduct public outreach on a new gym project, including location, site considerations, gym features and requirements, construction and operations costs, funding timeline, demand assessment, and prioritization of projects. Feasibility is based upon privately funded construction and operation. A status update will be provided to City Council during calendar year 2022.

The PRC explored several potential locations for a new gym and noted that the two most promising sites are the Baylands Athletic Center, which includes 10.5 acres that became available after the golf course was reconfigured, and the Ventura neighborhood, which has long been identified as deficient in recreational amenities and is currently the focus of its own master plan process.

In December 2021, Palo Alto resident Mr. John Arrillaga contacted the City with interest in donating a majority of the cost of a new gym. This extraordinary offer would involve a number of notable stipulations:

- If the City contributes \$10 million toward construction costs for the project, the

donor will contribute the balance of construction costs excluding certain costs such as consultants, utilities, and furnishings. If the total construction cost \$40-45 million, the donation would total \$30-35 million.

- The building's basic design and footprint would be provided by the donor, including two levels and floor space for three basketball courts as well as additional high-ceiling uses.
- The two-level design would provide an opportunity to incorporate numerous other complimentary uses, such that the facility could be described as a "wellness center" rather than simply a gymnasium.
- Construction and any design modifications would proceed through a pre-selected contractor. This model of receiving a donation has recently been implemented by the County of San Mateo, enabling the project to proceed much more quickly than typical for public works construction.
- Finally, Mr. Arrillaga has expressed a strong desire for the project to advance quickly. This would likely require expediting the selection of a preferred location, which would then be evaluated in detail concurrently with environmental clearance and community engagement on programming priorities. Similarly, expediting design and other approvals could be considered, potentially with a goal of beginning construction within the coming year.

If Council is interested in exploring this generous offer and the PRC's recommendation to assess a new gym project, staff would return to Council at a future date with results of any assessments and studies conducted such as location limitations and constraints, construction and operations costs, and the likelihood of securing additional donors.

Timeline

If the recommended action is approved, staff would begin working on Council's direction immediately.

Resource Impact

The initial resource impact would consist primarily of staff time. Additional research will be required to determine the costs of community outreach, planning, design, construction and ongoing operations and maintenance of a new gym.

There are several other projects under way or planned in the next few years that may compete for limited staff resources that would be required if Council directs staff to prioritize work on a new gym project. Those projects include:

- Partnership with the First Tee of Silicon Valley to improve the Baylands Golf Links youth practice area
- Community outreach on a new skatepark
- Foothill Nature Preserve Infrastructure Improvements
- Animal Shelter Improvements
- New dog park
- New park restroom

- Byxbee Park Improvement
- Boulware Park Improvement
- Cameron Park Improvement
- Ramos Park Improvement
- New history museum/Roth Building

In addition, funding for the City's financial support both of the construction and non-construction costs as noted above such as consultants, utilities, and furnishings would need to be identified as part of the near term of the five-year capital improvement plan. This would require prioritizing this project as an immediate funding need versus other planned projects as noted above in addition to the prioritization of staff time.

Policy Implications

Planning, design and construction of a new gymnasium is identified in the Parks Master Plan as a major project that needs further study and strategic funding.

Stakeholder Engagement

On November 17, 2021, the Parks and Recreation Commission (PRC) discussed adding a new Palo Alto gym.

Environmental Review

This action is statutorily exempt from CEQA per CEQA regulation 15262 as it is only a feasibility or planning study for possible future action.



City of Palo Alto

COLLEAGUES MEMO

DATE: January 31, 2022

TO: City Council Members

FROM: Council Member Cormack, Council Member Burt

SUBJECT: COLLEAGUES MEMO: CONSIDER SALE OF UP TO 1 MILLIONS GALLONS PER DAY (MGD) OF INDIVIDUAL SUPPLY GUARANTEE (ISD)

Situation

The Bay Area Water Supply and Conservation Agency (BAWSCA) is composed of 26 member agencies, both municipalities and private water agencies, and its mission is to provide a reliable source of high quality water at a fair price. The San Francisco Public Utilities Commission (SFPUC) has a perpetual obligation to provide 184 MGD (million gallons per day) of water to these 26 member agencies. BAWSCA members have agreed on the allocation of that 184 MGD among themselves. Palo Alto's current allocation (which is called an individual supply guarantee, or ISG) is 16.58 MGD and our projected purchases in FY2027-28 are 10.10 MGD. The projected number comes from our recently adopted Urban Water Management Plan and reflects the future growth in people and houses that ABAG has assigned to Palo Alto.

Multiple entities within BAWSCA desire to increase their ISG either because they currently use their ISG amount or because they plan to build additional housing and/or mixed-use developments and require additional water supplies to do so. Given that Palo Alto is highly unlikely to need its full allocation in the future, this is an appropriate time to contemplate selling a small portion of our unused ISG to one or more BAWSCA members.

There is no established market for the pricing and sale of this valuable asset. In 2018, Palo Alto transferred 0.5 MGD to East Palo Alto, in recognition of the fact that our neighboring community was not independently established when the allocations were made and received an unfairly low ISG at that time. Since that time, ISG transfers have been a topic of discussion among BAWSCA agencies with a range of interested parties. Our current opportunity is quite different and more transactional in nature than our prior transfer. While we expect that 1 MGD could be worth tens of millions of dollars given its scarcity and desirability, staff will need to engage with the interested parties to determine an appropriate price.

Potential benefits

The proceeds from the sale of some portion of our ISG could be used to make our water supply more sustainable, by further increasing the purification of recycled water, extending the pipelines of recycled water to other locations in the city, and/or preparing for direct reuse of recycled water. The impacts of climate change and state regulations on our storage-dependent water system are likely to be significant over time and it would be wise to begin focusing on reuse of water at a larger scale than we currently operate. These are expensive projects that could cost hundreds of millions of dollars and will otherwise need to be paid for by ratepayers.

Resource impact

Staff estimates that consultant assistance and roughly 120 hours of a Senior Resource Planner's time is needed to accomplish this work, as well as involvement by management and the City Attorney's Office. Work on this task would compete with resources dedicated to water supply planning and developing the One Water Plan integrating potable and recycled water resources; however, since funding for projects identified in the plan will be a key element of the plan, much of the work involved with addressing ISG transfers can be complementary.

Staff anticipates that a report that includes a description of the unique characteristics of and contractual terms that apply to ISG, an estimated sales price, and a list of potential water supply projects that could be funded or partially funded by the proceeds from a sale can be developed in consultation with the UAC and scheduled for Council review in June 2022. Subject to Council feedback, staff anticipates that an ISG sale policy can be scheduled for Council consideration in Fall 2022.

Next steps

We ask that Council direct staff to develop a policy to guide the evaluation of prospective ISG transfers. This policy could address issues such as the method through which the amount(s) available for transfer is determined, the criteria for determining specific elements of a desirable transfer, appropriate uses of any revenue generated, and the decision-making process involved. We recommend that the development of this policy include the Utilities Advisory Commission and the Finance Committee to allow for the public's participation and a thorough review of the concept. During the development of this policy, we suggest that staff continue to communicate with BAWSCA to understand the benefits and impacts of potential transfers and to keep the SFPUC and Valley Water informed about the concept.

In parallel, we recommend that staff initiate a preliminary exploration of a transaction with parties who are interested in securing additional water supply guarantees, and return to Council with information about the feasibility of a sale, likely price range for up to 1 MGD, brief description of what the other parties might use the water for, and an overview of what types of valuable projects could be initiated or accelerated with the additional revenue.



City of Palo Alto City Council Staff Report

(ID # 13649)

Meeting Date: 1/31/2022

Title: 2023-31 Housing Element Progress Update

From: City Manager

Lead Department: Planning and Development Services

Recommendation

This is an informational report and City Council action is not required.

Executive Summary

This report provides the Council with an update on the progress of the Housing Element update process. The 6th Cycle Housing Element Update process kicked off in May 2021. Staff has met with the Housing Element Working Group (Working Group) monthly and the City Council Ad Hoc Committee bi-monthly to advance the Housing Element Update work program. At the time of this report preparation, a draft list of potential housing sites have been identified by the Working Group to meet the required 6,086 units in the City's Regional Housing Needs Allocation (RHNA).

Background

On January 12, 2022, the Planning and Transportation Commission (PTC) conducted a Study Session to review the status of the Housing Element Update. Please refer to the associated staff report (Attachment A) for the full background and in-depth discussion of the progress and milestones of Housing Element Update. The PTC was appreciative of the Working Group's efforts thus far and supportive of the site selection strategies used by the Working Group to meet the City's RHNA.

The Working Group finalized their site selection process at its meeting on January 13, 2022 by completing their site selection recommendations to the PTC. They will now start with discussing and preparing Housing Element Policies and Programs. The PTC will consider Working Group recommendations at its February 9, 2022 meeting. It is anticipated that the Council will hear the PTC recommendations at its March 7, 2022 meeting.

Attachments:

- **Attachment6.a:** Attachment A - 01 12 22 PTC report



Planning & Transportation Commission

Staff Report (ID # 13534)

Report Type: Study Session **Meeting Date:** 1/12/2022

Summary Title: Housing Element Update - Progress Status

Title: Study Session to Review the City's 2023-31 Housing Element Update Progress

From: Jonathan Lait

Recommendation

Staff recommends the Planning and Transportation Commission (PTC) take the following action:

1. Conduct a Study Session to review the City's 2023-31 Housing Element Update progress.

Report Summary

The 6th Cycle Housing Element Update process kicked off in May 2021. Staff has met with the Housing Element Working Group monthly and the City Council Ad Hoc Committee bi-monthly to advance the Housing Element Update work program. At the time of this report preparation, sufficient potential housing sites have been identified to meet the required 6,086 units in the City's Regional Housing Needs Allocation (RHNA). This report provides the PTC with an update on the progress of the Housing Element update.

Background

Since 1969, the State has required all local jurisdictions to adequately plan to meet the housing needs of everyone in the community. Local jurisdictions meet this requirement by adopting housing elements as part of their "general plan" (or the Palo Alto Comprehensive Plan). The Comprehensive Plan serves as the City's "blueprint" for how the city will grow and develop. State law mandates inclusion of eight elements in general plans: land use, transportation, conservation, noise, open space, safety, housing, and most recently, environmental justice. Jurisdictions may elect to include additional elements.

The Housing Element is the City's plan to provide housing for its current and future residents and is the only element that requires certification by the State. The Housing Element covers a period of eight years; the City is currently in the 5th Cycle of Housing Elements that covers the years between 2015 and 2023. The 6th Cycle will cover the eight years between 2023 and 2031.

The deadline to receive State certification for the 6th Cycle Housing Element is January 31, 2023. For reference, please click [here](#) for a copy of the 5th Cycle Housing Element.

In May 2021, the City Council held a joint study session with the PTC. The presentation outlined all the new requirements for the 6th Cycle Housing Element and showed a proposed schedule to receive certification by January 2023. For more details, please see the [study session report](#).

Discussion

The Housing Element must accommodate the future housing needs of its community, as determined by the City's RHNA. The City's 6th Cycle RHNA of 6,086 units is more than three times its 5th Cycle RHNA of 1,988 units. This, coupled with the extensive new requirements enacted by the State, make meeting the City's RHNA obligation much more challenging. To start the process, the City Council formed the Housing Element Working Group (Working Group) to assist the City in site identification and preparation of housing policies and programs. The Working Group has finalized its site selection process and has made formal recommendations to the PTC. The PTC is scheduled to formally review the Working Group's proposed sites in early February 2022.

Housing Element Working Group

In April 2021, the Council appointed members to the Working Group. The Working Group is comprised of a cross section of community members including, as of January 2022, two members of the PTC. The Working Group has been meeting monthly since May 2021. This PTC update includes an overview of potential sites recommended by the Working Group; final site recommendations were concluded at the January 2022 meeting. In the new year, the Working Group will also begin preparing Housing Element policies and programs that will help incentivize housing production in the City.

All the Working Group meetings and materials can be accessed on the City's Housing Element Update website at www.paloaltohousingelement.com.

Housing Element Ad Hoc Committee

In addition to meeting with the Working Group, staff attends meetings with the Housing Element Ad Hoc Committee, comprised of three Council members (Dubois, Filseth and Stone). Staff has been presenting Working Group work product and progress to the Ad Hoc Committee on a bi-monthly basis. The committee has provided additional input and direction during the site selection process.

All Ad Hoc Committee meetings and materials can be accessed on the City's Housing Element Update website at www.paloaltohousingelement.com.

HCD Site Selection Requirements

The housing element must identify specific sites or parcels that are suitable and available for residential development to help meet the City's RHNA. Land suitable for residential

development must be appropriate and available for residential use in the eight-year planning period. Identified sites that require rezoning may be included on the list of potential housing sites, provided the housing element includes a program to accomplish the rezoning early within the planning period. Other characteristics to consider when evaluating the appropriateness of sites include physical features (e.g. susceptibility to flooding, slope instability or erosion, or environmental considerations) and location (proximity to transit, job centers, and public or community services). Land suitable for residential development includes the following types of sites:

- Vacant sites
- Underutilized sites zoned for residential development and capable of being developed at a higher density or with greater intensity
- Sites not zoned for residential development, but can be redeveloped for, and/or rezoned for, residential use (via program actions)

Any potential site would need to go through analysis with consideration as to:

- General characteristics of the site
- Each site's appropriateness to accommodate low-income units
- Methodology used to determine the number of units that can be reasonably developed
- Determination as to whether sufficient sites exist to accommodate RHNA or if there is a shortfall

Staff and the Working Group have been actively working on identifying sites through a set of preferred strategies established by the Working Group. The preferred strategies are discussed later in this report.

Accommodating RHNA

As mentioned, the City's 6th Cycle RHNA is 6,086 units. The units are broken down into four income categories. They are as follows:

2023-31 Regional Housing Needs Allocation by Income				
Very Low	Low	Moderate	Above Moderate	Total
1,556	896	1,013	2,621	6,086

No Net Loss Buffer

To ensure that jurisdictions have sufficient sites to meet their RHNA during the entire planning process, the State requires jurisdictions to plan for a "buffer" or surplus of additional sites that exceeds the required RHNA. The State does not require a specific number or percentage of buffer units. Since a 10% buffer was used in the current 5th Cycle Housing Element, the City will use the same 10% buffer for the 6th Cycle. Therefore, 609 additional units were added to the required RHNA of 6,086 units for a total of 6,695 units.

Planned and Approved Units (Pipeline Units) [515 Units]

Also known as “pipeline” units, these are the units for which permits (planning and building) have been approved or are in the review process of their submitted applications. Projects under construction or completed construction also qualify as pipeline units providing the project does not receive a Certificate of Occupancy prior to June 30, 2022. Currently, there are 515 units in the pipeline.

Accessory Dwelling Units (ADUs) [512 Units]

The City can apply future ADU production towards its RHNA. HCD allows the average of the past three complete years of ADU projection to be applied towards its future RHNA and multiply it by the number of years in the planning period (eight). Over the past three years (2018-2020), the City averaged 47 units permitted per year. However, in 2021, as to date, the City has permitted 87 ADUs. This would increase the 3-year average ADU production to 64 units per year or 512 units over the 8-year planning period. Staff will recalculate at the end of the year.

Site Selection Strategies

After applying the pipeline production and projected ADU production against the City’s RHNA, there was still a deficit of approximately 5,900 units. The following section describes the approaches taken to identify housing sites and increase development potential (density).

Staff initially presented the Working Group with a set of site selection strategies for their consideration. The Working Group discussed and refined those strategies until it was able to select their preferred strategies. With those preferred strategies, staff was able to start identifying potential sites. For reference, the initial site strategies are included as Attachment A.

Please note that all the strategy unit yields are based on the “realistic” capacity of the site. The realistic capacity of the sites is based on 80% of the max density of the site. For example, a 1.0-acre site, zoned at RM-30, would have a max capacity of 30 residential units. However, the realistic capacity would be 80% of the max capacity or 24 units.

Multi-Family Allowed (MFA) Sites [461 Units]

As one of the first steps in identifying more housing units, staff reviewed sites where multi-family residences were already permitted under the current zoning designations. Staff used the following HCD accepted criteria to identify additional sites that already allowed for residential uses (data based on County Assessor):

- Improvements in sites are at least 20 years old
- Parcels must be more than 10,000 sq. ft. in size
- Sites with an I/V ratio of less than 1.5
 - This ratio compares the assessed value of the improvements to the value of the land

Working Group Preferred Strategies

The following five strategies are the preferred strategies chosen by the Working Group to help meet the City's RHNA.

Strategy No. 1 – Upzone sites that allow multi-family use [1,657 Units]

This approach aims to increase residential development by increasing the maximum allowable density on sites where residential development is currently allowed. Under this strategy, the zones that currently allow a maximum density of 20 dwellings per acre would be upzoned to allow a maximum of 30 dwelling units per acre. Zones with an allowable density of 30 dwelling units per acre would be upzoned to allow 40 dwelling units per acre. These targeted zones are medium to high density residential zones and commercial zones that allow for residential use. Please note that the difference between Strategy No. 1 and the MFA sites is that all the MFA sites are already at the max zoning density and do not need to be upzoned.

Strategy No. 2 – Higher densities for sites within 0.5 miles of Caltrain stations [798 Units]

This strategy primarily focuses on facilitating residential development within a ½ mile buffer of the University and California Avenue Caltrain stations. Densities in these areas will range between 40 and 50 dwelling units per acre, dependent upon the site's distance from the station. Designated sites within ¼ mile of these stations will be re-zoned to allow for up to 50 dwelling units per acre, while sites ¼ - ½ mile from these stations will allow for 40 dwelling units per acre. Please note that this does not propose to include rezoning of any R-1 zoned properties.

Strategy No. 3 – Increase densities along transit corridors [274 Units]

Under this strategy, residential densities would be increased to 40 dwelling units per acre in areas located within walking distance of frequent bus and shuttle service stops. To further refine this strategy, the capacity analysis focuses on areas located within a half mile of VTA route 22, 522-El Camino Real, and VTA route 21 – San Antonio Ave., Middlefield Rd. and University Ave.

Strategy No. 4 - Faith based parking lots larger than 0.5 acre for housing [148 Units]

Additional residential units can be developed on underutilized portions of existing faith-based institutions. Underutilized areas include existing structures, parking lots, and vacant segments of the site. Staff specifically identified parking lots greater than 0.5 acres to achieve the estimated yield.

Strategy No. 5 – Use of City owned parking lots for housing [168 Units]

Large, City-owned parking lots could potentially help advance affordable and high-density housing in the Downtown core. At the September Working Group meeting, Architectural Review Board (ARB) members Peter Baltay and David Hirsch presented a conceptual rendering of converting the Hamilton Avenue public parking lot into a housing development to provide an illustrative example of potentially what could be done on City-owned parking lots. The Working Group was supportive of the

concept/strategy. Staff has chosen six parking lots larger than 0.5 acres to achieve the estimated yield.

Other Potential Housing Sites

In addition to the preferred strategies, the Working Group viewed other strategies/approaches in identifying sites.

Stanford University Properties [917 Units]

Stanford University owns many properties within City boundaries. Approximately 93% of the properties are under long term leases, limiting/complicating development options on those sites. However, the University identified three properties that are under their direct control as potential housing sites. The three properties are as follows:

1. Pasteur Drive (currently a vacant lot)
2. Downtown Transit Center (27 University Ave.)
3. 3128 El Camino Real (currently occupied by McDonald's)

The University representatives gave a presentation to the Working Group about the three properties on October 21. Based on 75-foot (or taller) building height assumptions, relaxed parking requirements, and lot consolidation scenarios with adjacent properties, the estimated yield from the proposed properties ranged from 390-1,240 units. The Working Group approved the three sites with a total yield of 825 units. The Stanford property presentation is included as Attachment C.

In addition, while not proposed by Stanford, staff included 3300 El Camino Real on this list since there was past developer interest on the site and it is owned by Stanford University. If calculated with a realistic capacity of 32 dwelling units per acre, that site would yield 92 units. Staff is also having ongoing talks with the leaseholder at Palo Alto Square about residential development. That could potentially yield an additional 300-400 units.

GM/ROLM Zoned Properties [1,556 Units]

The Working Group suggested additional sites for consideration in the East Meadow Circle/San Antonio area. The Working Group was supportive of allowing residential uses in the General Manufacturing (GM) and the Research, Office and Light Manufacturing (ROLM) zones; more specifically, in the East Meadow Circle area. Currently, residential uses are not allowed in the GM zone and are a conditional use in the ROLM. Residential uses were previously allowed in the GM zone where there was a 'B' overlay or combining district; however, the B overlay tool was deleted in the early 2000's.

The Working Group supported the inclusion of the GM/ROLM sites for the housing inventory at a density of 40 du/ac which yielded 654 units in the GM zone and 902 in the ROLM zone district.

Staff Suggested Sites [116 Units]

Staff introduced a short list of staff suggested sites. These sites were presented because there was a demonstrated interest in housing being developed on these parcels within the recent past. Applications were filed for Council Prescreening for project concepts with housing to determine the City interest on proposed projects; these were not formal project proposals. If it can be determined that a site has potential housing development interest, those sites can be used on the Housing Element site inventory. The calculation for the unit yields for these sites is based on 40 units per acre and yields 116 units. Below is Table 2 with the list of the staff suggested sites.

Table 2: Staff Suggested Sites

Address	Acreage	Max Density (40 du/ac)	Realistic Capacity
300 Lambert Ave.	0.32	13	10
525 E. Charleston Rd.	0.78	31	25
955 Alma St.	0.24	10	8
660 University, 511 Byron St.	0.14	5	4
980 Middlefield Rd.	0.52	21	16
550 Hamilton Ave.	1.32	53	42
2951 El Camino Real	0.33	13	10
TOTAL			116

Proposed Reserve List

With the inclusion of the additional Stanford and GM/ROLM sites, the potential unit yield exceeds the City's RHNA requirement by approximately 2,300 units (see Table 3 under "WG Approved List" column). These additional sites are important to carry forward for the finalization of the site selection process. The Working Group recommendations will be forwarded to PTC and City Council for consideration and final adoption. This process may result in sites being removed, added, switched, etc. and having these additional sites to select from will streamline the process. However, once the site selection process is complete, the "extra" sites can be maintained as a reserve list.

The reserve list would not be included or linked to the Housing Element. It would be used in case additional sites are needed to be added to the housing inventory list. It could also potentially be used as the basis for future housing elements sites list.

Staff used the following criteria to shift sites to the reserve list:

1. Site has any historical resource designation including "deemed potentially historic."
2. Site has an Improvement to Land Ratio (ILR) greater than 1.5.
3. Smaller sized sites that are not adjacent to other identified sites therefore not candidates for lot consolidation.

Using these criteria, staff has initially identified 2,052 units from all strategies. Please see Attachment B for the most recent housing sites list for all the strategies including the proposed reserve list.

Below is Table 3 which reflects the most recent proposed numbers from the various strategies in which the Working Group used to base their final recommendations. The table shows the refining of unit yields per strategy from the two most recent Working Group meetings as well as the proposed numbers to be placed on the reserve list.

Table 3: Summary of Unit Yields with Reserve List, 12/02/2021

	WG Approved List 11/18/21	Proposed WG List (Retain) 12/2/21	Proposed Reserve List 12/2/21	Notes
RHNA Allocation	6,086	6,086		
No Net Loss Buffer	+609	+609		
<i>Total Units Required</i>	6,695	6,695		
Unit Yields				
Pipeline Units	405	515		Staff added another planning project with 110 units.
ADUs	400	512		As of date, the City has permitted 87 ADU's. Per HCD methodology, this increases the City's 3- year average of ADU has increased to an average of 64 ADUs per year or 512 ADUs over the eight-year planning cycle.
MFA	702	461	241	This increased by including 141 units of WG suggested MFA sites. Original figure was 561 units . Of the 141 units, 75 units were retained and 66 were placed on the Reserve list.
#1 Upzone	2,093	1,657	436	Slight decrease (-5 units) in unit yields due to minor cleanup. Original figure was 2,098 units .
#2 Caltrain Stations	1,354	798	556	11/18 list contained 5 sites that were removed (total of 61 units) since they were City Owned Parking Lots and not part of Strategy 9. Original figure was 1,415 units .
#3 Transit Corridor	462	274	188	11/18 inventory included one of the Stanford Proposed sites (3128 ECR). It was removed to avoid double counting. Original figure was 499 units .
#4 Faith Based Institutions	148	148	None	NO CHANGE
#5 Parking Lots	168	168	None	NO CHANGE
GM zoned sites	1,160	654	335	Slight increase (+16) in unit yields due to minor cleanup. Original figure was 1,144 units . Then subtracted 171 units per because of hazardous material buffer requirements.
ROLM zoned sites	1,439	902	296	Slight increase (+4) in unit yields due to minor cleanup. Original figure was 1,435 units . Subtract 241 units for 5 recently improved Google sites.

Stanford Proposed Sites	645	825	None	The Working Group “re-approved” inclusion of the Transit Center in the housing list and its projected 180 units at its December 2021 meeting.
3300 ECR	92	92	None	Working Group will consider this strategy at its January 2022 meeting. Property owned by Stanford University.
Staff Suggested Sites (proposed)		116		Working Group will consider this strategy at its January 2022 meeting
<i>Total Unit Yield</i>	9,068	7,122	2,052	
Difference (Unit Yield - Units Required)	2,372	427		

Next Steps

After completing the site selection process in January, the Working Group will start discussing Housing Element policies and programs intended to help spur housing production. Some development standards such as height or parking standards may be addressed as part of the Working Group discussions. Future Working Group meetings will include a presentation from both affordable and market rate developers to gain their input to help educate the Working Group about housing development.

Changes to Process Schedule

At the April 2021 joint study session with the Council and PTC, staff presented a compact schedule to meet the January 2023 certification deadline. With the completion of the 2021 legislative session, several bills were adopted impacting the Housing Element update schedule. Newly added requirements have had a significant impact on the original work program schedule and are discussed in detail below. The new requirements, adding about six weeks to the process, could mean that the City may miss the January 2023 deadline. However, State law does give jurisdictions a post-deadline, 120-day grace period to complete the work, essentially extending the due date. Therefore, staff adjusted the schedule to incorporate the grace period in order to remain compliant with Housing Element law while working towards certification.

Staff and the Working Group were on schedule when the State passed the new legislation. Now required is a 30-day public review of the administrative draft as well as a ten-business day post review timeframe prior to submittal for HCD’s initial 90-day review. The ten business days is to allow jurisdictions to address any public comment received during the public review. Any comments must be addressed prior to submitting to HCD. Previously, jurisdictions could submit their administrative draft for HCD review concurrent with the 30-day public review. Now it must be done consecutively. This new legislation effectively added six weeks to the schedule.

In response to the new regulations, staff considered various schedule adjustments to accommodate the new requirement, including use of the grace period. One significant change with the adjusted schedule is the City would be working to achieve timely “substantial compliance” within the grace period. Substantial compliance is an HCD designation that

signifies that a jurisdiction's Housing Element draft is in substantial compliance with Housing Element certification requirements if certain items in the Housing Element are addressed. If a jurisdiction receives HCD substantial compliance, it is allowed up to three years to complete its associated required rezones (due 2026). Staff anticipates receiving substantial compliance by May 2023 (within the grace period) and completion of required site rezoning by August 2023 (well before the 3-year allotted timeframe).

If a jurisdiction does not receive substantial compliance by the end of the grace period, a consequence is a jurisdiction will only have one year from the January 2023 date to complete its proposed programs, such as rezones, instead of three years. Another consequence of not receiving substantial compliance would be that the City would not be eligible for State funding until it receives substantial compliance.

The revised project schedule takes the worst-case scenario of non-compliance into consideration. If the City does not receive substantial compliance by the end of the grace period (June 2023), the updated workplan/schedule already includes completing the rezoning by August 2023, meeting the compressed due date of January 2024.

In summary, due to the new requirement, staff has adjusted the schedule to receive substantial compliance by May 2023 to maintain consistency with Housing Element law. This provides the City three years (until January 2026) to rezone the needed sites to accommodate the RHNA. But as noted above, the anticipated time for completing the rezoning process ends August 2023.

Environmental Review

The subject project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The California Environmental Quality Act (CEQA) does not apply to the subject matter of this staff report since it not considered a "project" under CEQA.

Public Notification, Outreach & Comments

The Palo Alto Municipal Code does not require notice of this item because it is a Study Session. However, a notice for a study session for this project was published in the Daily Post on December 24, which is 19 days in advance of the meeting. The Working Group as well as those on the Housing Element Update email list have been informed about the Study Session. The meeting is also included on the City's Housing Element Update website at www.paloaltohousingelement.com.

Timeline

<u>TIME</u>	<u>TASK</u>
January 2022	Council informational item about Housing Element update
February 2022	Formal PTC review of site selection

April 2022	Formal Council review of site selection
	Formal PTC review of Housing Programs
May 2022	Formal Council Review of Housing Programs
June 2022	30-day Public Review of Draft Housing Element
August 2022	Submit Draft Housing Element for HCD initial 90-day review
February 2023	Formal PTC review of Housing Element
March 2023	Council Adoption of Housing Element
August 2023	HCD Certification

Report Author & Contact Information

Tim Wong, Senior Planner
(650) 329-2493

tim.wong@cityofpaloalto.org

PTC¹ Liaison & Contact Information

Rachael Tanner, Assistant Director
(650) 329-2167

rachael.tanner@cityofpaloalto.org

Attachments:

- Attachment A: List of Potential Site Strategies (PDF)
- Attachment B: Palo Alto Full Sites Inventory - 12.02.21 (PDF)
- Attachment C: Stanford University Presentation - 10.21.21 (PDF)

¹ Emails may be sent directly to the PTC using the following address:

planning.commission@cityofpaloalto.org

ATTACHMENT A

Draft List of Potential Policy Strategies to Expand Your Site Inventory

These are examples. Use this list to help identify which strategies are of greatest interest to your jurisdiction. Your priorities can include something from what's listed, a modification of what's listed, or something not currently on the list!

Strategies that allow more housing on sites where housing is already allowed:

1. Increase heights and other standards (Floor Area Ratio) to allow taller buildings
2. Allow greater density (more units/acre)
3. Relax certain zoning standards (e.g., setbacks, FAR, parking standards, etc.)
4. Allow greater density where only single-family is currently allowed (this could be duplex, triplex, quadplex or other level)

Understanding Palo Alto, where would you want to put future housing?

5. Near rail – continuation of pearls on a string
6. High capacity streets
7. Other transit corridors
8. Near Employment centers
9. Near Retail areas
10. Faith-based institutions

Strategies that expand the inventory of sites where housing is not allowed:

11. Allow housing on land currently zoned for public use (i.e. parking garages, parks)
12. Allow housing on open space (i.e. Baylands, Palo Alto hills)
13. Allow mixed-use residential anywhere office is currently allowed
14. Allow mixed-use residential anywhere retail is currently allowed

TOP TIER strategy priorities (ones you really want to explore)**SECOND TIER strategy priorities** (of interest, but...)**NO INTEREST strategies** (might be important to others, but not to you)

ATTACHMENT B
Pipeline Projects

Pipeline Projects														
Project Name	Zip Code	APN	Acres	General Plan	Zoning	Max. Units Allowed	Percent of Max. Density	Very Low	Low	Moderate	Above Moderate	Units Achieved	Status	Notes
2755 EL CAMINO REAL	94306	13236084	0.48	MISP	PF	N/A	N/A	0	0	0	57	57	ENTITLED	PF does not allow for Resi. Redevelopment of a parking lot to residential.
565, 571 HAMILTON AVE and 542 WEBSTER	94301	12003062	0.52	CC	CD-C (P) and RM-40	20	95%	0	0	0	19	19	ENTITLED	Redevelopment. Lot consolidation.
3225 EL CAMINO REAL	94306	13238042	0.68	CS	CS	20	40%	0	0	0	8	8	ENTITLED	Mixed-use project. Redevelopment of commercial to residential. Potentially remove this project as unit yield is low and it brings down the density average.
3705-3709 EL CAMINO REAL (Wilton Court)	94306	13235045	0.46	CN	CN	9	656%	58	0	0	1	59	ENTITLED	100% affordable housing. Great example to show lower income can occur on small sites. Redevelopment of commercial to residential.
190 CHANNING AV	94301	12028051	0.18	SOFA II CAP	RT-35	9	44%	0	0	0	4	4	ENTITLED	Mixed-use project. RT-35 doesn't have a du/ac. Showing 50 du/ac per assumptions made on 5th Cycle HE.
3265 EL CAMINO REAL	94306	13238020	0.17	CS	CS	5	60%	0	0	0	3	3	ENTITLED	Mixed-use project.
3585 EL CAMINO REAL	94306	13240058	0.14	CN	CN	2	150%	0	0	0	3	3	ENTITLED	Mixed-use project. Redevelopment of commercial to residential.
4115 EL CAMINO REAL	94306	13246100	0.35	CN	CN	7	100%	0	1	0	6	7	ENTITLED	Mixed-use project. Redevelopment of commercial to residential.
788 - 790 SAN ANTONIO AVE	94303	14703041	0.52	CS	CS	15	680%	0	0	16	86	102	ENTITLED	Project density is way higher than max density allowed.
200 PORTAGE AVE	94306	13238071	4.86		RM-30	145	63%	0	0	14	77	91	UNDER REVIEW	Redevelopment of commercial to residential.
2850 - 2870 W BAYSHORE RD	94303	12701160	2.34	RO	ROLM	70	69%	0	0	7	41	48	UNDER REVIEW	Redevelopment of existing uses to residential.
231 Grant												110	UNDER REVIEW	County project for teachers and school employees
486 HAMILTON AVE	94301	12016008	0.12	CC	CD-C (P)	4	100%	0	0	0	4	4	UNDER REVIEW	CD-C (P) doesn't have a du/ac. Showing 40 du/ac per assumptions made on 5th Cycle HE
							187%	58	1	37	309	515		

ATTACHMENT B

Multifamily Allowed Sites

Category/Strategy	Site Address or Street	Zip Code	APN	Acres	General Plan	Zoning	Current Use	Minimum Density Allowed (du/ac)	Maximum Density Allowed (du/ac)	Realistic Allowable Density (du/ac)	Existing Units	Maximum Capacity	Realistic Capacity	Potential Minus Existing	Income Category	Publicly Owned	Included in 5th Cycle HE	ILR	Year Built	Floodzone	TCAC Opportunity Area	WG Member Who Recommended Site	Retail Preservation	Within 150' Buffer	Historic Resource Status	Notes
MFA	160 FOREST AV	94301	12027047	0.66	SOFA II CAP	RT-35	One story fitness center (FAR: 0.8), surface parking		50	31	40	0	32	26	26	Lower	No		1.06	1926	X	High Resource				
MFA	624 UNIVERSITY AV	94301	12003040	0.15	MF	RM-40	Two story office space (FAR: 0.6)		40	32	0	5	4	4	Moderate	No		0.33	1926	X/AH47	High Resource					
MFA	426 WAVERLEY ST	94301	12015039	0.12	CC	CD-C (P)	Two story salon (FAR: 0.5)		40	32	0	4	3	3	Moderate	No		0.32	1920	X	High Resource					
MFA	436 WAVERLEY ST	94301	12015040	0.10	CC	CD-C (P)	One story office space (FAR: 0.5), surface parking		40	32	0	4	3	3	Moderate	No		1.00	1951	X	High Resource					
MFA	401 Waverley St	94301	12015007	0.22	CC	CD-C (P)	One story convience store (FAR: 0.5), surface parking		40	32	0	8	7	7	Moderate	Yes		1.09	1977	X	High Resource			Yes		
MFA	425 WAVERLEY ST	94301	12015036	0.09	CC	CD-C (P)	One story office space (FAR: 0.5)		40	32	0	3	2	2	Moderate	No		1.00	1908	X	High Resource					
MFA	630 Cowper St	94301	12016011	0.34	CC	CD-C (P)	One story office space (FAR: 0.4), surface parking		40	32	0	13	10	10	Moderate	Yes		0.45	1956	X	High Resource			Yes		
MFA	330 LYTTON AV	94301	12015003	0.16	CC	CD-C (P)	One story office space (FAR: 0.9)		40	32	0	6	5	5	Moderate	No		1.46	1957	X	High Resource					
MFA	318 UNIVERSITY AV	94301	12015058	0.18	CC	CD-C (GF)(P)	One story restaurant (FAR: 0.8)		40	32	0	7	5	5	Moderate	No		0.53	1926	X	High Resource			Yes		
MFA	328 UNIVERSITY AV	94301	12015059	0.18	CC	CD-C (GF)(P)	One story restaurant (FAR: 0.8)		40	32	0	7	5	5	Moderate	No		0.53	1926	X	High Resource			Yes		
MFA	550 WAVERLEY ST	94301	12015084	0.14	CC	CD-C (GF)(P)	One story restaurant (FAR: 0.9)		40	32	0	5	4	4	Moderate	No		0.91	1952	X	High Resource					
MFA	560 WAVERLEY ST	94301	12015085	0.14	CC	CD-C (GF)(P)	One story restaurant (FAR: 0.9)		40	32	0	5	4	4	Moderate	No		0.89	1938	X	High Resource					
MFA	530 UNIVERSITY AV	94301	12003031	0.11	CC	CD-C (GF)(P)	One story salon (FAR: 0.9)		40	32	0	4	3	3	Moderate	No		0.69	1957	X	High Resource					
MFA	546 UNIVERSITY AV	94301	12003033	0.10	CC	CD-C (GF)(P)	One story restaurant (FAR: 0.9)		40	32	0	4	3	3	Moderate	No		0.54	1955	X	High Resource			Yes		
MFA	635 Waverley St	94301	12016020	0.31	CC	CD-C (P)	One story office space (FAR: 0.5)		40	32	0	12	9	9	Moderate	Yes		0.91	1966	X	High Resource			Yes		
MFA	130 Lytton Av	94301	12026002	0.34	CC	CD-C (P)	Surface Parking		40	32	0	13	10	10	Moderate	Yes		0.00	1984	X	High Resource			Yes		
MFA	654 HIGH ST	94301	12027037	0.19	CC	CD-C (P)	Surface Parking		40	32	0	7	6	6	Moderate	No		0.04	1900	X	High Resource			Yes		
MFA	435 TASSO ST	94301	12003025	0.33	CC	CD-C (P)	Three story office space (FAR: 2.0)		40	32	0	13	10	10	Moderate	No		1.50	1984	X	High Resource			Yes		
MFA	555 UNIVERSITY AV	94301	12003024	0.17	CC	CD-C (P)	One story office space (FAR: 0.9)		40	32	0	6	5	5	Moderate	No		1.01	1970	X	High Resource			Yes		
MFA	439 HAMILTON AV	94301	12015078	0.11	CC	CD-C (P)	One story cleaners (FAR: 0.9)		40	32	0	4	3	3	Moderate	No		1.07	0	X	High Resource					
MFA	515 WAVERLEY ST	94301	12015081	0.18	CC	CD-C (GF)(P)	Surface Parking		40	32	0	7	5	5	Moderate	No		0.00	1900	X	High Resource					
MFA	527 WAVERLEY ST	94301	12015080	0.16	CC	CD-C (GF)(P)	Surface Parking		40	32	0	6	5	5	Moderate	No		0.00	1900	X	High Resource					
MFA	701 Emerson St	94301	12027049	0.22	SOFA II CAP	RT-35	One story spa (FAR: 0.2), surface parking		50	40	0	11	8	8	Moderate	Yes		0.98	2003	X	High Resource					
MFA	721 Emerson St	94301	12027072	0.12	SOFA II CAP	RT-35	One story office space (FAR: 0.6), surface parking		50	40	0	6	4	4	Moderate	Yes		0.80	2003	X	High Resource					
MFA	999 Alma St	94301	12028095	0.24	SOFA II CAP	RT-35	One story fitness center (FAR: 0.9)		50	40	0	12	9	9	Moderate	Yes		1.30	1952	X	High Resource					
MFA	1015 ALMA ST	94301	12030049	0.12	SOFA II CAP	RT-35	One story preschool (FAR: 0.2)		50	40	0	6	4	4	Moderate	Yes		1.25	1955	X	High Resource					
MFA	1027 Alma St	94301	12030048	0.12	SOFA II CAP	RT-35	One story office space (FAR: 0.2)		50	40	0	6	4	4	Moderate	Yes		0.79	1956	X	High Resource					
MFA	718 Emerson St	94301	12027073	0.12	SOFA II CAP	RT-35	One story auto repair (FAR: 0.8)		50	40	0	6	4	4	Moderate	Yes		0.54	1950	X	High Resource					
MFA	840 Emerson St	94301	12028037	0.48	SOFA II CAP	RT-35	Surface Parking		50	40	0	24	19	19	Moderate	Yes		0.03	1959	X	High Resource					
MFA	849 High St	94301	12028040	0.24	SOFA II CAP	RT-35	One story office space (FAR: 0.4), surface parking		50	40	0	12	9	9	Moderate	Yes		1.49	1950	X	High Resource					
MFA	926 Emerson St	94301	12028085	0.11	SOFA II CAP	RT-35	Two story office space, cleaners (FAR: 0.8)		50	40	0	5	4	4	Moderate	Yes		0.34	1962	X	High Resource					
MFA	901 High St	94301	12028050	0.32	SOFA II CAP	RT-35	Auto Storage		50	40	0	16	12	12	Moderate	Yes		0.01	1900	X	High Resource					
MFA	925 High St	94301	12028091	0.14	SOFA II CAP	RT-35	Auto Storage		50	40	0	7	5	5	Moderate	Yes		0.01	0	X	High Resource					
MFA	929 HIGH ST	94301	12028090	0.12	SOFA II CAP	RT-35	One story office space (FAR: 0.4), surface parking		50	40	0	6	4	4	Moderate	Yes		0.20	1955	X	High Resource					
MFA	975 HIGH ST	94301	12028089	0.35	SOFA II CAP	RT-35	One story office space (FAR: 0.5)		50	40	0	17	14	14	Moderate	Yes		0.47	1968	X	High Resource					
MFA	940 High St	94301	12028092	0.18	SOFA II CAP	RT-35	Auto garage		50	40	0	9	7	7	Moderate	Yes		0.63	1946	X	High Resource				Deemed NOT eligible for the CRHR or the NRHP in 1998	
MFA	960 High St	94301	12028093	0.12	SOFA II CAP	RT-35	Auto garage		50	40	0	6	4	4	Moderate	Yes		0.59	1947	X	High Resource				Deemed NOT eligible for the CRHR or the NRHP in 1998	
MFA	190 CHANNING AV	94301	12028051	0.17	SOFA II CAP	RT-35	Auto garage		50	40	0	8	6	6	Moderate	No		0.02	1900	X	High Resource					
MFA	917 Alma St	94301	12028097	0.24	SOFA II CAP	RT-50	One story office space (FAR: 0.9)		50	40	0	12	9	9	Moderate	Yes		1.20	1929	X	High Resource					
MFA	660 HIGH ST	94301	12027039	0.14	SOFA II CAP	RT-50	One story office space (FAR: 0.9)		50	40	0	6	5	5	Moderate	No		1.30	1946	X	High Resource				Deemed NOT eligible for the CRHR or the NRHP in 1998	
MFA	853 ALMA ST	94301	12028046	0.16	SOFA II CAP	RT-50	One story office space (FAR: 0.4), surface parking		50	40	0	8	6	6	Moderate	No		0.11	1927	X	High Resource					
MFA	875 ALMA ST	94301	12028045	0.32	SOFA II CAP	RT-50	One story retail (FAR: 0.7), surface parking		50	40	0	16	12	12	Moderate	No		0.79	1949	X	High Resource					
								7.85						260												
MFA	615 COLLEGE AV	94306	13701103	0.25	MF	RMD	Residential (1)		17	13.6	1	4	3	2	Above Moderate	No		0.29	1924	X	High Resource					
MFA	546 OXFORD AV	94306	13701004	0.15	MF	RMD	One story office space (FAR: 0.6)		17	13.6	0	2	2	2	Above Moderate	No		0.40	1952	X	High Resource					
MFA	444 GRANT AV	94306	12433035	0.19	MF	RM-40	Residential (1)	31	40	32	1	7	5	4	Above Moderate	No		0.31	1957	X	High Resource					
MFA	466 GRANT AV	94306	12433037	0.19	MF	RM-40	Residential (1)	31	40	32	1	7	5	4	Above Moderate	No		0.02	1900	X	High Resource					
MFA	573 LYTTON AV	94301	12010034	0.21	MF	RM-40	Residential (1)	31	40	32	1	8	6	5	Above Moderate	No		0.18	1960	X	High Resource					
MFA	464 FOREST AV	94301	12016044	0.23	SOFA I CAP	RM-40	One story medical office (FAR: 0.4), surface parking	31	40	32	0	9	7	7	Above Moderate	No		0.39	1952	X	High Resource					
MFA	609 COWPER ST	94301	12004001	0.11	CC	CD-C (P)	One story office space (FAR: 0.8)		40	32	0	4	3	3	Above Moderate	No		0.27	1921	X	High Resource		Yes			
MFA	486 HAMILTON AV	94301	12016008	0.12	CC	CD-C (P)	One story retail and restaurant (FAR: 0.4)		40	32	0	4	3	3	Above Moderate	No		1.00	1956	X	High Resource					
MFA	440 KIPUNG ST	94301	12015027	0.11	CC	CD-C (P)	One story salon (FAR: 0.9)		40	32	0	4	3	3	Above Moderate	No		0.62	1946	X	High Resource					
MFA	439 WAVERLEY ST	94301	12015034	0.10	CC	CD-C (P)																				

ATTACHMENT B

Additional MFA Sites

Category/Strategy	Site Address or Street	Zip Code	APN	Acres	General Plan	Zoning	Current Use	Minimum Density Allowed (du/ac)	Maximum Density Allowed (du/ac)	Realistic Allowable Density (du/ac)	Existing Units	Maximum Capacity	Realistic Capacity	Potential Minus Existing	Income Category	Publicly Owned	Included in 5th Cycle HE	ILR	Year Built	Floodzone	TCAC Opportunity Area	WG Member Who Recommended Site	Retail Preservation	Within 150' Buffer	Historic Resource Status	Notes
WG Suggestions	3877 EL CAMINO REAL	94303	13241091	0.75	MF/CS	RM-30; CS	Vacant		31	40	32	0	30	24	24	Lower	No	0.36	1920	X	High Resource	Keith Reckdahl				
WG Suggestions	Leghorn St	94303	14705012	0.85	CS	CS	Auto storage			40	32	0	33	27	27	Lower	No	0	1900	X	High Resource	Keith Reckdahl				
WG Suggestions (No Rezone)- Lower Income				1.60										51												
WG Suggestions	2011 El Camino Real	94306	12431024	0.20	CN	CN	One story retail (FAR: 0.6), surface parking			20	16	0	3	3	3	Moderate	No	0.62	1930	X	High Resource	Keith Reckdahl				
WG Suggestions	2905 El Camino Real	94306	13237033	0.33	CS	CS	One story office space (FAR: 0.5), surface parking			30	24	0	9	7	7	Moderate	No	0.18	1950	X	High Resource	Keith Reckdahl	Yes			
WG Suggestions (No Rezone)- Moderate Income				0.53										10												
WG Suggestions	2098 El Camino Real	94306	13701112	0.10	CN	CN	One story retail (FAR: 1.0)			20	16	0	2	1	1	Above Moderate	No	0.94	1952	X	High Resource	Keith Reckdahl				
WG Suggestions	1955 El Camino Real	94306	12430016	0.12	CN	CN	One story retail (FAR: 0.8)			20	16	0	2	1	1	Above Moderate	No	0.96	1951	X	High Resource	Keith Reckdahl				
WG Suggestions	163 EVERETT AV	94301	12025042	0.19	CN	CD-N	One story office space (FAR: 0.5), surface parking			20	16	0	3	3	3	Above Moderate	No	0.70	1951	X	High Resource	Rahsan Hosgur Karahan				
WG Suggestions	El Camino Real	94306	14220080	0.11	CS	CS	Surface parking			30	24	0	3	2	2	Above Moderate	No	0	N/A	X	High Resource	Keith Reckdahl	Yes			
WG Suggestions	2227 El Camino Real	94306	12432071	0.10	CC	CC (2)	One story retail (FAR: 0.7)			40	32	0	3	3	3	Above Moderate	No	0.92	1946	X	High Resource	Keith Reckdahl				
WG Suggestions	929 EMERSON ST	94301	12028082	0.12	SOFA II CAF	RT-35	One story office space (FAR: 0.5), surface parking			50	40	0	5	4	4	Above Moderate	No	0.02	1912	X	High Resource	Rahsan Hosgur Karahan				
WG Suggestions (No Rezone) - Above Moderate Income				0.74										14												
WG Suggestions (No Rezone) - Total				2.87										75												

ATTACHMENT B

Upzone Sites

Category/Strategy	Site Address or Street	Zip Code	APN	Acres	General Plan	Zoning	Current Use	Minimum	Maximum	Realistic	Existing Units	Maximum Capacity	Realistic Capacity	Potential	Income Category	Publicly Owned	Included in 5th Cycle HE	ILR	Year Built	Floodzone	TCAC Opportunity Area	WG Member Who Recommended Site	Retail Preservation	Within 150' Buffer	Historic Resource Status	Notes
								Density Allowed (du/ac)	Density Allowed (du/ac)	Allowable Density (du/ac)				Minus Existing												
Upzone	850 MIDDLEFIELD RD	94301	12005011	0.66	MF	RM-20	One story medical offices (FAR: 0.7), surface parking	8	30	24	0	19	15	15	Lower	No	0.47	1955	X	High Resource						
Upzone	652 HOMER AV	94301	12005008	0.64	MF	RM-20	One story medical offices (FAR: 0.5), surface parking	8	30	24	0	19	15	15	Lower	No	0.36	1956	X	High Resource						
Upzone	4146 El Camino Real	94301	13724034	0.77	MF	RM-20	Vacant	8	30	24	0	23	18	18	Lower	Yes	0.00		X	High Resource						
Upzone	1681 EL CAMINO REAL	94306	12425044	0.91	MF	RM-20	One story medical offices (FAR: 0.5), surface parking	8	30	24	0	27	21	21	Lower	No	0.11	1939	X	High Resource						
Upzone	853 MIDDLEFIELD RD	94301	00332094	0.80	MF	RM-20	One story medical offices (FAR: 0.5), surface parking	8	30	24	0	24	19	19	Lower	No	0.57	1952	X	High Resource						
Upzone	4151 Middlefield Rd	94301	12715023	0.93	MF	RM-20	Two story office space (FAR: 0.6), surface parking	8	30	24	0	27	22	22	Lower	Yes	1.26	1961	X	High Resource						
Upzone	3606 El Camino Real	94301	13708080	0.65	CN	CN	Vacant		30	24	0	19	15	15	Lower	Yes	0.00		X	High Resource				Yes		
Upzone	4085 El Camino Wy	94306	13243153	0.71	CN	CN	One story retail (FAR: 0.4), surface parking		30	24	0	21	17	17	Lower	Yes	0.71	1985	X	High Resource				Yes		
Upzone	4113 EL CAMINO WY	94306	13244022	0.64	CN	CN	One story preschool (FAR: 0.5), surface parking		30	24	0	19	15	15	Lower	Yes	0.75	1955	X	High Resource				Yes		
Upzone	VENTURA AV	94306	13242051	0.72	CN	CN	Community center (FAR: 0.5), vacant		30	24	0	21	17	17	Lower	No	0.71	1985	X	High Resource				Yes		
Upzone	2754 MIDDLEFIELD RD	94306	13255029	0.55	CN	CN (GF/P)	One story Retail (FAR: 0.5), surface parking		30	24	0	16	13	13	Lower	No	0.61	1952	X	High Resource				Yes		
Upzone	2811 MIDDLEFIELD RD	94306	12734098	1.74	CN	CN (GF/P)	Supermarket (FAR: 0.5), surface parking		30	24	0	52	41	41	Lower	No	0.10	1964	X	High Resource				Yes		
Upzone	3902 MIDDLEFIELD RD	94303	14708048	4.26	CN	CN (GF/P)	One story strip mall (FAR: 0.4), surface parking		30	24	0	127	102	102	Lower	No	0.08		0	X	High Resource				Yes	
Upzone	3901 El Camino Real	94301	13242073	1.10	MF	RM-30	One story Hotel (FAR: 0.4), surface parking	16	40	32	0	44	35	35	Lower	Yes	1.09	1956	X	High Resource				Yes		
Upzone	EL CAMINO REAL	94301	13238072	1.11	MF;CS	RM-30	Surface parking	16	40	32	0	44	35	35	Lower	No	0.00		0	X	High Resource				Yes	
Upzone	320 SAN ANTONIO RD	94306	14709069	0.76	MF;RO	RM-30	Vacant	16	40	32	0	30	24	24	Lower	No	0.00		0	X	High Resource				Yes	
Upzone	3375 EL CAMINO REAL	94301	13239088	0.74	CS;CN	CS	One story restaurant (FAR: 0.2), surface parking		40	32	0	29	23	23	Lower	Yes	0.30	1971	X	High Resource		Yes		Yes		
Upzone	4224 EL CAMINO REAL	94301	16708037	0.63	CS	CS	One story restaurant (FAR: 0.5), surface parking		40	32	0	25	20	20	Lower	Yes	0.41	1946	X	High Resource		Yes		Yes		
Upzone	4230 El Camino Real	94301	16708030	0.52	CS	CS	One story car rental (FAR: 0.4), Surface parking		40	32	0	20	16	16	Lower	Yes	0.05	1950	X	High Resource		Yes		Yes		
Upzone	3903 EL CAMINO REAL	94306	13242072	0.53	CS	CS	One story bank (FAR: 0.5), surface parking		40	32	0	21	16	16	Lower	No	0.06	1997	X	High Resource		Yes		Yes		
Upzone	3200 EL CAMINO REAL	94306	14220037	0.61	CS	CS	Two story lodging (FAR: 0.5), surface parking		40	32	0	24	19	19	Lower	No	0.32	1947	X	High Resource				Yes		
Upzone	4238 EL CAMINO REAL	94306	16708031	0.65	CS	CS	Two story lodging (FAR: 0.5), surface parking		40	32	0	26	20	20	Lower	No	0.37	1953	X	High Resource		Yes		Yes		
Upzone	4256 EL CAMINO REAL	94306	16708042	0.60	CS	CS	One story restaurant (FAR: 0.4), surface parking		40	32	0	24	19	19	Lower	No	0.09	1964	X	High Resource		Yes		Yes		
Upzone	4279 EL CAMINO REAL	94306	14801016	0.80	CS	CS	Two story lodging (FAR: 0.7), surface parking		40	32	0	32	25	25	Lower	No	0.52	1961	X;ACr	High Resource		Yes		Yes		
Upzone	4345 EL CAMINO REAL	94306	14809011	0.95	CS	CS	Two story lodging (FAR: 0.4), surface parking		40	32	0	38	30	30	Lower	No	0.38	1953	X	High Resource		Yes		Yes		
Upzone	760 San Antonio Ave	94303	14705091	0.65	CS	CS	One story retail (FAR: 0.5), surface parking		40	32	0	26	20	20	Lower	Yes	0.49	1975	X	High Resource				Yes		
Upzone	87 ENCINA AV	94301	12033001	0.57	CS	CS	Two story office space (FAR: 0.8), surface parking		40	32	0	22	18	18	Lower	No	1.27	1947	X	High Resource				Yes		
Upzone	4291 El Camino Real	94301	14809014	1.16	CS	CS	Two story bank (FAR: 0.6), surface parking		40	32	0	46	37	37	Lower	Yes	0.33	1957	X	High Resource		Yes		Yes		
Upzone	720 SAN ANTONIO RD	94303	14705087	1.36	CS	CS	One story office space (FAR: 0.5), surface parking		40	32	0	54	43	43	Lower	Yes	0.44	1965	X	High Resource				Yes		
Upzone	841 El Camino Real	94301	12034001	0.64	CS	CS	One story car wash (FAR: 0.2), surface parking		40	32	0	25	20	20	Lower	Yes	0.00	1973	X	High Resource		Yes		Yes		
Upzone	788 SAN ANTONIO AV	94303	14703041	0.58	CS	CS	One story substandard office space (FAR: 0.5), surface parking		40	32	0	23	18	18	Lower	No	0.82	1953	X	High Resource				Yes		
															768											
Upzone	884 MIDDLEFIELD RD	94301	12005012	0.23	MF	RM-20	One story medical offices (FAR: 0.6), surface parking	8	30	24	0	6	5	5	Moderate	No	0.69	1953	X	High Resource						
Upzone	655 HOMER AV	94301	12004057	0.29	MF	RM-20	One story medical offices (FAR: 0.5), surface parking	8	30	24	0	8	7	7	Moderate	No	0.13	1956	X	High Resource						
Upzone	744 MIDDLEFIELD RD	94301	12004053	0.37	MF	RM-20	One story medical offices (FAR: 0.5), surface parking	8	30	24	0	11	8	8	Moderate	No	0.69	1956	X	High Resource						
Upzone	702 CLARA DR	94303	12735023	0.29	MF	RM-20	Residential (1)	8	30	24	1	8	7	6	Moderate	No	0.30	1954	X	High Resource						
Upzone	116 COLERIDGE AV	94301	12417003	0.23	MF	RM-20	Residential (1)	8	30	24	1	6	5	4	Moderate	No	0.09	1952	X	High Resource						
Upzone	3400 EL CAMINO REAL	94306	13708006	0.23	MF	RM-20	Residential (1)	8	30	24	1	6	5	4	Moderate	No	1.28	1953	X	High Resource						
Upzone	649 FOREST AV	94301	12004019	0.29	MF	RM-20	Residential (1)	8	30	24	1	8	7	6	Moderate	No	0.13	1918	AH43.5	High Resource						
Upzone	427 HAWTHORNE AV	94301	12009036	0.20	MF	RM-20	Residential (1)	8	30	24	1	6	4	3	Moderate	No	0.33	1968	X	High Resource						
Upzone	453 HAWTHORNE AV	94301	12009034	0.21	MF	RM-20	Residential (1)	8	30	24	1	6	5	4	Moderate	No	0.97	1958	X	High Resource						
Upzone	660 MIDDLEFIELD RD	94301	12004017	0.29	MF	RM-20	One story medical offices (FAR: 0.4), surface parking	8	30	24	0	8	7	7	Moderate	No	0.29	1951	AH42.8	High Resource						
Upzone	741 MIDDLEFIELD RD	94301	00332040	0.23	MF	RM-20	Residential (1)	8	30	24	1	6	5	4	Moderate	No	0.83	1952	X	High Resource						
Upzone	827 MIDDLEFIELD RD	94301	00332064	0.23	MF	RM-20	Residential (1)	8	30	24	1	6	5	4	Moderate	No	0.21	1926	X	High Resource						
Upzone	905 MIDDLEFIELD RD	94301	00333013	0.27	MF	RM-20	One story medical offices (FAR: 0.6), surface parking	8	30	24	0	8	6	6	Moderate	No	0.31	1952	X	High Resource						
Upzone	3200 MIDDLEFIELD RD	94306	13210148	0.37	MF	RM-20	One story medical offices (FAR: 0.5)	8	30	24	0	11	8	8	Moderate	No	0.68	1957	X	High Resource						
Upzone	127 RINCONADA AV	94301	12418095	0.23	MF	RM-20	Residential (1)	8	30	24	1	6	5	4	Moderate	No	0.14	1932	X	High Resource						
Upzone	114 SEALE AV	94301	12418050																							

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Upzone	4127 EL CAMINO REAL	94306 13246104	0.45	CN	CN	Two story restaurant and office space (FAR: 0.3), surface parking	30	24	0	13	10	10	Moderate	Yes	0.14 1963 X	High Resource		Yes
Upzone	2080 EL CAMINO REAL	94306 13701132	0.31	CN	CN	One story retail (FAR: 0.9)	30	24	0	9	7	7	Moderate	No	1.18 1961 X	High Resource		Yes
Upzone	4335 El Camino Real	94301 14809010	0.40	CS	CS	Two story spa (FAR: 0.7), surface parking	40	32	0	16	12	12	Moderate	Yes	1.21 1966 X	High Resource	Yes	Yes
Upzone	268 Lambert Av	94306 13238048	0.35	CS	CS	One story office space (FAR: 0.5), surface parking	40	32	0	14	11	11	Moderate	Yes	0.65 1963 X	High Resource		Yes
Upzone	320 Lambert Av	94306 13238058	0.28	CS	CS	One story vacant retail (FAR: 0.5), surface parking	40	32	0	11	8	8	Moderate	Yes	0.42 1978 X	High Resource		Yes
Upzone	4201 Middlefield	94301 14705086	0.32	CS	CS	One story auto-repair (FAR: 0.3), surface parking	40	32	0	12	10	10	Moderate	Yes	1.09 1992 X	High Resource		Yes
Upzone	780 San Antonio Ave	94303 14705092	0.42	CS	CS	One story auto-repair (FAR: 0.3), surface parking	40	32	0	16	13	13	Moderate	Yes	0.14 1988 X	High Resource		Yes
Upzone	3508 El Camino Real	94301 13708088	0.24	CS	CS	One story auto-repair (FAR: 0.3), surface parking	40	32	0	9	7	7	Moderate	Yes	0.16 1950 X	High Resource	Yes	Yes
							398											
Upzone	111 LOWELL AV	94301 12417034	0.23	MF	RM-20	Residential (1)	8	30	24	1	6	5	4 Above Moderate	No	0.45 1922 X	High Resource		
Upzone	121 LOWELL AV	94301 12417033	0.23	MF	RM-20	Residential (1)	8	30	24	1	6	5	4 Above Moderate	No	0.18 1932 X	High Resource		
Upzone	2225 ALMA ST	94301 12420001	0.16	MF	RM-20	Residential (1)	8	30	24	1	4	3	2 Above Moderate	No	0.11 1954 X	High Resource		
Upzone	103 TENNYSON AV	94301 12417077	0.25	MF	RM-20	Residential (1)	8	30	24	1	7	6	5 Above Moderate	No	0.11 1970 X	High Resource		
Upzone	111 TENNYSON AV	94301 12417076	0.25	MF	RM-20	Residential (1)	8	30	24	1	7	6	5 Above Moderate	No	0.13 1953 X	High Resource		
Upzone	122 RINCONADA AV	94301 12419003	0.23	MF	RM-20	Residential (1)	8	30	24	1	6	5	4 Above Moderate	No	0.78 1925 X	High Resource		
Upzone	652 HAMILTON RD	94301 12004010	0.31	MF	RM-20	Residential (1)	8	30	24	1	9	7	6 Above Moderate	No	0.33 1941 AH44.7	High Resource		Deemed NOT eligible for the CRHR or the NRHP in 1998
Upzone	MIDDLEFIELD RD	94301 12003046	0.13	MF	RM-20	Surface Parking	8	30	24	0	4	3	3 Above Moderate	No	0.02 1900 AH46.1	High Resource		
Upzone	EL CAMINO REAL	94306 13239075	0.18	CN	CN	Surface Parking	8	30	24	0	5	4	4 Above Moderate	No	0.00 0 X	High Resource		Yes
Upzone	KENDALL AV	94306 13708033	0.13	CN	CN	Vacant	30	24	0	3	3	3	3 Above Moderate	No	0.00 0 X	High Resource		Yes
Upzone	564 COLLEGE AV	94306 13701036	0.13	CN	CN	One story office space (FAR: 0.5)	30	24	0	3	3	3	3 Above Moderate	No	0.47 1949 X	High Resource		Yes
Upzone	3972 El Camino Real	94301 13711091	0.25	CN	CN	One story auto repair (FAR: 0.6), surface parking	30	24	0	7	6	6	6 Above Moderate	Yes	0.27 1959 X	High Resource		Yes
Upzone	706 COLORADO AV	94306 12734092	0.18	CN	CN (GF/P)	One story retail/restaurant (FAR: 0.8), surface parking	30	24	0	5	4	4	4 Above Moderate	No	1.27 1954 X	High Resource		Yes
Upzone	708 COLORADO AV	94306 12734054	0.13	CN	CN (GF/P)	One story convience store (FAR: 0.5), surface parking	30	24	0	3	3	3	3 Above Moderate	No	1.14 1968 X	High Resource		Yes
Upzone	2801 MIDDLEFIELD RD	94306 12734052	0.17	CN	CN (GF/P)	Two story office space (FAR: 0.4), surface parking	30	24	0	5	4	4	4 Above Moderate	No	1.00 1986 X	High Resource		
Upzone	740 WEBSTER ST	94301 12004071	0.15	MF	RM-30	Residential (1)	16	40	32	1	5	4	3 Above Moderate	No	0.11 1921 X	High Resource		
Upzone	750 WEBSTER ST	94301 12004072	0.15	MF	RM-30	Residential (1)	16	40	32	1	5	4	3 Above Moderate	No	0.25 1974 X	High Resource		
Upzone	397 Curtner Ave.	94306 13241025	0.19	MF	RM-30	Residential (2)	16	40	32	2	7	6	4 Above Moderate	Yes	0.73 1954 X	High Resource		
Upzone	202 BRYANT ST	94301 12025159	0.16	MF	RM-30	Residential (1)	16	40	32	1	6	5	4 Above Moderate	No	0.61 1918 X	High Resource		
Upzone	122 COLORADO AV	94301 13225049	0.15	MF	RM-30	Residential (1)	16	40	32	1	5	4	3 Above Moderate	No	0.20 1951 X	High Resource		
Upzone	343 COWPER ST	94301 12010044	0.19	MF	RM-30	Two story office space (FAR: 0.5), surface parking	16	40	32	0	7	5	5 Above Moderate	No	0.13 1907 X	High Resource		
Upzone	262 HAWTHORNE AV	94301 12025158	0.16	MF	RM-30	Residential (1)	16	40	32	1	6	5	4 Above Moderate	No	0.97 1918 X	High Resource		
Upzone	636 WEBSTER ST	94301 12004027	0.19	MF	RM-30	Residential (1)	16	40	32	1	7	5	4 Above Moderate	No	0.40 1909 X	High Resource		
Upzone	727 WEBSTER ST	94301 12004066	0.14	MF	RM-30	Residential (1)	16	40	32	1	5	4	3 Above Moderate	No	1.00 1993 X	High Resource		
Upzone	590 FOREST ST	94301 12004043	0.22	MF	RM-30	One story medical office (FAR: 0.6), surface parking	16	40	32	0	8	7	7 Above Moderate	Yes	0.67 1949 X	High Resource		
Upzone	305 COLLEGE AV	94306 12428015	0.20	MF	RM-30	Residential (1)	16	40	32	1	8	6	5 Above Moderate	No	0.54 1968 X	High Resource		
Upzone	325 COLLEGE AV	94306 12428013	0.20	MF	RM-30	Residential (1)	16	40	32	1	8	6	5 Above Moderate	No	0.23 1938 X	High Resource		
Upzone	718A WEBSTER ST	94301 12004068	0.15	MF	RM-30	Residential (1)	16	40	32	1	5	4	3 Above Moderate	No	0.47 1900 X	High Resource		
Upzone	730 WEBSTER ST	94301 12004069	0.15	MF	RM-30	Residential (1)	16	40	32	1	5	4	3 Above Moderate	No	0.33 1900 X	High Resource		
Upzone	371 COLLEGE AV	94306 12432031	0.20	MF	RM-30	Residential (1)	16	40	32	1	8	6	5 Above Moderate	No	0.08 1949 X	High Resource		
Upzone	383 COLLEGE AV	94306 12432030	0.20	MF	RM-30	Residential (1)	16	40	32	1	8	6	5 Above Moderate	No	0.01 1931 X	High Resource		
Upzone	634 HAMILTON AV	94301 12004009	0.29	MF	RM-30	Residential (1)	16	40	32	1	11	9	8 Above Moderate	No	0.95 1960 AH44.7	High Resource		
Upzone	643 WEBSTER ST	94301 12004022	0.23	MF	RM-30	Residential (1)	16	40	32	1	9	7	6 Above Moderate	No	0.03 1903 AH43.6	High Resource		Deemed NOT eligible for the CRHR or the NRHP in 1998
Upzone	746 BRYANT ST	94301 12027056	0.16 SOFA I CAP	RM-30	Residential (1)	16	40	32	1	6	5	4 Above Moderate	No	0.73 1934 X	High Resource			
Upzone	727 RAMONA ST	94301 12027064	0.12 SOFA I CAP	RM-30	Surface parking	16	40	32	0	4	3	3 Above Moderate	No	0.00 1900 X	High Resource			
Upzone	3337 EL CAMINO REAL	94306 13239005	0.17	CS	CS	One story vacant office space (FAR: 0.9)	40	32	0	6	5	5	5 Above Moderate	No	0.72 1938 X	High Resource	Yes	
Upzone	3839 EL CAMINO REAL	94306 13241089	0.17	CS	CS	One story auto repair (FAR: 0.5), surface parking	40	32	0	6	5	5	5 Above Moderate	No	0.68 1947 X	High Resource	Yes	Yes
Upzone	3929 EL CAMINO REAL	94306 13242068	0.17	CS	CS	One story retail (FAR: 0.4), surface parking	40	32	0	6	5	5	5 Above Moderate	No	0.49 1948 X	High Resource	Yes	
Upzone	3939 EL CAMINO REAL	94306 13242070	0.17	CS	CS	One story retail (FAR: 0.4), surface parking	40	32	0	6	5	5	5 Above Moderate	No	0.70 1948 X	High Resource	Yes	Yes
Upzone	75 ENCINA AV	94301 12033003	0.13	CS	CS	One story office space (FAR: 1.0)	40	32	0	5	4	4	4 Above Moderate	No	0.44 1958 X	High Resource		
Upzone	411 LAMBERT AV	94306 13239017	0.16	CS	CS	Two story gym (FAR: 0.6), vacant	40	32	0	6	5	5	5 Above Moderate	No	0.00 1900 X	High Resource		
Upzone	MATADERO AV	94306 13708016	0.11	CS	CS	Surface parking	40	32	0	4	3	3	3 Above Moderate	No	0.00 0 X	High Resource		Yes
Upzone	3260 Ash St	94306 13238047	0.22	CS	CS	One story office space (FAR: 0.5), surface parking	40	32	0	8	7	7	7 Above Moderate	Yes	0.49 1998 X	High Resource		Yes
Upzone	460 Lambert Av	94306 13238017	0.22	CS	CS	Surface parking	40	32	0	8	7	7	7 Above Moderate	Yes	0.08 1937 X	High Resource		
Upzone	814 SAN ANTONIO AV	94303 14703043	0.43	CS	CS	One story office space (FAR: 0.4), Surface parking	40	32	0	17	13	13	Above Moderate	Yes	0.42 1956 X	High Resource		
Upzone	816-814 San Antonio Ave	94303 14703039	0.44	CS	CS	One story office space (FAR: 0.7), surface parking	40	32	0	17	14	14	Above Moderate	Yes	0.38 1956 X	High Resource		
Upzone	824 San Antonio Ave	94303 14703040	0.44	CS	CS	Two story office space (FAR 0.5), surface parking	40	32	0	17	14	14	Above Moderate	Yes	1.00 1986 X	High Resource		
Upzone	840 San Antonio Ave	94303 14703064	0.49	CS	CS	auto repair (FAR: 0.3), surface parking	40	32	0	19	15	15	Above Moderate	Yes	0.12 1962 AE10.5	High Resource		
Upzone	ENCINA AV	94301 12034004	0.13	CC	CC	Surface parking	40	32	0	5	4	4	4 Above Moderate	No	0.00 0 X	High Resource		
Upzone	ENCINA AV	94301 12034005	0.13	CC	CC	Surface parking	40	32	0	5	4	4	4 Above Moderate	No	0.00 0 X	High Resource		
Upzone	ENCINA AV	94301 12034006	0.13	CC	CC	Surface parking	40	32	0	5	4	4	4 Above Moderate	No	0.04 0 X	High Resource		
Upzone	ENCINA AV	94301 12034007	0.13	CC	CC	Surface parking	40	32	0	5	4	4	4 Above Moderate	No	0.04 0 X	High Resource		
Upzone	ENCINA AV	94301 12034008	0.13	CC	CC	Surface parking	40	32	0	5	4	4	4 Above Moderate	No	0.00 0 X	High Resource		
Upzone	ENCINA AV	94301 12034009	0.13	CC	CC	Surface parking	40	32	0	5	4	4	4 Above Moderate	No	0.00 0 X	High Resource		
Upzone	ENCINA AV	94301 12034010	0.13	CC	CC	Surface parking	40	32	0	5	4	4	4 Above Moderate	No	0.00 0 X	High Resource		
Upzone	44 ENCINA AV	94301 12034002	0.18	CC	CC	Surface parking	40	32	0	7	5	5	5 Above Moderate	No	0.00 1949 X	High Resource		
Upzone	2290 BIRCH ST	94306 12432002	0.11	CC	CC (2)(R)	One story medical office (FAR:0.8), surface parking	40	32	0	4	3	3	3 Above Moderate	No	1.17 1957 X	High Resource		Yes
Upzone	400 Cambridge Av	94306 12432006	0.11	CC	CC (2)(R)	Two story office space (FAR: 1.0)	40	32	0	4	3	3	3 Above Moderate	No	1.21 1971 X	High Resource		Yes
Upzone	430 Cambridge Av	94306 12432009	0.14	CC	CC (2)(R)	One story office space (FAR: 1.0)	40	32	0	5	4	4	4 Above Moderate	No	1.33 1958 X	High Resource		Yes
Upzone	456 Cambridge Av	94306 12432012	0.16	CC	CC (2)(R)	One story retail (FAR: 1.0)	40	32	0	6	5	5	5 Above Moderate	No	0.82 1951 X	High Resource		Yes
Upzone	310 N CALIFORNIA AV	94306 12432034	0.27	CC	CC (2)(R)(P)	Two story office space (FAR: 2.0)	40	32	0	10	8	8	Above Moderate	Yes	0.74 1945 X	High Resource		
Upzone	3516 El Camino Real	94301 13708079	0.23	CS	CS	One story office space (FAR: 0.7), surface parking	40	32	0	9	7	7	7 Above Moderate	Yes	0.10 1946 X	High Resource	Yes	Yes
Upzone	4191 EL CAMINO REAL	94301 13246120	0.36	CS	CS	One story dentist and fitness center (FAR: 0.4), Surface parking	40	32	0	14	11	11	Above Moderate	Yes	0.56 1966 X	High Resource	Yes	Yes
Upzone	4195 El Camino Real	94301 13246119	0.35	CS	CS	One story auto-repair (FAR: 0.3), surface parking	40	32	0	14	11	11	Above Moderate	Yes	0.89 1989 X	High Resource	Yes	Yes
Upzone	4232 El Camino Real	94301 16708036	0.43	CS	CS	One story preschool (FAR: 0.5), surface parking	40	32	0	17	13	13	Above Moderate	Yes	1.08 1954 X	High Resource	Yes	Yes
Upzone	805 EL CAMINO REAL	94301 12033012	0.24	CS	CS	One story medcial offices (FAR: 0.5)	40	32	0	9	7	7	7 Above Moderate	No	0.56 1940 X	High Resource	Yes	
Upzone	825 EL CAMINO REAL	94301 12033011	0.20	CS	CS	One story medcial offices (FAR: 0.5), surface parking	40	32	0	8	6	6	6 Above Moderate	No	0.37 1955 X	High Resource	Yes	
Upzone	3339 EL CAMINO REAL	94306 13239074	0.36	CS	CS	One												

Upzone	2401 EL CAMINO REAL	94306 12433061	0.24	CC	CC	One story Bank (FAR: 0.5), surface parking	40	32	0	9	7	7 Above Moderate	Yes	0.56	1975 X	High Resource
Upzone	855 EL CAMINO REAL	94301 12034014	0.44	CC	CC	Surface parking	40	32	0	17	14	14 Above Moderate	Yes	0.00	1958 X	High Resource
Upzone	ENCINA AV	94301 12034003	0.25	CC	CC	Surface parking	40	32	0	10	8	8 Above Moderate	No	0.00	0 X	High Resource
Upzone			17.80									491				
Upzone - Total			62.40									1657				

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ATTACHMENT B
Caltrain Station Sites

Category/Strategy	Site Address or Street	Zip Code	APN	Acres	General Plan	Zoning	Current Use	Minimum Density Allowed (du/ac)	Maximum Density Allowed (du/ac)	Realistic Allowable Density (du/ac)	Existing Units	Maximum Capacity	Realistic Capacity	Potential Minus Existing	Income Category	Publicly Owned	Included in 5th Cycle HE	ILR	Year Built	Floodzone	TCAC Opportunity Area	WG Member Who Recommended Site	Retail Preservation	Within 150' Buffer	Historic Resource Status	Notes
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	PARK BL	94306	13232043	1.38	MF	RM-30	Surface Parking	16	40	32	0	55	44	44	Lower	No		1950			High Resource					
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	2400 EL CAMINO REAL	94306	14220012	0.75	CS	CS (AS1)	One story bank (FAR: 0.2), surface parking		32	32	0	30	24	24	Lower	No	1.01	0			High Resource	Yes		Yes		
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	2673 EL CAMINO REAL	94306	13236077	0.64	CN	CN	One story restaurant and retail (FAR: 0.3), surface parking		32	32	0	25	20	20	Lower	Yes	0.59	1970			High Resource			Yes		
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	2310 EL CAMINO REAL	94306	13701129	0.76	CN	CN	One story restaurant (FAR: 0.4), surface parking		32	32	0	30	24	24	Lower	Yes	1.39	1924			High Resource			Yes		
Between 1/4 and 1/2 Mile from Downtown Station	300 HAMILTON AV	94301	12016096	0.75	CC	CD-C (P), PF	Five story office building (FAR: 1.2), surface parking		40	32	0	30	24	24	Lower	No	1.49	0			High Resource					
Between 1/4 and 1/2 Mile from Downtown Station	530 LYTTON AV	94301	12003070	0.67	CC	CD-C (P)	Four story office building (FAR: 0.8)		40	32	0	26	21	21	Lower	No		1906			High Resource			Yes		
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	Cambridge ave	94306	12432050	0.65	CC	PF(R)	Parking structure		40	32	0	25	20	20	Lower	No		1910			High Resource					
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	3197 PARK BL	94306	13226076	0.59	LI	GM	One story office space (FAR: 0.6), surface parking		40	32	0	23	18	18	Lower	No	1.43	0			High Resource			Yes		
1/4 Mile from California Ave. or San Antonio Station	156 N CALIFORNIA AV	94306	12428045	1.14	CC	CC (2)(R)(P)	One story grocery store (FAR: 0.4), surface parking		50	40	0	57	45	45	Lower	Yes	0.30	1950			High Resource			Yes		
1/4 Mile from California Ave. or San Antonio Station	150 GRANT AV	94306	12429020	0.60	CC	CC (2)(R)	One story office space (FAR: 0.5), surface parking		50	40	0	29	23	23	Lower	No	0.23	1979			High Resource			Yes		
1/4 Mile from California Ave. or San Antonio Station	NITA AV	94306	14709056	1.25	RO	ROLM	Surface Parking		50	40	0	62	50	50	Lower	No		0			High Resource			Yes		
Caltrain Station - Lower Income				9.18										313												
Between 1/4 and 1/2 Mile from Downtown Station	360 FOREST AV	94301	12016070	0.23	MF	RM-40	Residential (2)	31	40	32	2	9	7	5	Moderate	No	1.04	0			High Resource					
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	PARK BL	94306	13232042	0.28	MF	RM-30	Surface Parking	16	40	32	0	11	8	8	Moderate	No		1961			High Resource					
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	2805 EL CAMINO REAL	94306	13237067	0.39	CS	CS	One story retail (FAR: 0.4), surface parking		40	32	0	15	12	12	Moderate	No	0.92	1946			High Resource	Yes		Yes		
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	2951 EL CAMINO REAL	94306	13237052	0.33	CS	CS	One story office space (FAR: 0.3), surface parking		40	32	0	13	10	10	Moderate	No	0.63	0			High Resource	Yes		Yes		
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	1895 EL CAMINO REAL	94306	12430060	0.48	CN	CN	Two story office space (FAR: 1.0), surface parking		40	32	0	19	15	15	Moderate	No	1.50	0			High Resource			Yes		
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	1895 EL CAMINO REAL	94306	12430061	0.16	CN	CN	Two story office space (FAR: 1.0), surface parking		40	32	0	6	5	5	Moderate	No	1.49	0			High Resource			Yes		
Between 1/4 and 1/2 Mile from Downtown Station	305 LYTTON AV	94301	12014101	0.23	CC	CD-C (P)	Two story office space (FAR: 1.2), surface parking		40	32	0	9	7	7	Moderate	No	1.14	1980			High Resource			Yes		
Between 1/4 and 1/2 Mile from Downtown Station	321 HAMILTON AV	94301	12015090	0.23	CC	CD-C (GF)(P)	One story restaurant and retail (FAR: 1.0)		40	32	0	9	7	7	Moderate	No	0.75	1947			High Resource			Yes		
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	490 CALIFORNIA AV	94306	12432046	0.33	CC	CC (2)(R)(P)	Three store office space and retail (FAR: 1.2)		40	32	0	13	10	10	Moderate	No	1.30	1955			High Resource					
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	447 N CALIFORNIA AV	94306	12433016	0.13	CC	CC (2)(R)(P)	One story restaurant (FAR: 0.5), surface parking		40	32	0	5	4	4	Moderate	No	0.57	1900			High Resource			Deemed NOT eligible for the CRHR or the NRHP in 1998		
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	451 N CALIFORNIA AV	94306	12433015	0.11	CC	CC (2)(R)(P)	One story restaurant (FAR: 0.5), surface parking		40	32	0	4	3	3	Moderate	No	0.45	1962			High Resource					
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	441 N CALIFORNIA AV	94306	12433017	0.14	CC	CC (2)(R)(P)	One story restaurant (FAR: 0.5), surface parking		40	32	0	5	4	4	Moderate	No	0.95	1954			High Resource					
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	445 SHERMAN AV	94306	12433043	0.28	CC	CC (2)	Two story office space (FAR: 1.0)		40	32	0	11	8	8	Moderate	No	0.61	1975			High Resource			Yes		
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	2455 EL CAMINO REAL	94306	12433008	0.38	CC	CC (2)	Two story lodging (FAR: 0.7), surface parking		40	32	0	15	12	12	Moderate	No	0.10	1970			High Resource					
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	YALE ST	94306	13701078	0.14	CN	CN	Surface Parking		40	32	0	5	4	4	Moderate	No		1958			High Resource			Yes		
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	577 COLLEGE AV	94306	13701125	0.44	CN	CN	Two story office space (FAR: 0.8), surface parking		40	32	0	17	13	13	Moderate	Yes	1.24	1958			High Resource			Yes		
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	2200 EL CAMINO REAL	94306	13701070	0.41	CN	CN	Gas station and convenience store (FAR: 0.2), surface parking		40	32	0	16	13	13	Moderate	Yes	0.19	1990			High Resource					
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	555 COLLEGE AV	94306	13701069	0.48	CN	CN	Single story office space (FAR: 0.5), surface parking		40	32	0	19	15	15	Moderate	No	1.57	1954			High Resource			Yes		
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	2000 EL CAMINO REAL	94306	13701116	0.27	CN	CN	One story restaurant (FAR: 0.4), surface parking		40	32	0	10	8	8	Moderate	Yes	1.14	0			High Resource			Yes		
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	1963 EL CAMINO REAL	94306	12430015	0.28	CN	CN	Gas station and convenience store (FAR: 0.5)		40	32	0	11	9	9	Moderate	Yes	0.05	1950			High Resource			Yes		
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	3241 PARK BL	94306	13226078	0.43	LI	GM	Gas station and convenience store (FAR: 0.3), surface parking		40	32	0	17	13	13	Moderate	No	0.03	1951			High Resource			Yes		
Between 1/4 and 1/2 Mile from Downtown Station	100 ADDISON AV	94301	12030050	0.24	SOFA II CAP	RT-35	One story preschool (FAR: 0.4), surface parking		40	32	0	9	7	7	Moderate	No		1980			High Resource					
1/4 Mile from California Ave. or San Antonio Station	2041 ALMA ST	94301	12419054	0.20	MF	RM-20	Residential (2)	8	50	40	2	10	8	6	Moderate	No	0.90	1954			High Resource					
1/4 Mile from Downtown Station	324 EMERSON ST	94301	12025094	0.13	MF	RM-30	Residential (1)	16	50	40	1	6	5	4	Moderate	No	0.43	1911			High Resource			Deemed NOT eligible for the CRHR or the NRHP in 1998		
1/4 Mile from Downtown Station	318 EMERSON ST	94301	12025093	0.13	MF	RM-30	Residential (1)	16	50	40	1	6	5	4	Moderate	No	0.97	1900			High Resource					
1/4 Mile from California Ave. or San Antonio Station	2151 PARK BL	94306	12427039	0.26	MF	RM-30	Two story office building (FAR: 1.2), surface parking	16	50	40	0	12	10	10	Moderate	Yes	1.05	1958			High Resource					
1/4 Mile from California Ave. or San Antonio Station	2211 PARK BL	94306	12428043	0.35	MF	RM-30	One story office building (FAR: 0.5), surface parking	16	50	40	0	17	13	13	Moderate	Yes	0.33	1956			High Resource					
Caltrain Station - Moderate Income				7.11										218												
Between 1/4 and 1/2 Mile from Downtown Station	221 BRYANT ST	94301	12014011	0.13	MF	RM-20	Residential (1)	8	40	32	1	5	4	3	Above Moderate	No	0.08	1928			High Resource					
Between 1/4 and 1/2 Mile from Downtown Station	197 BRYANT ST	94301	12012022	0.17	MF	RM-20	Residential (2)	8	40	32	2	6	5	3	Above Moderate	No	1.49	0			High Resource					
Between 1/4 and 1/2 Mile from Downtown Station	343 HAWTHORNE AV	94301	12012019	0.25	MF	RM-20	Residential (2)	8	40	32	2	10	8	6	Above Moderate	No	1.35	1959			High Resource					
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	2861 ALMA ST	94306	13226023	0.19	MF	RM-20	Residential (2)	8	40	32	2	7	5	3	Above Moderate	No	0.78	1956			High Resource					
Between 1/4 and 1/2 Mile from Downtown Station	733 RAMONA ST	94301	12027063	0.10	MF	RM-30	Vacant	16	40	32	0	3	3	3	Above Moderate	No		1906			High Resource					
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	Ash St	94306	13236024	0.10	MF	RM-40	Surface Parking	31	40	32	0	3	3	3	Above Moderate	No		0			High Resource					
Between 1/4 and 1/2 Mile from Downtown Station	ENCINA AV	94301	12034013	0.09	CC	CC	Surface Parking		40	32	0	3	2	2	Above Moderate	No		1947			High Resource					
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	425 N CALIFORNIA AV	94306	12433019	0.14	CC	CC (2)(R)(P)	Two story retail (FAR: 1.0)		40	32	0	5	4	4	Above Moderate	No	0.15	0			High Resource			Deemed NOT eligible for the CRHR or the NRHP in 1998		
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	2305 EL CAMINO REAL	94306	12432049	0.11	CC	CC (2)(R)	One story retail (FAR: 1.0)		40	32	0	4	3	3	Above Moderate	No	1.34	1951			High Resource					
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	463 CALIFORNIA AV	94306	12433013	0.13	CC	CC (2)(R)(P)	One story restaurant (FAR: 0.5)		40	32	0	5	4	4	Above Moderate	No	0.02	1953			High Resource					
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	461 N CALIFORNIA AV	94306	12433014	0.13	CC	CC (2)(R)(P)	One story restaurant (FAR: 0.5)		40	32	0	5	4	4	Above Moderate	No	0.83	1953			High Resource					
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	415 CAMBRIDGE AV	94306	12432052	0.13	CC	CC (2)(R)	Two story vacant office building (FAR: 0.8)		40	32	0	5	4	4	Above Moderate	No	0.87	0			High Resource					
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	440 N CALIFORNIA AV	94306	12432041	0.14	CC	CC (2)(R)(P)	One story retail (FAR: 0.9)		40	32	0	5	4	4	Above Moderate	No	0.22	1959			High Resource					
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	576 CAMBRIDGE AV	94306	13701075	0.19	CN	CN	Two store office space (FAR: 0.8)		40	32	0	7	6	6	Above Moderate	No	1.21	1958			High Resource			Yes		
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	2001 EL CAMINO REAL	94306	12431025	0.18	CN	CN	One story retail (FAR: 0.4)		40	32	0	7	5	5	Above Moderate	No	0.18	1953			High Resource			Yes		
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	280 LAMBERT AV	94306	13238043	0.09	CS	CS	Surface Parking		40	32	0	3	2	2	Above Moderate	No		0			High Resource			Yes		
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	2904 ASH ST	94306	13237041	0.18	LI	GM	One story office space (FAR: 0.5), surface parking		40	32	0	7	5	5	Above Moderate	No	0.73	1998			High Resource			Yes		
Between 1/4 and 1/2 Mile from Downtown Station	160 HOMER AV	94301	12028005	0.14	SOFA II CAP	RT-35	Surface Parking		40	32	0	5	4	4	Above Moderate	No	0.03	1961			High Resource					
Between 1/4 and 1/2 Mile from Downtown Station	145 ADDISON AV	94301	12028094	0.18	SOFA II CAP	RT-35	One story office space (FAR: 0.4), surface parking		40	32	0	7	5	5	Above Moderate	No	0.77	1950			High Resource			Deemed NOT eligible for the CRHR or the NRHP in 1998		
Between 1/4 and 1/2 Mile from Downtown Station	828 BRYANT ST	94301	12028018	0.																						

1/4 Mile from Downtown Station	420 RAMONA ST	94301 12026013	0.10	CC	CD-C (P)	One story bank (FAR: 1.0)	50	40	0	5	4	4	Above Moderate	No	1.50	1951	High Resource		
1/4 Mile from Downtown Station	640 RAMONA ST	94301 12027015	0.12	CC	CD-C (P)	One story restaurant (FAR: 0.9)	50	40	0	5	4	4	Above Moderate	No	1.00	1910	High Resource		
1/4 Mile from Downtown Station	635 HIGH ST	94301 12027034	0.12	CC	CD-C (P)	One story office space (FAR: 0.8)	50	40	0	5	4	4	Above Moderate	No	0.08	1946	High Resource	Yes	
1/4 Mile from Downtown Station	203 FOREST AV	94301 12027018	0.11	CC	CD-C (GF)(P)	One story restaurant (FAR: 0.8)	50	40	0	5	4	4	Above Moderate	No	0.30	1958	High Resource	Yes	
1/4 Mile from Downtown Station	647 EMERSON ST	94301 12027019	0.11	CC	CD-C (GF)(P)	One story restaurant (FAR: 0.8)	50	40	0	5	4	4	Above Moderate	No	0.35	1920	High Resource	Yes	
1/4 Mile from Downtown Station	644 EMERSON ST	94301 12027027	0.11	CC	CD-C (GF)(P)	Two story office space (FAR: 1.0)	50	40	0	5	4	4	Above Moderate	No	1.12	1962	High Resource		
1/4 Mile from Downtown Station	532 BRYANT ST	94301 12026062	0.11	CC	CD-C (GF)(P)	One story retail (FAR: 0.9)	50	40	0	5	4	4	Above Moderate	No	1.24	1950	High Resource		
1/4 Mile from Downtown Station	117 UNIVERSITY AV	94301 12026039	0.10	CC	CD-C (P)	Two story office space (FAR: 1.0)	50	40	0	5	4	4	Above Moderate	No	0.38	1928	High Resource	Yes	
1/4 Mile from Downtown Station	412 EMERSON ST	94301 12026106	0.15	CC	CD-C (GF)(P)	One story restaurant (FAR: 0.9)	50	40	0	7	6	6	Above Moderate	No	0.50	1958	High Resource		
1/4 Mile from Downtown Station	291 ALMA ST	94301 12025056	0.13	CC	CD-N (P)	One story office building (FAR: 0.5)	50	40	0	6	5	5	Above Moderate	No	0.01	1959	High Resource		
1/4 Mile from Downtown Station	247 HIGH ST	94301 12025044	0.09	CC	CD-N (P)	One story dentist office (FAR: 0.8)	50	40	0	4	3	3	Above Moderate	No	1.37	1915	High Resource	Yes	
1/4 Mile from Downtown Station	251 HIGH ST	94301 12025043	0.19	CC	CD-N (P)	One story office building (FAR: 0.8)	50	40	0	9	7	7	Above Moderate	No	1.32	1956	High Resource	Yes	
1/4 Mile from Downtown Station	328 HIGH ST	94301 12025106	0.13	CC	CD-N (P)	Two story office space (FAR: 0.5), surface parking	50	40	0	6	5	5	Above Moderate	No	0.03	1936	High Resource	Yes	
1/4 Mile from Downtown Station	316 HIGH ST	94301 12025105	0.13	CC	CD-N (P)	Surface Parking	50	40	0	6	5	5	Above Moderate	No	0.04	1900	High Resource	Yes	
Caltrain Station - Above Moderate Income							8.54											267	
Caltrain Station - Total							24.83											798	

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ATTACHMENT B
Transit Corridor Sites

Category/Strategy	Site Address or Street	Zip Code	APN	Acres	General Plan	Zoning	Current Use	Minimum Density Allowed (du/ac)	Maximum Density Allowed (du/ac)	Realistic Allowable Density (du/ac)	Existing Units	Maximum Capacity	Realistic Capacity	Potential Minus Existing	Income Category	Publicly Owned	Included in 5th Cycle HE	ILR	Year Built	Floodzone	TCAC Opportunity Area	WG Member Who Recommended Site	Retail Preservation	Within 150' Buffer	Historic Resource Status	Notes
1/2 Mile of Frequent Bus Routes	MAYBELL AV	94306	13724045	0.56	CN	RM-20	Surface parking	8	40	32	0	22	17	17	Lower	No	0.02				High Resource					
1/2 Mile of Frequent Bus Routes	561 VISTA AV	94306	13737004	0.65	MF	RM-30	Faith-based institution	16	40	32	0	25	20	20	Lower	No	0.03	1975			High Resource					
1/2 Mile of Frequent Bus Routes	4170 EL CAMINO REAL	94306	13724046	1.01	CS	CS	One story grocery store (FAR: 0.5), surface parking		40	32	0	40	32	32	Lower	No	1.01	1996			High Resource		Yes	Yes		
1/2 Mile of Frequent Bus Routes	3150 EL CAMINO REAL	94306	14220054	0.75	CS	CS	One story Restaurant (FAR: 0.3), surface parking		40	32	0	30	24	24	Lower	No	0.65	1969			High Resource		Yes			
Frequent Bus Routes - Lower Income				2.97										93												
1/2 Mile of Frequent Bus Routes	126 LOWELL AV	94301	12417042	0.17	MF	RM-20	Residential (1)	8	40	32	1	6	5	4	Moderate	No	0.13	1994			High Resource					
1/2 Mile of Frequent Bus Routes	120 LOWELL AV	94301	12417041	0.17	MF	RM-20	Residential (1)	8	40	32	1	6	5	4	Moderate	No	0.42	1988			High Resource					
1/2 Mile of Frequent Bus Routes	114 LOWELL AV	94301	12417040	0.17	MF	RM-20	Residential (1)	8	40	32	1	6	5	4	Moderate	No	0.45	1985			High Resource					
1/2 Mile of Frequent Bus Routes	ARASTRADERO RD	94306	13724019	0.23	CS	CS (AD)	One story auto dealership (FAR: 0.4), surface parking		40	32	0	9	7	7	Moderate	No					High Resource			Yes		
1/2 Mile of Frequent Bus Routes	EL CAMINO REAL	94304	14220079	0.19	CS	CS	Vacant		40	32	0	7	6	6	Moderate	No					High Resource		Yes			
1/2 Mile of Frequent Bus Routes	3265 EL CAMINO REAL	94306	13238020	0.17	CS	CS	Surface parking, vacant		40	32	0	6	5	5	Moderate	No	0.00	1960			High Resource		Yes			
1/2 Mile of Frequent Bus Routes	3160 EL CAMINO REAL	94306	14220055	0.29	CS	CS	Residential (2)		40	32	2	11	9	7	Moderate	No	0.15	1950			High Resource		Yes			
1/2 Mile of Frequent Bus Routes	3780 EL CAMINO REAL	94306	13711098	0.24	CN	CN	One story retail (FAR: 0.4)		40	32	0	9	7	7	Moderate	Yes	0.13	1950			High Resource			Yes		
1/2 Mile of Frequent Bus Routes	4113 EL CAMINO REAL	94306	13246116	0.21	CN	CN	One story restaurant (FAR: 0.4)		40	32	0	8	6	6	Moderate	No	1.09	1990			High Resource			Yes		
1/2 Mile of Frequent Bus Routes	4115 EL CAMINO REAL	94306	13246100	0.35	CN	CN	Vacant		40	32	0	14	11	11	Moderate	No	1.04	1965			High Resource			Yes		
1/2 Mile of Frequent Bus Routes	3585 EL CAMINO REAL	94306	13240058	0.14	CN	CN	Misc. use		40	32	0	5	4	4	Moderate	No	0.32	1946			High Resource			Yes		Deemed NOT eligible for the CRHR or the NRHP in 1998
1/2 Mile of Frequent Bus Routes	3960 EL CAMINO REAL	94306	13711080	0.11	CN	CN	One story office space (FAR: 0.8)		40	32	0	4	3	3	Moderate	No	0.62	1952			High Resource			Yes		
1/2 Mile of Frequent Bus Routes	3924 EL CAMINO REAL	94306	13711084	0.16	CN	CN	Commercial (FAR: 0.98) office space		40	32	0	6	5	5	Moderate	No	0.57	1934			High Resource			Yes		
1/2 Mile of Frequent Bus Routes	3916 EL CAMINO REAL	94306	13711087	0.16	CN	CN	Auto dealership (0.4), surface parking		40	32	0	6	5	5	Moderate	No	0.34	1963			High Resource			Yes		
1/2 Mile of Frequent Bus Routes	3878 EL CAMINO REAL	94306	13711082	0.11	CN	CN	One story restaurant (FAR: 0.5), surface parking		40	32	0	4	3	3	Moderate	No	0.85	1940			High Resource			Yes		
1/2 Mile of Frequent Bus Routes	3876 EL CAMINO REAL	94306	13711081	0.11	CN	CN	One story retail (FAR: 0.8)		40	32	0	4	3	3	Moderate	No	1.18	1960			High Resource			Yes		
1/2 Mile of Frequent Bus Routes	3870 EL CAMINO REAL	94306	13711077	0.12	CN	CN	One story retail (FAR: 0.8)		40	32	0	4	3	3	Moderate	No	0.93	1963			High Resource			Yes		
1/2 Mile of Frequent Bus Routes	3864 EL CAMINO REAL	94306	13711089	0.18	CN	CN	One story restaurant (FAR: 0.5)		40	32	0	7	5	5	Moderate	No	1.19	1956			High Resource			Yes		
Frequent Bus Routes - Moderate Income				3.31										92												
1/2 Mile of Frequent Bus Routes	4101 WISTERIA LN	94306	13737031	0.10	MF	RM-20	Residential (1)	8	40	32	1	3	3	2	Above Moderate	No	1.25	1999			High Resource					
1/2 Mile of Frequent Bus Routes	16 CHURCHILL AV	94306	12424026	0.14	MF	RM-20	Residential (1)	8	40	32	1	5	4	3	Above Moderate	No	0.20	1945			High Resource					Deemed NOT eligible for the CRHR or the NRHP in 1998
1/2 Mile of Frequent Bus Routes	12 CHURCHILL AV	94306	12424025	0.14	MF	RM-20	Residential (2)	8	40	32	2	5	4	2	Above Moderate	No	0.09	1945			High Resource					Deemed NOT eligible for the CRHR or the NRHP in 1998
1/2 Mile of Frequent Bus Routes	22 CHURCHILL AV	94306	12424027	0.14	MF	RM-20	Residential (1)	8	40	32	1	5	4	3	Above Moderate	No	0.73	1945			High Resource					Deemed NOT eligible for the CRHR or the NRHP in 1998
1/2 Mile of Frequent Bus Routes	211 MANZANITA AV	94306	12424008	0.14	MF	RM-20	Residential (1)	8	40	32	1	5	4	3	Above Moderate	No	0.99	1937			High Resource					Deemed NOT eligible for the CRHR or the NRHP in 1998
1/2 Mile of Frequent Bus Routes	105 LOWELL AV	94301	12417035	0.11	MF	RM-20	Residential (1)	8	40	32	1	4	3	2	Above Moderate	No	0.11	1948			High Resource					
1/2 Mile of Frequent Bus Routes	Lambert Avenue	94306	13238018	0.23	CS	CS	Surface parking		40	32	0	9	7	7	Above Moderate	No	0.03	1955			High Resource		Yes			
1/2 Mile of Frequent Bus Routes	3897 EL CAMINO REAL	94306	13241086	0.36	CS	CS	One story car wash (FAR: 0.2)		40	32	0	14	11	11	Above Moderate	No	0.52	2000			High Resource		Yes	Yes		
1/2 Mile of Frequent Bus Routes	4143 EL CAMINO WY	94306	13246077	0.11	CN	CN	Residential (1)		40	32	1	4	3	2	Above Moderate	No	0.88	1940			High Resource			Yes		
1/2 Mile of Frequent Bus Routes	EL CAMINO REAL	94306	13711074	0.12	CN	CN	Surface parking		40	32	0	4	3	3	Above Moderate	No					High Resource			Yes		
1/2 Mile of Frequent Bus Routes	3760 EL CAMINO REAL	94306	13711079	0.12	CN	CN	Surface parking		40	32	0	4	3	3	Above Moderate	No	0.04				High Resource			Yes		
1/2 Mile of Frequent Bus Routes	3505 EL CAMINO REAL	94306	13240060	0.14	CN	CN	Two story office space (FAR: 0.3)		40	32	0	5	4	4	Above Moderate	No	1.26	1950			High Resource			Yes		
1/2 Mile of Frequent Bus Routes	3545 EL CAMINO REAL	94306	13240063	0.14	CN	CN	One story retail (FAR: 0.4)		40	32	0	5	4	4	Above Moderate	No	1.34	1969			High Resource			Yes		
1/2 Mile of Frequent Bus Routes	4117 EL CAMINO REAL	94306	13246105	0.16	CN	CN	One story office space (FAR: 0.2), surface parking		40	32	0	6	5	5	Above Moderate	No	0.85	1983			High Resource			Yes		
1/2 Mile of Frequent Bus Routes	4131 EL CAMINO WY	94306	13244010	0.16	CN	CN	One story restaurant (FAR: 0.4) surface parking		40	32	0	6	5	5	Above Moderate	No	0.43	1956			High Resource			Yes		
1/2 Mile of Frequent Bus Routes	4125 EL CAMINO WY	94306	13244012	0.18	CN	CN	One story art school (FAR: 0.7)		40	32	0	7	5	5	Above Moderate	No	1.11	1955			High Resource			Yes		
1/2 Mile of Frequent Bus Routes	EL CAMINO WY	94306	13244090	0.09	CN	CN	Surface parking		40	32	0	3	2	2	Above Moderate	No		1900			High Resource			Yes		
1/2 Mile of Frequent Bus Routes	3487 EL CAMINO REAL	94306	13239078	0.20	CN	CN	Two story retail (FAR: 0.8), surface parking		40	32	0	7	6	6	Above Moderate	No	0.60	1963			High Resource			Yes		
1/2 Mile of Frequent Bus Routes	3457 EL CAMINO REAL	94306	13239077	0.15	CN	CN	One story retail (FAR: 0.6)		40	32	0	6	4	4	Above Moderate	No	1.11	1950			High Resource			Yes		
1/2 Mile of Frequent Bus Routes	3944 EL CAMINO REAL	94306	13711085	0.22	CN	CN	Two story office space (FAR: 0.5)		40	32	0	8	7	7	Above Moderate	No	0.49	1987			High Resource			Yes		
1/2 Mile of Frequent Bus Routes	4123 EL CAMINO REAL	94306	13246103	0.20	CN	CN	One story restaurant (FAR: 0.3)surface parking		40	32	0	8	6	6	Above Moderate	No	0.64	1960			High Resource			Yes		
Frequent Bus Routes - Above Moderate Income				3.36										89												
Frequent Bus Routes - Total				9.64										274												

ATTACHMENT B
Faith Based Institution Sites

Category/Strategy	Site Address or Street	Zip Code	APN	Acres	General Plan	Zoning	Current Use	Minimum Density Allowed (du/ac)	Maximum Density Allowed (du/ac)	Realistic Allowable Density (du/ac)	Existing Units	Maximum Capacity	Realistic Capacity	Potential Minus Existing	Income Category	Publicly Owned	Included in 5th Cycle HE	ILR	Year Built	Floodzone	TCAC Opportunity Area	WG Member Who Recommended Site	Retail Preservation	Within 150' Buffer	Historic Resource Status	Notes
Faith-Based Institutions (surface parking/vacant space)	1985 Louis Rd	94303	00350022	1.09	SF	R-1	Faith-based insitution			30	24	0	32	26	26	Lower	No				High Resource			Yes	Category 2; Professorsville (Designation applies to 457 building only)	
Faith-Based Institutions (surface parking/vacant space)	1140 Cowper St	94301	12018048	0.61	SF	R-1	Faith-based insitution			30	24	0	18	14	14	Lower	No				High Resource			Yes		
Faith-Based Institutions (surface parking/vacant space)	2890 Middlefield Rd	94306	13203193	0.76	SF	R-1	Faith-based insitution			30	24	0	22	18	18	Lower	No				High Resource			Yes		
Faith-Based Institutions (surface parking/vacant space)	3149 Waverley St	94306	13220161	0.69	SF	R-1	Faith-based insitution			30	24	0	20	16	16	Lower	No				High Resource			Yes		
Faith-Based Institutions (surface parking/vacant space)	3505 Middlefield Rd	94306	12747042	1.50	SF	R-1	Faith-based insitution			30	24	0	45	36	36	Lower	No				High Resource			Yes		
Faith-Based Institutions - Lower Income				4.65										110												
Faith-Based Institutions (surface parking/vacant space)	625 Hamilton Ave	94301	12003056	0.21	MF	RM-40	Faith-based insitution	31		30	24	0	6	5	5	Moderate	No				High Resource			Yes	Deemed NOT eligible for the CRHR or the NRHP in 1998	
Faith-Based Institutions (surface parking/vacant space)	2490 Middlefield Rd	94301	13201083	0.46	SF	R-1	Faith-based insitution			30	24	0	13	11	11	Moderate	No				High Resource			Yes		
Faith-Based Institutions (surface parking/vacant space)	687 Arastradero Rd	94306	16704013	0.26	SF	R-1	Faith-based insitution			30	24	0	7	6	6	Moderate	No				High Resource			Yes		
Faith-Based Institutions (surface parking/vacant space)	865 Stanford Ave	94306	13702088	0.46	SF	R-1	Faith-based insitution			30	24	0	13	11	11	Moderate	No				High Resource			Yes		
Faith-Based Institutions (surface parking/vacant space)	1611 Standford Ave	94306	13707040	0.21	SF	R-1	Faith-based insitution			30	24	0	6	5	5	Moderate	No				High Resource			Yes		
Faith-Based Institutions - Moderate Income				1.60											38											
Frequent Bus Routes - Total				6.25											148											

ATTACHMENT B
City Owned Parking Lot Sites

Category/Strategy	Site Address or Street	Zip Code	APN	Acres	General Plan	Zoning	Current Use	Minimum Density Allowed (du/ac)	Maximum Density Allowed (du/ac)	Realistic Allowable Density (du/ac)	Existing Units	Maximum Capacity	Realistic Capacity	Potential Minus Existing	Income Category	Publicly Owned	Included in 5th Cycle HE	ILR	Year Built	Floodzone	TCAC Opportunity Area	WG Member Who Recommended Site	Retail Preservation	Within 150' Buffer	Historic Resource Status	Notes
Downtown City Parking Lot	HIGH ST	94301	12026027	0.54	CC	PF	Surface parking		50	40	0	27	21	21	Lower	City Owned	No				High Resource					
Downtown City Parking Lot	LYTTON AVE	94301	12014088	0.85	CC	PF	Surface parking		50	40	0	42	34	34	Lower	City Owned	No				High Resource					
Downtown City Parking Lot	HAMILTON AVE	94301	12015086	0.64	CC	PF	Surface parking		50	40	0	32	25	25	Lower	City Owned	No				High Resource					
Downtown City Parking Lot	COWPER ST	94301	12015073	0.67	CC	PF	Surface parking		50	40	0	33	26	26	Lower	City Owned	No				High Resource					
California Ave. City Parking Lot	SHERMAN AVE	94301	12433007	1.00	CC	PF	Surface parking		50	40	0	50	40	40	Lower	City Owned	No				High Resource					
California Ave. City Parking Lot	CAMBRIDGE AVE	94301	12432055	0.56	CC	PF(R)	Surface parking		50	40	0	28	22	22	Lower	City Owned	No				High Resource					
City Owned Parking Lots - Lower Income				4.26											168											

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ATTACHMENT B

GM and ROLM Sites

Category/Strategy	Site Address or Street	Zip Code	APN	Acres	General Plan	Zoning	Current Use	Minimum Density Allowed (du/ac)	Maximum Density Allowed (du/ac)	Realistic Allowable Density (du/ac)	Existing Units	Maximum Capacity	Realistic Capacity	Potential Minus Existing	Income Category	Publicly Owned	Included in 5th Cycle HE	ILR	Year Built	Floodzone	TCAC Opportunity Area	WG Member Who Recommended Site	Retail Preservation	Within 150' Buffer	Historic Resource Status	Notes		
WG Suggestions (GM & ROLM)	950 INDUSTRIAL ST	94303	14701061	0.54	LI	GM	One story office space (FAR: 0.3), surface parking		40	32	0	21	17	17	Lower	No	0.37	1972	AE10.5		High Resource	Keith Reckdahl, Arthur Keller						
WG Suggestions (GM & ROLM)	923 INDUSTRIAL AV	94303	14701048	0.60	LI	GM	One story office space (FAR: 0.5), surface parking		40	32	0	24	19	19	Lower	No	1.16	1956	AE10.5		High Resource	Keith Reckdahl, Arthur Keller						
WG Suggestions (GM & ROLM)	937 INDUSTRIAL AV	94303	14701086	0.57	LI	GM	Two story office space (FAR: 1.0), surface parking		40	32	0	22	18	18	Lower	No	0.21	1957	AE10.5		High Resource	Keith Reckdahl, Arthur Keller						
WG Suggestions (GM & ROLM)	990 COMMERCIAL ST	94303	14701041	0.79	LI	GM	Two story office space (FAR: 0.8), surface parking		40	32	0	31	25	25	Lower	No	1.00	1999	AE10.5		High Resource	Keith Reckdahl, Arthur Keller						
WG Suggestions (GM & ROLM)	4030 FABIAN WY	94303	12715010	0.55	LI	GM	Two story office space (FAR: 1.2), surface parking		40	32	0	22	17	17	Lower	No	0.93	1959	X		High Resource	Keith Reckdahl						
WG Suggestions (GM & ROLM)	TRANSPORT ST	94303	14702017	0.66	LI	GM	Surface parking		40	32	0	26	21	21	Lower	No	0.00	N/A	AE10.5		High Resource	Keith Reckdahl						
WG Suggestions (GM & ROLM)	1001 San Antonio Rd	94303	98486003	1.84	LI	GM	Garden retail		40	32	0	73	58	58	Lower	No	0.00	N/A	X		High Resource	Keith Reckdahl						
WG Suggestions (GM & ROLM)	3940 Fabian Wy	94303	12737023	1.27	LI	GM	Two story office space (FAR: 0.8), surface parking		40	32	0	50	40	40	Lower	No	0.51	1991	AE10.5		High Resource	Keith Reckdahl						
WG Suggestions (GM & ROLM)	3960 Fabian Wy	94303	12737019	0.68	LI	GM	One story vacant office space (FAR: 0.5), surface parking		40	32	0	27	21	21	Lower	No	0.45	1995	AE10.5		High Resource	Keith Reckdahl						
WG Suggestions (GM & ROLM)	3980 Fabian Wy	94303	12737018	0.69	LI	GM	One story vacant office space (FAR: 0.5), surface parking		40	32	0	27	22	22	Lower	No	1.01	1995	AE10.5		High Resource	Keith Reckdahl						
WG Suggestions (GM & ROLM)	811 E Charleston Rd	94303	12737016	0.54	LI	GM	One story auto repair (FAR: 0.2), surface parking		40	32	0	21	17	17	Lower	No	0.21	1972	AE10.5		High Resource	Keith Reckdahl						
WG Suggestions (GM & ROLM)	4045 TRANSPORT ST	94303	14701070	0.54	LI	GM	One story office space (FAR: 0.8), surface parking		40	32	0	21	17	17	Lower	No	1.26	1957	AE10.6		High Resource	Keith Reckdahl						
WG Suggestions (GM & ROLM)	4007 TRANSPORT ST	94303	14701097	0.54	LI	GM	One story office space (FAR: 0.8), surface parking		40	32	0	21	17	17	Lower	No	1.26	1957	AE10.5		High Resource	Keith Reckdahl						
WG Suggestions (GM & ROLM)	4083 TRANSPORT ST	94303	14701116	0.51	LI	GM	Two story office space (FAR: 1.0), surface parking		40	32	0	20	16	16	Lower	No	1.50	1980	AE10.5		Keith Reckdahl							
WG Suggestions (GM & ROLM)	1035 E Meadow Circle	94303	12710056	1.00	RO	ROLM	One story office space (FAR: 0.5), surface parking		40	32	0	40	32	32	Lower	No	0.54	2014	AE10.5		High Resource	Keith Reckdahl						
WG Suggestions (GM & ROLM)	1051 E Meadow Circle	94303	12710082	1.07	RO	ROLM	One story office space (FAR: 0.5), surface parking		40	32	0	42	34	34	Lower	No	0.42	2014	AE10.5		High Resource	Keith Reckdahl						
WG Suggestions (GM & ROLM)	1053 E MEADOW CL	94303	12710081	1.60	RO	ROLM	One story office space (FAR: 0.5), surface parking		40	32	0	64	51	51	Lower	No	0.42	1970	AE10.5		High Resource	Keith Reckdahl						
WG Suggestions (GM & ROLM)	1085 E Meadow Circle	94303	12710110	1.43	RO	ROLM	One story office space (FAR: 0.4), surface parking		40	32	0	57	45	45	Lower	No	0.28	1975	AE10.5		High Resource	Keith Reckdahl						
WG Suggestions (GM & ROLM)	3600 W Bayshore Rd	94303	12710076	2.08	RO	ROLM	Two story office space (FAR: 0.5), surface parking		40	32	0	83	66	66	Lower	No	1.12	1990	AE10.5		High Resource	Keith Reckdahl						
WG Suggestions (GM & ROLM)	3500 W Bayshore Rd	94303	12736031	1.40	RO	ROLM	Two story office space (FAR: 0.8), surface parking		40	32	0	56	44	44	Lower	No	0.84	1980	AE10.5		High Resource	Keith Reckdahl						
WG Suggestions (GM & ROLM)	3460 W Bayshore Rd	94303	12736029	1.49	RO	ROLM	Two story office space (FAR: 0.5), surface parking		40	32	0	59	47	47	Lower	No	1.00	1970	AE10.5		High Resource	Keith Reckdahl						
WG Suggestions (GM & ROLM)	3350 W Bayshore Rd	94303	12736040	3.96	RO	ROLM	Two story office space (FAR: 0.5), surface parking, vacant		40	32	0	158	126	126	Lower	No	0.67	1983	AE10.5		High Resource	Keith Reckdahl						
WG Suggestions (GM & ROLM)	1020 E Meadow Circle	94303	12710103	2.50	RO	ROLM	One story office space (FAR: 0.5), surface parking		40	32	0	99	79	79	Lower	No	0.40	1975	AE10.5		High Resource	Keith Reckdahl						
WG Suggestions (GM & ROLM)	1036 E Meadow Circle	94303	12710094	3.06	RO	ROLM	One story office space (FAR: 0.5), surface parking		40	32	0	122	97	97	Lower	No	0.58	1965	AE10.5		High Resource	Keith Reckdahl						
WG Suggestions (GM & ROLM)	1050 E Meadow Circle	94303	12710099	2.62	RO	ROLM	Two story office space (FAR: 0.4), surface parking		40	32	0	104	83	83	Lower	No	0.44	1968	AE10.5		High Resource	Keith Reckdahl						
WG Suggestions (GM & ROLM)	1052 E Meadow Circle	94303	12710084	0.94	RO	ROLM	One story office space (FAR: 0.5), surface parking		40	32	0	37	30	30	Lower	No	0.48	1969	AE10.5		High Resource	Keith Reckdahl						
WG Suggestions (GM & ROLM)	1060 E Meadow Circle	94303	12710049	1.13	RO	ROLM	One story office space (FAR: 0.5), surface parking		40	32	0	45	36	36	Lower	No	0.77	1964	AE10.5		High Resource	Keith Reckdahl						
WG Suggestions (GM & ROLM)	1066 E Meadow Circle	94303	12710050	2.15	RO	ROLM	One story office space (FAR: 0.5), surface parking		40	32	0	85	68	68	Lower	No	0.89	1976	AE10.5		High Resource	Keith Reckdahl						
WG Suggestions (GM & ROLM)	1068 E Meadow Circle	94303	12710051	1.00	RO	ROLM	One story office space (FAR: 0.5), surface parking		40	32	0	40	32	32	Lower	No	0.60	1974	AE10.5		High Resource	Keith Reckdahl						
WG Suggestions (GM & ROLM)	1076 E Meadow Circle	94303	12710072	1.00	RO	ROLM	One story office space (FAR: 0.5), surface parking		40	32	0	40	32	32	Lower	No	0.71	1961	AE10.5		High Resource	Keith Reckdahl						
WG Suggestions (GM & ROLM) - Lower Income											38.74														1227			
WG Suggestions (GM & ROLM)	951 Commercial St	94303	14701095	0.50	LI	GM	One story office space (FAR: 0.8), surface parking		40	32	0	20	16	16	Moderate	No	0.72	1957	AE10.5		High Resource	Keith Reckdahl						
WG Suggestions (GM & ROLM)	937 Commercial St	94303	14701023	0.32	LI	GM	One story office space (FAR: 0.8), surface parking		40	32	0	12	10	10	Moderate	No	1.00	1956	AE10.5		High Resource	Keith Reckdahl						
WG Suggestions (GM & ROLM)	895 Commercial St	94303	14701025	0.28	LI	GM	One story office space (FAR: 0.8), surface parking		40	32	0	11	8	8	Moderate	No	1.06	1956	AE10.5		High Resource	Keith Reckdahl						
WG Suggestions (GM & ROLM)	855 Commercial St	94303	14701101	0.31	LI	GM	One story office space (FAR: 0.8), surface parking		40	32	0	12	9	9	Moderate	No	0.31	1955	AE10.5		High Resource	Keith Reckdahl						
WG Suggestions (GM & ROLM)	845 Commercial St	94303	14701102	0.24	LI	GM	One story office space (FAR: 0.8), surface parking		40	32	0	9	7	7	Moderate	No	0.78	1959	AE10.5		High Resource	Keith Reckdahl						
WG Suggestions (GM & ROLM)	998 SAN ANTONIO RD	94303	14701011	0.23	LI	GM	Faith based institution		40	32	0	9	7	7	Moderate	No	0.64	1979	AE10.5		High Resource	Arthur Keller						
WG Suggestions (GM & ROLM)	916 SAN ANTONIO AV	94303	14701008	0.33	LI	GM	Two story office space (FAR: 0.4), surface parking		40	32	0	13	10	10	Moderate	No	0.91	1974	AE10.5		High Resource	Keith Reckdahl						
WG Suggestions (GM & ROLM)	900 SAN ANTONIO AV	94303	14701118	0.46	LI	GM	Two story office space (FAR: 0.9), surface parking		40	32	0	18	14	14	Moderate	No	0.94	1986	AE10.5		High Resource	Keith Reckdahl						
WG Suggestions (GM & ROLM)	864 SAN ANTONIO RD	94303	14701104	0.36	LI	GM	One story office space (FAR: 0.5), surface parking		40	32	0	14	11	11	Moderate	No	0.29	1955	AE10.5		High Resource	Keith Reckdahl						
WG Suggestions (GM & ROLM)	856 SAN ANTONIO RD	94303	14701113	0.22	LI	GM	Two story office space (FAR: 0.9), surface parking		40	32	0	8	7	7	Moderate	No	0.61	1957	AE10.5		High Resource	Keith Reckdahl						
WG Suggestions (GM & ROLM)	850 SAN ANTONIO RD	94303	14701112	0.45	LI	GM	Two story office space (FAR: 1.8), surface parking		40	32	0	17	14	14	Moderate	No	1.13	1954	AE10.5		High Resource	Keith Reckdahl						
WG Suggestions (GM & ROLM)	Fabian Wy	94303	12737007	0.45	LI	GM	Two story office space (FAR: 1.0), surface parking		40	32	0	18	14	14	Moderate	No	0.00	N/A	AE10.5		High Resource	Keith Reckdahl						
WG Suggestions (GM & ROLM)	Fabian Wy	94303	12737005	0.40	LI	GM	One story office space (FAR: 0.5), surface parking		40	32	0	16	12	12	Moderate	No	0.00	N/A	AE10.5		High Resource							

WG Suggestions (GM & ROLM)	940 INDUSTRIAL AV	94303	14701060	0.24	LI	GM	Two story office space (FAR: 1.0), surface parking	40	32	0	9	7	7	Above Moderate	No	0.50	1958 AE10.5	High ResourceKeith Reckdahl, Arthur Keller
WG Suggestions (GM & ROLM)	919 INDUSTRIAL AV	94303	14701087	0.24	LI	GM	One story office space (FAR: 0.5), surface parking	40	32	0	9	7	7	Above Moderate	No	1.02	1957 AE10.5	High ResourceKeith Reckdahl, Arthur Keller
WG Suggestions (GM & ROLM)	947 INDUSTRIAL AV	94303	14701085	0.24	LI	GM	One story office space (FAR: 0.7), surface parking	40	32	0	9	7	7	Above Moderate	No	0.75	1957 AE10.5	High ResourceKeith Reckdahl, Arthur Keller
WG Suggestions (GM & ROLM)	949 INDUSTRIAL AV	94303	14701043	0.24	LI	GM	One story office space (FAR: 0.7), surface parking	40	32	0	9	7	7	Above Moderate	No	0.84	1957 AE10.5	High ResourceKeith Reckdahl, Arthur Keller
WG Suggestions (GM & ROLM)	974 COMMERCIAL ST	94303	14701040	0.35	LI	GM	One story office space (FAR: 0.5), surface parking	40	32	0	14	11	11	Above Moderate	No	0.10	1959 AE10.5	High ResourceKeith Reckdahl, Arthur Keller
WG Suggestions (GM & ROLM)	966 COMMERCIAL ST	94303	14701039	0.24	LI	GM	One story office space (FAR: 0.5), surface parking	40	32	0	9	7	7	Above Moderate	No	1.06	1956 AE10.5	High ResourceKeith Reckdahl, Arthur Keller
WG Suggestions (GM & ROLM)	952 COMMERCIAL ST	94303	14701038	0.30	LI	GM	One story office space (FAR: 0.5), surface parking	40	32	0	12	9	9	Above Moderate	No	1.36	1957 AE10.5	High ResourceKeith Reckdahl, Arthur Keller
WG Suggestions (GM & ROLM)	936 COMMERCIAL ST	94303	14701077	0.26	LI	GM	Two story office space (FAR: 1.2), surface parking	40	32	0	10	8	8	Above Moderate	No	0.40	1957 AE10.5	High ResourceKeith Reckdahl, Arthur Keller
WG Suggestions (GM & ROLM)	COMMERCIAL ST	94303	14701114	0.24	LI	GM	Surface parking	40	32	0	9	7	7	Above Moderate	No	0.00	N/A AE10.5	High ResourceKeith Reckdahl, Arthur Keller
WG Suggestions (GM & ROLM)	892 COMMERCIAL ST	94303	14701032	0.24	LI	GM	One story office space (FAR: 0.5), surface parking	40	32	0	9	7	7	Above Moderate	No	1.12	1955 AE10.5	High ResourceKeith Reckdahl, Arthur Keller
WG Suggestions (GM & ROLM)	882 COMMERCIAL ST	94303	14701030	0.40	LI	GM	One story office space (FAR: 0.5), surface parking	40	32	0	16	12	12	Above Moderate	No	1.10	1999 AE10.5	High ResourceKeith Reckdahl, Arthur Keller
WG Suggestions (GM & ROLM)- Above Moderate Income				8.04														244
WG Suggestions (GM & ROLM) - Total				55.19														1727

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Stanford University Sites

Category/Strategy	Site Address or Street	Zip Code	APN	Acres	General Plan	Zoning	Current Use	Minimum Density Allowed (du/ac)	Maximum Density Allowed (du/ac)	Realistic Allowable Density (du/ac)	Existing Units	Maximum Capacity	Realistic Capacity	Potential Minus Existing	Income Category	Publicly Owned	Included in 5th Cycle HE	ILR	Year Built	Floodzone	TCAC Opportunity Area	WG Member Who Recommended Site	Retail Preservation	Within 150' Buffer	Historic Resource Status	Notes
Stanford Sites	Pasteur Drive + 1100 Welch Road		14223026	2.30	MISP;MF	RM-40	Portable structures, surface parking	31	40	32	0			425	Above Moderate		No			X						
			12031021,																							
Stanford Sites	Palo Alto Transit Center		12031010	4.50	MISP	PF	Transit center & hisotric building (MacArthur Park)		30	24	0			180	Above Moderate		No			X						Category 1
Stanford Sites	3128 El Camino Real	94306	14220035,	1.23	CS	CS	One story fast food restaurant (FAR: 0.2), surface parking		30	24	0			220	Above Moderate		Yes	0.94	1974	X						Currently not being considered
Stanford Sites	3300 El Camino Real			2.88					40	32				92												
Stanford Sites- Above Moderate Income				8.03										917												
Stanford Sites - Total				8.03										917												

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Staff Suggested Sites

Category/Strategy	Site Address or Street	Acres	General Plan	Zoning	Current Use	Minimum Density Allowed (du/ac)	Maximum Density Allowed (du/ac)	Realistic Allowable Density (du/ac)	Existing Units	Maximum Capacity	Realistic Capacity	Potential Minus Existing	Income Category	Publicly Owned	Included in 5th Cycle HE	ILR	Year Built	Floodzone	TCAC Opportunity Area	WG Member Who Recommended Site	Retail Preservation	Within 150' Buffer	Historic Resource Status	Notes
Staff Suggested Sites	2951 EL CAMINO REAL	0.33	CS	CS	One story office space (FAR: 0.4), surface parking		40	32		13	11						0.63	1975	X					
Staff Suggested Sites	300 LAMBERT AV	0.32	CS	CS	One story auto repair (FAR: 0.7), surface parking		40	32		13	10						0.94	1970	X					
Staff Suggested Sites	525 CHARLESTON Rd.	0.78	MISP	PF	One story office space (FAR: 0.3), surface parking		40	32		31	25								X					
Staff Suggested Sites	955 ALMA ST	0.24	SOFA II	CART-35	Vacant one story office space (FAR: 0.8)		40	32		10	8						1.65	1947	X					
Staff Suggested Sites	660 University, 511 Byron St.	0.14	MF	RM-15	Two story office space (FAR: 0.4), surface parking		40	32		6	4						2.6	1950	X					
Staff Suggested Sites	980 Middlefield	0.51	MF	PC-2152	One story office space (FAR: 0.8)		40	32		20	16													
Staff Suggested Sites	550 Hamilton	1.32	CC	PC-2545	three story office space (FAR: 0.7), surface parking		40	32		53	42						0.85	1971	X					
Staff Suggested Sites - Above Moderate Income												116	0											
Staff Suggested Sites - Total												0												

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Proposed Reserve List of Sites

Category/Strategy	Site Address or Street	Zip Code	APN	Consolidated	Acres	Potential Minus Existing	Income Category	Publicly Owned	Included in 5th Cycle HE	ILR	Year Built	Floodzone	TCAC Opportunity Area	WG Member Who Recommended Site	Retail Preservation	Within 150' Buffer	Historic Resource Status	Notes	
MFA Sites (No-Rezone)																			
MFA	411 FOREST AV	94301	12016017 JJ		0.20	5	Lower		No	0.50	1905 X		High Resource				Deemed potentially eligible for the CRHR in 1998		
MFA	421 FOREST AV	94301	12016016 JJ		0.31	8	Lower		No	0.45	1939 X		High Resource				Deemed potentially eligible for the CRHR in 1998		
MFA	654 HIGH ST	94301	12027038 PPP		0.32	10	Lower		Yes	1.89	1958 X		High Resource			Yes			
MFA	420 Cowper St	94301	12015013 DD		0.25	8	Lower		Yes	6.80	1952 X		High Resource			Yes			
MFA	469 University Av	94301	12015015 DD		0.34	10	Lower		Yes	1.71	1946 X		High Resource						
MFA	882 Emerson St	94301	12028038 JJJ		0.25	10	Lower		Yes	8.86	1960 X		High Resource						
MFA	728 EMERSON ST	94301	12027074 HHH		0.16	6	Lower		No	0.77	1924 X		High Resource				SOFA II Potential Historic Resource; Deemed potentially eligible for the CRHR in 1998		
MFA	700 Emerson St	94301	12027048 HHH		0.24	9	Lower		Yes	1.55	1989 X		High Resource						
MFA	774 Emerson St	94301	12027075 HHH		0.48	19	Lower		Yes	1.76	1947 X		High Resource						
MFA	930 Emerson St	94301	12028086 KKK		0.25	10	Lower		Yes	2.05	1963 X		High Resource						
MFA - Lower Income					2.80	95													
MFA	330 WAVERLEY ST	94301	12014087		0.17	2	Moderate		No	0.25	1902 X		High Resource				Deemed potentially eligible for the CRHR in 1998		
MFA	2110 YALE ST	94306	13701064		0.32	3	Moderate		No	0.32	1916 X		High Resource				Deemed potentially eligible for the CRHR in 1998		
MFA	616 UNIVERSITY AV	94301	12003039 Q		0.07	2	Moderate		No	0.24	1938 AH47		High Resource						
MFA	600 UNIVERSITY AV	94301	12003038 Q		0.22	7	Moderate		Yes	0.22	1932 AH47		High Resource				Deemed potentially eligible for the CRHR in 1998		
MFA	542 WEBSTER ST	94301	12003060 Z		0.11	2	Moderate		No	0.21	1924 AH46		High Resource				Deemed potentially eligible for the CRHR in 1998		
MFA	523 WEBSTER ST	94301	12003057		0.17	4	Moderate		No	0.18	1918 AH46.3		High Resource				Deemed potentially eligible for the CRHR in 1998		
MFA	419 WAVERLEY ST	94301	12015037 EE		0.09	2	Moderate		No	0.35	1908 X		High Resource			Yes	Deemed potentially eligible for the CRHR in 1998		
MFA	565 HAMILTON AV	94301	12003062 Z		0.17	4	Moderate		No	0.01	1904 AH45.9		High Resource			Yes	Deemed potentially eligible for the CRHR in 1998		
MFA	512 HAMILTON AV	94301	12004002 AA		0.10	3	Moderate		No	0.03	1921 X		High Resource			Yes	Deemed potentially eligible for the CRHR in 1998		
MFA	518 HAMILTON AV	94301	12004003 AA		0.10	2	Moderate		No	0.04	1921 X		High Resource			Yes	Deemed potentially eligible for the CRHR in 1998		
MFA	610 COWPER ST	94301	12016009 II		0.17	5	Moderate		No	0.63	1898 X		High Resource			Yes	Deemed potentially eligible for the CRHR in 1998		
MFA	525 HAMILTON AV	94301	12003065		0.13	4	Moderate		No	1.32	1898 X		High Resource				Deemed potentially eligible for the CRHR in 1998		
MFA	352 UNIVERSITY AV	94301	12015103		0.34	10	Moderate		Yes	2.50	1949 X		High Resource			Yes			
MFA	568 UNIVERSITY AV	94301	12003037		0.22	7	Moderate		Yes	3.45	1961 X		High Resource			Yes			
MFA	150 FOREST AV	94301	12027046		0.37	14	Moderate		Yes	1.64	1929 X		High Resource						
MFA	831 HIGH ST	94301	12028041 JJJ		0.12	4	Moderate		No	1.38	1947 X		High Resource				SOFA II Potential Historic Resource; Deemed potentially eligible for the CRHR in 1998		
MFA	801 HIGH ST	94301	12028003 JJJ		0.13	5	Moderate		Yes	1.55	1935 X		High Resource						
MFA - Moderate Income					3.01	80													
MFA - Total					5.80	175													
WG Suggestions	762 San Antonio Rd	94303	14705102		0.93	22	Lower		No	2.95	1989 X		High Resource	Keith Reckdahl					
WG - Lower Income					0.93	22													
WG Suggestions	2045 El Camino Real	94306	12431022		0.07	1	Moderate		No	1.81	1955 X		High Resource	Keith Reckdahl					
WG Suggestions	461 Page Mill Rd	94306	13237015		0.15	2	Moderate		No	2.62	1972 X		High Resource	Keith Reckdahl					
WG Suggestions	560 College Av	94306	13701035		0.07	1	Moderate		No	0.18	1910 X		High Resource	Keith Reckdahl					
WG Suggestions	2086 El Camino Real	94306	13701024		0.07	1	Moderate		No	0.96	1928 X		High Resource	Keith Reckdahl					
WG Suggestions	790 SAN ANTONIO AV	94303	14703042		0.49	11	Moderate		No	1.96	1967 X		High Resource	Keith Reckdahl					
WG Suggestions	2999 El Camino Real	94306	13237030		0.16	3	Moderate		No	3.93	1992 X		High Resource	Keith Reckdahl	Yes				
WG Suggestions	1707 EL CAMINO REAL	94306	12425052		0.26	8	Moderate		No	4.40	1994 X		High Resource	Keith Reckdahl					
WG Suggestions	2325 El Camino Real	94306	12432048 E		0.09	2	Moderate		No	1.76	1949 X		High Resource	Keith Reckdahl					
WG Suggestions	2335 El Camino Real	94306	12432047 E		0.12	3	Moderate		No	1.29	1964 X		High Resource	Keith Reckdahl					
WG Suggestions	151 HOMER AV	94301	12027076		0.30	12	Moderate		No	2.08	1988 X		High Resource	Rahsan Hosgur Karahan					
WG - Above Moderate Income					1.79	44													
WG - Total					2.71	66													
Rezone Sites																			
Upzone	3400 El Camino Real	94301	13708083		0.96	23	Lower		Yes	3.11	1957 X		High Resource		Yes	Yes			
Upzone	132 EMERSON ST	94301	12024021 CCC		0.24	4	Lower		No	0.01	1926 X		High Resource				Deemed potentially eligible for the CRHR in 1998		
Upzone	657 HOMER AV	94301	12004056 U		0.23	4	Lower		No	0.17	1900 X		High Resource				Deemed potentially eligible for the CRHR in 1998		
Upzone	4119 El Camino Wy	94306	13246106 RRRRR		0.25	6	Lower		Yes	2.42	1953 X		High Resource			Yes			
Upzone	4139 El Camino Wy	94306	13244100 SSSSS		0.75	18	Lower		Yes	5.24	1967 X		High Resource			Yes			
Upzone	3886 EL CAMINO REAL	94301	13711083 PPPPP		0.32	7	Lower		Yes	1.54	1956 X		High Resource			Yes			
Upzone	315 COLLEGE AV	94306	12428014 NNNN		0.20	5	Lower		No	0.34	1938 X		High Resource				Deemed potentially eligible for the CRHR in 1998		
Upzone	628 HAMILTON AV	94301	12004008 T		0.29	8	Lower		No	0.20	1939 AH44.7		High Resource				Deemed potentially eligible for the CRHR in 1998		
Upzone	543 HOMER AV	94301	12004076 CC		0.31	8	Lower		No	0.02	1901 X		High Resource				Deemed potentially eligible for the CRHR in 1998		
Upzone	563 HOMER AV	94301	12004075 CC		0.29	8	Lower		No	0.29	1918 X		High Resource				Deemed potentially eligible for the CRHR in 1998		
Upzone	569 HOMER AV	94301	12004074 CC		0.23	6	Lower		No	0.00	1895 X		High Resource				Deemed potentially eligible for the CRHR in 1998		
Upzone	450 STANFORD AV	94306	12430014 FFFF		0.23	6	Lower		No	0.50	1910 X		High Resource				Deemed potentially eligible for the CRHR in 1998		
Upzone	729 WAVERLEY ST	94301	12016059 KK		0.23	6	Lower		No	0.53	1904 X		High Resource				Deemed potentially eligible for the CRHR in 1998		
Upzone	627 WEBSTER ST	94301	12004024 T		0.23	6	Lower		No	0.09	1903 AH44.1		High Resource				Deemed potentially eligible for the CRHR in 1998		
Upzone	635 WEBSTER ST	94301	12004023 T		0.23	6	Lower		No	0.12	1903 AH43.8		High Resource				Deemed potentially eligible for the CRHR in 1998		
Upzone	531 Stanford Av	94306	13701121 HHHH		0.40	12	Lower		Yes	2.73	1955 X		High Resource						
Upzone	400 Forest Av	94301	12016041 KK		0.45	14	Lower		Yes	1.61	1975 X		High Resource						
Upzone	3885 El Camino Real	94301	13241096 NNNNN		0.47	15	Lower		Yes	3.51	1966 X		High Resource		Yes	Yes			
Upzone	415 Lambert Av	94306	13239090 GGGGG		0.51	16	Lower		Yes	3.44	1977 X		High Resource			Yes			
Upzone	430 Lambert Av	94306	13238056 FFFFF		1.03	32	Lower		Yes	4.49	1961 X		High Resource			Yes			
Upzone	435/455 Portage Av	94306	13238067 FFFFF		0.45	14	Lower		Yes	6.79	2013 X		High Resource			Yes			
Upzone	435 Acacia Av	94306	13238062 DDDDD		0.62	19	Lower		Yes	7.47	1956 X		High Resource			Yes			
Upzone	800-802 San Antonio Ave	94303	14703038 XXXXX		0.43	13	Lower		Yes	1.64	1960 X		High Resource						

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Upzone	445 Lambert Av	94306	13239071	GGGGG	0.45	14	Lower	Yes	0.24	1960 X	High Resource		Deemed potentially eligible for the CRHR in 1998
Upzone	3250 Ash St	94306	13238046	FFFFF	0.38	12	Lower	Yes	0.38	1940 X	High Resource	Yes	Deemed potentially eligible for the CRHR in 1998
Upzone - Lower Income					10.17	282							
Upzone	177 BRYANT ST	94301	12012027		0.35	7	Moderate	No	0.29	1913 X	High Resource		Deemed potentially eligible for the CRHR in 1998
Upzone	185 BRYANT ST	94301	12012025		0.23	4	Moderate	No	0.37	1922 X	High Resource		Deemed potentially eligible for the CRHR in 1998
Upzone	109 COLERIDGE AV	94301	12416085		0.28	5	Moderate	No	0.35	1925 X	High Resource		Deemed potentially eligible for the CRHR in 1998
Upzone	326 HAWTHORNE AV	94301	12014132		0.29	6	Moderate	No	0.15	1922 X	High Resource		Deemed potentially eligible for the CRHR in 1998
Upzone	342 HAWTHORNE AV	94301	12014128		0.21	4	Moderate	No	0.41	1926 X	High Resource		Deemed potentially eligible for the CRHR in 1998
Upzone	1502 MADRONO AV	94306	12424029		0.20	3	Moderate	No	0.75	1945 X	High Resource		Deemed potentially eligible for the CRHR in 1998
Upzone	126 SEALE AV	94301	12418052		0.23	4	Moderate	No	0.08	1965 X	High Resource		Deemed potentially eligible for the CRHR in 1998
Upzone	102 TENNYSON AV	94301	12418001		0.23	4	Moderate	No	0.11	1923 X	High Resource		Deemed potentially eligible for the CRHR in 1998
Upzone	149 ALMA ST	94301	12024013		0.23	6	Moderate	No	0.22	1917 X	High Resource		Deemed potentially eligible for the CRHR in 1998
Upzone	121 EMERSON ST	94301	12024029		0.23	6	Moderate	No	0.13	1912 X	High Resource		Deemed potentially eligible for the CRHR in 1998
Upzone	521 EVERETT AV	94301	12002048		0.23	6	Moderate	No	0.40	1932 AH53.6	High Resource		Deemed potentially eligible for the CRHR in 1998
Upzone	620 HOMER AV	94301	12005099		0.21	5	Moderate	No	0.66	1928 X	High Resource		Deemed potentially eligible for the CRHR in 1998
Upzone	415 OXFORD AV	94306	12431065		0.23	6	Moderate	No	0.75	1924 X	High Resource		Deemed potentially eligible for the CRHR in 1998
Upzone	235 RAMONA ST	94301	12025013	SS	0.16	4	Moderate	No	0.82	1922 X	High Resource		Deemed potentially eligible for the CRHR in 1998
Upzone	275 COWPER ST	94301	12002050		0.15	3	Moderate	No	0.92	1904 X	High Resource		Deemed potentially eligible for the CRHR in 1998
Upzone	759 COWPER ST	94301	12004080		0.15	3	Moderate	No	0.55	1923 X	High Resource		Deemed potentially eligible for the CRHR in 1998
Upzone	205 EVERETT AV	94301	12025024	WW	0.13	3	Moderate	No	1.00	1921 X	High Resource		Deemed potentially eligible for the CRHR in 1998
Upzone	271 EVERETT AV	94301	12025008		0.15	3	Moderate	No	0.69	1938 X	High Resource		Deemed potentially eligible for the CRHR in 1998
Upzone	609 HOMER AV	94301	12004062	V	0.16	4	Moderate	No	0.91	1919 X	High Resource		Deemed potentially eligible for the CRHR in 1998
Upzone	319 RAMONA ST	94301	12025083		0.16	4	Moderate	No	0.10	1918 X	High Resource		Deemed potentially eligible for the CRHR in 1998
Upzone	601 WEBSTER ST	94301	12004006	S	0.17	4	Moderate	No	0.35	1901 AH44.7	High Resource		Deemed potentially eligible for the CRHR in 1998
Upzone	611 WEBSTER ST	94301	12004026	S	0.16	4	Moderate	No	0.35	1906 AH44.5	High Resource		Deemed potentially eligible for the CRHR in 1998
Upzone	751 WEBSTER ST	94301	12004063	V	0.16	4	Moderate	No	0.07	1903 X	High Resource		Deemed potentially eligible for the CRHR in 1998
Upzone	617 HOMER AV	94301	12004061	V	0.13	3	Moderate	No	0.31	1926 X	High Resource		Considered for the NRHP in 1998-evaluation details on DPR form; Deemed potentially eligible for the CRHR in 1998
Upzone	425 HOMER AV	94301	12016055		0.29	8	Moderate	No	0.28	1900 X	High Resource		Deemed potentially eligible for the CRHR in 1998
Upzone	3275 Ash St	94306	13238011		0.27	8	Moderate	Yes	2.48	1900 X;ACr	High Resource	Yes	
Upzone	4200 El Camino Real	94301	16708035		0.48	15	Moderate	Yes	2.22	1981 X	High Resource	Yes	
Upzone	81 ENCINA AV	94301	12033002	UUU	0.13	4	Moderate	No	0.80	1947 X	High Resource		Deemed potentially eligible for the CRHR in 1998
Upzone	410 Sherman Av	94306	12433005	VVVV	0.24	7	Moderate	Yes	4.17	1956 X	High Resource		
Upzone	470 Cambridge Av	94306	12432013	KKKK	0.23	7	Moderate	Yes	1.65	0 X	High Resource	Yes	
Upzone - Moderate Income					6.47	154							
Upzone - Total					16.64	436							
Between 1/4 and 1/2 Mile from California Ave. or San A 101	FERNE AV	94306	14732050		1.20	37	Lower	No	2.70	0	High Resource		
Between 1/4 and 1/2 Mile from California Ave. or San A 425	SHERMAN AV	94306	12433065	BBBBB	0.23	7	Lower	No	14.09	1962	High Resource	Yes	
Between 1/4 and 1/2 Mile from California Ave. or San A 451	SHERMAN AV	94306	12433042	BBBBB	0.28	8	Lower	No	4.67	1900	High Resource	Yes	
Between 1/4 and 1/2 Mile from California Ave. or San A 429	ACACIA AV	94306	13238069	DDDDD	0.31	9	Lower	No	4.30	1956	High Resource	Yes	
Between 1/4 and 1/2 Mile from California Ave. or San A 3127	EL CAMINO REAL	94306	13238070	DDDDD	1.60	51	Lower	No	6.23	1951	High Resource	Yes	
Between 1/4 and 1/2 Mile from California Ave. or San A 550	CALIFORNIA AV	94306	13701130	TTTT	0.72	22	Lower	No	2.04	1970	High Resource	Yes	
1/4 Mile from California Ave. or San Antonio Station	4243 ALMA ST	94306	14732015		0.62	24	Lower	No	15.41	0	High Resource		
1/4 Mile from California Ave. or San Antonio Station	145 N CALIFORNIA AV	94301	12420036	BBBB	0.22	8	Lower	No	2.05	1955	High Resource		
1/4 Mile from California Ave. or San Antonio Station	240 CAMBRIDGE AV	94306	12428004	PPPP	0.09	3	Lower	No	0.99	1947	High Resource	Yes	
1/4 Mile from California Ave. or San Antonio Station	2460 PARK BL	94306	12429002	AAAAA	0.14	5	Lower	No	2.75	1953	High Resource		
1/4 Mile from Downtown Station	419 HIGH ST	94301	12026034	GGG	0.18	7	Lower	No	24.26	1999	High Resource	Yes	
1/4 Mile from Downtown Station	127 LYTTON AV	94301	12025110	NNN	0.11	4	Lower	No	2.97	1946	High Resource	Yes	Deemed potentially eligible for the CRHR in 1998
1/4 Mile from Downtown Station	131 LYTTON AV	94301	12025109	NNN	0.13	5	Lower	No	3.62	1950	High Resource	Yes	
1/4 Mile from Downtown Station	181 LYTTON AV	94301	12025132	FFF	0.35	13	Lower	No	2.31	1981	High Resource	Yes	
1/4 Mile from Downtown Station	130 LYTTON AV	94301	12026101	NNN	0.36	14	Lower	No	2.37	1982	High Resource	Yes	
1/4 Mile from Downtown Station	247 ALMA ST	94301	12025153	LLL	0.58	23	Lower	No	28.67	1967	High Resource	Yes	Deemed NOT eligible for the CRHR or the NRHP in 1998
Caltrain Station - Lower Income					7.12	240							
Between 1/4 and 1/2 Mile from Downtown Station	327 HAWTHORNE AV	94301	12012020	LL	0.25	5	Moderate	No	0.85	0	High Resource		Deemed potentially eligible for the CRHR in 1998
1/4 Mile from Downtown Station	250 EMERSON ST	94301	12025038	DDD	0.11	2	Moderate	No	1.06	1911	High Resource		Deemed potentially eligible for the CRHR in 1998
1/4 Mile from Downtown Station	158 EMERSON ST	94301	12024024	DDD	0.13	3	Moderate	No	0.15	1926	High Resource		Deemed potentially eligible for the CRHR in 1998
1/4 Mile from Downtown Station	213 EMERSON ST	94301	12025029	VV	0.13	3	Moderate	No	0.98	1900	High Resource		Deemed potentially eligible for the CRHR in 1998
1/4 Mile from Downtown Station	205 EMERSON ST	94301	12025030	VV	0.13	3	Moderate	No	0.14	1900	High Resource		Deemed potentially eligible for the CRHR in 1998 (Demolished)
1/4 Mile from Downtown Station	312 EMERSON ST	94301	12025092	EEE	0.13	3	Moderate	No	0.34	1903	High Resource		Deemed potentially eligible for the CRHR in 1998
1/4 Mile from Downtown Station	340 BRYANT ST	94301	12025072	TT	0.13	3	Moderate	No	1.24	1920	High Resource		Deemed potentially eligible for the CRHR in 1998
1/4 Mile from Downtown Station	235 EMERSON ST	94301	12025027		0.13	3	Moderate	No	0.53	1905	High Resource		Deemed potentially eligible for the CRHR in 1998
1/4 Mile from Downtown Station	207 HAWTHORNE	94301	12024004		0.15	2	Moderate	No	0.99	1902	High Resource		Deemed potentially eligible for the CRHR in 1998
1/4 Mile from Downtown Station	333 HIGH ST	94301	12025101	FFF	0.13	3	Moderate	No	0.62	1999	High Resource		Deemed potentially eligible for the CRHR in 1998 (Possibly demolished)
Between 1/4 and 1/2 Mile from California Ave. or San A 531	STANFORD AV	94306	13701003	HHHH	0.16	5	Moderate	No	3.51	0	High Resource		
Between 1/4 and 1/2 Mile from California Ave. or San A 531	STANFORD AV	94306	13701002	HHHH	0.16	5	Moderate	No	3.51	1910	High Resource		
Between 1/4 and 1/2 Mile from California Ave. or San A 211	LAMBERT AV	94306	13233024		0.13	4	Moderate	No	2.29	1951	High Resource	Yes	
Between 1/4 and 1/2 Mile from California Ave. or San A 430	SHERMAN AV	94306	12433006	VVVV	0.10	3	Moderate	No	2.32	1926	High Resource		
Between 1/4 and 1/2 Mile from California Ave. or San A 480	N CALIFORNIA AV	94306	12432045	SSSS	0.21	6	Moderate	No	2.43	1967	High Resource		
Between 1/4 and 1/2 Mile from California Ave. or San A 460	N CALIFORNIA AV	94306	12432044	SSSS	0.11	3	Moderate	No	2.79	1928	High Resource		
Between 1/4 and 1/2 Mile from Downtown Station	544 COWPER ST	94301	12015074	HH	0.10	3	Moderate	No	3.59	1963	High Resource		
Between 1/4 and 1/2 Mile from Downtown Station	459 HAMILTON AV	94301	12015077	HH	0.11	3	Moderate	No	3.50	1912	High Resource		
Between 1/4 and 1/2 Mile from Downtown Station	361 LYTTON AV	94301	12014092		0.13	4	Moderate	No	2.69	0	High Resource	Yes	
Between 1/4 and 1/2 Mile from Downtown Station	355 UNIVERSITY AV	94301	12015045		0.31	9	Moderate	No	2.95	0	High Resource		

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Between 1/4 and 1/2 Mile from Downtown Station	337 UNIVERSITY AV	94301 12015050	0.17	5	Moderate	No	2.64	1982	High Resource	
Between 1/4 and 1/2 Mile from Downtown Station	405 UNIVERSITY AV	94301 12015032	0.11	3	Moderate	No	2.66	1900	High Resource	
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	4550 COLLEGE AV	94306 13701034	0.14	4	Moderate	No	2.20	1947	High Resource	Yes
Between 1/4 and 1/2 Mile from Downtown Station	375 UNIVERSITY AV	94301 12015043	0.15	4	Moderate	No	17.23	1928	High Resource	
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	221 LAMBERT AV	94306 13233023	0.13	4	Moderate	No	10.89	1951	High Resource	Yes
Between 1/4 and 1/2 Mile from Downtown Station	314 LYTTON AV	94301 12015002 NN	0.11	3	Moderate	No	4.86	1973	High Resource	
Between 1/4 and 1/2 Mile from Downtown Station	335 BRYANT ST	94301 12014110	0.13	4	Moderate	No	4.20	1962	High Resource	Yes
Between 1/4 and 1/2 Mile from Downtown Station	895 EMERSON ST	94301 12028031 AAA	0.23	7	Moderate	No	4.65	1959	High Resource	
Between 1/4 and 1/2 Mile from Downtown Station	540 UNIVERSITY AV	94301 12003032 Y	0.11	3	Moderate	No	5.24	1926	High Resource	Yes
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	438 CAMBRIDGE AV	94306 12432010 LLLL	0.11	3	Moderate	No	4.60	1924	High Resource	Yes
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	580 COLLEGE AV	94306 13701037 IIII	0.13	4	Moderate	No	4.53	1970	High Resource	Yes
Between 1/4 and 1/2 Mile from Downtown Station	200 CHANNING AV	94301 12028100	0.37	9	Moderate	No	1.69	1920	High Resource	
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	1865 EL CAMINO REAL	94306 12430059 EEEE	0.12	3	Moderate	No	1.58	1999	High Resource	Yes
Between 1/4 and 1/2 Mile from Downtown Station	955 ALMA ST	94301 12028096 QQQ	0.24	7	Moderate	No	1.65	1962	High Resource	
Between 1/4 and 1/2 Mile from Downtown Station	467 HAMILTON AV	94301 12015076 HH	0.11	3	Moderate	No	1.83	1980	High Resource	SOFA II Potential Historic Resource; Deemed potentially eligible for the CRHR in 1998
Between 1/4 and 1/2 Mile from Downtown Station	422 WAVERLEY ST	94301 12015038 OO	0.12	3	Moderate	No	1.57	1999	High Resource	
1/4 Mile from Downtown Station	430 EMERSON ST	94301 12026026 GGG	0.13	4	Moderate	No	0.24	1946	High Resource	Deemed potentially eligible for the CRHR in 1998
1/4 Mile from Downtown Station	120 HAMILTON AV	94301 12027002 PPP	0.17	5	Moderate	No	0.39	1976	High Resource	Deemed potentially eligible for the CRHR in 1998
1/4 Mile from Downtown Station	235 ALMA ST	94301 12025058 LLL	0.13	4	Moderate	No	0.11	1911	High Resource	Deemed potentially eligible for the CRHR in 1998
1/4 Mile from Downtown Station	235 UNIVERSITY AV	94301 12026018	0.11	3	Moderate	No	1.00	1920	High Resource	Deemed potentially eligible for the CRHR in 1998
1/4 Mile from Downtown Station	158 HAMILTON AV	94301 12027005	0.10	3	Moderate	No	0.56	1926	High Resource	Deemed potentially eligible for the CRHR in 1998
Between 1/4 and 1/2 Mile from Downtown Station	842 RAMONA ST	94301 12028029 AAA	0.13	3	Moderate	No	0.09	0	High Resource	
1/4 Mile from California Ave. or San Antonio Station	143 SANTA RITA AV	94301 12419047	0.23	6	Moderate	No	0.39	1937	High Resource	Deemed NOT eligible for the CRHR or the NRHP in 1998
1/4 Mile from Downtown Station	251 EMERSON ST	94301 12025025 WW	0.13	3	Moderate	No	2.52	1906	High Resource	Deemed NOT eligible for the CRHR or the NRHP in 1998
1/4 Mile from California Ave. or San Antonio Station	151 COLORADO AV	94301 13217076	0.13	3	Moderate	No	2.24	1960	High Resource	
1/4 Mile from California Ave. or San Antonio Station	261 COLLEGE AV	94306 12428020 OOOO	0.11	3	Moderate	No	2.90	1924	High Resource	Deemed potentially eligible for the CRHR in 1998
1/4 Mile from California Ave. or San Antonio Station	365 COLLEGE AV	94306 12432032 MMMM	0.15	5	Moderate	No	0.31	1924	High Resource	Deemed potentially eligible for the CRHR in 1998
1/4 Mile from California Ave. or San Antonio Station	277 COLLEGE AV	94306 12428018 OOOO	0.11	3	Moderate	No	0.17	1924	High Resource	Deemed potentially eligible for the CRHR in 1998
1/4 Mile from California Ave. or San Antonio Station	335 COLLEGE AV	94306 12428012 NNNN	0.15	5	Moderate	No	0.39	1910	High Resource	Deemed potentially eligible for the CRHR in 1998
1/4 Mile from Downtown Station	344 EMERSON ST	94301 12025096 FFF	0.13	4	Moderate	No	0.57	1912	High Resource	Considered for the NRHP in 1998-evaluation details on DPR form; Deemed potentially eligible for the CRHR in 1998
1/4 Mile from California Ave. or San Antonio Station	2313 BIRCH ST	94306 12428036	0.21	8	Moderate	No	2.80	1950	High Resource	Deemed potentially eligible for the CRHR in 1998
1/4 Mile from California Ave. or San Antonio Station	200 N CALIFORNIA AV	94306 12428027 QQQQ	0.14	5	Moderate	No	2.06	1960	High Resource	Yes
1/4 Mile from California Ave. or San Antonio Station	366 N CALIFORNIA AV	94306 12432037 RRRR	0.14	5	Moderate	No	3.21	1970	High Resource	
1/4 Mile from California Ave. or San Antonio Station	393 N CALIFORNIA AV	94306 12433028	0.15	5	Moderate	No	2.83	1948	High Resource	
1/4 Mile from California Ave. or San Antonio Station	407 SHERMAN AV	94306 12433047	0.09	3	Moderate	No	3.75	1962	High Resource	Yes
1/4 Mile from Downtown Station	151 LYTTON AV	94301 12025099 FFF	0.13	5	Moderate	No	2.74	1962	High Resource	Yes
1/4 Mile from Downtown Station	616 RAMONA ST	94301 12027012	0.12	4	Moderate	No	4.00	1962	High Resource	
1/4 Mile from Downtown Station	185 UNIVERSITY AV	94301 12026028 GGG	0.11	4	Moderate	No	2.74	1970	High Resource	
1/4 Mile from Downtown Station	222 UNIVERSITY AV	94301 12026054	0.11	4	Moderate	No	3.71	1920	High Resource	
1/4 Mile from Downtown Station	261 UNIVERSITY AV	94301 12026010	0.11	4	Moderate	No	2.39	1910	High Resource	
1/4 Mile from California Ave. or San Antonio Station	2250 PARK BL	94306 12428002 PPPP	0.14	5	Moderate	No	1.56	1906	High Resource	Yes
1/4 Mile from California Ave. or San Antonio Station	318 CAMBRIDGE AV	94306 12428010 NNNN	0.11	4	Moderate	No	1.87	1950	High Resource	Yes
1/4 Mile from California Ave. or San Antonio Station	375 CAMBRIDGE AV	94306 12432056	0.13	5	Moderate	No	4.37	1958	High Resource	
1/4 Mile from California Ave. or San Antonio Station	230 N CALIFORNIA AV	94306 12428030 QQQQ	0.11	4	Moderate	No	1.75	1962	High Resource	
1/4 Mile from California Ave. or San Antonio Station	220 N CALIFORNIA AV	94306 12428029 QQQQ	0.11	4	Moderate	No	1.75	1962	High Resource	
1/4 Mile from California Ave. or San Antonio Station	206 N CALIFORNIA AV	94306 12428028 QQQQ	0.14	5	Moderate	No	1.72	1961	High Resource	
1/4 Mile from California Ave. or San Antonio Station	350 N CALIFORNIA AV	94306 12432035 RRRR	0.27	10	Moderate	No	0.75	1946	High Resource	Deemed potentially eligible for the CRHR in 1998
1/4 Mile from Downtown Station	447 ALMA ST	94301 12026102 OOO	0.32	12	Moderate	No	4.69	1982	High Resource	Yes
1/4 Mile from Downtown Station	636 RAMONA ST	94301 12027014 XX	0.12	4	Moderate	No	1.81	1960	High Resource	
1/4 Mile from Downtown Station	217 ALMA ST	94301 12025059 LLL	0.26	10	Moderate	No	0.96	1946	High Resource	Yes
1/4 Mile from Downtown Station	329 ALMA ST	94301 12025113 MMM	0.10	3	Moderate	No	0.39	1937	High Resource	Yes
1/4 Mile from Downtown Station	744 HIGH ST	94301 12027077 III	0.13	5	Moderate	No	3.56	1924	High Resource	SOFA II Potential Historic Resource; Deemed potentially eligible for the CRHR in 1998
Caltrain Station - Moderate Income			10.62	316						
Caltrain Station - Total			17.74	556						
1/2 Mile of Frequent Bus Routes	775 PAGE MILL EX	94304 14220057	0.56	18	Lower	No	13.89	1997	High Resource	
1/2 Mile of Frequent Bus Routes	845 PAGE MILL EX	94304 14220023	0.50	16	Lower	No	20.58	2000	High Resource	
Frequent Bus Routes - Lower Income			1.07	34						
1/2 Mile of Frequent Bus Routes	106 KELLOGG AV	94301 12416001	0.10	2	Moderate	No	0.22	1922	High Resource	Deemed potentially eligible for the CRHR in 1998
1/2 Mile of Frequent Bus Routes	104 MELVILLE AV	94301 12415019	0.17	4	Moderate	No	0.36	1922	High Resource	Deemed potentially eligible for the CRHR in 1998
1/2 Mile of Frequent Bus Routes	3398 EL CAMINO REAL	94306 13708098	1.38	44	Moderate	No	2.28	1970	High Resource	Yes
1/2 Mile of Frequent Bus Routes	1215 ALMA ST	94301 12415034 VVV	0.09	1	Moderate	No	0.08	1927	High Resource	
1/2 Mile of Frequent Bus Routes	102 KINGSLEY AV	94301 12415035 VVV	0.09	1	Moderate	No	0.01	1927	High Resource	Deemed potentially eligible for the CRHR in 1998
1/2 Mile of Frequent Bus Routes	1425 ALMA ST	94301 12416046	0.23	5	Moderate	No	2.55	1922	High Resource	Deemed potentially eligible for the CRHR in 1998
1/2 Mile of Frequent Bus Routes	401 LAMBERT AV	94306 13239018 GGGGG	0.12	3	Moderate	No	19.43	1986	High Resource	
1/2 Mile of Frequent Bus Routes	3941 EL CAMINO REAL	94306 13242067 QQQQQ	0.36	11	Moderate	No	2.03	1964	High Resource	Yes
1/2 Mile of Frequent Bus Routes	4260 EL CAMINO REAL	94306 16708043 WWWWWW	0.17	5	Moderate	No	2.33	1987	High Resource	Yes
1/2 Mile of Frequent Bus Routes	4234 EL CAMINO REAL	94306 16708032 VVVVV	0.49	15	Moderate	No	1.69	1961	High Resource	Yes
1/2 Mile of Frequent Bus Routes	3255 EL CAMINO REAL	94306 13238021 FFFFF	0.34	11	Moderate	No	1.60	1953	High Resource	Yes
1/2 Mile of Frequent Bus Routes	3305 EL CAMINO REAL	94306 13239059 GGGGG	0.52	16	Moderate	No	2.00	1956	High Resource	Yes
1/2 Mile of Frequent Bus Routes	3295 EL CAMINO REAL	94306 13238019 FFFFF	0.17	5	Moderate	No	1.56	1976	High Resource	Yes
1/2 Mile of Frequent Bus Routes	4141 EL CAMINO REAL	94306 13246102	0.12	3	Moderate	No	2.38	1940	High Resource	Yes
1/2 Mile of Frequent Bus Routes	3727 EL CAMINO REAL	94306 13241084 MMMMM	0.21	6	Moderate	No	2.00	1954	High Resource	Yes

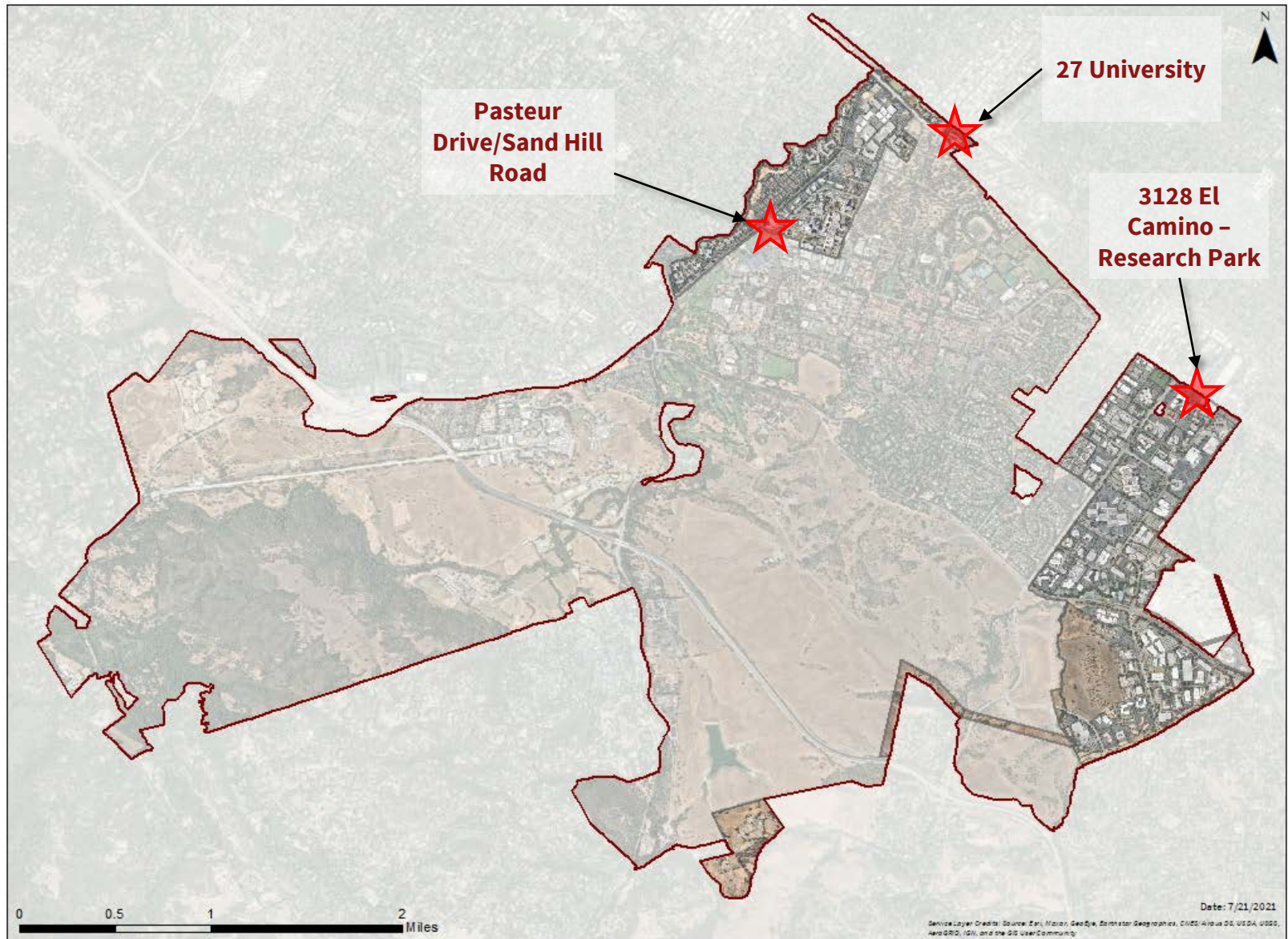
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1/2 Mile of Frequent Bus Routes	3401 EL CAMINO REAL	94306	13239079 HHHHH	0.21	6	Moderate	No	1.60	1998	High Resource	Yes	
1/2 Mile of Frequent Bus Routes	3850 EL CAMINO REAL	94306	13711075 OOOOO	0.12	3	Moderate	No	2.00	1968	High Resource	Yes	
1/2 Mile of Frequent Bus Routes	3740 EL CAMINO REAL	94306	13711093 OOOOO	0.12	3	Moderate	No	1.60	1967	High Resource	Yes	
1/2 Mile of Frequent Bus Routes	3569 EL CAMINO REAL	94306	13240061 IIIII	0.14	4	Moderate	No	1.91	1959	High Resource	Yes	
1/2 Mile of Frequent Bus Routes	4111 EL CAMINO REAL	94306	13246115 RRRRR	0.19	6	Moderate	No	0.25	1934	High Resource	Yes	Deemed potentially eligible for the CRHR in 1998
Frequent Bus Routes - Moderate Income				5.34	154							
Frequent Bus Routes - Total				6.41	188							
WG Suggestions (GM & ROLM)	908 INDUSTRIAL AV	94303	14701054 A	0.32	10	Lower	No	1.91	1960 AE10.5	High Resource	Keith Reckdahl, Arthur Keller	
WG Suggestions (GM & ROLM)	924 INDUSTRIAL AV	94303	14701057 A	0.24	7	Lower	No	1.59	1959 AE10.5	High Resource	Keith Reckdahl, Arthur Keller	
WG Suggestions (GM & ROLM)	930 INDUSTRIAL AV	94303	14701058 A	0.24	7	Lower	No	3.20	1957 AE10.5	High Resource	Keith Reckdahl, Arthur Keller	
WG Suggestions (GM & ROLM)	911 INDUSTRIAL AV	94303	14701088 B	0.40	12	Lower	No	2.03	1956 AE10.5	High Resource	Keith Reckdahl, Arthur Keller	
WG Suggestions (GM & ROLM)	935 INDUSTRIAL AV	94303	14701047 B	0.24	7	Lower	No	2.50	1960 AE10.5	High Resource	Keith Reckdahl, Arthur Keller	
WG Suggestions (GM & ROLM)	953 INDUSTRIAL ST	94303	14701042 B	0.49	15	Lower	No	2.79	1985 AE10.5	High Resource	Keith Reckdahl, Arthur Keller	
WG Suggestions (GM & ROLM)	930 COMMERCIAL ST	94303	14701115 B	0.24	7	Lower	No	2.52	1973 AE10.5	High Resource	Keith Reckdahl, Arthur Keller	
WG Suggestions (GM & ROLM)	920 COMMERCIAL ST	94303	14701034 B	0.24	7	Lower	No	2.31	1956 AE10.5	High Resource	Keith Reckdahl, Arthur Keller	
WG Suggestions (GM & ROLM)	890 COMMERCIAL ST	94303	14701031 B	0.25	8	Lower	No	3.13	1955 AE10.5	High Resource	Keith Reckdahl, Arthur Keller	
WG Suggestions (GM & ROLM)	961 E CHARLESTON RD	94303	14701051 B	0.70	22	Lower	No	1.68	1956 AE10.5	High Resource	Keith Reckdahl, Arthur Keller	
WG Suggestions (GM & ROLM)	942 COMMERCIAL ST	94303	14701091 B	0.45	14	Lower	No	1.56	1960 AE10.5	High Resource	Keith Reckdahl, Arthur Keller	
WG Suggestions (GM & ROLM)	916 COMMERCIAL ST	94303	14701033 B	0.24	7	Lower	No	1.97	1956 AE10.5	High Resource	Keith Reckdahl, Arthur Keller	
WG Suggestions (GM & ROLM)	941 E CHARLESTON RD	94303	14701029 B	0.20	6	Lower	No	1.58	1958 AE10.5	High Resource	Keith Reckdahl, Arthur Keller	
WG Suggestions (GM & ROLM)	996 SAN ANTONIO AV	94303	14701121 C	0.82	26	Lower	No	4.29	1980 AE10.5	High Resource	Keith Reckdahl	
WG Suggestions (GM & ROLM)	971 COMMERCIAL ST	94303	14701094 C	0.29	9	Lower	No	2.02	1956 AE10.5	High Resource	Keith Reckdahl, Arthur Keller	
WG Suggestions (GM & ROLM)	925 Commercial St	94303	14701117 C	0.40	12	Lower	No	2.17	1986 AE10.5	High Resource	Keith Reckdahl	
WG Suggestions (GM & ROLM)	883 COMMERCIAL ST	94303	14701026 C	0.24	7	Lower	No	3.00	1956 AE10.5	High Resource	Keith Reckdahl	
WG Suggestions (GM & ROLM)	960 SAN ANTONIO RD	94303	14701106 C	0.69	22	Lower	No	2.68	2002 AE10.5	High Resource	Keith Reckdahl	
WG Suggestions (GM & ROLM)	981 Commercial St	94303	14701017 C	0.19	6	Lower	No	2.08	1958 AE10.5	High Resource	Keith Reckdahl, Arthur Keller	
WG Suggestions (GM & ROLM)	4022 TRANSPORT ST	94303	14701012 C	0.20	6	Lower	No	2.16	1956 AE10.5	High Resource	Keith Reckdahl	
WG Suggestions (GM & ROLM)	4061 TRANSPORT ST	94303	14701067 C	0.25	8	Lower	No	2.41	1957 AE10.5	High Resource	Keith Reckdahl	
WG Suggestions (GM & ROLM)	931 COMMERCIAL ST	94303	14701024 C	0.29	9	Lower	No	1.64	1956 AE10.5	High Resource	Keith Reckdahl	
WG Suggestions (GM & ROLM)	910 SAN ANTONIO AV	94303	14701007 C	0.30	9	Lower	No	1.95	1956 AE10.5	High Resource	Keith Reckdahl	
WG Suggestions (GM & ROLM)	870 SAN ANTONIO RD	94303	14701004 C	0.35	11	Lower	No	1.59	1958 AE10.5	High Resource	Keith Reckdahl	
WG Suggestions (GM & ROLM)	3963 Fabian Wy	94303	12737006 H	0.42	13	Lower	No	6.01	1960 AE10.5	High Resource	Keith Reckdahl	
WG Suggestions (GM & ROLM)	3977 Fabian Wy	94303	12737004 H	0.39	12	Lower	No	4.92	1959 AE10.5	High Resource	Keith Reckdahl	
WG Suggestions (GM & ROLM)	801 E Charleston Rd	94303	12737014 I	0.26	8	Lower	No	3.50	1961 AE10.5	High Resource	Keith Reckdahl	
WG Suggestions (GM & ROLM)	4015 Fabian Wy	94303	12715048 J	0.35	11	Lower	No	4.23	1961 AE10.5	High Resource	Keith Reckdahl	
WG Suggestions (GM & ROLM)	795 San Antonio Rd	94303	12715044 K	0.38	12	Lower	No	5.89	1967 X	High Resource	Keith Reckdahl	
WG Suggestions (GM & ROLM)	4020 Fabian Wy	94303	12715009 K	0.47	14	Lower	No	2.00	1957 X	High Resource	Keith Reckdahl	
WG Suggestions (GM & ROLM)	3430 W Bayshore Rd	94303	12736026 L	1.17	37	Lower	No	3.06	1996 AE10.5	High Resource	Keith Reckdahl	
WG Suggestions (GM & ROLM)	3400 W Bayshore Rd	94303	12736025 L	1.49	47	Lower	No	3.86	1970 AE10.5	High Resource	Keith Reckdahl	
WG Suggestions (GM & ROLM)	3160 W Bayshore Rd	94303	12736030 L	3.20	102	Lower	No	2.97	1974 AE10.5	High Resource	Keith Reckdahl	
WG Suggestions (GM & ROLM)	925 E Meadow Dr	94303	12710032 M	1.01	32	Lower	No	4.40	2010 AE10.5	High Resource	Keith Reckdahl	
WG Suggestions (GM & ROLM)	1070 E MEADOW CL	94303	12710071 M	1.00	31	Lower	No	3.36	1960 AE10.5	High Resource	Keith Reckdahl	
WG Suggestions (GM & ROLM)	1069 E Meadow Circle	94303	12710054 N	1.48	47	Lower	No	4.53	1962 AE10.5	High Resource	Keith Reckdahl	
WG Suggestions (GM & ROLM) - Lower Income				19.89	620							
WG Suggestions (GM & ROLM)	411 Page Mill Rd	94306	13237064	0.36	11	Moderate	No	7.02	2004 X		Keith Reckdahl	
WG Suggestions (GM & ROLM) - Moderate Income				0.36	11							
WG Suggestions (GM & ROLM) - Total				20.25	631							

October 21, 2021

**Palo Alto Housing Element:
Working Group Meeting**
*Three prospective housing sites
on Stanford land*

Three Sites on Stanford Land



Pasteur Drive



Pasteur Drive: Overview

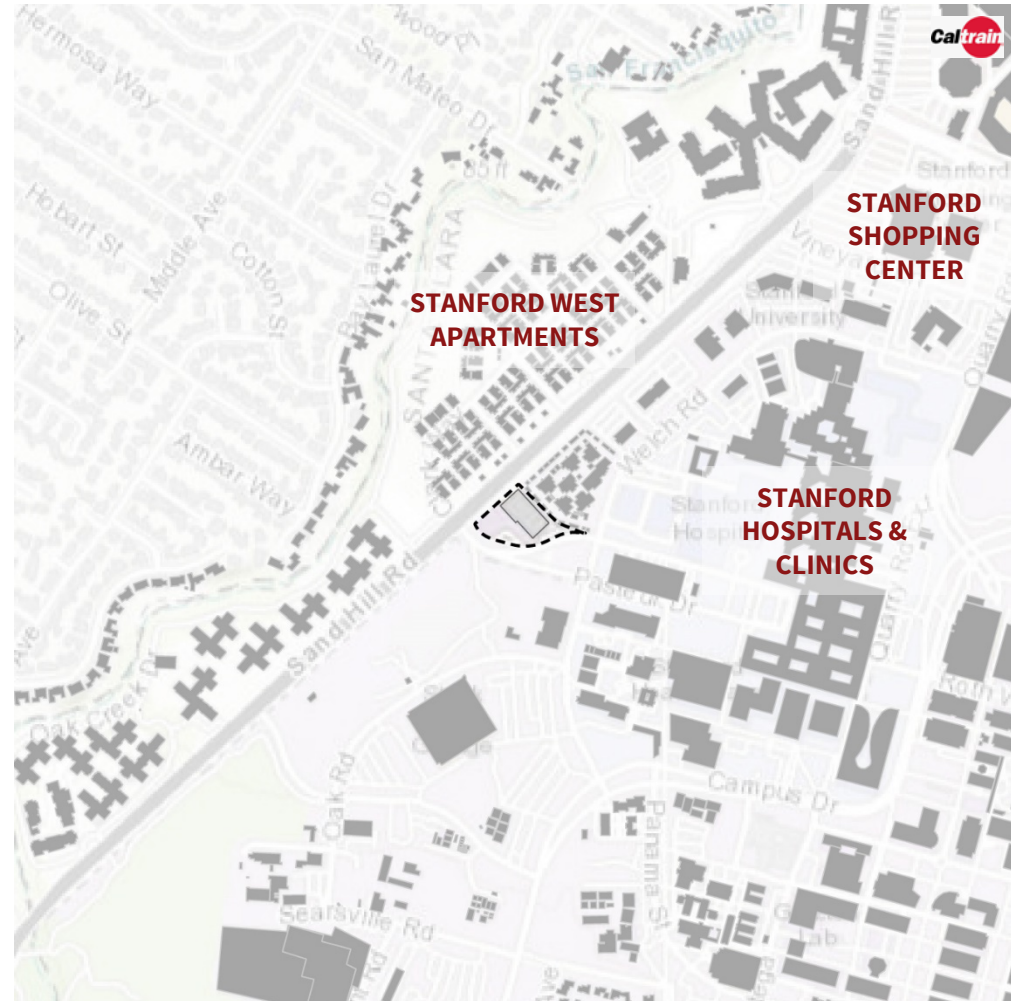
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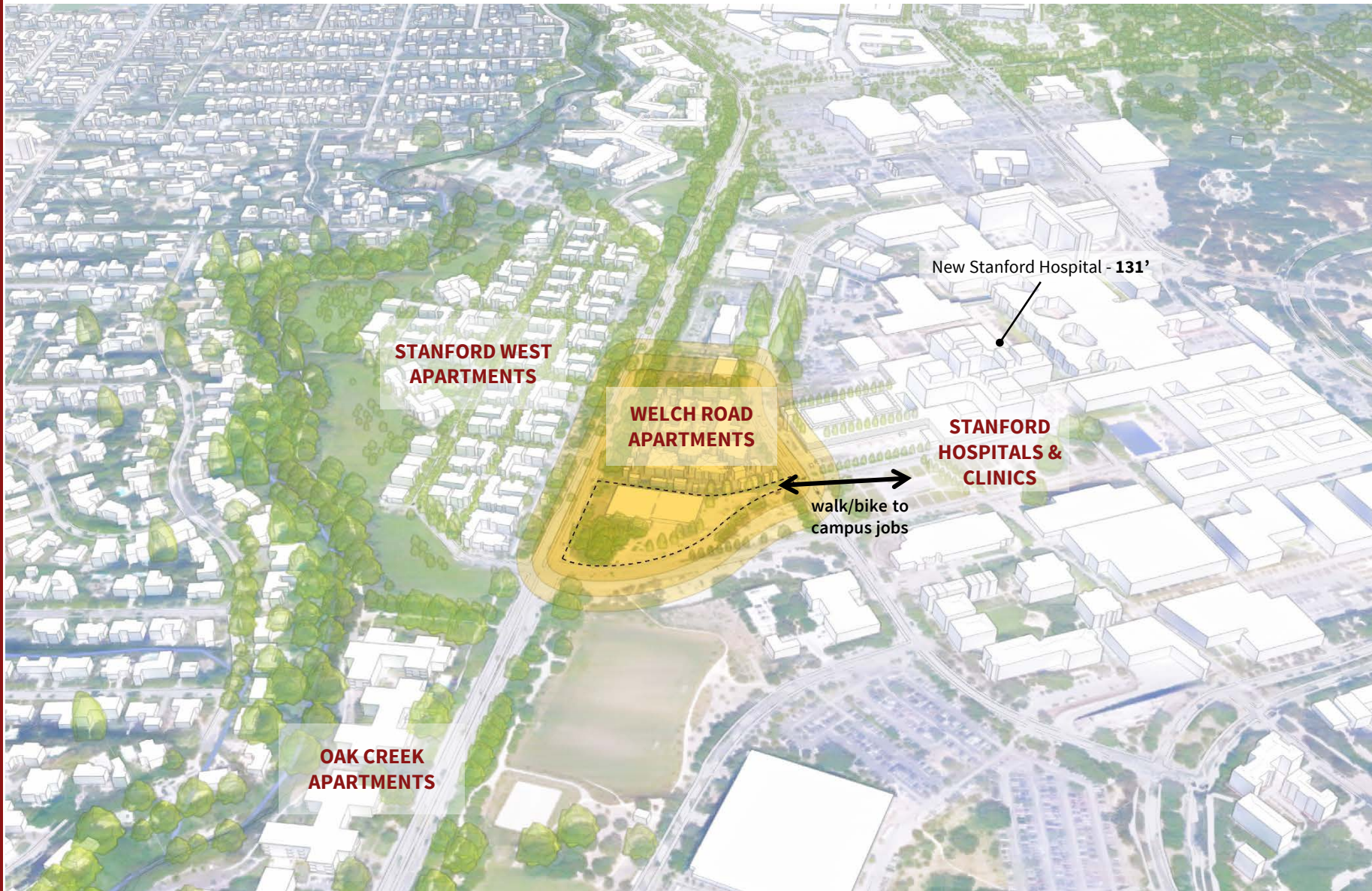
COLLABORATIVE
PARTNERSHIP

ECONOMIC VITALITY

- 2.3 acres
- Zoned “RM-40”
- In previous Housing Element
- 100% vacant site but existing site constraints
- No existing leases
- Gateway to medical center
- Consider combining with adjacent property at 1100 Welch Road



Pasteur Drive: Context & Alignment



Pasteur Drive: Capacity Analysis

Capacity Ranges

Options	Net New Unit Counts
Pasteur alone	120 - 145
Pasteur + Welch Road Apartments	265 - 425

Key Considerations

- ✓ Minimum of 5 stories in all cases
- ✓ Above-grade parking critical to feasibility
- ✓ Pasteur site is highly constrained: heritage trees, storm easement
- ✓ Combining Pasteur and Welch Road Apartments enables site efficiencies and more units per acre
- ✓ Infeasible to include Welch Road without substantial gain in unit count
- ✓ Higher unit counts in the range rely on higher height and FAR
- ✓ Parking ratio reduction also enables higher unit count and a higher number of affordable units
- ✓ Given location, housing to be Stanford-affiliate rental housing (discounted to market)

Palo Alto Transit Center

Palo Alto Transit Center: Overview

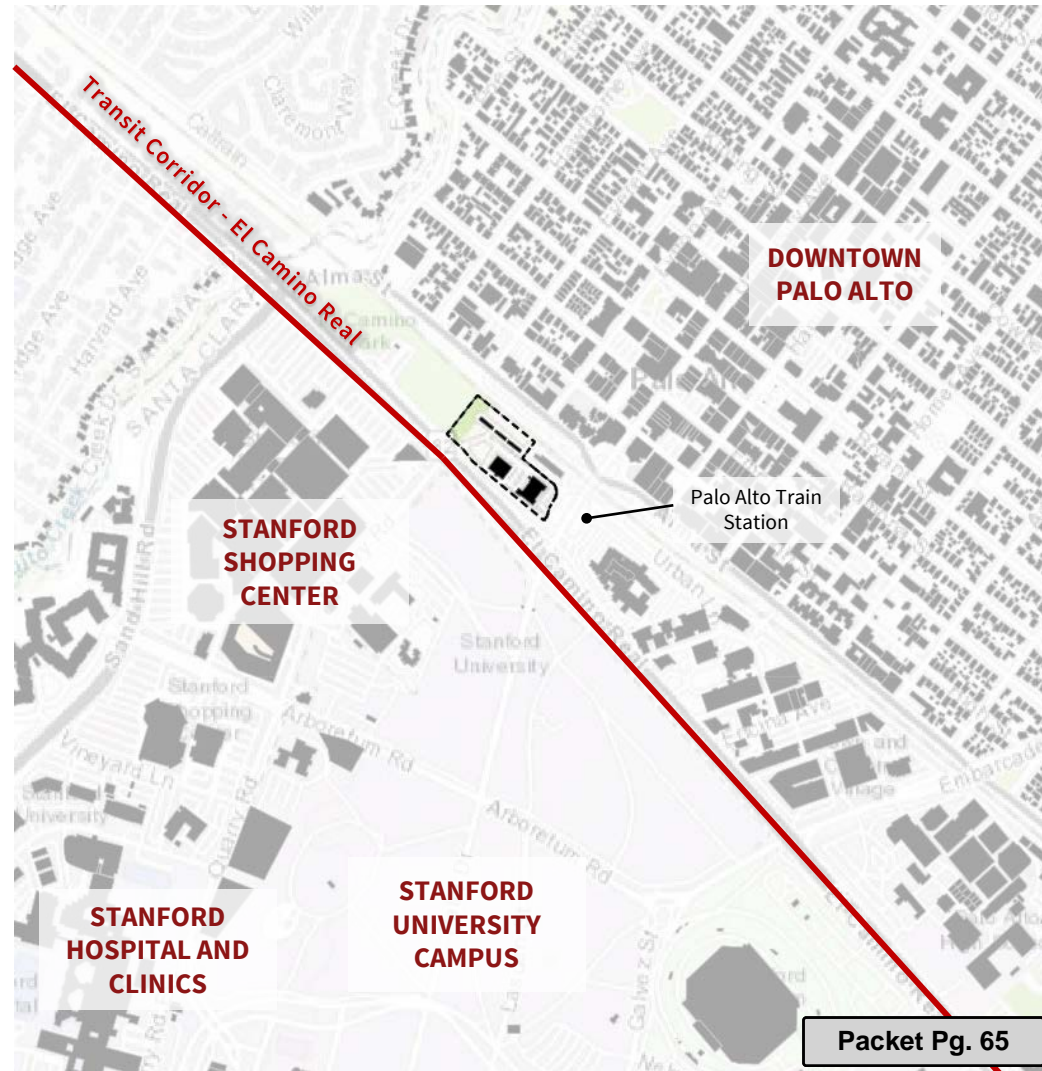
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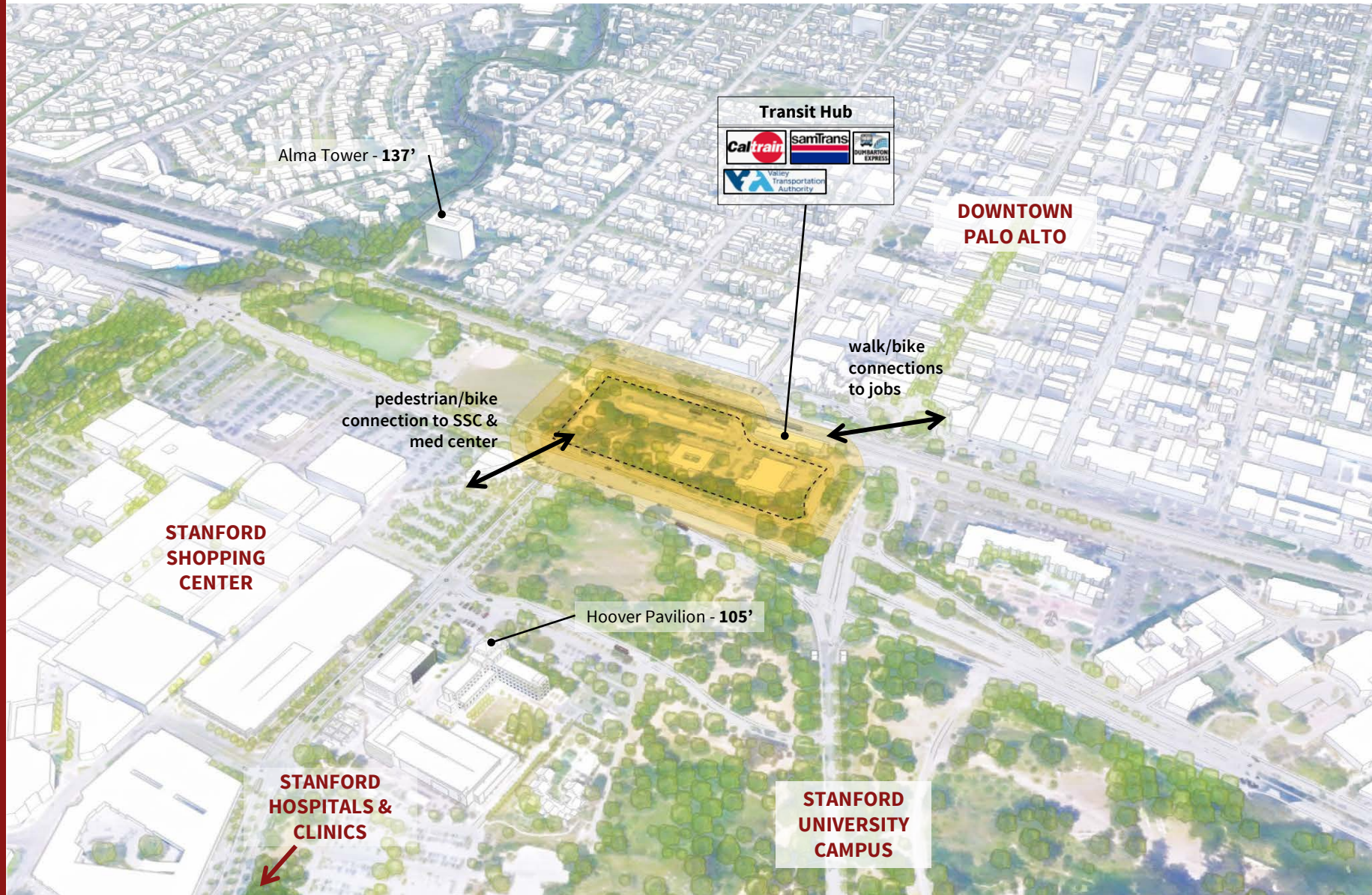
COLLABORATIVE
PARTNERSHIP

ECONOMIC VITALITY

- ~4.5 acres
- Critical multi-modal transit center use (many transit agency stakeholders)
- Historic building (MacArthur Park)
- No existing long-term leases
- Includes small area of underutilized, underimproved park area



Palo Alto Transit Center: Context & Alignment



Palo Alto Transit Center: Capacity Analysis

Capacity Ranges

Options	Unit Count
Minimum 5-story over 2-story at-grade parking (75-85')	180 - 270
At height of Hoover Pavilion (105')	360 - 425
At height of Alma Tower (137')	465 - 530

Key Considerations

- ✓ Minimum 5 stories of housing over 2-story at-grade parking
- ✓ “Transit first” perspective
- ✓ Investment in transit resources and mobility enabled by addition of other uses, including some new commercial and office
- ✓ Optimal location for height and density
- ✓ Reduction in parking requirements could enable higher unit count (appropriate location for lower parking ratios due to transit location and walkability to jobs, retail and services)
- ✓ Opportunity to create a vibrant mix of uses and grander public connection through site between Downtown Palo Alto and Stanford Shopping and Medical Center

Stanford Research Park – 3128 El Camino Real



3128 El Camino Real: Overview

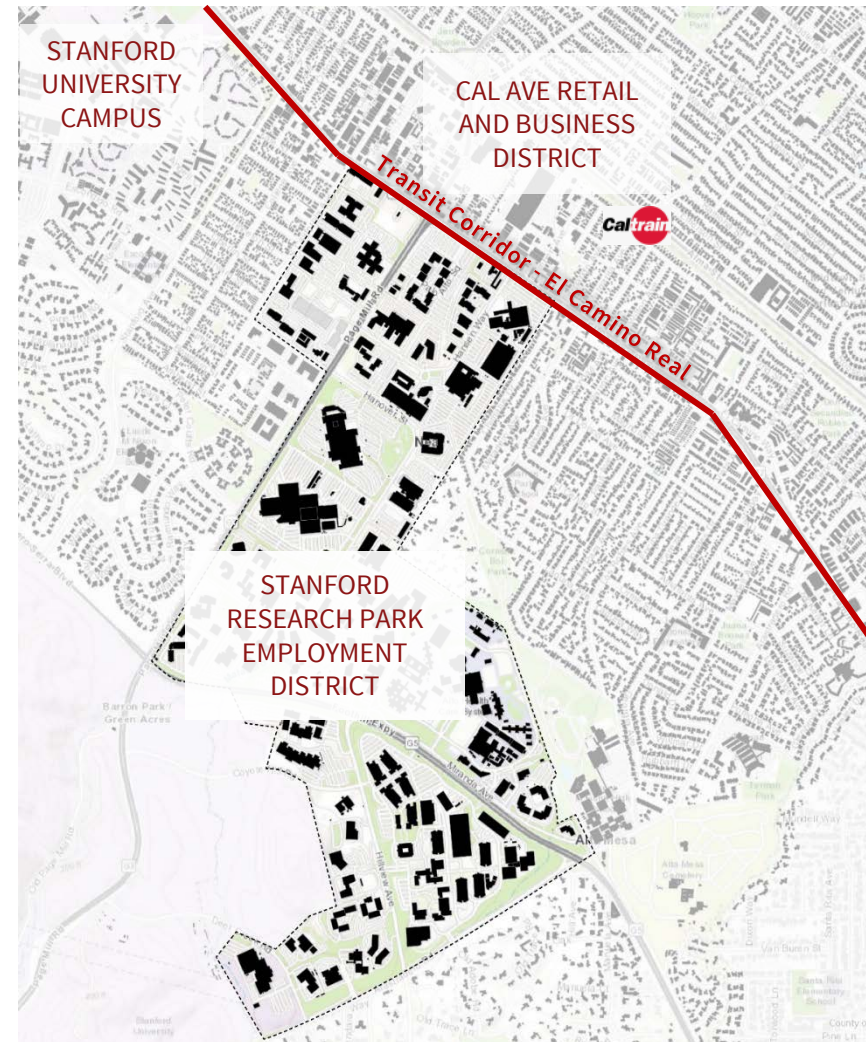
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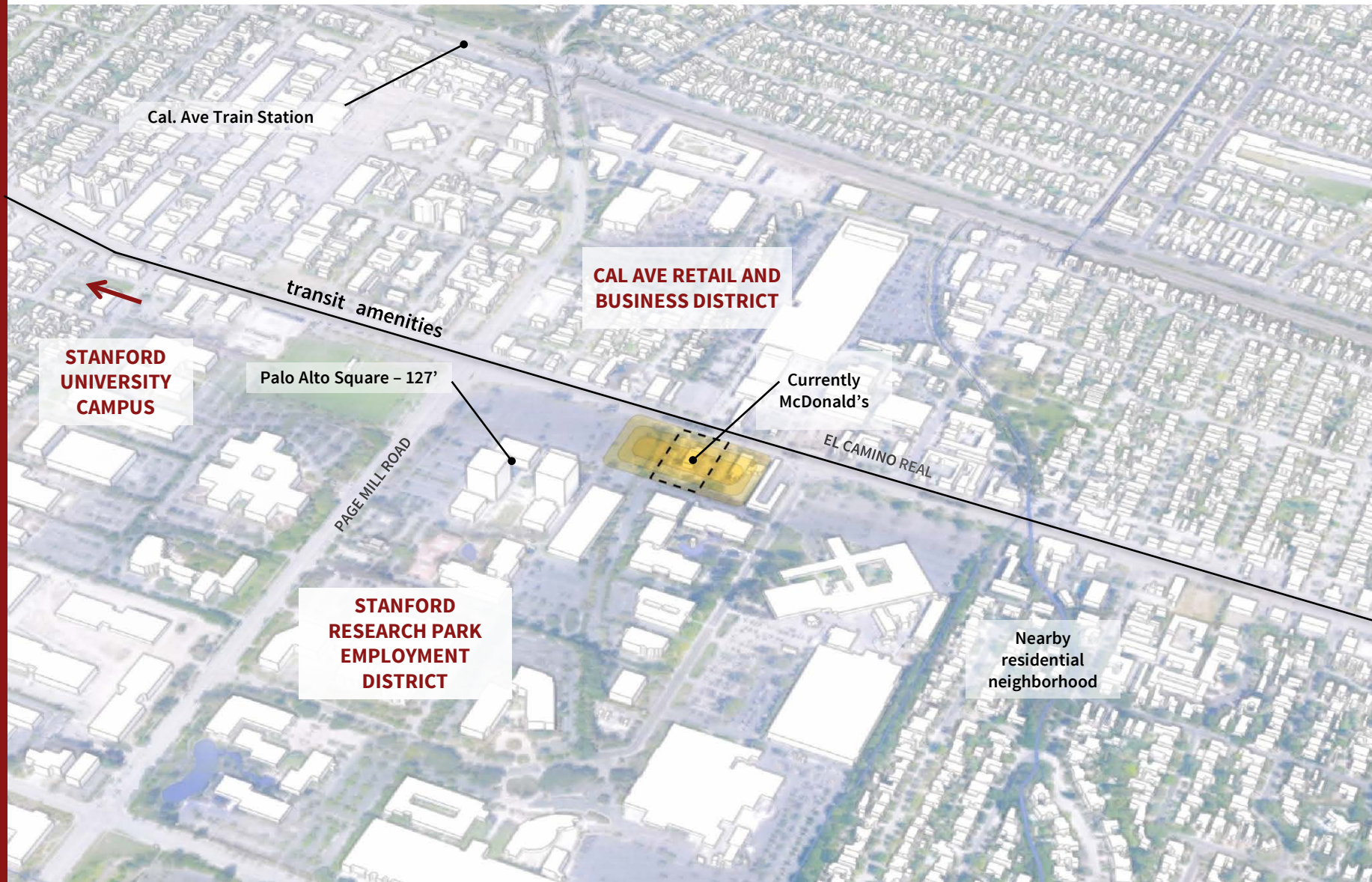
COLLABORATIVE
PARTNERSHIP

ECONOMIC VITALITY

- 1.4 acres
- Short-term lease to McDonald's
- Comp Plan alignment



3128 El Camino Real: Context & Alignment



3128 El Camino Real: Capacity Analysis

Capacity Ranges

Options	Unit Count
3128 ECR site only	90 - 125
3128 ECR + adjacent site assemblage (\pm doubling size of site)	220 - 315

Key Considerations

- ✓ Adjacency to Palo Alto Square towers support higher height
- ✓ Minimum 5 stories of residential over 2 levels of above-grade parking
- ✓ Assembling sites enables higher unit production but depends upon willingness of adjacent landholders
- ✓ Parking ratio appropriate for job- and transit-oriented housing could enable higher unit counts

Thank you!
Questions?



City of Palo Alto City Council Staff Report

(ID # 13949)

Meeting Date: 1/31/2022

Title: 2022 Calendar of City-Produced and Co-Sponsored Events

From: City Manager

Lead Department: City Manager

Recommendation

This report is informational and requires no City Council action.

Discussion

Each year, the City produces and co-sponsors a wide range of community events. The following listing of events is provided for City Council awareness and planning.

Events may be scaled back from their traditional format due to the pandemic and reduced staffing levels. As part of the FY 2021 and FY 2022 Adopted Budgets, significant reductions were approved reducing support for special events such as the May Fete and Chili Cook-off. However, recognizing the importance and priority of the Council Approved Community and Economic Recovery initiative, staff have reallocated and prioritized resources in calendar year 2022 to support the events outlined. Ongoing resources and or alternative service delivery will be needed to continue to support City sponsored community events in a sustainable fashion, This will be especially important post-pandemic when events will be vital to community recovery. This calendar reflects the currently budgeted and planned levels of event support in 2022.

City event sponsorship is guided by the City's Co-Sponsorship Policy 1-29 (Attachment B).

Attachments:

- **Attachment7.a:** Attachment A: Calendar of 2022 City-Produced and Co-Sponsored Events
- **Attachment7.b:** Attachment B: Policy 1-29 - Co-Sponsorship Policy and Application

2022 City of Palo Alto Produced and Co-Sponsored Events

Events and Dates subject to change, consult www.cityofpaloalto.org for current information.

Date	Event	Lead Organization
Monday Jan 17	Dr. Martin Luther King Jr. Day of Service	Youth Community Service
Friday Jan 28	Friday Night at the Art Center	City of Palo Alto (CSD)
Wednesday Feb 9	Lunar New Year Performances (virtual)	City of Palo Alto (Library)
Saturday Feb 13	Palo Alto Chinese New Year (virtual)	WizChinese
Sunday Apr 10	Creative Attention Community Day (Art Center)	City of Palo Alto (CSD)
April/May TBD	Think Fund Gala (Recreation Teen Services)	City of Palo Alto (CSD)
April TBD	Palo Alto Junior Museum & Zoo / Rinconada Park Ribbon Cutting and Celebration	City of Palo Alto (CSD)
Saturday May 07	May Fete Parade	City of Palo Alto (CSD)
May TBD	Friday Night at the Art Center	City of Palo Alto (CSD)
Saturday June 18	Municipal Services Center (MSC) Open House	City of Palo Alto (CSD)
Monday July 04	Fourth of July Summer Concert/Chili Cook-Off	City of Palo Alto (CSD)
Sat-Sun July 9-10	ACGA Clay and Glass Festival	Association of Clay and Glass Artists (ACGA)
July TBD	Remaker Fair	City of Palo Alto (Library)
Friday Sep 09	Moonlight Run	Palo Alto Weekly
September multiple dates TBD	Palo Alto Reads	City of Palo Alto (Library)
TBD	Friday Night at the Art Center	City of Palo Alto (CSD)
Oct TBD	Great Glass Pumpkin Patch	Bay Area Glass Institute (BAGI)
Friday Oct 28	Jack-O'-Jaunt	City of Palo Alto (CSD)
Oct 19 -Oct 30	UN Association Film Festival	United Nations Association Film Festival (UNAFF)
Monday Nov 07	Veterans Recognition Event	City of Palo Alto (CSD)
Nov TBD	Cubberley Artist Studio Program Open Studios	City of Palo Alto (CSD)

Date	Event	Lead Organization
Friday Dec 02	Tree Lighting	City of Palo Alto (CSD)
Dec TBD	Holiday Decorating Contest	City of Palo Alto (CSD)
Dec TBD	Art Center Studio Sale	City of Palo Alto (CSD)
Friday Dec 30	NYE Senior Brunch	City of Palo Alto (CSD)
Ongoing	Movie Nights in the Park	City of Palo Alto (CSD)
Pending funding	Twilight Summer Concert Series	City of Palo Alto (CSD)



Co-Sponsorship Policy

The City of Palo Alto offers limited use of certain resources to organizations that apply for and meet the guidelines for co-sponsorship. The City has established a process and criteria to determine co-sponsorship eligibility and defines requirements, terms, and levels of support.

The purpose of the policy and application is to invite community groups providing compatible services, activities, or programs to submit a request for co-sponsorship status. Groups requesting City support must relate their services to the co-sponsorship policy and meet criteria listed under section one below.

- 1. Eligibility:** Organizations, other than neighborhood associations as recognized by the City, applying for co-sponsorship status must meet the following eligibility criteria:
 - A. The organization has state or federal 501(c)(3) certification as a non-profit or is a subgroup of a state or national non-profit organization providing services in Palo Alto.
 - B. Support organizations that are not certified as 501(c)(3) nonprofit groups may also apply, such as other 501 nonprofit groups..
 - C. The organization's goals must be aligned with and further the mission of the City of Palo Alto.
 - D. The organization must provide a service or program that is compatible with those provided by the City of Palo Alto.
 - E. New applications for co-sponsorship are accepted throughout the year. Applications are available at the Lucie Stern Community Center, Library or by calling (650) 463-4900, or by accessing the application on the City of Palo Alto website.
 - F. Organizations must reapply annually for co-sponsorship. Renewal of an existing co-sponsorship for two additional years may be requested and will be reviewed and approved at the discretion of the Department Director responsible for the oversight of the City resource being used.
- 2. Requirements and Terms:** Co-sponsored organizations must also meet the following requirements and adhere to the following terms:
 - A. The organization must provide applicable information documenting adherence to requirements when applying for co-sponsorship status.
 - B. All co-sponsored programs or events must be open to the public and provide services on a non-discriminatory basis.
 - C. The majority of funds raised at a co-sponsored charitable or fundraising event must be used to support specific programs, services and events for residents of Palo Alto.



- D. The co-sponsored organization, except for neighborhood associations, must provide all insurance coverage required by the City.
- E. Programs and activities of co-sponsored organizations are superseded by those of the City or by previously contracted use of space.
- F. The co-sponsored organization must pay for required staffing, equipment, permit fees, and any other charges from City departments.
- G. The co-sponsored organization must request facility usage through their designated City staff liaison, regardless of meeting/event location, at least one month ahead of meeting/event date(s). The staff liaison is assigned at the time of application approval, and contact information will be provided to the co-sponsored group.
- H. Co-sponsorship status does not apply to all events. Groups must request event co-sponsorship individually per event/meeting (or per series of events/meetings) through the designated City staff liaison.
- I. The City of Palo Alto must be listed on all related publicity with the phrase, "In cooperation with the City of Palo Alto."

3. Levels of co-sponsorship and benefits: Depending on the characteristics of the group, co-sponsorship benefits are provided at an "A" level or a "B" level. Criteria and benefits for each level are outlined in the following tables.

	Eligibility Criteria- Level "A" vs. Level "B"	
	Residency	Other
"A" Level	75% or more of members and participants are residents or enrolled in PAUSD schools. Exceptions to the above criteria may be made for groups providing a function benefiting Palo Alto as a whole. Department Directors responsible for the oversight of the City resource being used will be responsible for any exceptions.	Human Services agencies that are currently receiving City funding.
"B" Level	50% or more of members and participants are residents or enrolled in PAUSD schools.	Human Services agencies that are currently receiving City funding.



	Co-Sponsorship Benefits- Level "A" vs. Level "B"	
	Facility	Publicity
"A" Level	Use of designated City facilities may be provided subject to availability and limited to 40 hours annually at no facility cost. Non-profit rates will be charged after allotted hours have been used. For neighborhood associations the facility use and total usage hours will be at the discretion of City staff with no facility rental costs.	Organization may request name and contact to be listed in select relevant Department publications, depending on availability of space. Assistance with publicity may be requested.
"B" Level	Use of designated City facilities may be provided subject to availability and limited to 12 hours at no facility cost. Reduced rates will be charged after allotted hours have been used.	Organization may request name and contact to be listed in select Department publications, depending on availability of space.

4. Review and Approval Process: City Co-Sponsorship applications will be reviewed by Department Director responsible for the oversight of the City resource.

5. City Staff liaisons will:

- A. Be the direct contact to the co-sponsored organization.
- B. Field all facility use requests.
- C. Determine if co-sponsorship is appropriate on a per event basis.
- D. Select an appropriate approved and available facility.
- E. Advise organizations of facility usage application requirements and provide a facility contact for organizations to submit facility use applications.
- F. Approve all publicity materials.
- G. Track usage hours.

To assure that all applications for Co-Sponsorship status receive proper consideration and to ensure that the City is provided with the information needed to make informed decisions, all applications will be subject to the following evaluation process:



- A. Each application will be reviewed by Department Director responsible for the oversight of the City resource being used in light of the above outlined criteria and requirements. A determination will be made as to whether the applicant meets standards for co-sponsorship status and what benefit level is applicable.
- B. Applicants will be notified of their approval status within one month of submitting a completed application. Organizations approved for co-sponsorship status will receive information regarding the benefits to be made available and be introduced to their City staff liaison.
- C. Appeal process: If the Co-Sponsorship is not approved a written appeal may be directed to the City Manager or his/her designee outlining the reasons why co-sponsorship status should be approved.
- D. Co-sponsorship status approval is for up to one year and organizations may apply for renewal annually. The renewal requirement may be extended up to 2 years at the discretion Department Director responsible for the oversight of the City resource.



Co-Sponsorship Application

Purpose:

The City of Palo Alto offers limited use of certain resources to organizations that apply for and meet the guidelines for co-sponsorship. The City has established a process and criteria to determine co-sponsorship eligibility and defines requirements, terms, and levels of support.

The purpose of the policy and application is to invite community groups providing compatible services, activities, or programs to submit a request for co-sponsorship status. Groups requesting City support must relate their services to the co-sponsorship policy and meet the criteria listed under Section 1 in the co-sponsorship policy document.

Instructions and application process:

1. Read the City of Palo Alto co-sponsorship policy.
2. Obtain the application from the Lucie Stern Community Center, Library, or online at www.cityofpaloalto.org
3. Gather required documents:
 - a. Current membership roster with residence status
 - b. Current board members with board role and contact information
 - c. Certificate of liability insurance coverage (or intent to purchase City liability insurance)
 - d. State or federal certification of nonprofit status and type of nonprofit
4. Questions regarding the application and process may be addressed by calling the Lucie Stern Community Center at (650) 463-4900 or Library at (650) 329-2436.
5. Make a copy of the application and supporting documents for the organization's records.
6. Return complete application and required documents to the City Department responsible for oversight of the City resource being requested and a staff liaison will be identified and serve as your point of contact.
7. Notice of approval or denial of the application will be received within one (1) month from the date of submission.
8. If denied, an appeal may be made following the process noted in co-sponsorship policy document.



Co-Sponsorship Application

Co-Sponsorship Status Requested: ____ Level "A" * ____ Level "B" *

Level "A" – 75% of members are Palo Alto Residents or enrolled in PAUSD. Exceptions may be made for groups providing a function benefiting Palo Alto as a whole. The Co-Sponsorship committee determines such exceptions.

Level "B" – 50% of members are Palo Alto Residents or enrolled in PAUSD

* For full eligibility criteria and benefits, refer to Co-Sponsorship Policy.

1. Legal Name of Organization:

2. Contact Person:

3. Day Phone:

4. Evening Phone:

5. Email:

6. Mailing Address:

7. City, State, Zip Code:

8. Neighborhood Association: Yes ____ No ____ If yes skip to #12.

9. IRS 501(c)(3) or Franchise Tax Board Non-Profit Number:

a. Date nonprofit number granted: _____

10. Mission statement of the organization or group:

11. List benefits to the community beyond any direct benefits to the organization or group members and participants:



Co-Sponsorship Application

12. Membership information: (please attach a current roster, including Palo Alto Residency status)

Total # of Members _____ % of Palo Alto Residents ** _____

** If a member is a Non-Resident enrolled in PAUSD they are considered a Resident.

Age Requirements: Minimum _____ Maximum _____

Special requirements for membership:

13. Facility information:

- a. Facility and room requested:
- b. Date and time requested:
- c. Purpose of the event, meeting or program:

14. Insurance

Proof of current general liability insurance is required for all events/meetings of co-sponsored organizations. Please attach a current certificate of insurance, such as an Accord form, naming the City of Palo Alto as "additional insured" for a minimum of \$1,000,000.00 in general liability. Alternatively, the group may purchase liability insurance through the City; see assigned Staff Liaison for further information and cost. Neighborhood Associations are exempt from insurance requirements.

If insurance certificate expires prior to an event, meeting, or activity, an updated current certificate must be submitted.

In lieu of providing a blanket insurance certificate at time of application, groups may provide a date specific certificate no later than one week prior to event, meeting, or activity.



Co-Sponsorship Application

15. Acknowledgement: I (we) have read and understand the requirements for co-sponsorship status as outlined in the Co-Sponsorship Policy. In compliance with the stated requirements, the group agrees to:

- **Provide** all required documents and organizational information as required in this application.
- **Include** the City logo and the statement "In cooperation with the City of Palo" on all related publicity materials.
- **Submit** two draft copies of all publicity materials to City staff liaison for approval prior to publication and distribution.
- **Include** statements regarding non-discrimination and Americans with Disabilities Act on all publications.
- **Pay** the City for any costs incurred outside of normal co-sponsorship benefits, such as facility attendants, custodial services, and/or equipment usage in accordance established in the City's Municipal Fee Schedule. In addition, pay facility rental fees for usage above co-sponsorship allocation.
- **Direct** the majority of funds raised by co-sponsored events towards specific programs and events for residents of Palo Alto.
- **Request** facility usage through designated City staff liaison, regardless of event/meeting location.
- **Request** co-sponsorship per event through staff liaison at least one month in advance of meeting/event date(s).

Signature: _____

Date: _____

Name:

Title:

Group/Organization:

City Approvals (please leave blank):

Staff Liaison

Date

Department Director

Date



City of Palo Alto City Council Staff Report

(ID # 13871)

Meeting Date: 1/31/2022

Title: Fourth Progress Report on Palo Alto's Community and Economic Recovery Workplan

From: City Manager

Lead Department: Administrative Services

This is the fourth informational memorandum to transmit updates for each of the eleven (11) work items in the Community and Economic Recovery Workplan as it was approved by the City Council on March 22, 2021. No action is required.

This report is provided on a regular schedule to keep the City Council and the community up to date on developments of the workplan. Additionally, individual items will continue to be brought forward to the City Council for discussion and action as appropriate to make progress on the workplan.

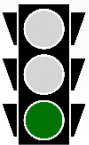
With COVID-19 cases rapidly increasing in the Bay Area, the City of Palo Alto is continuing to take steps to protect community health. The City is monitoring service levels in light of the amorphous pandemic, notably the extremely contagious Omicron variant, and potential staffing limitations. This report provides a snapshot in time and with the ever-changing pandemic conditions, the information summarized may not be as current as other communications as a result.

More information on the City's Community and Economic Recovery Workplan can be found at www.cityofpaloalto.org/communityrecovery . Information on upcoming events can be found at the City's calendar online here: <https://www.cityofpaloalto.org/Home/Calendar>.

Community and Economic Recovery Workplan Updates:

Manage through the Pandemic

- a) Maintaining services while managing daily pandemic needs such as testing, contact tracing, exposures, and other tasks necessitated by COVID-19 is currently the highest need of the City.



UPDATE: With COVID-19 cases spiking in the Bay Area, staff is continuing to take steps to protect community health. The City is monitoring service levels in light of the pandemic, notably the extremely contagious Omicron variant, and potential staffing limitations. To support community safety: the City is encouraging the public to limit in-person interactions by scheduling a virtual appointment or handling service needs online. In-person/walk up services are subject to change such as library hours, walk up services at City Hall, and potential non-emergency public safety services as resources and safety permits.

COVID testing and care –

Testing: The City continues to [host free COVID testing sites](#) by Curative every Tuesday at the Mitchell Park Library parking lot and every Wednesday at City Hall. County testing continues at

the Art Center Auditorium on select dates. Recent community dates include January 14, February 11, and February 25. *For testing locations, go to www.cityofpaloalto.org/testing. For Santa Clara County free testing locations and appointments, visit sccfreetest.org.* *Note: Palo Alto Unified School District testing at Cubberley Pavilion is now limited to their students and staff. The City is encouraging the community to utilize other City and County testing opportunities.

Vaccination: [COVID-19 vaccines are recommended](#) for anyone above 5 years of age. The [County of Santa Clara Public Health Department recommends](#) all eligible members of the public who live or work in Santa Clara County receive a COVID-19 booster shot. The booster is appropriate for everyone ages 18 and older 6 months following the last Pfizer or Moderna vaccination, or 2 months following the Johnson & Johnson vaccination. COVID-19 vaccination can be obtained at local health providers or for [free through County of Santa Clara Public Health Department](#).

In October 2021, the City implemented an employee vaccination policy which mandates all employees to report their vaccination status. Employees reporting their status as unvaccinated are required to test at least weekly, with all sworn Fire personnel testing at the beginning of each shift. Employees who are not compliant with the vaccination policy are subject to disciplinary consequences. The latest update shows vaccination rates at 91% citywide (non-sworn), 87% sworn police and 97% sworn fire. No adverse employee actions have been required, as all employees have remained compliant with reporting and testing requirements.

City operations have maintain high levels of service and communications while responding to evolving pandemic conditions. In early January, the City announced a series of service changes in light of the current COVID-19 surge. They range from changes to library hours and temporary closures, to fully remote-only City Council meetings. For all service changes, go [here](#)¹.

At the time of this memo, the County's health orders require employees and the public to wear masks while indoors. Employees may only remove masks when working alone in an enclosed office, or when actively eating or drinking. The omicron variant is a current concern and other variants may surface. To minimize the chance of workplace exposures, employees are encouraged to continue working remotely when feasible. Departments continue to adjust hours, services, and the work locations of employees to minimize exposure for employees and the public as noted above.

In December 2021, approximately 600 employees reported onsite regularly, 100 were hybrid (on-site for part of the week or on rotation) and 200 were fully remote. It is anticipated that City operations will continue in this manner at least through Q1 2022 (end of March). Air filtration handlers remain throughout City facilities.

- b) Continue high-volume public communications and enhanced community engagement on managing through the COVID-19 pandemic to the City and the Community.



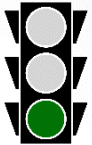
UPDATE: As the level of public activity increases, the community is invited to visit several city sponsored websites promoting civic activities including [Palo Alto Connect](#), [the City calendar](#), and Uplift Local [here](#)² and [here](#)³.

The City's weekly newsletter continues to be sent to more than 50,000 followers. It provides up to date and real time information on the pandemic, community impacts and resources. It also offers

information about community's recovery; specifically connecting the community together to City service changes and programs; wellbeing, wellness and family resources; community events or activities; community engagement and ways to get help or help those in need through volunteer opportunities. The goal will be to further the City's community recovery efforts and connect the whole community - residents, non-profits, public art opportunities, and business - together. Online resources continue to grow including blog posts and department specific content.

Since the last reporting period, activities took place with enhanced communications to engage and inform the community of a number of significant events occurring as outlined in the Community Wellness and Wellbeing section. Major efforts included but were not limited to planning and coordinating the opening of major new infrastructure such as the 101 Bike and Pedestrian Bridge and the New Junior Museum and Zoo, and a Town Hall on hate Crimes. The Library and IT Departments initiated a new technology platform ([Biblioboard](#)) to engage the community – most recently with a Thanksgiving recipe swap. Finally, the blog updates from the City have continued to update the community on all aspects of recovery such as wellness and well being, public safety, fire and emergency preparedness, climate action and sustainability and include: [Spend Time with Family & Friends in Palo Alto this Holiday Season](#), [Fall in Love with Palo Alto this Season](#), [Fire Prevention Week](#), [Celebrating Being Together Again](#), [Earthquake Preparedness](#), [Palo Alto Community and Economic Recovery Progress](#) and [New Year's Resolutions to Keep in 2022](#). All current blog posts can be found at <https://medium.com/paloaltoconnect>.

- c) Provide an updated, clear, comprehensive Workplace Activation Plan (including remote staffing models) (\$500k)



UPDATE: In response to the latest safety recommendations by County and State health officials, the City continues to require all visitors (as well as all employees and contractors) to City facilities to wear face coverings indoors, regardless of vaccination status, and to continue recommended social distancing protocols.

City Hall services are open by appointment from Monday through Friday, 8 a.m. to 5 p.m., for business with public works, transportation services, police records services, utility billing services, and revenue collections. Walk-in hours are available Monday-Thursday from 10am-4pm for City Hall lobby service counters. In addition, to assist walk-up customers, the City is offering a new virtual assistant as another layer of customer service in the City Hall lobby. Customers can reach a City assistant with the touch of a button. As of January 10, 2022, Planning and Development Services has paused in-person appointments due to the rise in omicron cases and to limit spread of COVID; customers can make virtual appointments or speak with staff by phone.

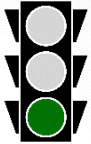
To save the public time, reduce carbon emissions, and continue business efficiencies found during the pandemic, City Hall will continue contactless services, which were well received during the pandemic restrictions when walkups or appointments are not possible. This includes City services such as [registering for classes](#), [parking permits and tickets](#), [building permits and planning appointments](#), [utility bill payments](#), and [police reports](#).

The City has been conducting hybrid Council Meetings (in person and online) since November 2021 when possible with online access found at the beginning of the [published agendas](#). In response to the recent Omicron variant, the Council has moved to virtual only meetings in January 2022 with continual

review on future plans. Boards and Commissions meetings remain online based on City Council direction in December 2021. The City is actively tracking legislation at the state level that may impact the ability of the City to continue to hold hybrid and/or remote meetings.

Community Wellness and Wellbeing

- d) Support Community Wellness and Wellbeing through development of a series of community events, presentations, and engagement opportunities.



UPDATE: As part of the City's ongoing work to support Community Wellness and Wellbeing, the City, partner organizations, and local businesses have or will participate in special events, community health, and race and equity initiatives. For up-to-date information, and a list of resources available to this community, see [here](#)⁴.

Special events – The City continues to offer safe, yet interactive community events to support wellness and wellbeing through art, music, education and nature. CODE:Art2 brought interactive and engaging art to the downtown area for three days in October. The Art Center hosted several events including the Great Glass Pumpkin Patch, Clay and Glass Festival, and most recent exhibition, *The Art of Disability Culture*, which closed on December 11th. The next exhibition, *Creative Attention: Art and Community Restoration* is set to open on January 22nd. The exhibition will showcase alternatives to our chaotic world of stress and anxiety, through practices of mending, healing, restoration, belonging, sustainability, and resiliency. The December Holiday Tree Lighting event also brought people to the downtown area. The Palo Alto Junior Museum & Zoo opened to the public in November, offering families a place to explore science and nature. A multitude events, programs and classes are offered by the Library and Community Services Departments to engage all members of the community. Planned events for calendar year 2022 are being transmitted to the Council in a separate information memo this month as well.

Race and Equity – The City Council continues this work through the [Policy and Services Committee](#) on an ongoing basis. The next update by the committee is expected at the February 2022 P&S meeting. Other updates since the last report include: Enhanced reporting on hate crimes announced by the Police Department along with a [presentation](#) by local law enforcement on the issue and a city post [here](#)⁴. Continued engagement with the [King Artist Residency](#) by the [Human Relations Commission](#). (For background, the selected artist will be asked to engage the community in conversations about equity, inclusion, and belonging in Palo Alto, resulting in a final artwork that will be displayed on Dr. Martin Luther King Jr. and Coretta Scott King Plaza in front of City Hall for a period of 6 months to one year.) Mitchell Park Community Center took part in hosting the UNAFF 2021 International Documentary Film Festival Oct. 21 – 31 with this year's theme "Moving Forward"; the celebration of the Universal Declaration of Human Rights. Finally, the Police Chief launched the first [quarterly update](#) in October including information about how the City continues to advance police reform. The Human Relations Commission will present the results of 100 Conversation on Race initiative that took place throughout the city in Summer of 2021.

Community Health – Through a collaborative engagement by Santa Clara County and the City of Palo Alto, the Police Department deployed the long-awaited Psychiatric Emergency Response Team (PERT). The unit went out for their first shift on 11/21/21. See a recent news release on this effort, [here](#)⁵.

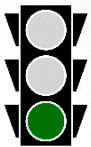
Unhoused - Supporting the unhoused continues with the following update: staff is issuing Request for Proposals in early 2022 for contracted homeless outreach services with the goal of having a provider selected and services underway by summer 2022, funding and staffing an In-Field service team staffed by police officers – to begin 12/6/21, application submitted for the [Project Homekey](#) funding to the County in coordination with the Santa Clara County Community Plan to End Homelessness 2020-2025. An additional resource for support for housing and unhoused initiatives was added as part of the FY 2021 Preliminary Q1 Financial Status Report; staff anticipates this recruitment to being in the first quarter of 2022.

Sustainability and Climate Action – Each month, the Sustainability and Climate Action Plan (S/CAP) Ad Hoc Committee will delve into various topics related to the [S/CAP update](#) and includes the City's roadmap of strategies needed to reduce greenhouse gas (GHG) emissions 80 percent by 2030 and other community-wide sustainability goals.

Seeking to understand – Palo Alto Mayor Tom DuBois and Bloomington, Illinois Mayor John Hamilton announced a proposal to establish a [Sibling Cities relationship](#), the first domestic relationship of its kind between United States cities. The relationship seeks to foster community building, further goodwill and enhance civic dialogue and public policy discussions in the two cities through a new organization, [Sibling Cities USA](#). The Palo Alto City council approved the relationship on November 15 and Bloomington City Council considered and approved the relationship shortly thereafter.

Focused Business Support

- e) Continue, and further promote, Uplift Local and other retail supportive strategies



UPDATE: The [Uplift Local initiative](#) was originally an effort to connect the community with outdoor activities. As this initiative has evolved, it has been used to also connect the community with businesses in the City. Monthly community check-in meetings were held in order to hear from the community on their experience with the program and for Staff to share County progress and recovery updates, Uplift Local changes, parking program updates and upcoming events and art exhibits.

The monthly meetings are transitioning from City hosted to [Chamber of Commerce](#) developed agendas. The City will continue to support the recovery effort through attendance and participation in the meetings including relevant program updates, seeking input from business and building owners and informing businesses of upcoming local events and ways businesses can partner with event sponsors to promote and advertise their business.

In December, the City assisted Cal Ave. with holiday decorations to help establish a vibrant holiday environment. Staff also supported University Avenue and surrounding downtown businesses with promoting a Holiday Cheer campaign featuring local discounts and offerings during the holiday season. More information on City support of retail business can be found [here](#)⁶.



- f) Provide technical support for workplace environmental upgrades to mitigate risks for local businesses

UPDATE: The City's consultant for technical support for workplace environmental upgrades has completed the assignment. No further actions expected.

- g) Refine the scope and breadth of the City's economic support activities



UPDATE: The City Council addressed this item through a discussion facilitated by the Good City Company on June 1, 2021. Council provided Staff further direction on September 13, 2021 that included engaging a new consultant to analyze shifts in Palo Alto's business mix, clean-up and analysis of the business registry, strategies to deal with any market shifts caused by the pandemic, strategies for supporting hotels, and discovery of potential revenue sources to fund City services. With the support of Good Cities Company staff finalized a scope of work for an RFP that was posted to the City's procurement portal prior to the holidays. Submittals are expected in January 2022 and staff will work to evaluate and bring forward a contract for Council review and approval before the end of FY 2022. In the meantime, Staff continues to build out a job description and job posting, with the assistance of Teri Black & Co, for an economic coordinator position to be employed by the City. This effort has been impacted by other priorities and overall recruitment backlogs, and recruitment is anticipated to begin in the first quarter of 2022.

City Priority Initiatives

- h) Further accelerate [Fiber to the Home](#) (FTTH) and pursue expanded community engagement



UPDATE: The City launched the [Palo Alto Fiber Community Hub](#) in September to inform and engage residents and businesses on Fiber-to-the-Home (FTTH). The fiber forum includes frequently asked questions, factsheets and other resources for both residents and businesses. The community can be involved by registering for alerts, notifications and receive email updates about the project. There is also an interactive map where residents and businesses can express their interest in FTTH and other feedback. The next step in the community engagement process is to launch the residential and business surveys in March 2021. Those survey results will be presented to the UAC and City Council as part of the next milestones of this effort.

The City launched a social media campaign, began a video series about fiber, and will begin recruiting public ambassadors to host small group meetings to discuss fiber in early 2022. The City will be sharing information throughout the City's regular communication channels as well as connecting with local organizations to promote the work. In the meantime, the City and its principle advisor, Magellan, are working on the details of the network layout for maximum effectiveness with minimal construction. The construction will be subject to all customary City requirements.

- i) Downtown redesign for cars, pedestrians, and bicycle travelers and visitors (\$150k, design work only)



UPDATE: While this item is specific to Downtown, this memo will also address work on California Avenue.

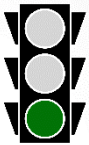
In the [September 13, 2021 City Council meeting](#), City Council opened University Avenue to vehicle traffic beginning October 15, 2021 while the 500 block of Ramona and 300-400 blocks of California Avenue remain closed to motor vehicles until June 2022. Further direction was provided that included modifying the parklet program, promoting Downtown and creating an RFP for public improvement of University

Avenue between Alma St. and Middlefield Rd. The RFP was issued, vendors responded and Staff is currently evaluating the proposals, anticipating Council approval of consultant contract in Q3 of FY22.

The goal of the public improvement project is to adapt the public realm to maximize pedestrian and bicycle use, and accentuate and enhance the retail environment, while maintaining vital two-way vehicular access, parking opportunities, delivery and loading zones, ride share spaces, and other amenities including performance space. The priority is to create a more vibrant and inclusive space to support residents and local businesses.

Staff is also planning next steps for California Avenue; an update is expected to City Council in early 2022 in response to [Council's June 22, 2021 direction](#). The Council directed Staff to return with a process recommendation to pursue options for California Avenue including the design of the permanent parklet program. Working with the ARB, local businesses, and community members, the City can create a unique permanent parklet program that enhances the streetscape and pedestrian environment along California Avenue.

j) Exploration of potential ballot measures



UPDATE: The Finance Committee provided direction, on [September 21, 2021](#), related to potential ballot measures. The ballot measures would seek new sources of revenue to support new and existing City services. In that meeting, the Committee directed Staff to model a business license tax, based on a business's square footage, to include recommendations of size thresholds and criteria for exemptions. It also directed staff to research the feasibility of a utility use-based tax to modify the 2009 GFET formula to transfer a percentage of gas utility gross revenues. Finally, Staff was directed to initiate polling for both potential ballot measures. The first round of polling was completed in November 2021 and December 2021 with results presented to the Finance Committee on January 18, 2022. In addition, the Finance Committee reviewed additional analysis and modeling of potential structure for a business license tax, an outreach and engagement plan, and solidified recommendations for next steps for the City Council consideration January 24th.



k) Research and return to Council with recommendations for updates to the Foothills Fire Management Plan and certain other measures, including a Foothills Fire Early Warning Systems (FFEWS).

UPDATE: On August 30, 2021, Staff prepared report [CMR 13479](#) for a Study Session regarding wildland fire. That study session - which included partners from CAL FIRE, Santa Clara County Fire, Midpeninsula Open Space, and Stanford University – can be viewed [online](#). The report highlighted risks and reported on actions regional agencies, residents and non-profits are doing or can do to mitigate the risks, including education. An update is scheduled for the Council in January. That report will be responsive to the topics from the Study Session and the prior Informational Report, noting that implementation stretches existing resources and new projects require additional resources.



Legend

As seen in the updates above, a stoplight symbol is displayed to the left of each individual work item. This indicator is meant to provide a visual indication of the status of each work item as described below.

- Green – Progress on this work item is underway, consistent with what was described in the Community and Economic Workplan as adopted by the City Council.
- Yellow – Progress on this work item is underway, but may have upcoming vulnerabilities or decisions that need to be made to impact future progress.
- Red – Progress on this work item is not underway; this represents when work has stalled or encountered barriers that need to be overcome in order for work to continue.

Links

1. <https://www.cityofpaloalto.org/News-Articles/City-Manager/Service-Level-Changes-in-Response-to-COVID-19-Safety-Concerns>
2. <https://www.cityofpaloalto.org/Residents/Public-Safety/Coronavirus-COVID-19/Reopening-Together/Uplift-Local-Business-Support-Details>
3. <https://www.upliftlocal.org/>
4. <https://www.cityofpaloalto.org/Residents/Public-Safety/Coronavirus-COVID-19/Community-Support-Services>
5. <https://medium.com/paloaltoconnect/steps-the-community-can-take-to-help-stop-hate-crimes-9ab65ff6f24c>
6. <https://www.cityofpaloalto.org/Residents/Public-Safety/Coronavirus-COVID-19/Reopening-Together/Businesses-Reopening-City-Support>

Schedule of Meetings

Published January 20, 2022

This is a courtesy notice only. Meeting dates, times, and locations are subject to change. Almost all Palo Alto Council and some Standing Committee meetings are cablecast live on Channel 26. If there happens to be concurrent meetings, one meeting will be broadcast on Channel 29.

Until further notice, all meetings will be held virtually.

THURSDAY, JANUARY 20

Architectural Review Board Meeting, 8:30 a.m.

Public Art Commission Meeting, 7 p.m.

MONDAY, JANUARY 24

Sp. City Council Meeting, 5 p.m.

TUESDAY, JANUARY 25

Parks & Recreation Commission Meeting, 7 p.m.

WEDNESDAY, JANUARY 26

Planning & Transportation Commission Meeting, 6 p.m.

THURSDAY, JANUARY 27

Historic Resources Board Meeting, 8:30 a.m.

MONDAY, JANUARY 31

Sp. City Council Meeting, 5 p.m.

TUESDAY, FEBRUARY 1

Finance Committee Meeting, 7 p.m.

WEDNESDAY, FEBRUARY 2

Sp. Utilities Advisory Commission Meeting, 5 p.m.

THURSDAY, FEBRUARY 3

Architectural Review Board Meeting, 8:30 a.m.

SATURDAY, FEBRUARY 5

City Council Retreat, 9 a.m.

MONDAY, FEBRUARY 7

Sp. City Council Meeting, 5 p.m.

TUESDAY, FEBRUARY 8

Policy & Services Committee Meeting, 7 p.m.

WEDNESDAY, FEBRUARY 9

Planning & Transportation Commission Meeting, 6 p.m.

THURSDAY, FEBRUARY 10

Historic Resources Board Meeting, 8:30 a.m.

Human Relations Commissions Meeting, 6 p.m.

MONDAY, FEBRUARY 14

Sp. City Council Meeting, 5 p.m.



CITY OF PALO ALTO

Supplemental Report - Item 3

MEETING DATE: JANUARY 31, 2022

TO: HONORABLE CITY COUNCIL

FROM: JONATHAN LAIT, DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

SUBJECT: AGENDA ITEM NUMBER 3 – ADOPTION OF AN EMERGENCY ORDINANCE AND REGULAR ORDINANCE AMENDING PALO ALTO MUNICIPAL CODE SECTION 9.68 (RELOCATION ASSISTANCE FOR NO-FAULT EVICTIONS) BY REDUCING THE THRESHOLD FOR APPLICABILITY FROM 50 UNITS TO 10 UNITS OR A LOWER THRESHOLD. ENVIRONMENTAL ASSESSMENT: EXEMPT PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3).

Executive Summary

On January 26, 2021, the Planning and Transportation Commission (PTC) considered an ordinance Amending Chapter 9.68 (Rental Housing Stabilization) of Title 9 (Public Peace, Morals, and Safety) of the Palo Alto Municipal Code to Extend Relocation Assistant Requirements. The Council will consider this same ordinance on January 31, 2022. This supplemental report serves to transmit the recommendation of the PTC and summarize the deliberation.

The Commission voted 5-1 (Hechtman, dissenting; Templeton absent) to:

1. Recommend the City Council adopt an ordinance (Attachment A) amending Palo Alto Municipal Code (PAMC) Section 9.68.035 (Relocation Assistance for No-fault Evictions) to apply to structures or lots containing ten (10) or more units, instead of 50 or more units.
2. Add definitions from AB 1482 of “at-fault” evictions and “no-fault” evictions to the Ordinance.

Should Council desire to add the just cause definitions to the ordinance, they are provided in Attachment B. The addition of these definitions is not required for the ordinance to comply with state law.

Discussion

Commissioners supported the above motion primarily because the ordinance would cover a greater number of tenants and help evicted tenants with the additional costs associated with trying to find a new home. Commissioners also felt that lowering the number to ten units focused more on corporate landlords, acknowledging that smaller landlords might experience greater difficulty shouldering the additional financial burden. Commissioners believed the

ordinance was balanced, considering both landlord and tenant concerns in choosing this number of units.

Commissioner Hechtman opposed the motion because he felt hampered by the lack of data. He also expressed concern that the law could result in landlords charging higher rents to have reserves in case the landlord engages a no-fault eviction and must provide relocation assistance.

There was significant discussion regarding the application of the ordinance to evictions for which there is “no specified cause,” for example, where a landlord seeks to terminate a tenancy at the end of a lease’s original term, but a tenant wishes to continue. Commissioners expressed some discomfort with the prospect that the ordinance requires payment of relocation assistance in such situations, which are not considered “no fault” under the existing ordinance. This is largely addressed by AB 1482, which generally does not permit evictions for “no specified cause,” and which also defines as “at fault” the termination of tenancy if a tenant is offered and rejects a lease renewal. However, AB 1482 does not apply to tenancies under one year and its requirement for just cause termination of tenancy expires in 2030. The City Council could address by explicitly stating that refusal to renew a 1 year lease is an at-fault eviction for the purposes of this ordinance.

It was also noted that the original ordinance was drafted before AB 1482 became state law and has its own definition of “no fault evictions” and “at fault evictions”. The Commissioners believed that utilizing the language from AB 1482 would minimize confusion in cases where both Tenant Relocation Assistance and AB 1482 apply.

Some discussion included the opportunity for an economic hardship waiver to be applied for by landlords. Currently, the ordinance offers relief from the ordinance only when a landlord can demonstrate the strict application of the tenant relocation assistance requirement would result in an unconstitutional taking of property. Several commissioners felt this may be too narrow of an exception.

Further Commissioners requested more data regarding the types of evictions that are occurring in Palo Alto. It was recognized that this would be provided once the Rental Survey is operational. The PTC hopes that once the Rental Survey is operational, the Council will refer this policy back to PTC for further consideration when data regarding actual evictions occurring in Palo Alto is available.

Assembly Bill (AB) 1482 included definitions of at-fault and no-fault evictions. The relevant sections from the law are provided below for Council consideration.

The full text of the legislation can be found here:
https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200AB1482

Council may choose to incorporate this recommendation from PTC; incorporate some aspects; or not incorporate these definitions into the draft ordinance.

At Fault Eviction Causes Identified in AB 1482

- (A) Default in the payment of rent.
- (B) A breach of a material term of the lease, as described in paragraph (3) of Section 1161 of the Code of Civil Procedure, including, but not limited to, violation of a provision of the lease after being issued a written notice to correct the violation.
- (C) Maintaining, committing, or permitting the maintenance or commission of a nuisance as described in paragraph (4) of Section 1161 of the Code of Civil Procedure.
- (D) Committing waste as described in paragraph (4) of Section 1161 of the Code of Civil Procedure.
- (E) The tenant had a written lease that terminated on or after January 1, 2020, and after a written request or demand from the owner, the tenant has refused to execute a written extension or renewal of the lease for an additional term of similar duration with similar provisions, provided that those terms do not violate this section or any other provision of law.
- (F) Criminal activity by the tenant on the residential real property, including any common areas, or any criminal activity or criminal threat, as defined in subdivision (a) of Section 422 of the Penal Code, on or off the residential real property, that is directed at any owner or agent of the owner of the residential real property.
- (G) Assigning or subletting the premises in violation of the tenant's lease, as described in paragraph (4) of Section 1161 of the Code of Civil Procedure.
- (H) The tenant's refusal to allow the owner to enter the residential real property as authorized by Sections 1101.5 and 1954 of this code, and Sections 13113.7 and 17926.1 of the Health and Safety Code.
- (I) Using the premises for an unlawful purpose as described in paragraph (4) of Section 1161 of the Code of Civil Procedure.

(J) The employee, agent, or licensee's failure to vacate after their termination as an employee, agent, or a licensee as described in paragraph (1) of Section 1161 of the Code of Civil Procedure.

(K) When the tenant fails to deliver possession of the residential real property after providing the owner written notice as provided in Section 1946 of the tenant's intention to terminate the hiring of the real property, or makes a written offer to surrender that is accepted in writing by the landlord, but fails to deliver possession at the time specified in that written notice as described in paragraph (5) of Section 1161 of the Code of Civil Procedure.

No-Fault Eviction Causes Identified in AB 1482

(A) (i) Intent to occupy the residential real property by the owner or their spouse, domestic partner, children, grandchildren, parents, or grandparents.

(ii) For leases entered into on or after July 1, 2020, clause (i) shall apply only if the tenant agrees, in writing, to the termination, or if a provision of the lease allows the owner to terminate the lease if the owner, or their spouse, domestic partner, children, grandchildren, parents, or grandparents, unilaterally decides to occupy the residential real property. Addition of a provision allowing the owner to terminate the lease as described in this clause to a new or renewed rental agreement or fixed-term lease constitutes a similar provision for the purposes of subparagraph (E) of paragraph (1).

(B) Withdrawal of the residential real property from the rental market.

(C) (i) The owner complying with any of the following:

(I) An order issued by a government agency or court relating to habitability that necessitates vacating the residential real property.

(II) An order issued by a government agency or court to vacate the residential real property.

(III) A local ordinance that necessitates vacating the residential real property.

(ii) If it is determined by any government agency or court that the tenant is at fault for the condition or conditions triggering the order or need to vacate under clause (i), the tenant shall not be entitled to relocation assistance as outlined in paragraph (3) of subdivision (d).

(D) (i) Intent to demolish or to substantially remodel the residential real property.

(ii) For purposes of this subparagraph, "substantially remodel" means the replacement or substantial modification of any structural, electrical, plumbing, or

mechanical system that requires a permit from a governmental agency, or the abatement of hazardous materials, including lead-based paint, mold, or asbestos, in accordance with applicable federal, state, and local laws, that cannot be reasonably accomplished in a safe manner with the tenant in place and that requires the tenant to vacate the residential real property for at least 30 days. Cosmetic improvements alone, including painting, decorating, and minor repairs, or other work that can be performed safely without having the residential real property vacated, do not qualify as substantial rehabilitation.