WHY IS MIDDLE HOUSING ILLEGAL IN PALO ALTO?

(HINT: HAPPY 40TH, PALO ALTO ZONING)

MISSING MIDDLE HOUSING: SOLUTIONS THE MIDDLE CLASS CAN AFFORD

AFFORDABLE HOUSING WEEK | MAY 15, 2018 | 7:00P | MORRISON & FOERSTER

MY HOUSE

IS ILLEGAL BECAUSE:

Year Constructed: 1891 & 2010
Zoning: RMD (15 units/acre)
# of Units: 1
Lot size: 3000 sf (1/15/acre)
Density: 15 units/acre

- Front setback is only 16’ (not 20’)
- Side setback is only 18” (not 6’)
- Doesn’t have a covered parking space or an extra parking space (parking is technically not allowed in front setback)

THIS DUPLEX

IS ILLEGAL BECAUSE:

Year Constructed: 1926
Zoning: RMD (15 units/acre)
# of Units: 2
Lot size: 2250 sf (1/20 acre)
Density: 40 units/acre

- Too many units (only 1 allowed
- Front setback is too shallow
- Side setbacks to narrow
- No parking at all

THIS TRIPLEX

IS ILLEGAL BECAUSE:

Year Constructed: 1924
Zoning: R-2 (2 units total)
# of Units: 3
Lot size: 7500 (⅙ acre)
Density: 18 units/acre

- More residential units than the zoning allows (2 allowed)
- Doesn't meet covered parking standards
- Side setbacks to narrow

THIS QUADPLEX

IS ILLEGAL BECAUSE:

Year Constructed: 1921
Zoning: RM-30 (30 units/acre)
# of Units: 4
Lot size: 5625sf (⅛ acre)
Density: 32 units/acre

Too many residential units per acre (technically 3 allowed)
Has 4 parking spaces, current zoning requires 6
Front & side setbacks too close

THIS SIXPLEX

IS ILLEGAL BECAUSE:

Year Constructed: 1938
# of Units: 6
Lot size: 4950 sf (1/9 Acre)
Zoning: RM-30
Density: 54 Units/Acre

- More units than allowed by existing zoning
- Front setback is only 6',
- Side setback is only 4'
- Lot coverage exceeds existing maximum

THIS MANSION APARTMENT

IS ILLEGAL BECAUSE:

Year Constructed: 1903
Zoning: RM-30
# of Units: 7
Lot size: 5625 sf (⅛ acre)
Density: 56 units/acre

- Too many residential units, only 2 allowed for current zoning
- Has 2 parking spaces doesn't meet minimum parking for 4 units

BUT WAIT....

DUPLEX, QUADPLEX, SIXPLEX, EIGHT
AREN'T THESE HOUSING TYPES GREAT?

YET THEY ARE ALL ILLEGAL!

These “Missing Middle Homes” could not be built under Palo Alto’s zoning laws today

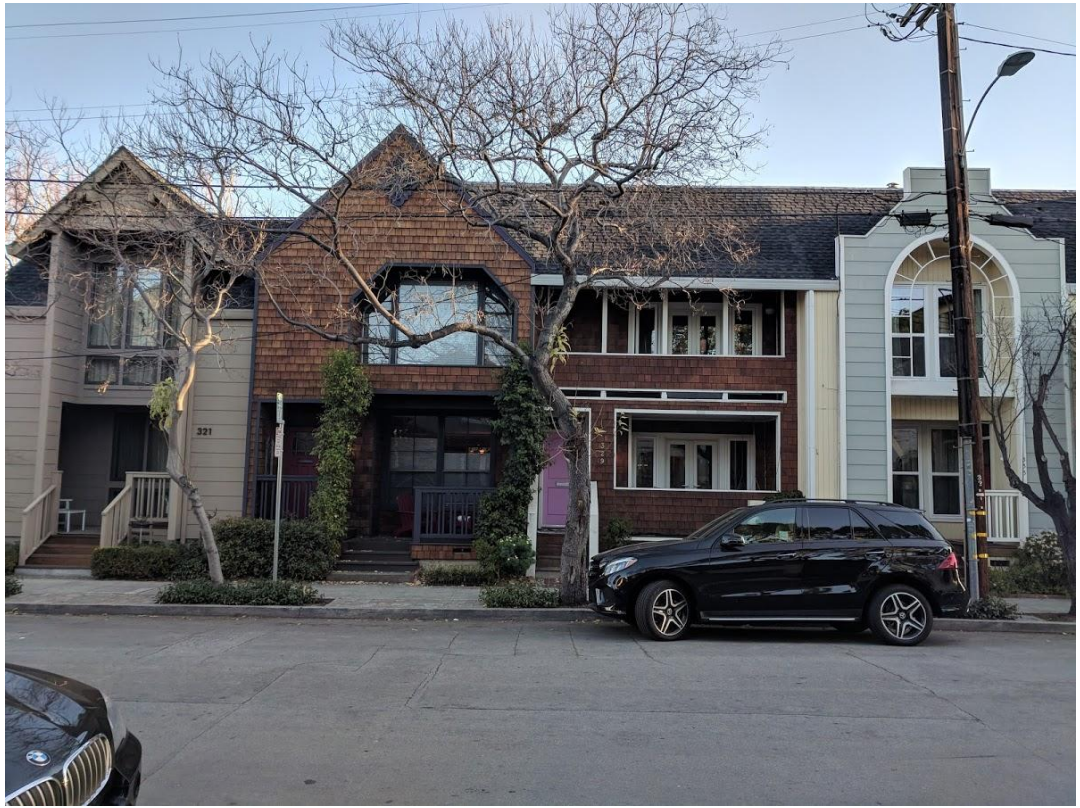
SO WHAT HAPPENED? 1978.

40 years ago, these parcels were downzoned and existing buildings “grandfathered in.”

40 YEARS LATER IN 2018...

We haven't built much Missing Middle Housing.
We still can't build NEW Missing Middle Housing.
Both makes the housing shortage much worse

THESE 1980 TOWNHOMES NEEDED SPECIAL PERMISSION:



Year Constructed: 1980
Zoning: PC (PC-3111)
# of Units: 7
Lot size: 14,062.5 (⅓ acre)
Density: 21 units/acre

- Front setback is shallow only 3', not 20'
- Not enough parking - 1 space/unit
- Too much square footage
- Townhouses were permitted under a PC

THESE 1996 HOMES NEEDED SPECIAL PERMISSION:

Year Constructed: 1996
Zoning: PC (PC-4243)
# of Units: 1+ADU
Lot size: 2,342 (1/20 acre)
Density: 20-40 units/acre

- Small lot homes permitted via PC
- Front setback is shallow <20’
- Side setbacks are <6’, with a special easement to make side yard

NOW WE'RE IN DANGER OF LOSING HOUSING STOCK

Cottage Clusters in College Terrace
2341/2341 Hanover

2 cottages on 2 25' x 125' lots

The combined parcel of 50' x 125' is zoned R-1 to allow only one residential unit for the parcel

Single family residence proposed to replace both cottages

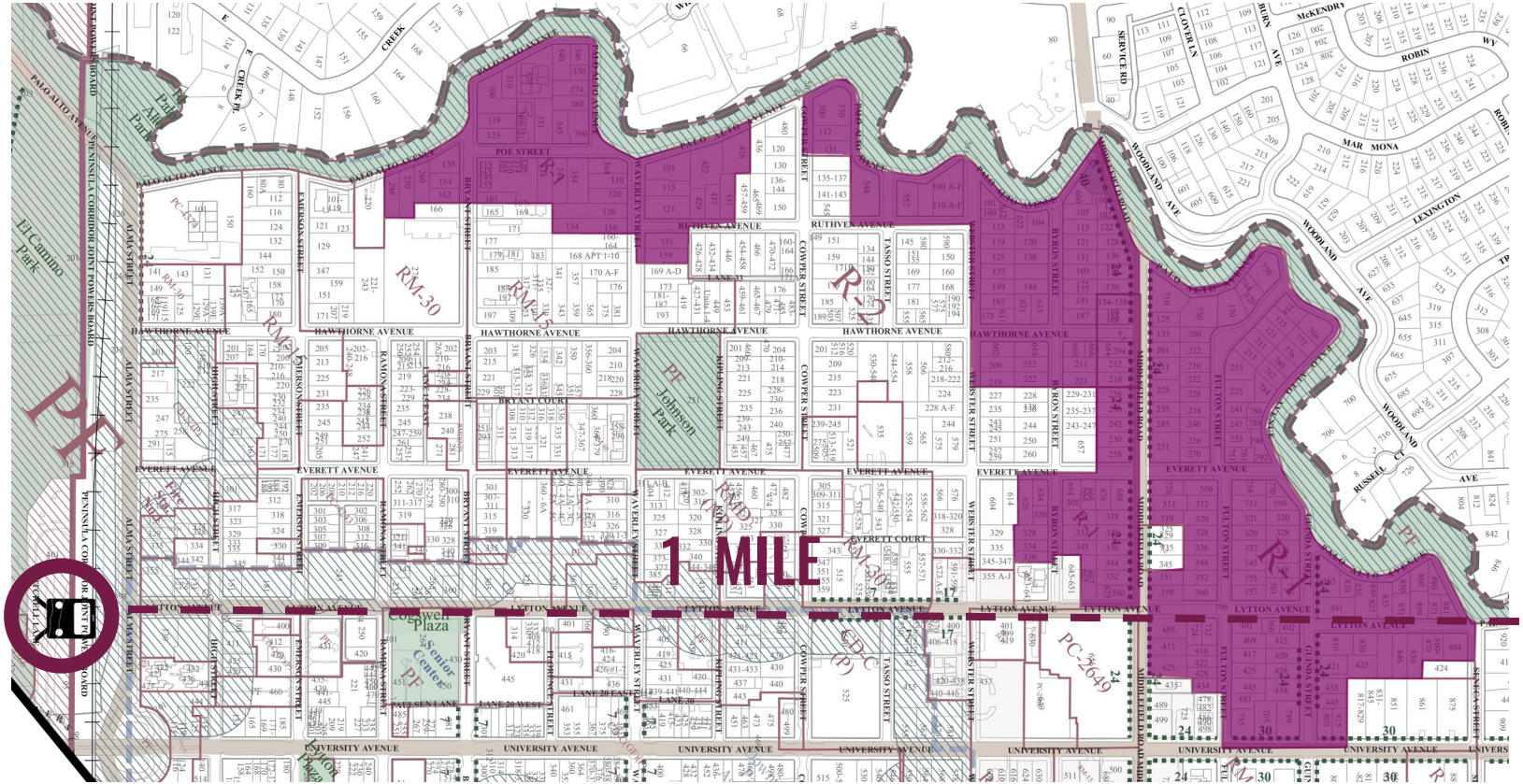
OR HAVE LOST HOUSING STOCK

Downtown Conversion
459 Ruthven

Used to be 2 small houses (one front, one back) on a 7500 sf lot, zoned R-2

Both houses were purchased 4-5 years ago, torn down and reconstructed as a single family home

SHOULD WE HAVE R-1 PARCELS < 1 MILE FROM CALTRAIN?



IF WE WANT THIS....

WE NEED TO

LEGALIZE MIDDLE HOUSING

CHANGE ZONING

REMEMBER....

DUPLEX, QUADPLEX, SIXPLEX, EIGHT
MISSING MIDDLE HOUSING IS GREAT!

PALO ALTO FORWARD

THANK YOU FOR LISTENING!

AND PLEASE KEEP IN TOUCH!

WWW. PALOALTOFORWARD.COM | FACEBOOK.COM/PALOALTOFORWARD