

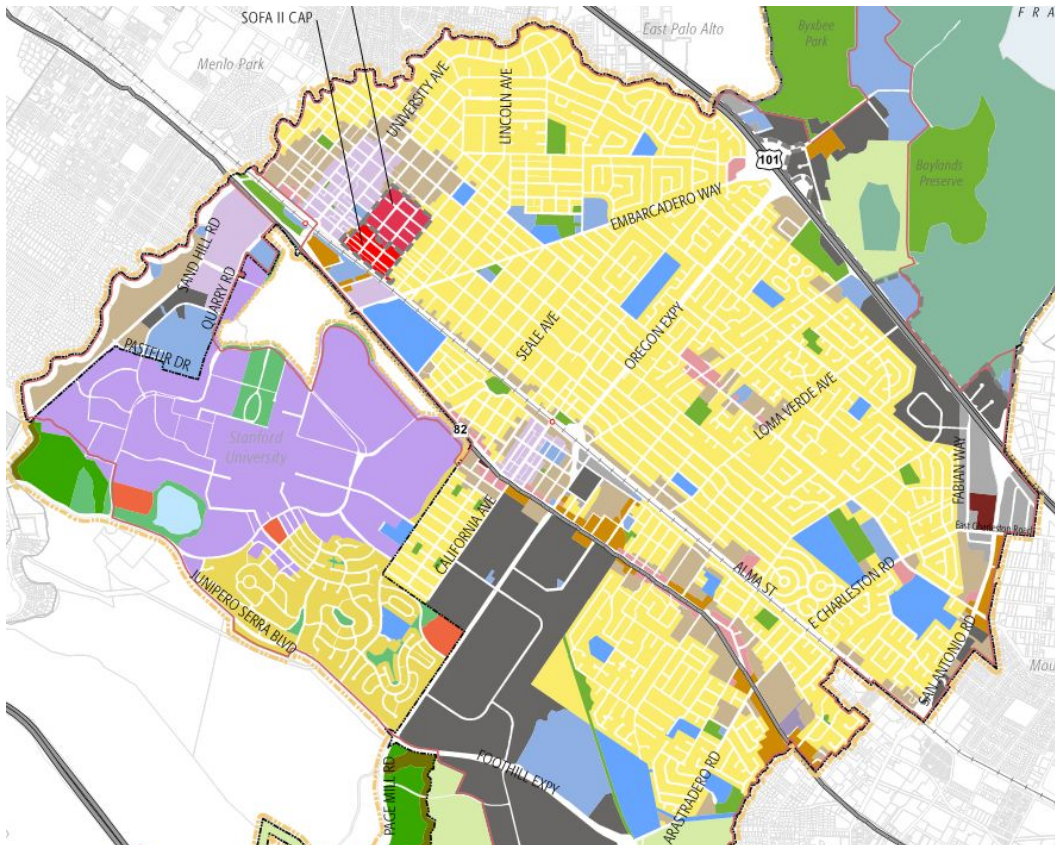


OLDIES, BUT GOODIES

PALO ALTO'S AWESOME APARTMENTS & HOW TO GET MORE OF THEM

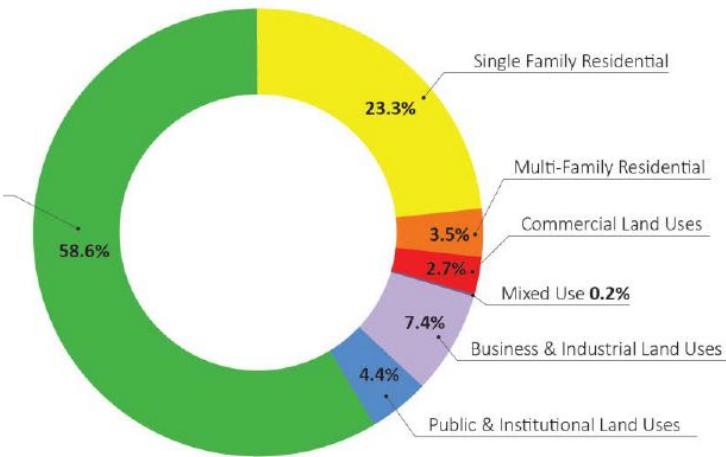
NEW SOLUTIONS FOR AFFORDABLE HOUSING: MIDDLE HOUSING
AFFORDABLE HOUSING WEEK | MAY 13, 2020 | 6:00P | ZOOM ZOOM ZOOM

PALO ALTO ZONING MAP



Comprehensive Plan Land Use

Residential



PALO ALTO RESIDENTIAL ZONING CATEGORIES

R-1 SINGLE FAMILY ZONING: ONE HOUSE PER PARCEL

R-2 LOW DENSITY: TWO HOUSES PER PARCEL

RMD LOW DENSITY MULTIFAMILY, 17 UNITS PER ACRE

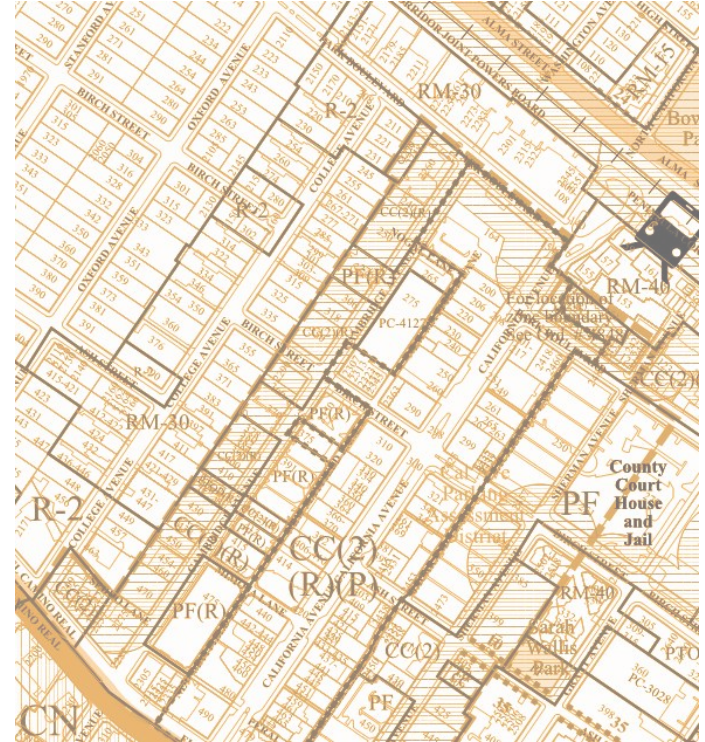
RM-20 RESIDENTIAL MULTIFAMILY: 20 UNITS PER ACRE

RM-30 RESIDENTIAL MULTIFAMILY: 30 UNITS PER ACRE

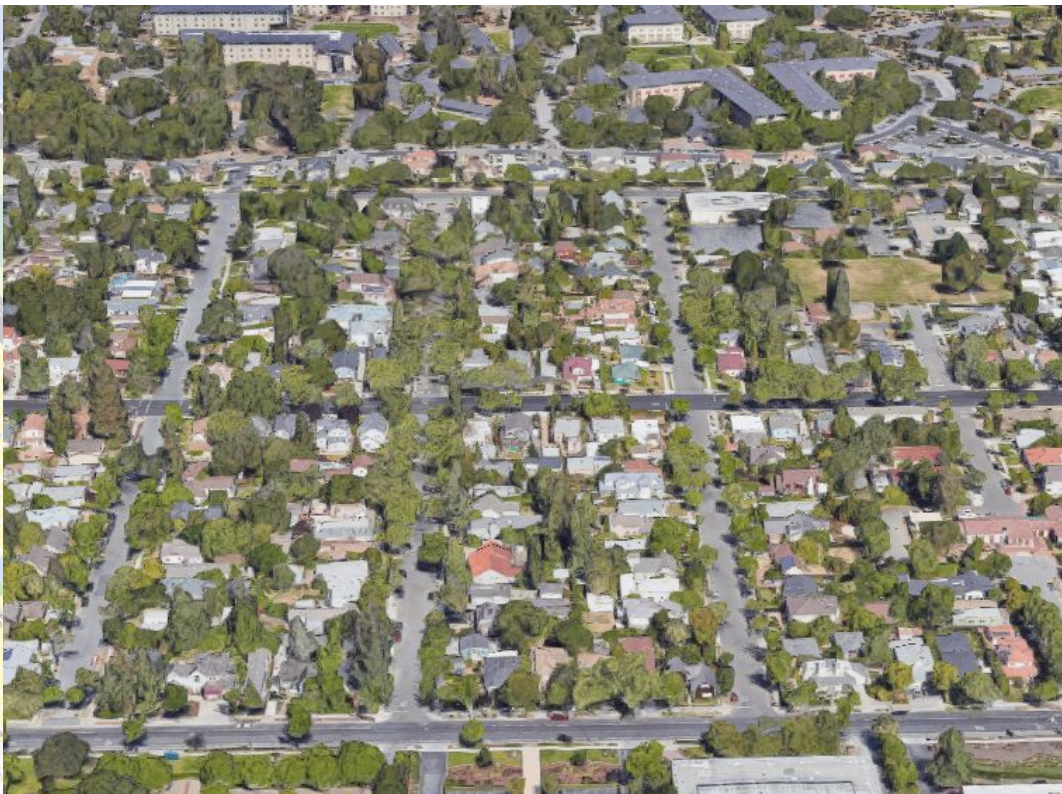
RM-40 RESIDENTIAL MULTIFAMILY: 40 UNITS PER ACRE

CC/CN COMMERCIAL/MIXED USE: RESIDENTIAL AREA

CD/CS GOVERNED BY FLOOR AREA RATIO (FAR)



COLLEGE TERRACE NEIGHBORHOOD



COLLEGE TERRACE IS IN DANGER OF LOSING HOUSING



Cottage Clusters in College Terrace
2341/2349 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 in
2016 to replace both cottages

This is a detailed street map of a residential neighborhood in San Francisco. The map shows a grid of streets including Stanford Avenue, College Avenue, and California Avenue. Property numbers are visible on many lots. Several areas are highlighted with red outlines, and a red starburst is in the bottom left. Handwritten notes in green and purple ink are present, including 'Cameron Park' and 'Cagione Park'. The map also shows various colored overlays, possibly representing different types of land use or ownership.

THIS COTTAGE DUPLEX



IS NOT SINGLE FAMILY

Year Built: 1939

Zoning: R-1

of Units: 2

Lot size: 3150 sf (0.07 acre)

Density: 28 acres/unit

- Substandard Lot
- 2 parking spaces only in front setback
- No covered parking
- Side setbacks too close

THESE COTTAGES



ARE NOT SINGLE FAMILY

Year Built: 1937

Zoning: R-1

of Units: 2

Lot size: 3735 SF

Density: 22 units/acre

- Left side setbacks too close
- No covered parking

ALL THESE COTTAGE DUPLEXES.... ARE NOT SINGLE FAMILY



THIS CLUSTERED TRIPLEX

IS NOT SINGLE FAMILY



Year Built : 1950

Zoning: R-1

of Units: 3

Lot size: 9,375 sf

Density: 14 units acre

- More units than allowed on R-1
- Side setbacks too close

THIS CUTE TRIPLEX



IS NOT SINGLE FAMILY

Year Built: 1938

Zoning: R-1

of Units:

Lot size: 9,315

Density: 15 units/acre

- Only a couple parking spaces for 3 units
- Side setbacks too close

THESE SIX CUTE COTTAGES



ARE NOT SINGLE FAMILY

Year Constructed: 1928

Zoning: R-1

of Units: 6

Lot size: 18,750 sf (over 4
separate parcels)

Density: 14 units/acre

- Parking circle - no garages
- Too many units

THIS HOUSING CLUSTER

IS NOT SINGLE FAMILY



Year Built : 1939

Zoning: R-1

of Units: 7

Lot size: Can't assess

Density: 15 units acre

- Single large half-block lot, with cluster of seven houses
- Definitely not a single family residence!

THIS FOURPLEX



IS NOT SINGLE FAMILY

Year Constructed: 1958

Zoning: RMD (NP)

of Units: 4

Lot size: 8,625 SF

Density: 20 units/acre

- Too many units allowed
- Max 17 units/acre allowed
- Not enough parking

THESE APARTMENTS



ARE NOT SINGLE FAMILY

Year Constructed: 1955

Zoning: RMD (NP)

of Units: 4

Lot size: 6,938 sf

Density: 25 units/acre

- More units than allowed,
- Exceeds 17 units/acre
- Only 2 parking spaces in the back

THESE STUDIOS



ARE NOT SINGLE FAMILY

Year Constructed: 1955

Zoning: RMD (NP)

of Units: 2

Lot size: 3625 SF

Density: 28 units/acre

- Substandard Lot
- Too many units allowed
- Exceeds density allowed,
17 units/ acre
- No Parking

CASE STUDY: 2321 WELLESLEY



**6250 SF LOT!
EMPTY FOR 30+ YEARS!**

Year Constructed: 1931
Year Demolished: 1990s

Zoning: R-1
of Units: 0
Lot size: 6250 sf

Next to College Terrace Library
All neighbors are RMD-NP

2321 WELLESLEY: NEIGHBORING CONTEXT



Table 1: Multi-unit buildings in the surrounding area that were built subsequent to the 1951 zoning update.

Address	Current zone	Date of construction	Number of units
2345-2393 Wellesley St	RMD-NP	1956	7
2314-2340 Williams St	RMD-NP	1963	14
2930 Williams St	RMD-NP	1947	6
2226-2248 Wellesley St	R-1	1957	8
811-827 College Ave	R-1	1956	4
720-740 California Ave	RMD-NP	1971	4
750-760 California Ave	RMD-NP	1964	6
850-860 California Ave	R-1	1955	2
868-876 California Ave	R-1	1955	4

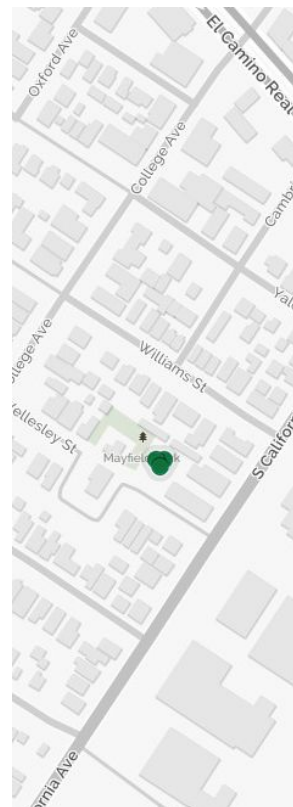
<https://www.cityofpaloalto.org/civicax/filebank/documents/61252>

2321 WELLESLEY: WHAT'S ALLOWED...AND HOW TO CHANGE IT

Table 1: Comparison of Development Standards between R-1 and RMD (NP) Zoning Districts

	R-1	RMD-NP
Lot Size	6,250 sf	6,250 sf
Lot/Site Coverage	35% (+5% for eaves, cover patios, etc.) = 2,187.5 sf (+312.5 sf)	40% = 2,500 sf
Floor Area Ratio (FAR)	2,625 sf (.45 FAR first 5,000 sf + .30 FAR of remaining sf)	3,125 ¹ sf (.50 FAR first 5,000 sf + .50 FAR of remaining sf)
Front Yard	20 feet	20 feet
Side Yards	6 feet	6 feet
Rear Yard	20 feet	20 feet
Primary Residence	30 feet	35 feet
Garage/Carport	12 feet	12 feet
Parking Requirement	Two required (one space required covered)	Three required (two spaces required covered)
Side Yards	10 feet (initial height); 45 degree angle over	15 feet (initial height); 45 degree angle over
Rear Yard	16 feet (initial height); 60 degree angle over	15 feet (initial height); 45 degree angle over

¹PAMC 18.10.040(a)(4) allows floor area limits to be exceeded up to a maximum of 200 square feet for the purpose of providing one required covered parking space in the R-2 and RMD zoning districts.



Status History:

- May 25, 2018 - APPLICATION SUBMITTAL: Application Accepted / In Review
- Jun 26, 2018 - PCE PROJECT PLANNER: Notice of Incomplete Sent
- Aug 06, 2018 - APPLICATION SUBMITTAL: Application Resubmitted
- Sep 07, 2018 - PCE PROJECT PLANNER: Application Complete- Hearing to be Scheduled
- Nov 05, 2018 - PUBLIC HEARINGS: Scheduled PTC Meeting on 12/12/2018
- Nov 05, 2018 - PUBLIC HEARINGS: Scheduled ARB Meeting on 12/20/2018
- Apr 11, 2019 - APPLICATION SUBMITTAL: Application Resubmitted
- Apr 11, 2019 - PCE PROJECT PLANNER: Application Complete- Hearing to be Scheduled
- May 13, 2019 - PUBLIC HEARINGS: Scheduled Council Meeting on 06/03/2019
- May 13, 2019 - PUBLIC HEARINGS: Scheduled Council Meeting
- Jun 03, 2019 - PUBLIC HEARINGS: Ready for Decision on 06/03/2019
- Jun 03, 2019 - DECISION: Council Complete Approved
- Jun 03, 2019 - ENTITLEMENT: Decision Effective

CASE STUDY: 2329 WELLESLEY (@ COLLEGE)



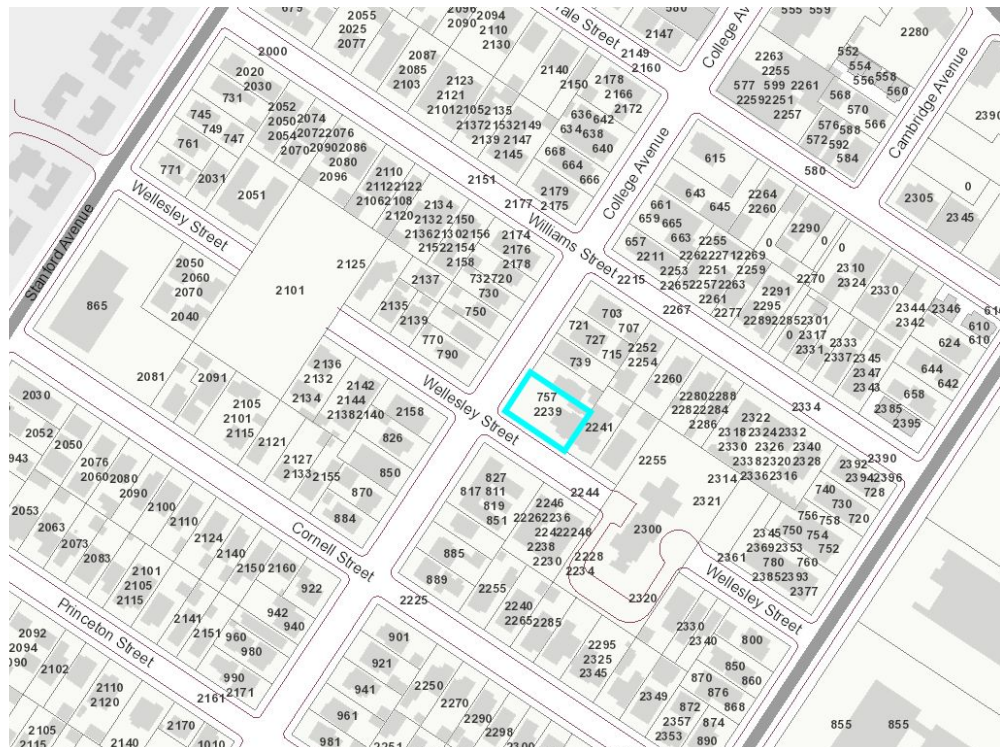
WELLESLEY & COLLEGE CONTEXT



WELLESLEY & COLLEGE MORE CONTEXT



WELLESLEY & COLLEGE: ZONING VS EXISTING



WHEN ZONING DOESN'T MATCH EXISTING...

[CORONAVIRUS](#)[OPEN SOURCED](#)[RECODE](#)[THE GOODS](#)[FUTURE PERFECT](#)[THE HIGHLIGHT](#)[MORE ▾](#)

80,000 people live in Somerville, and only 22 of its buildings are legal under current zoning

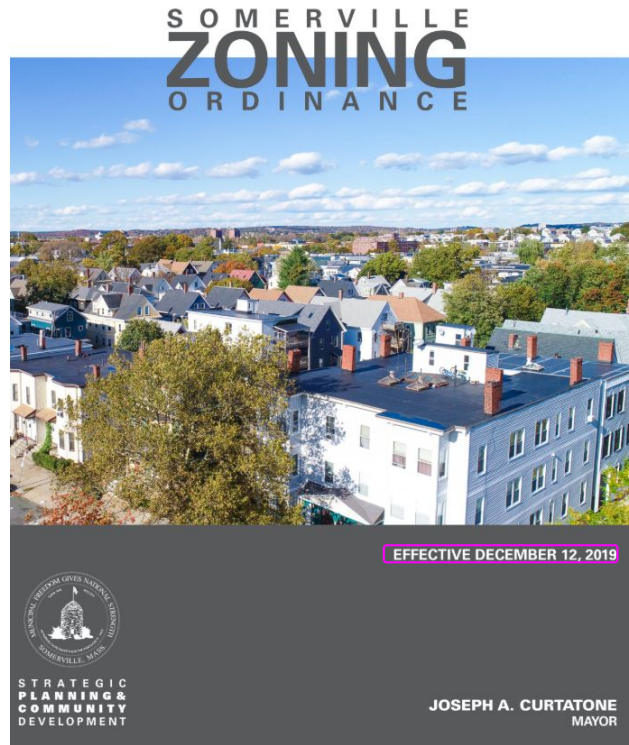
By Matthew Yglesias | @mattyglesias | matt@vox.com | Jun 16, 2016, 9:40am EDT



One of the odder things about modern zoning codes as applied in much of the Northeastern United States is that they generally would prohibit the construction of *existing* neighborhoods that people live in and love.

Take Somerville, Massachusetts, a nice town adjacent to Boston and Cambridge that's chock full of what's come to be known as **"missing middle"** housing — structures that are denser than a detached single-family home sitting on a large lot but smaller than a high-rise condo building. It's not the kind of place that everyone would want to live — hard to find a big yard, for example — but plenty of people *do* enjoy living there, and even more people might enjoy it if it were possible to build even more houses.

<https://www.vox.com/2016/6/16/11948630/somerville-zoning-illegal>



IF PALO ALTO WANTS THIS:



WE NEED TO

LEGALIZE
MIDDLE
HOUSING

CHANGE
ZONING

AS RECOMMENDED FOR THE
2019 HOUSING WORK PLAN



THANK YOU FOR LISTENING!
AND PLEASE KEEP IN TOUCH!

WWW.PALOALTOFORWARD.COM | FACEBOOK.COM/PALOALTOFORWARD

DOWNTOWN PALO ALTO: NEIGHBORHOOD DENSITY



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 too 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 ($\frac{1}{8}$ acre)
Density: 18 units/acre

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

THIS QUADPLEX



IS ILLEGAL BECAUSE:

Year Constructed: 1921

Zoning: RM-30 (30 units/acre)

of Units: 4

Lot size: 5625sf ($\frac{1}{8}$ 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 ($\frac{1}{8}$ 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

THESE 1980 TOWNHOMES NEEDED SPECIAL PERMISSION:



Year Constructed: 1980

Zoning: PC (PC-3111)

of Units: 7

Lot size: 14,062.5 ($\frac{1}{3}$ 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



**DUPLEX, TRIPLEX, 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

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

IF WE WANT THIS....



WE NEED TO

LEGALIZE
MIDDLE
HOUSING

CHANGE
ZONING

REMEMBER....

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

