

A stylized teal silhouette of a house with four distinct roof peaks of varying heights. The text is centered within the lower portion of this shape.

FORBIDDEN HOMES TOUR

PALO ALTO

SATURDAY SEPTEMBER 28, 2019 | 10A -12P | WALKING TOUR | MEET 762 BRYANT ST

MY HOUSE IS FORBIDDEN



IS FORBIDDEN 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 FORBIDDEN



IS FORBIDDEN 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 FORBIDDEN



IS FORBIDDEN 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 FORBIDDEN



IS FORBIDDEN 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 FORBIDDEN 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 APT IS FORBIDDEN IS FORBIDDEN BECAUSE:



Year Constructed: 1903

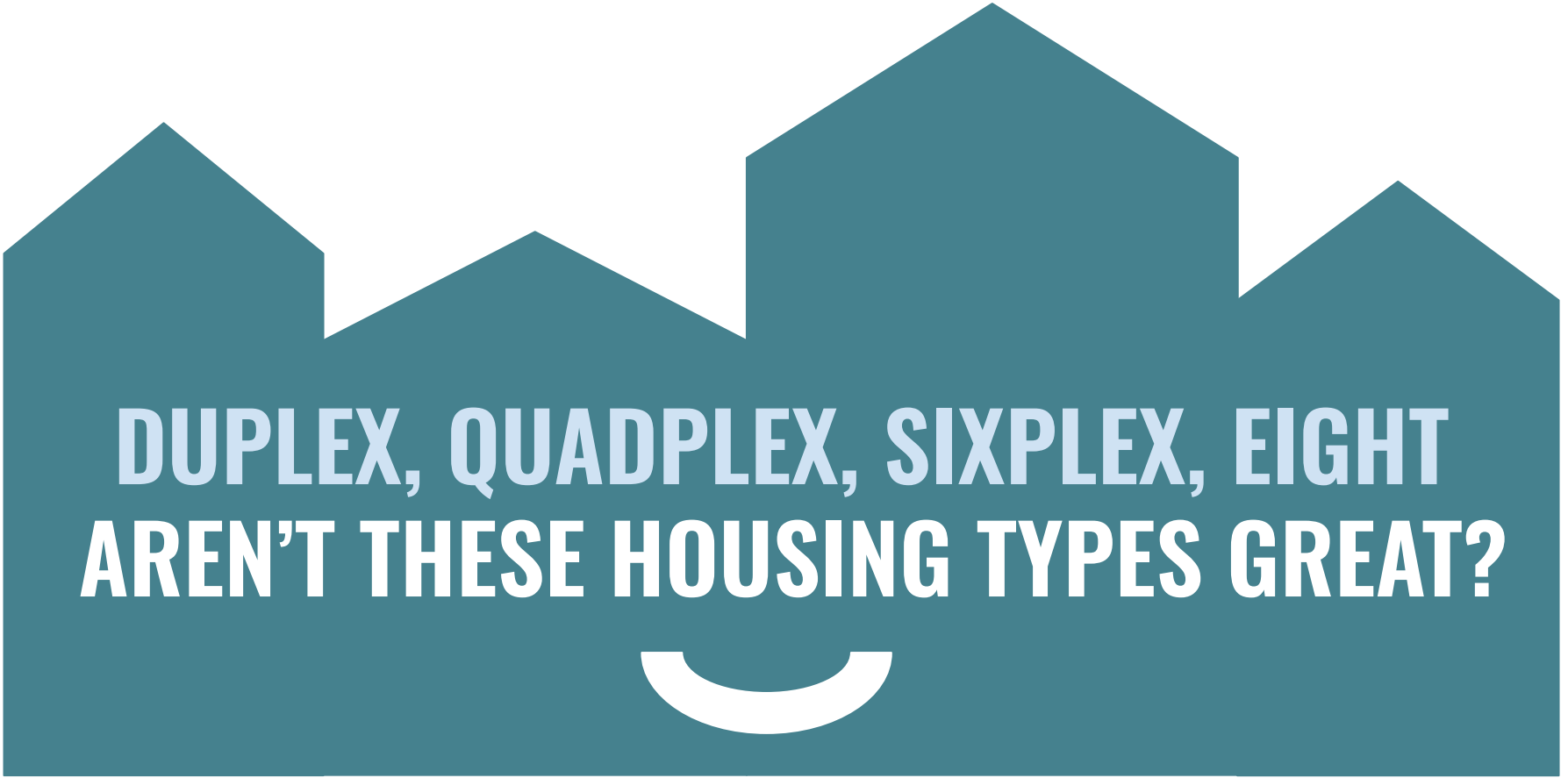
Zoning: RM-30

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

A graphic featuring four stylized house silhouettes in a teal color. The houses vary in height and width, with the tallest one in the center. The text is overlaid on the teal background.

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



YET THEY ARE FORBIDDEN

from being constructed under Palo Alto's
zoning regulations today

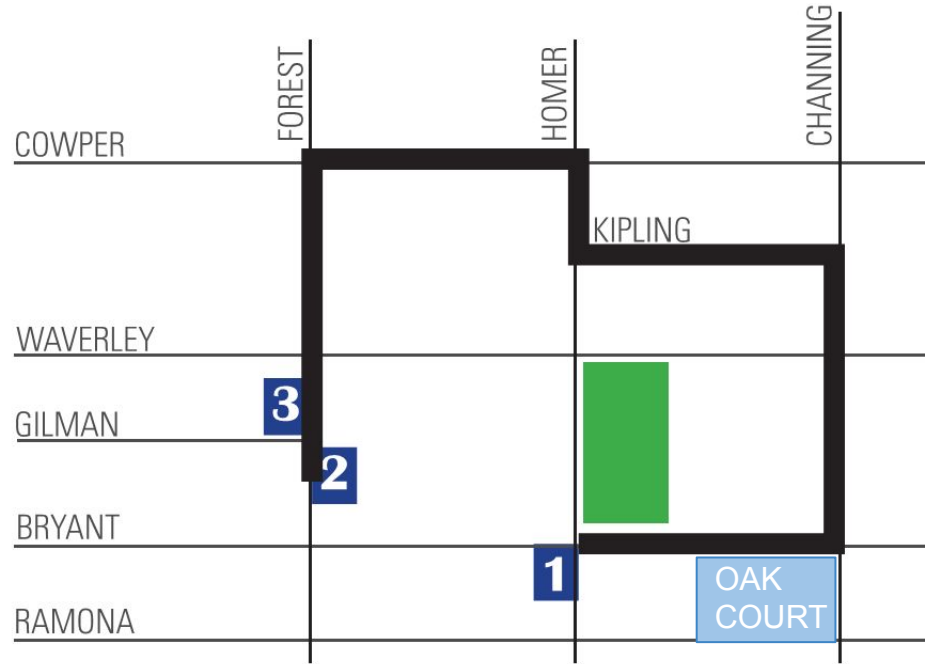
SO WHAT HAPPENED? 1978.

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

41 YEARS LATER IN 2019...

We haven't built many such homes because we can't. That exacerbates the housing shortage.

WALKING TOUR MAP



THIS HOUSE



IS FORBIDDEN BECAUSE:

Year Constructed: 1979

Zoning: RMD (30 units/acre)

of Units: 8

Lot size: 10,000 sf (0.23 acre)

Actual Density: 35 units/acre

- Density is too high!
 - Actual is 35 units/acre
 - Only 30 units/acre allowed
- Slightly underparked, although not all parking spots are used.

CASA REAL



IS FORBIDDEN BECAUSE:

Year Constructed: 1929

Zoning: RMD (40 units/acre)

of Units: 36-40

Lot size: 32,350 sf (0.74 acre)

Actual Density: 48-55 units/acre

- Density is too high!
 - Actual is 48-55 units/acre
 - Only 40 units/acre allowed!
- “Underparked” Today this building would need 80 parking spaces, which is an additional 300 sf/space, and \$90,000/space to build

THESE CONDOS



ARE FORBIDDEN BECAUSE:

Year Constructed: 1981

Zoning: CD-C (40 units/acre)

of Units: 17

Lot size: 15,565 sf (0.34 acre)

Actual Density: 45 units/acre

- Density is too high!
 - Actual is 45 units/acre
 - Only 40 units/acre allowed
- Building is too high - five stories puts it above the 50' height limit



THANKS FOR LISTENING,
NOW LET'S WALK!

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