



# HOUSING ELEMENT IMPLEMENTATION

Program 1.1  
Zoning Code Amendments  
*PTC Public Hearing*

Consultant: Jean Eisberg, Lexington Planning

November 13, 2023

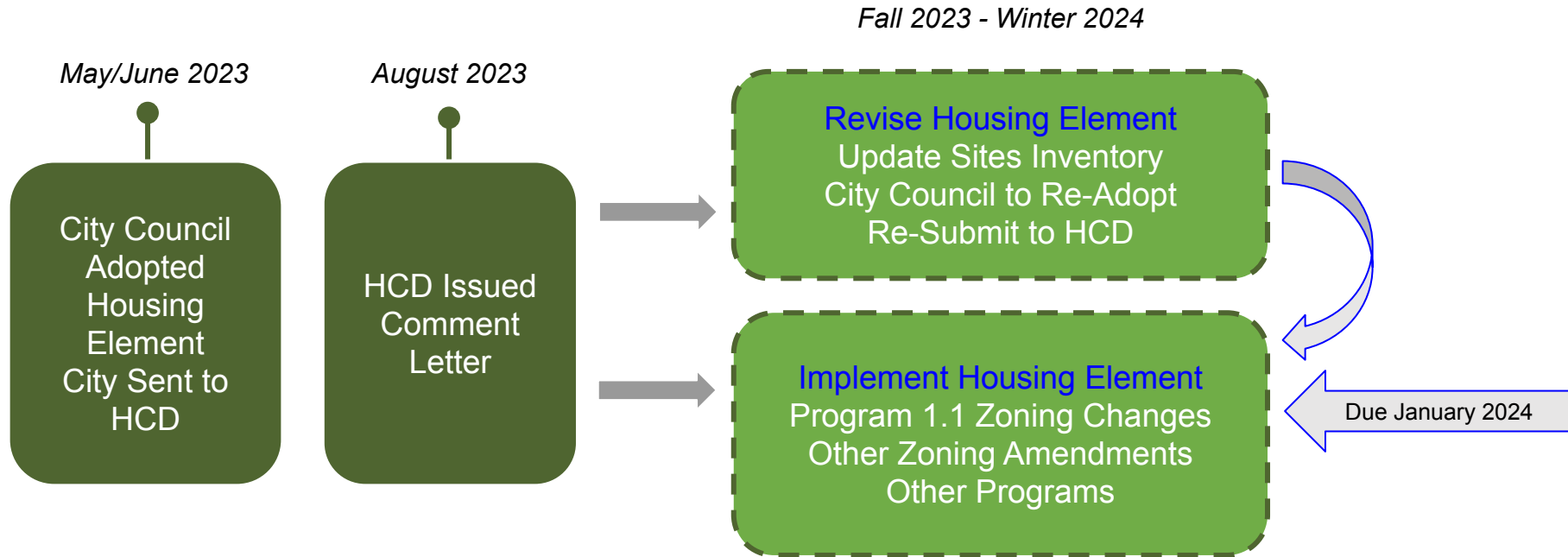
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# MEETING PURPOSE

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1. Action Item to consider Comprehensive Plan and Zoning Amendments pursuant to Program 1.1A and 1.1B of the Housing Element
2. Consider Planning & Transportation Commission recommendations and public comments; take legislative action to adopt proposed zoning code amendments

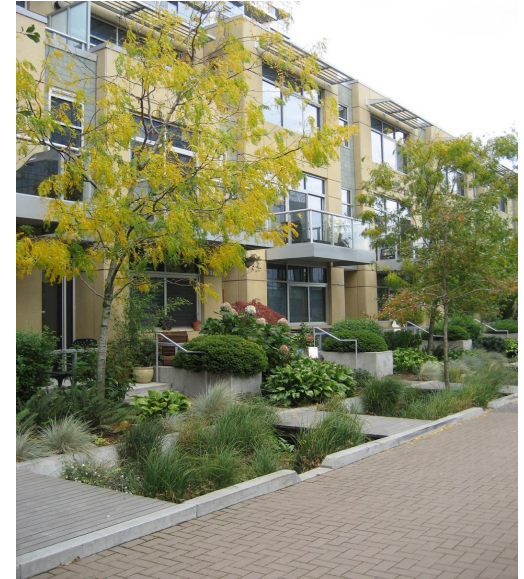
# HOUSING ELEMENT STATUS



# PROGRAM 1.1A: ADEQUATE SITES INVENTORY

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1. Rezone R-1, ROLM, RP, GM, and PF districts to allow multiple-family housing as a permitted use
2. Upzone to increase density/floor area ratio
3. Modify standards to reduce constraints and ensure development is feasible at planned densities
4. Complete other statutory requirements (e.g., allowing 100% residential uses and 50% residential for mixed use)



# PROGRAM 1.1A: ADEQUATE SITES INVENTORY

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- Density: 20-50 → 30-50 du/ac (or not regulated)
- FAR: 0.5-1.25 → 1.25-2.5 (or higher in focus areas)
- Allow landscape coverage requirement to be met above the ground-level



# PROGRAM 1.1B: GM/ROLM FOCUS AREA

- Density: 30 → 90 du/ac
- FAR: 0.5-1.25 → 2.5
- Height: 35-50 → 60 feet
- Modifications to lot coverage and landscape coverage
- Parking reduction for 2+ bedroom units
- State Density Bonus applies

→ integrated planning will be required to support related improvements to transit, parks, services, etc.





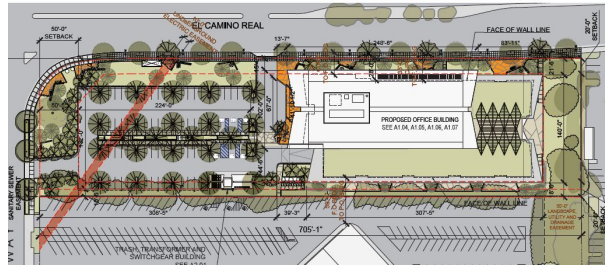
# PROGRAM 1.1A: STANFORD SITES

- Program 1.1A (Adequate Sites Inventory) calls for specific changes to three Stanford University-owned sites: higher FARs and densities expected

**\*\*Current proposal is to expand this program to account for more sites in this area of El Camino Real (Parmani Hotel and potentially Palo Alto Square)**



*3150 El Camino Real*



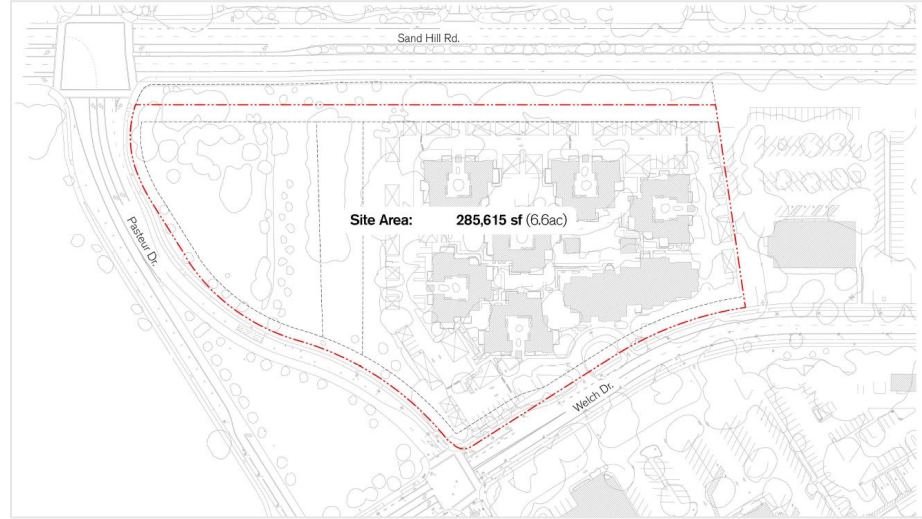
*3300 El Camino Real*



*Welch/Pasteur/Sand Hill Rd.*

# PASTEUR DR. (STANFORD)

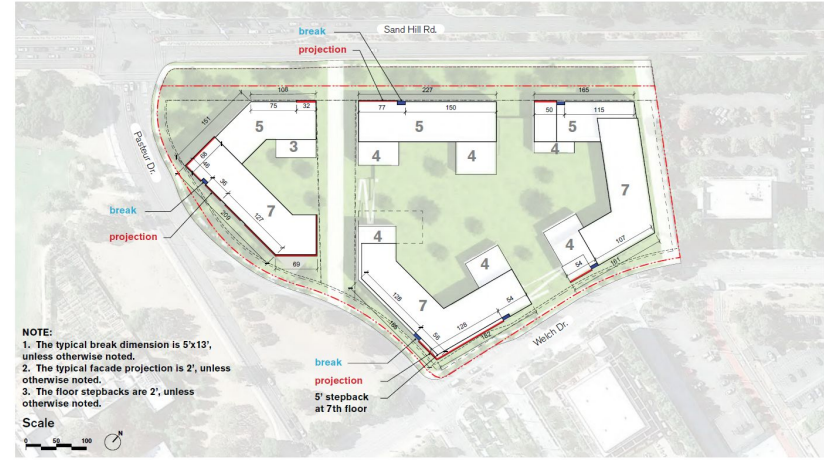
- Redevelop existing housing
- Stanford affiliates only
- Maintain landscaped setback
- Existing utility easement provides break in facade length
- Inclusionary housing fee payment
- Must meet Objective Standards (as modified)





# DRAFT STANDARDS (PASTEUR DR.)

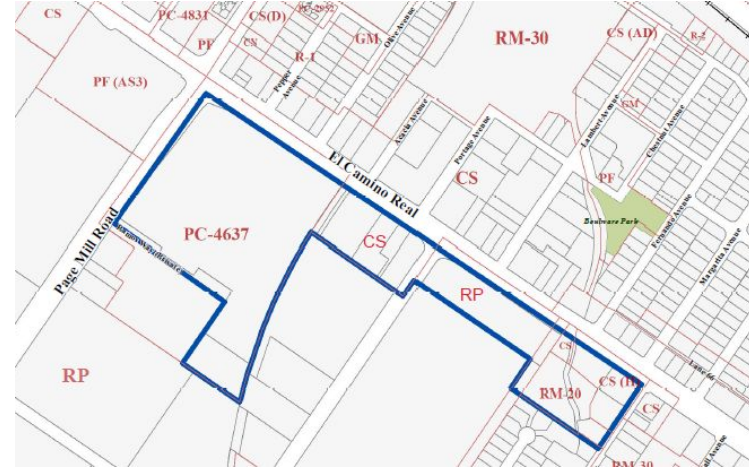
Maximum FAR	3.5
Maximum Lot Coverage	60%
Maximum Density	None
Maximum Height	85
Daylight Plane	Sand Hill Rd. frontage only
Open Space	100 sq. ft/unit (any combination of common and/or private)
Minimum Parking	0.5 spaces/unit



- Alternative to State Density Bonus Law
- Other standards, refer to RM-40 base zoning district

# EL CAMINO REAL FOCUS AREA

Identify opportunity sites taking into consideration HCD feedback, existing potential development plans and legal uncertainties related to builder's remedy



# OPPORTUNITIES & CONTEXT

- Few agencies/existing residents
- Excellent access to transit, jobs, shopping, services, and Stanford
- Motivated property owners
- Builder's remedy and pre-applications submitted



# DRAFT REGULATIONS (EL CAMINO FOCUS AREA)

Maximum FAR	4.0
Maximum Lot Coverage	70%
Maximum Density (du/ac)	None
Maximum Height	85
Daylight Plane or Step Back	Upper story stepback on El Camino Real. Daylight planes and height transitions abutting low density residential
Open Space	100 sq. ft/unit (any combination of common and/or private)
Minimum Parking	1 space/unit

- **Incentive:** Standards are an alternative to State Density Bonus Law
- **Design Review:** Projects must go through Architectural Review
- **Transportation Demand Management:** To achieve reduced parking, must provide transit passes and e-bike parking
- **Affordability:** Project must provide 20% Inclusionary Housing (on-site) @ 80% AMI
- **Other Standards:** See base zoning district (i.e., RP, RM-20, CS)

# EFFECTS OF PROPOSED ZONING CHANGES

- ❑ Meets State Housing Element law requirements & timeline
- ❑ Completes Program 1.1A & 1.1B in the Housing Element
- ❑ Improves physical feasibility to meet densities and increase unit yield
- ❑ Increases affordable housing production and generate more in-lieu fees
- ❑ Resets the “base” density and density bonus allowed under State Density Bonus Law
- ❑ Adds complexity: need to look in two chapters for applicable standards






# COMPREHENSIVE PLAN AMENDMENTS

- Zoning changes necessitate revisions to Land Use Element to allow higher density uses
- Attachment A annotates amendments to the Land Use Element to:
  - Permit higher FARs and densities, as stipulated in the Zoning Ordinance
  - Allow multi-family on R-1 faith-based sites


except on Housing Element opportunity sites, for which higher density standards may be specified in the Zoning Ordinance.

**RESIDENTIAL**

**Single-Family Residential:** This designation applies to residential neighborhoods primarily characterized by detached single-family homes, typically with one dwelling unit on each lot. Private and public schools and churches are conditional uses requiring permits. Accessory dwelling units or duplexes are allowed subject to certain size limitations and other development standards and duplexes may be allowed in select, limited areas where they would be compatible with neighborhood character and do not create traffic and parking problems. The net density in single family areas will range from 1 to 7 units per acre, but rises to a maximum of 14 units on parcels where second units or duplexes occur. Population densities will range from 1 to 30 persons per acre.



**Multiple-Family Residential:** The permitted number of housing units will vary by area, depending on existing land use, proximity to major streets and public transit, distance to shopping and environmental problems. Net densities will range from 8 to 40 units and 8 to 90 persons per acre. Density should be on the lower end of the scale next to single-family residential areas. Densities higher than what is permitted may be allowed where measurable community benefits will be derived, services and facilities are available, and the net effect will be consistent with the Comprehensive Plan. Population densities will range up to 2.25 persons per unit by 2030.



**Village Residential:** Allows residential dwellings that are designed to contribute to the harmony and pedestrian orientation of a street or neighborhood. Housing types include single-family houses on small lots, second units, cottage clusters, courtyard housing, duplexes, fourplexes and small apartment buildings. Design standards will be prepared for each housing type to ensure that development successfully

# PTC FEEDBACK AND ACTION

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- PTC recommended that the City Council approve amendments to the Comprehensive Plan and Zoning Ordinance, with amendments:
  - Research minimum densities in the GM/ROLM Focus Area
    - *Staff increased minimum densities to discourage townhomes and encourage stacked flats*
  - Consider impact of lost property tax revenues due to Stanford affiliate housing
    - *Draft ordinance prevents affiliate housing on El Camino Real.*

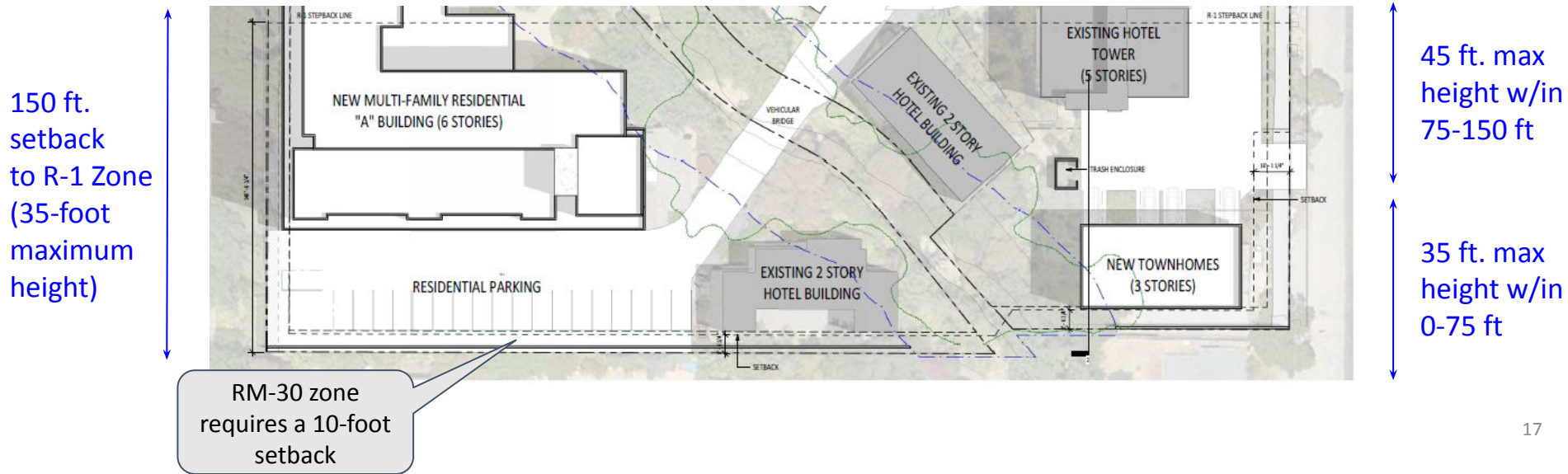
# PTC FEEDBACK AND ACTION (CONTINUED)

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- Modify a state-mandated requirement to increase the minimum residential floor area requirement from 50% to 65% for mixed use projects on opportunity sites identified as meeting lower income households
  - *Staff recommends maintaining State threshold of 50% (ordinance reflects PTC recommendation)*
- For the El Camino Real Focus Area, require a 20-foot setback adjacent to the R-1 zoning district and extend the height transition zone to 35' height within 100 feet of the R-1 property line and 45' height between 100' and 150'
  - *Staff recommends maintaining existing 10-foot rear setback, required daylight plane, and required height transition (ordinance reflects PTC recommendation)*

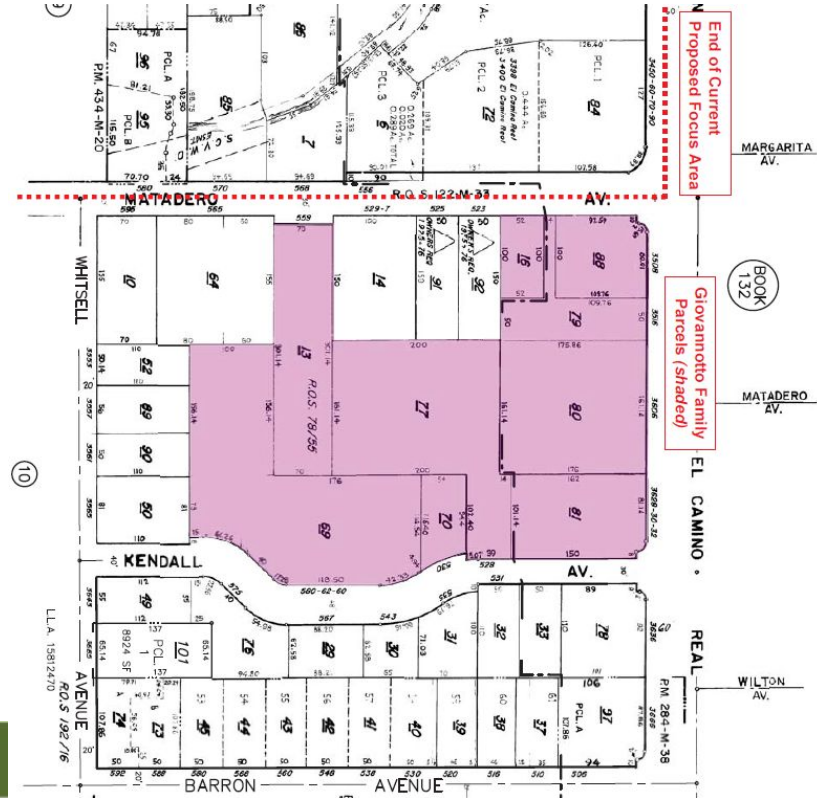
# 3400 EL CAMINO REAL TRANSITIONS

- Creek Protections: Staff is securing a consultant to evaluate Comp Plan programs related to stream corridor protections, including setback standards; current code requires a 20-foot top of bank setback.
- Height Transitions: Height limits adjacent to R-1 zoning district



# CORRESPONDENCE

1. Property owner of shaded properties, seeks inclusion in the Housing Focus Area
  - Requires study - Council may direct future inclusion
2. Acclaim Companies (3150 ECR) asserts standards infeasible:
  - Building height
  - Upper level setbacks
  - Landscaping requirements





# SUMMARY

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## Council Considerations Regarding the Housing Focus Area

1. PTC Housing Focus Area Recommendations
  - Restrictions on Stanford-affiliate housing (El Camino Real sites)
  - Transitional height recommendations from R1 zoned properties (low density housing)
  - Increased setback from R1 and low density zoning
2. Provide direction to staff to explore opportunities to expand the Housing Focus Area
3. Acclaim Companies letter concerning the Housing Focus Area
  - Exempt parapet/guardrail height in the Focus Area (and Pasteur Drive site)
  - Transitional height limit adjacent to El Camino Real: retain or modify (fire safety / alternative setback)

## Discussion Sequence

1. Staff presentation
2. Council clarifying questions
3. Public comment
4. Councilmember Veenker Recusal
5. Discussion on Stanford-owned properties (Pasteur Drive and Housing Focus Area)
6. Council Motion on Stanford-owned properties & Housing Focus Area
7. Councilmember Veenker returns to the dias
8. Deliberation / Action on remaining portions of the ordinance / land use element amendment

# STAFF RECOMMENDATION

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1. Adopt a resolution amending the Comprehensive Plan Land Use Element
2. Adopt an ordinance amending Title 18 (Zoning) to implement Program 1.1A and 1.1B of the Housing Element regarding the Adequate Sites Inventory



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