



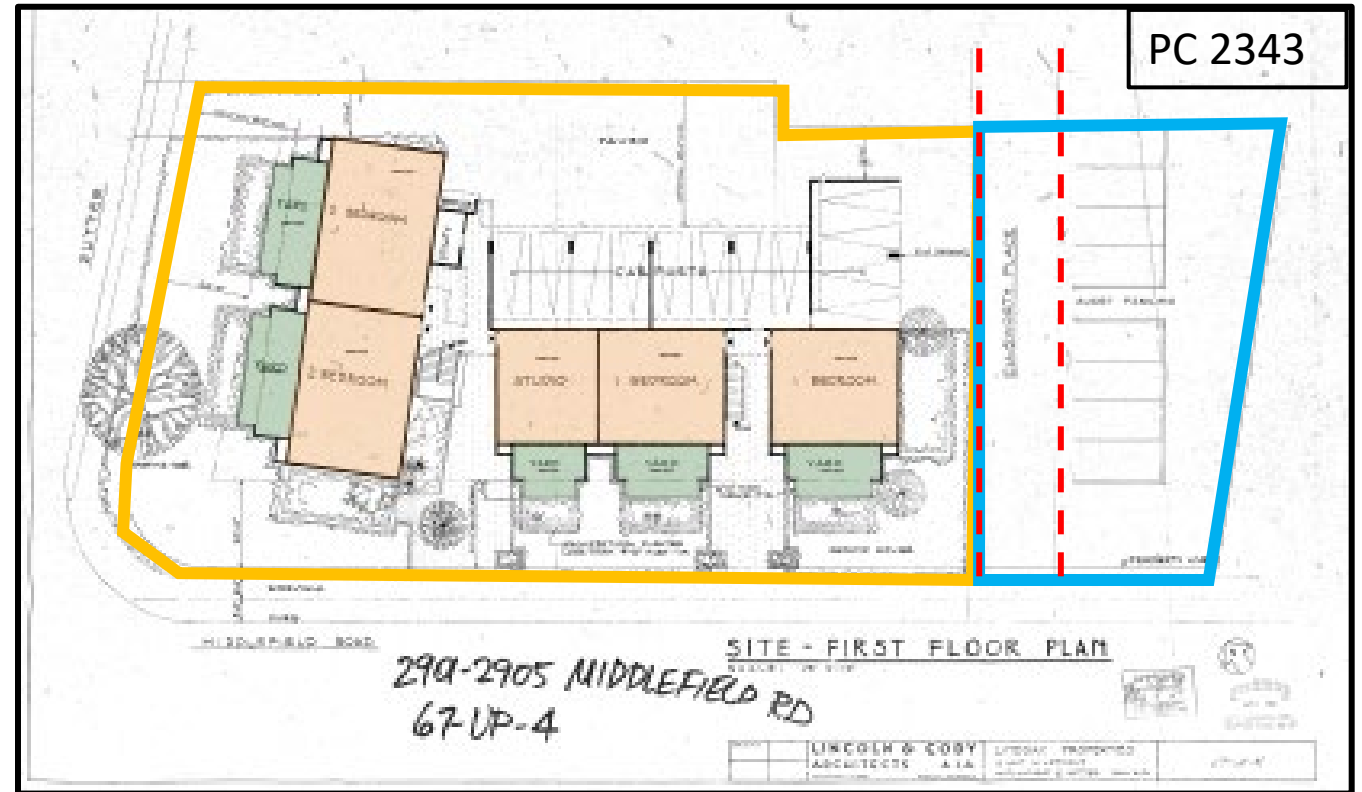
**2901-2905
MIDDLEFIELD AND
702 ELLSWORTH**
Prescreening
City Council

MARCH 13, 2023

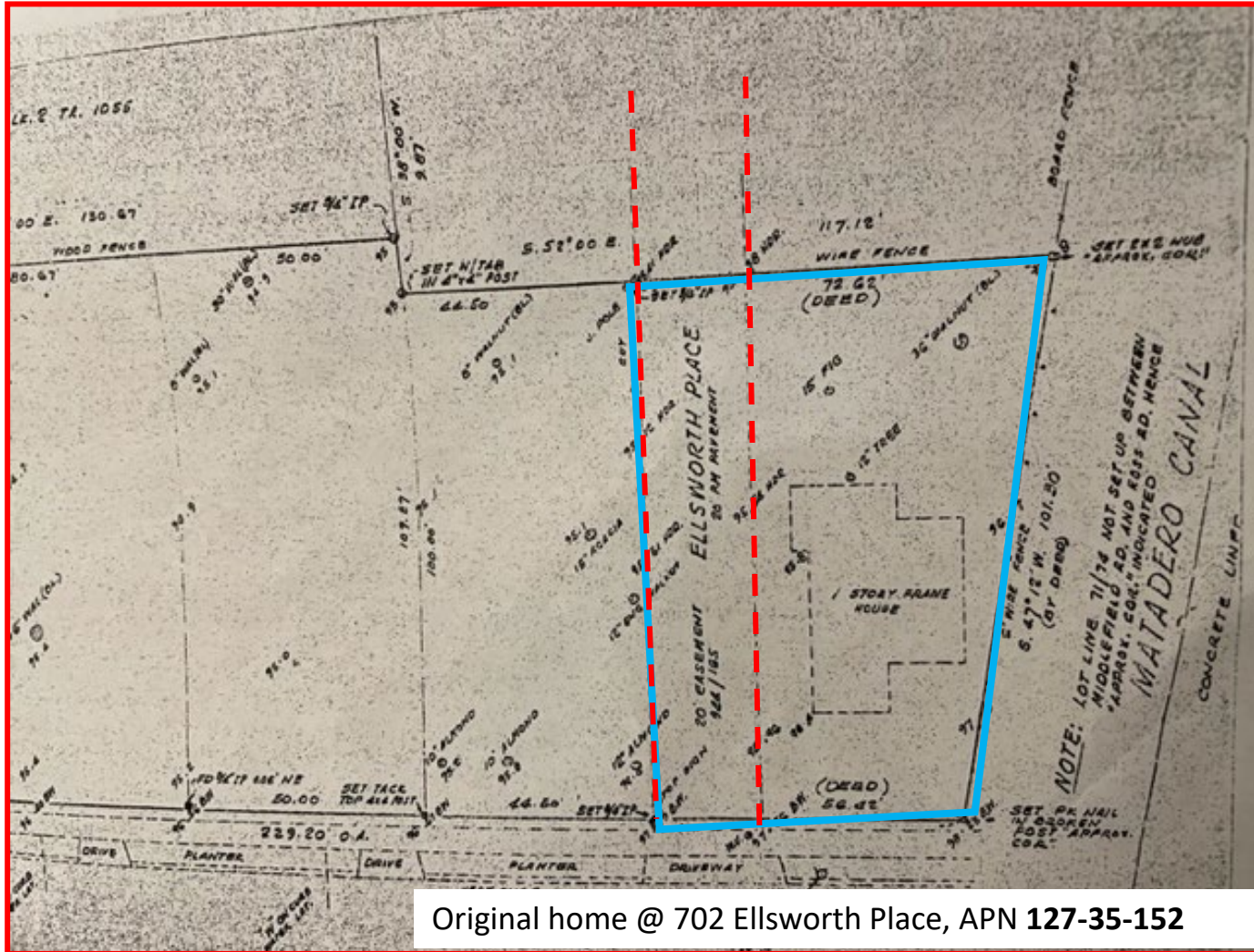
www.cityofpaloalto.org

PRE-SCREENING PROCESS

- Required for legislative changes, including code text amendments, prior to formal application review
- Intended to solicit early feedback on proposed projects and cannot result in any formal action
- Councilmembers should refrain from forming settled opinions supporting or opposing the project as the proposal may return as a formal application



HISTORY



Original home @ 702 Ellsworth Place, APN 127-35-152

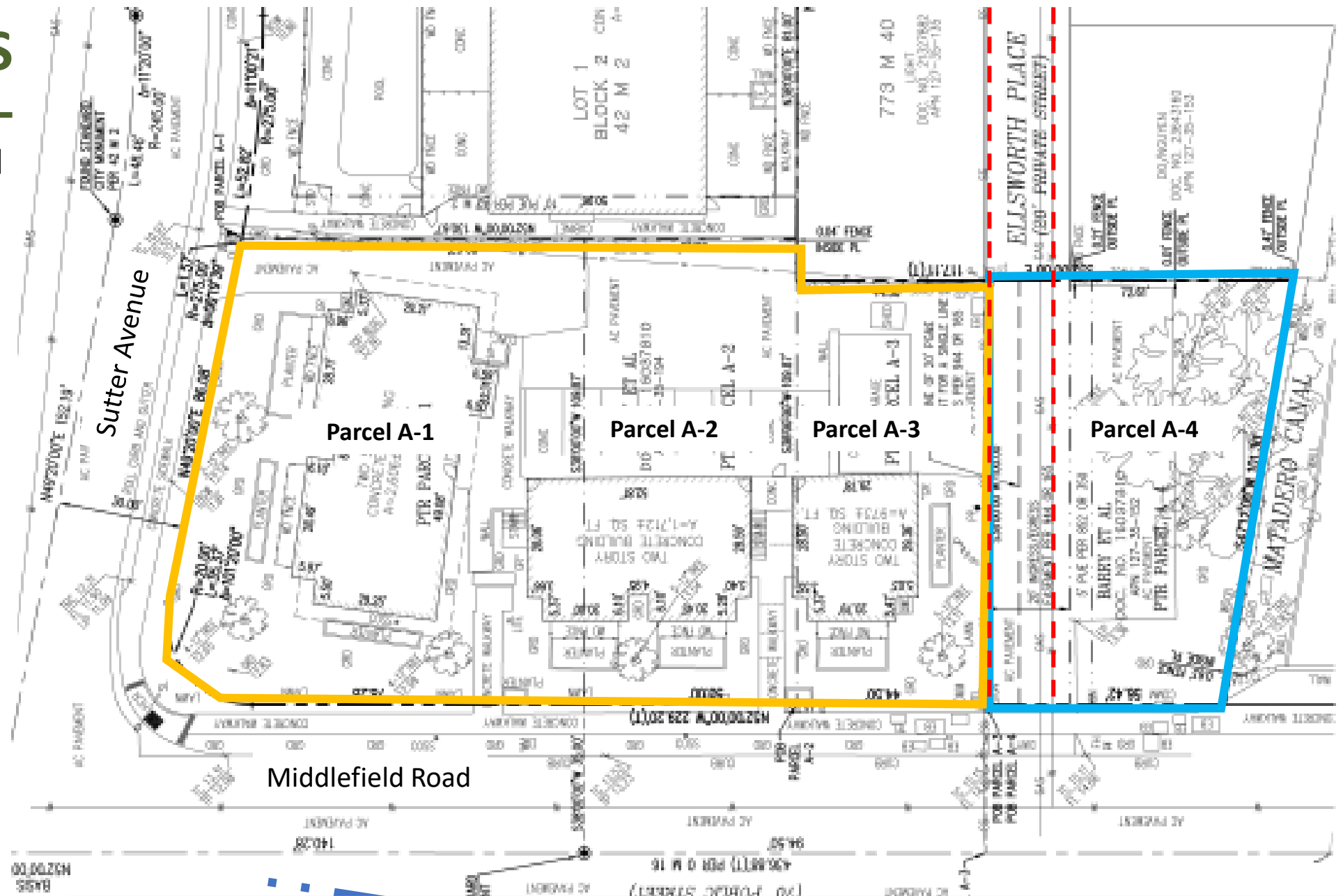
- **1926:** 2901-2905 Middlefield was grocery, service station, & residential quarters
- **1938-1949:** Homes built along Ellsworth
- **1958:** Ord. 1810 Prof. Offices w/adjacent site 2865-2876 Middlefield
- **1967:** PC2343 MFR 2901-2905 Middlefield, guest parking lot installed on 702 Ellsworth for 12-unit apartment bldg. PC zoning was not reflected on City's zoning map



EXISTING LOTS

2901-2905 Middlefield (APN 127-35-194)

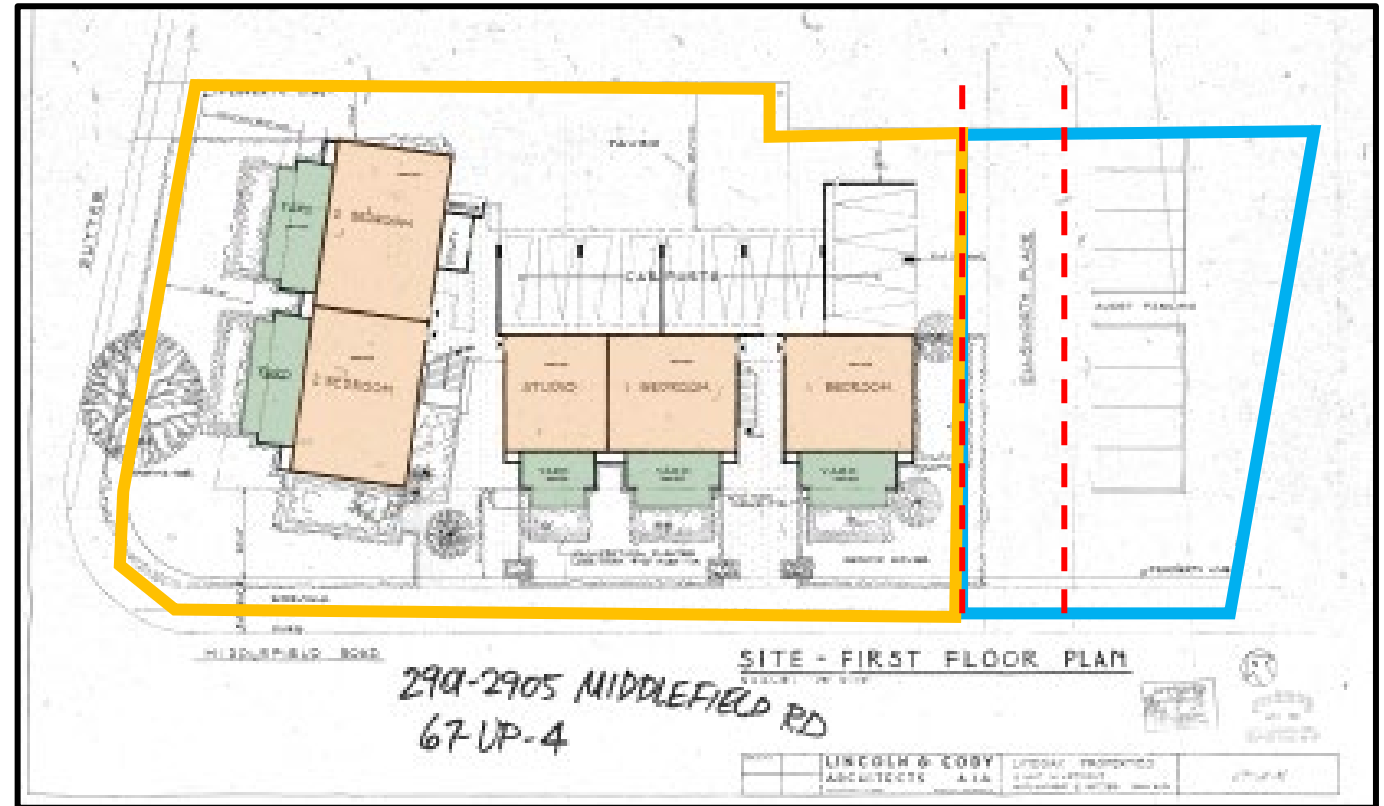
- 3 lots (A-3 was originally 701 Ellsworth)
- Subject to PC2343
- Fronts Sutter Av, street-side @ Middlefield Rd



PC 2343 INCLUDES 2901-2905 MIDDLEFIELD AND 702 ELLSWORTH

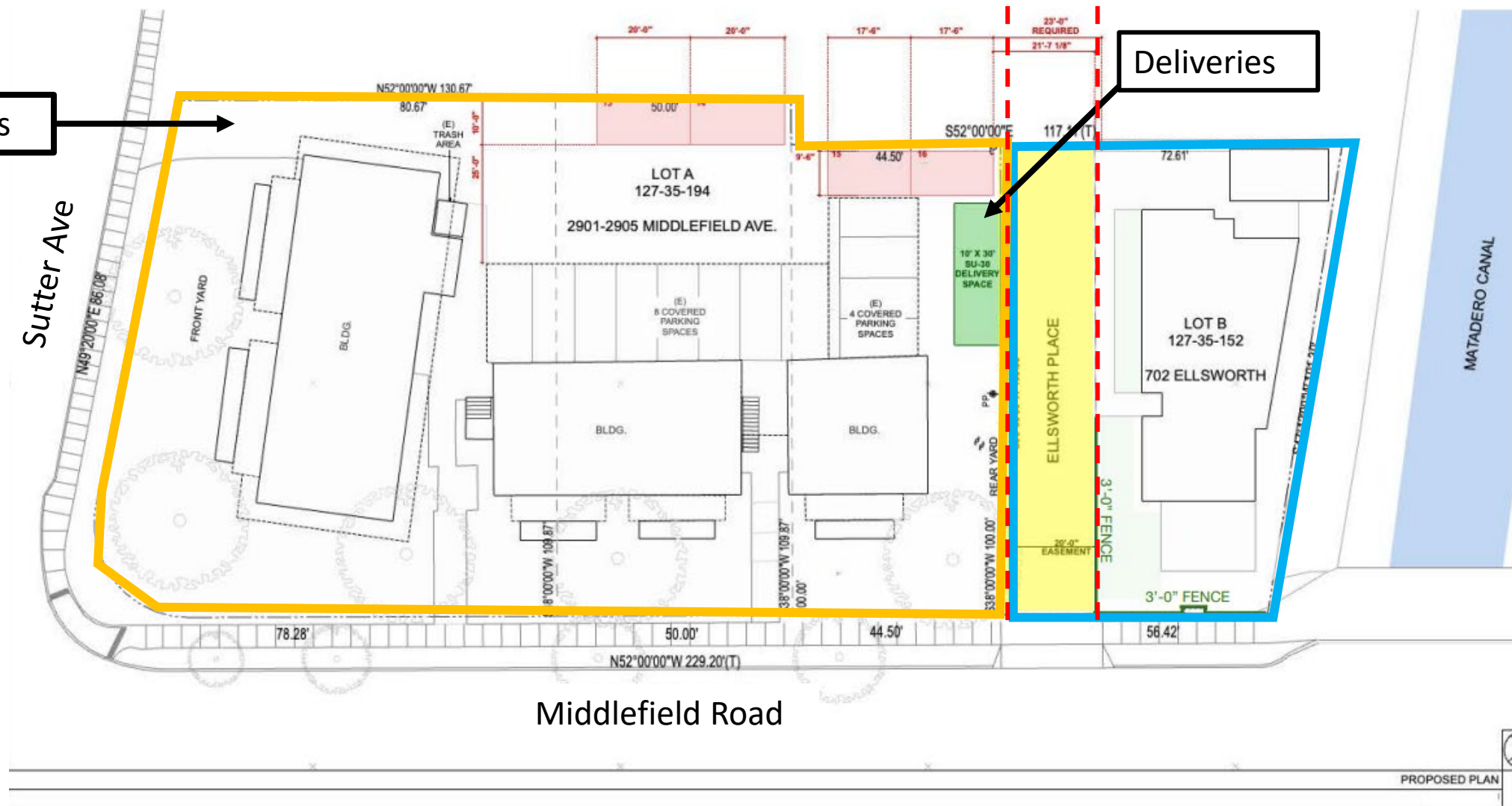
702 Ellsworth: Subject to PC2343

- 6,493 sf - 2,000 sf easement = substandard lot area ***if R-1***
- Lot width & lot depth are not substandard ***if R-1***, so substandard lot standards would not apply ***so a 2-story could be constructed if R1***
- Ellsworth Place easement 20' circa 1939 provides access

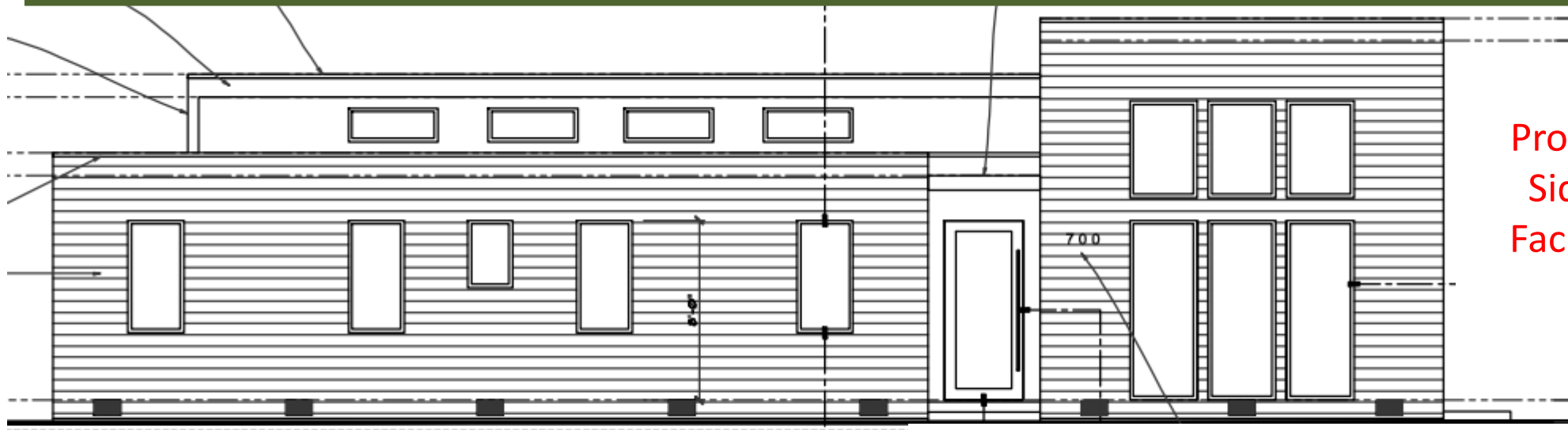


REQUEST: REZONE & CONCEPTUAL PARKING PLAN

This PC plan proposes deleting guest parking spaces for 2901-2905 Middlefield



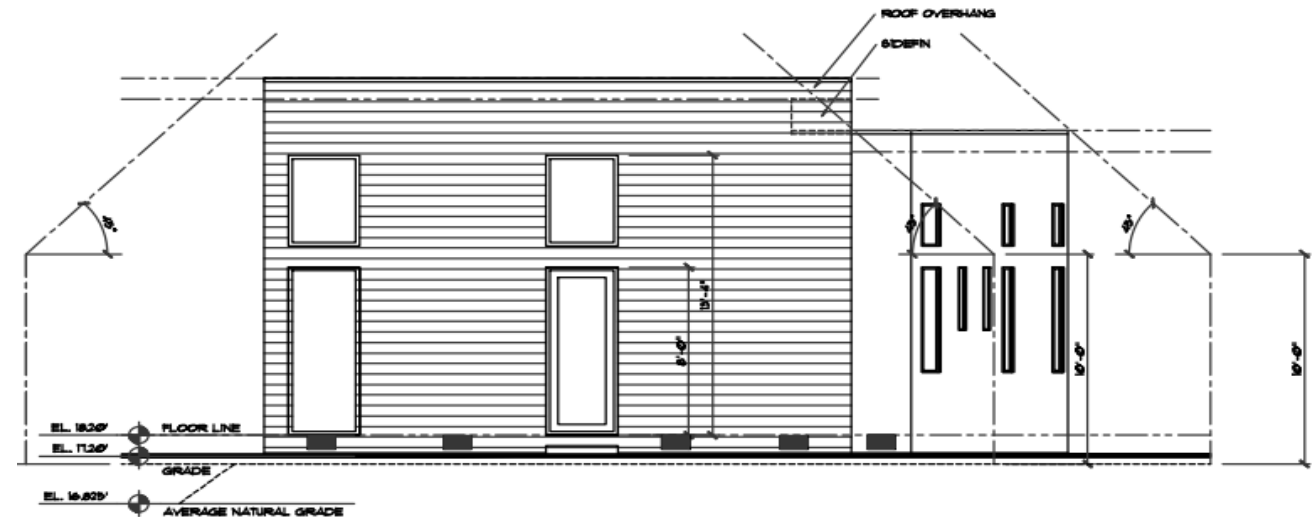
CONCEPTUAL ONE STORY HOME ON 702 ELLSWORTH



Proposed Street
Side Elevation
Facing Ellsworth

R-1 minimum setbacks:

- **Front/Special @ Middlefield:** 24'
- **Street side** 10' setback from Ellsworth Place pavement (on substandard lots with < 50' lot width, a street setback is 10')
- **Rear** 20' from PL joining 706 Ellsworth
- **Interior side @ creek:** 6' from PL





Proposed Front Elevation Facing Middlefield

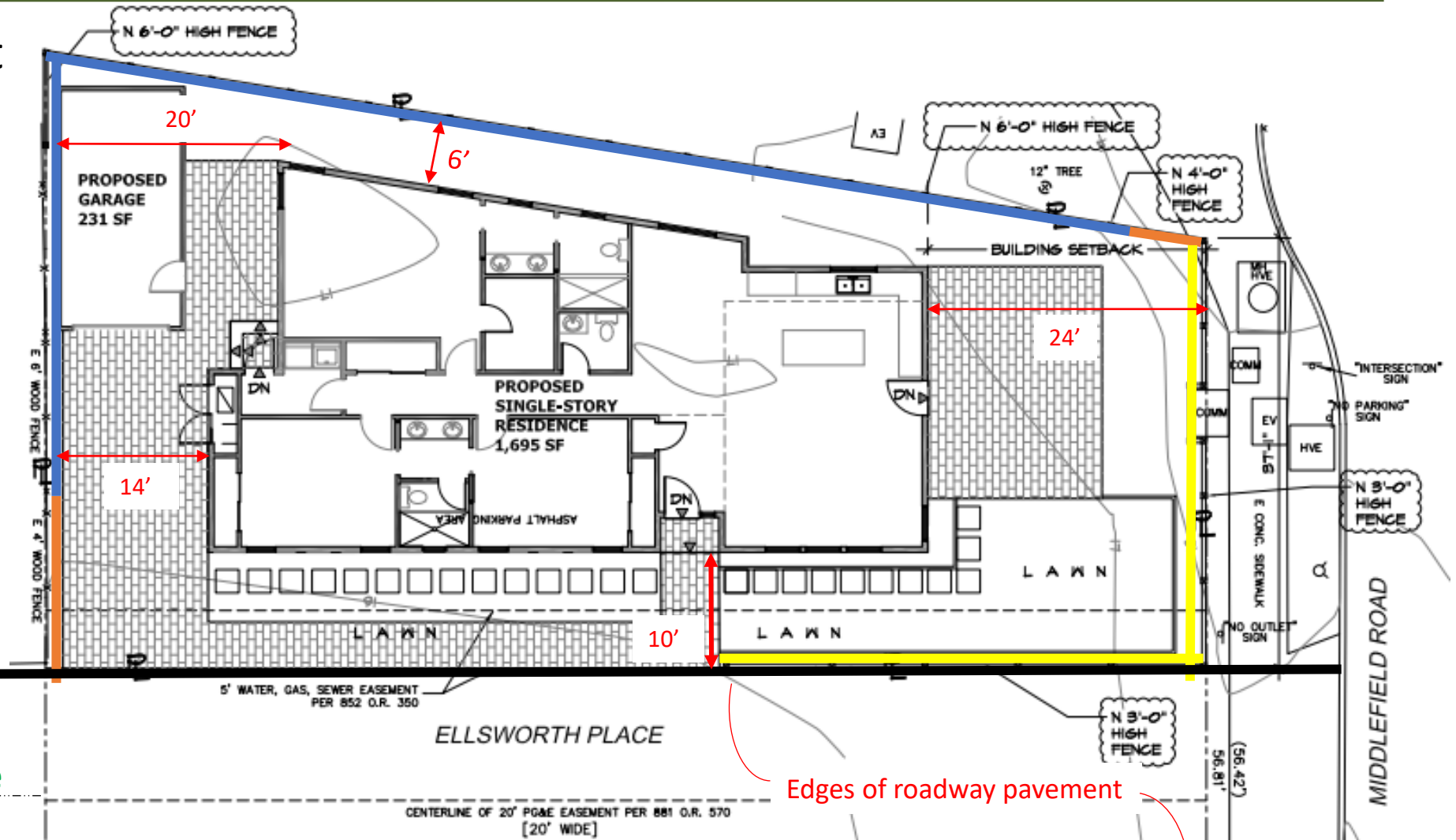
CONCEPTUAL ONE-STORY HOME ON 702 ELLSWORTH

- Pavers next to street
- Wider driveway
- Shorter shrubs
- No basement
- Fences

— 6' fence

 4' fence

 3' fence



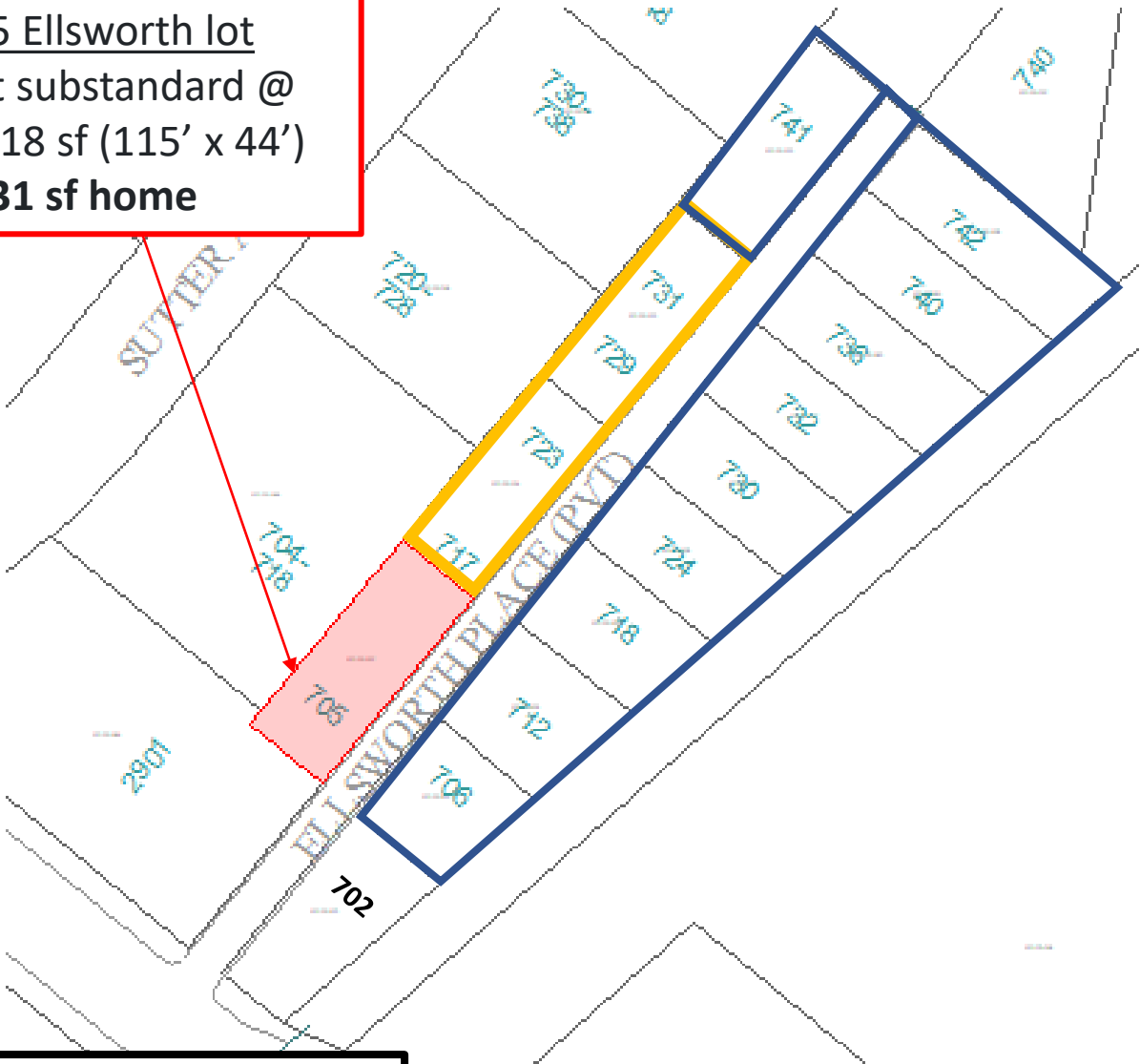
Ellsworth Place 20' wide

Edges of roadway pavement

ELLSWORTH'S SUBSTANDARD R1 & R2 LOTS

R1	Lot Size <4,980	W x L	Bldg SF
706	3,480 sf	60 x 58	1269
712	4,020 sf	60 x 67	1210
718	3,800 sf	50 x 76	1332
724	3,818 sf	46 x 83	1576
730	3,960 sf	44 x 90	1217
732	4,116 sf	42 x 98	1344
736	4,410 sf	42 x 105	1229
740	4,480 sf	40 x 112	1104
741	4,596 sf	103 x 64	1120
742	4,357 sf	40 x 118	1509
R2	Lot Size SF	W x L	Bldg SF
717/723 (R2)	4,596	103 x 45	1650 sf no garage
729/731 (R2)	4,596	103 x 45	1,335 sf no garage

705 Ellsworth lot
not substandard @
5,118 sf (115' x 44')
2431 sf home



Substandard R1 or R2 lot is <4,980 sf and lot width < 50' or lot depth <83'
For lots < 50' wide, 10' required street setback

NEIGHBORHOOD CONCERNS

- (1) New one-story home on 702 Ellsworth, fence height and placement
- (2) The sale of 702 Ellsworth Place in November 2022 contrary to the approved PC development plan
- (3) Removal of a parking lot that has been used by delivery trucks and guest parking
- (4) Fenced off guest parking lot hampers delivery trucks – neighbors desire a delivery space for temporary parking near the intersection and widening of Ellsworth near the intersection
- (5) Visibility for bicycle travel near the intersection
- (6) Trash/recycling storage location for apartments
- (7) Removal of trees in 2018 on 702 Ellsworth Place
- (8) Ownership of Ellsworth Place - questions surrounding City's annexation



RECOMMENDED MOTION AND NEXT STEPS

- Staff recommends Council conduct a prescreening session and provide informal comments regarding the process
- Comments provided during the prescreening process are not binding on the City or the applicant
- Formal rezoning application would be evaluated and presented to the Planning and Transportation Commission then Council



CITY OF
**PALO
ALTO**

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