



**2147 Yale Street**

**Preliminary Parcel Map  
with Exceptions**

**May 1, 2023**

**[www.cityofpaloalto.org](http://www.cityofpaloalto.org)**





## PROJECT REQUEST

- Two lot subdivision of an existing 5,770 sf RMD (NP) parcel
- Requires an exception to allow:
  - Lots smaller than the minimum size of 5,000 sf
  - Lots shorter than the minimum lot depth of 100 ft.
  - Creates non-conforming setbacks and floor area
- The resulting lots would be 2,885 sf each



# BACKGROUND

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## **Application Received – 11/30/22**

- Current property owners own each unit as a tenant-in-common arrangement.
- This project requires a Parcel Map Exception
  - A lot line adjustment, parcel map, or SB 9 urban lot split are not the correct application types
- Applicant argues the TIC arrangement deprives the homeowners of property rights and privileges and impacts their ability to sell.



# BACKGROUND

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## **PTC Recommended Denial – 2/22/23**

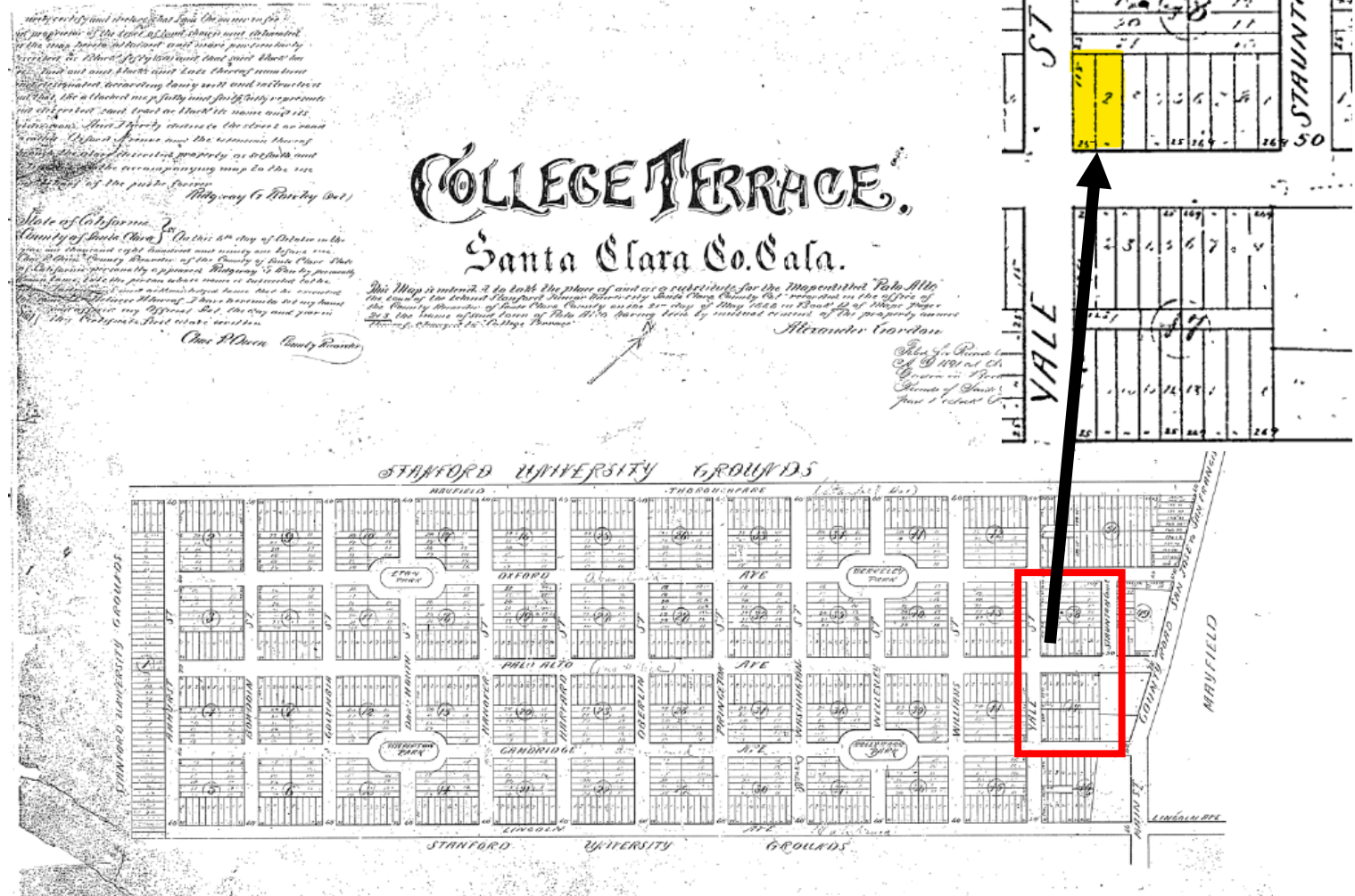
- Attachment C, Denial Findings have been updated to reflect the PTC discussion
- Although PTC did not agree on all Findings, if at least one finding cannot be made, the project must be denied.



# BACKGROUND

## College Terrace Original Tract Map 1891

- Underlying lots 25 ft by 115 ft along this block.
- Because the underlying lots were never separately conveyed, they are not legally recognized.





## BACKGROUND

## 2147 Yale St. Existing Conditions

- Existing configuration is 2 detached single-family houses, with attached garages and a shared uncovered parking space
- Use is defined as “two-family under one ownership”. The current tenancy-in-common arrangement meets this definition.





# PROJECT OVERVIEW

## Proposed Subdivision

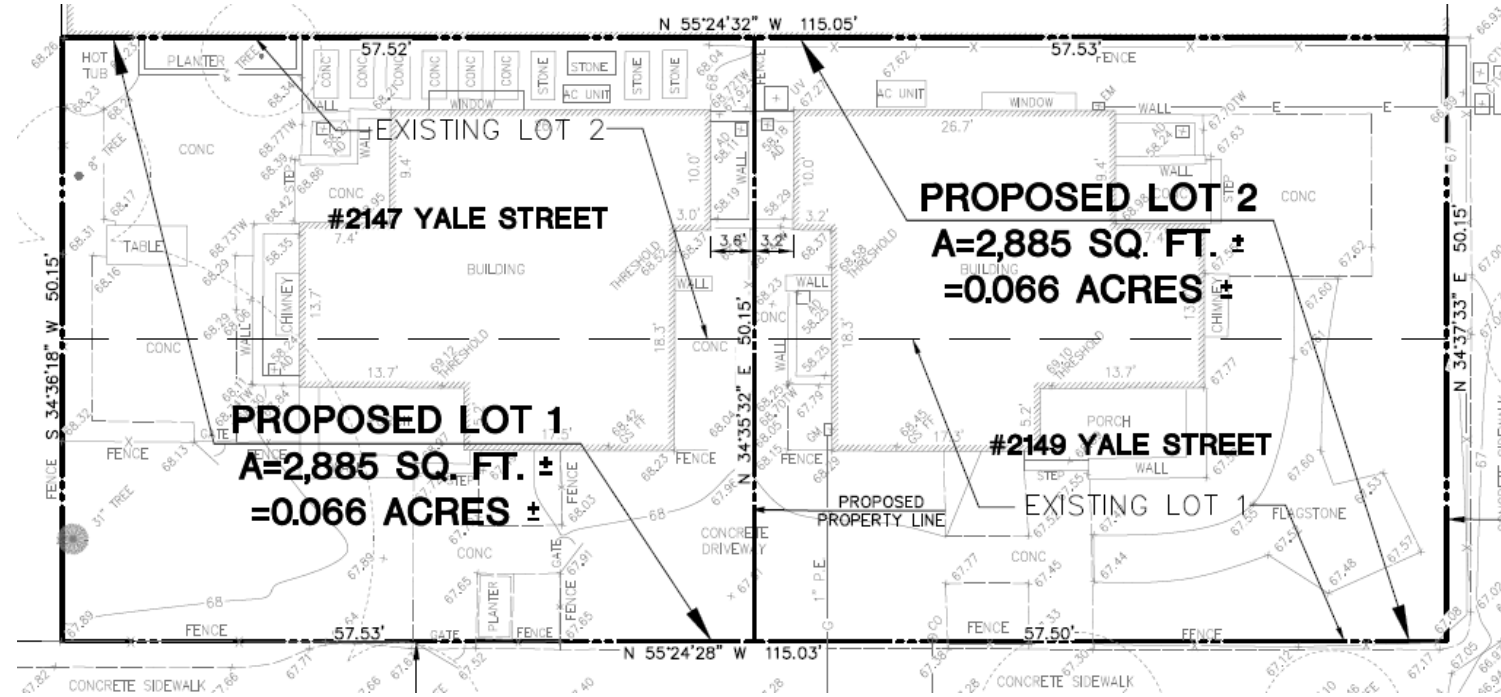
- Two lots, no change to existing structures

## Proposed Lot 1 – 2147 Yale

- 57.53 ft wide, 50.15 ft deep
- 2,885 sf

## Proposed Lot 2 – 2149 Yale

- 50.15 ft wide, 57.50 ft long
- 2,885 sf





# KEY CONSIDERATIONS / RECOMMENDED MOTION

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## **Rationale for Project Denial**

- Lot size substantially smaller than minimum allowed
- Would create non-conforming setbacks and FAR
- Meets Findings for a Subdivision which require a project to be denied
  - Finding #3
- Does not meet Findings for an Exception required for approval
  - Findings #2, and #4

## **Recommended Motion**

- Move denial of the proposed project based on the findings in Attachment C.



# ALTERNATIVE POLICY CONSIDERATIONS

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## **Future Code Change Possibilities**

State laws have given increased density to R-1 zones, which have arguably exceeded what is allowed in our R-2 and RMD zones. Options to address this may include:

- Rezoning RMD parcels to R-1
- Changing R-2 and RMD regulations to allow for small lot subdivision and/or greater unit density





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