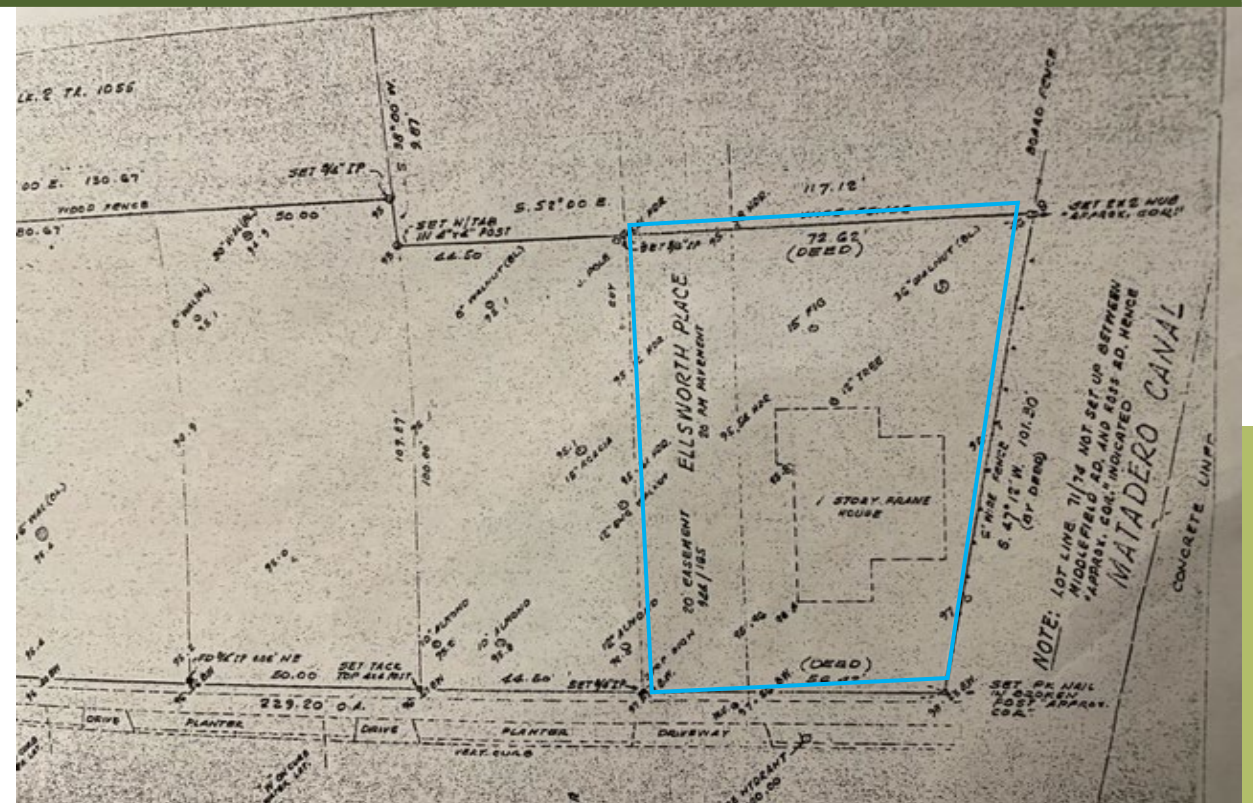


PC AMENDMENT 2901-2905 MIDDLEFIELD RD & 702 ELLSWORTH PL

- March 13, 2023, Council Prescreening
- June 28, July 12, August 9 Planning and Transportation Commission

RECOMMENDATION: COUNCIL ADOPT TWO PCs

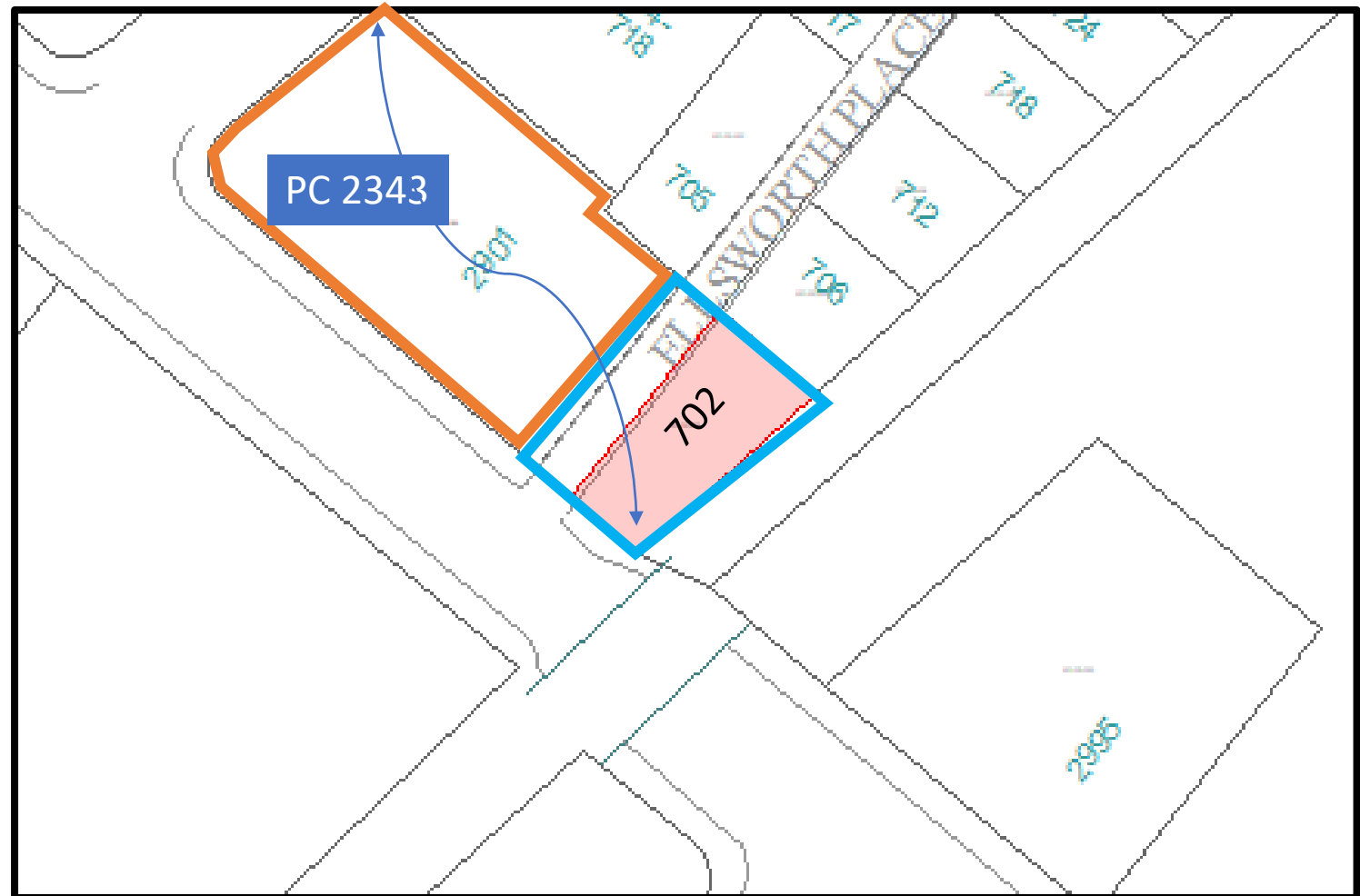
- Adopt an ordinance amending PC 2343 (Attachment A) for 2901-2905 Middlefield Road to remove 702 Ellsworth, and
- Adopt a new PC ordinance (Attachment B) to enable the development of a single-family residence at 702 Ellsworth



Historical image of prior home located on 702 Ellsworth parcel showing Ellsworth Place 20' wide easement crossing the parcel

AMEND EXISTING PC 2343 AND REZONING PROCESS

- Council Pre-screening March 13
- The PTC conducted 3 hearings
- No Architectural Review (AR) is required for a single-family home
- No subdivision, no change in Comprehensive Plan designations
 - 702 Ellsworth shows as SFR
 - 2901 Middlefield shows as MFR



ZONING MAP

2901-2905

Middlefield

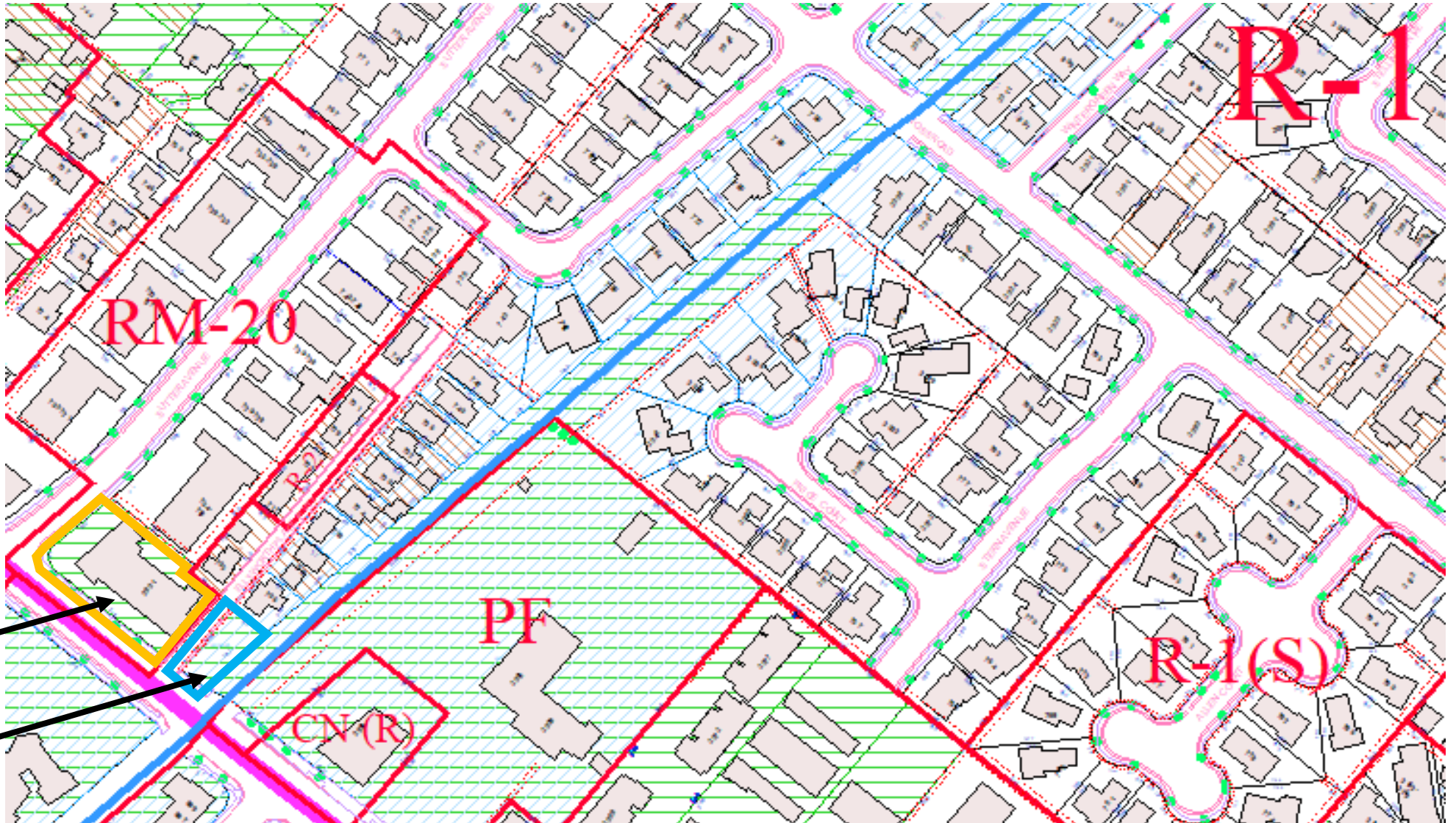
shown as RM-15
on zoning map for
decades; in 2018
RM-15 zones
were up-zoned to
RM-20

702 Ellsworth

shown as R1 on
zone map

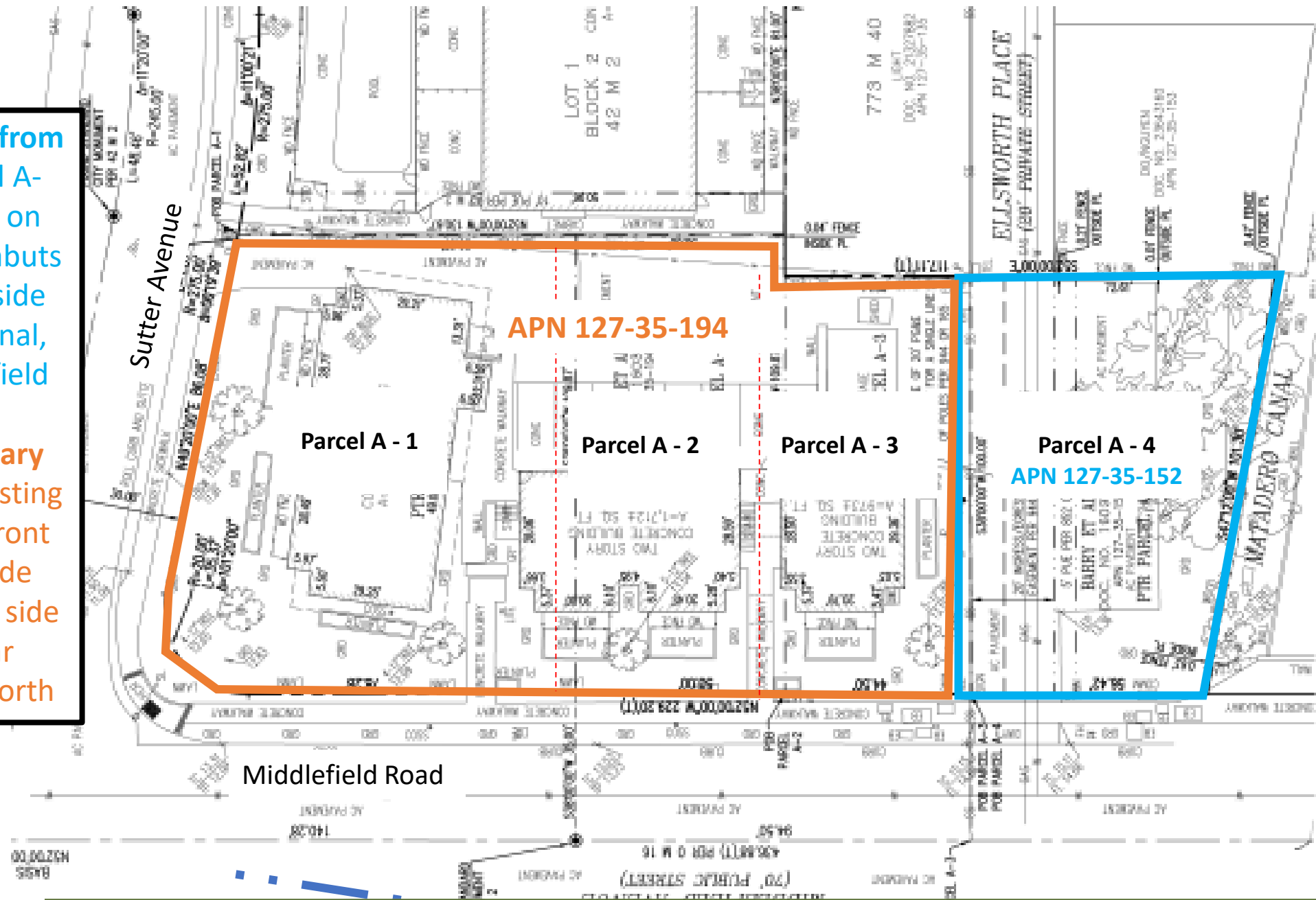
2901-2905
Middlefield

702 Ellsworth

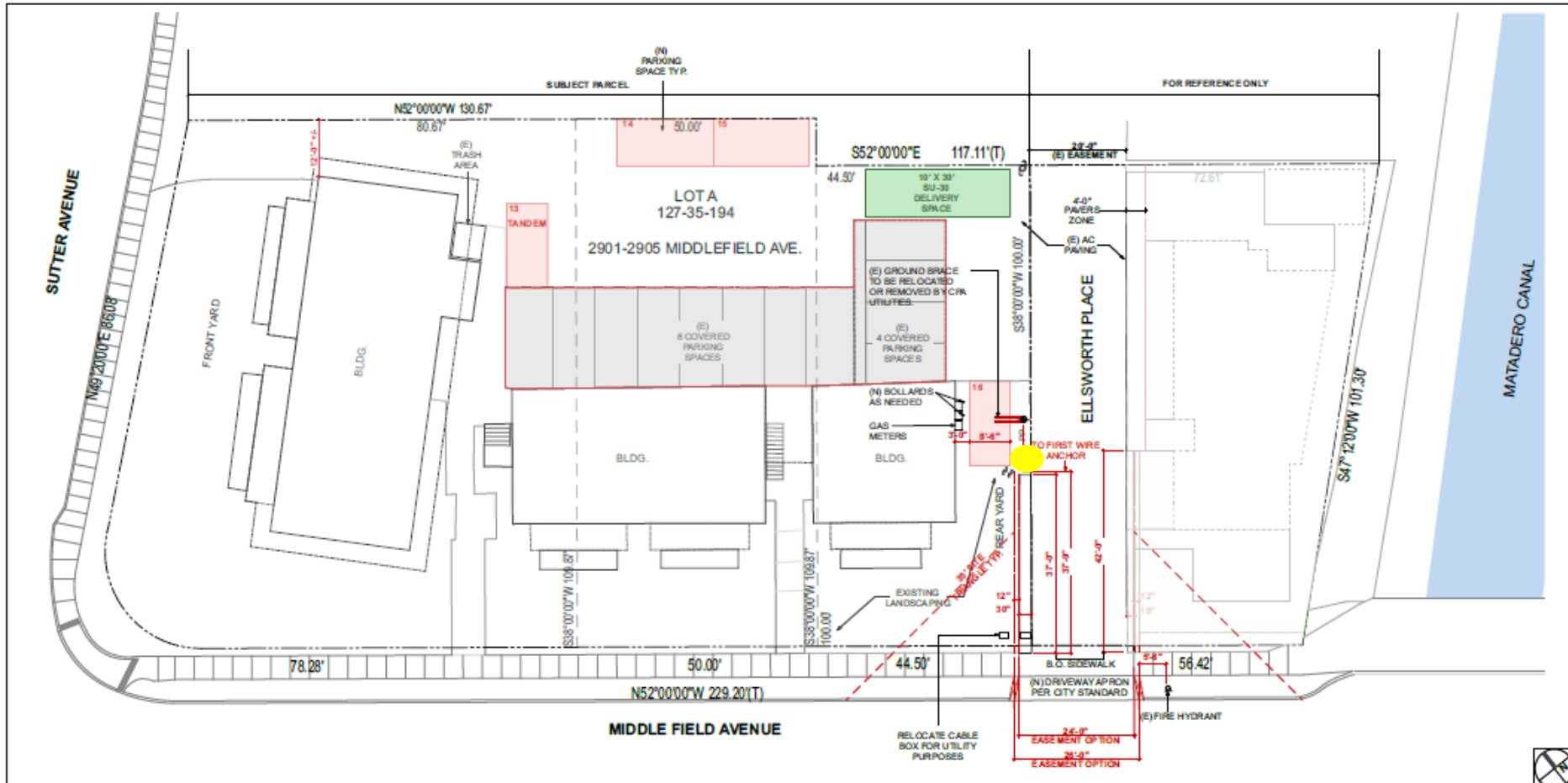


PC REZONING

- Remove 702 Ellsworth from PC 2343 (existing parcel A-4); 702 Ellsworth fronts on Middlefield (55'), rear abuts 706 Ellsworth, interior side lines abut Matadero Canal, and 2901-2905 Middlefield
- Reduce PC 2343 boundary to APN 127-35-194 (existing Parcels A-1, A-2, A-3); front yard on Sutter, street-side on Middlefield, interior side abutting 718 Sutter, rear yard abutting 702 Ellsworth



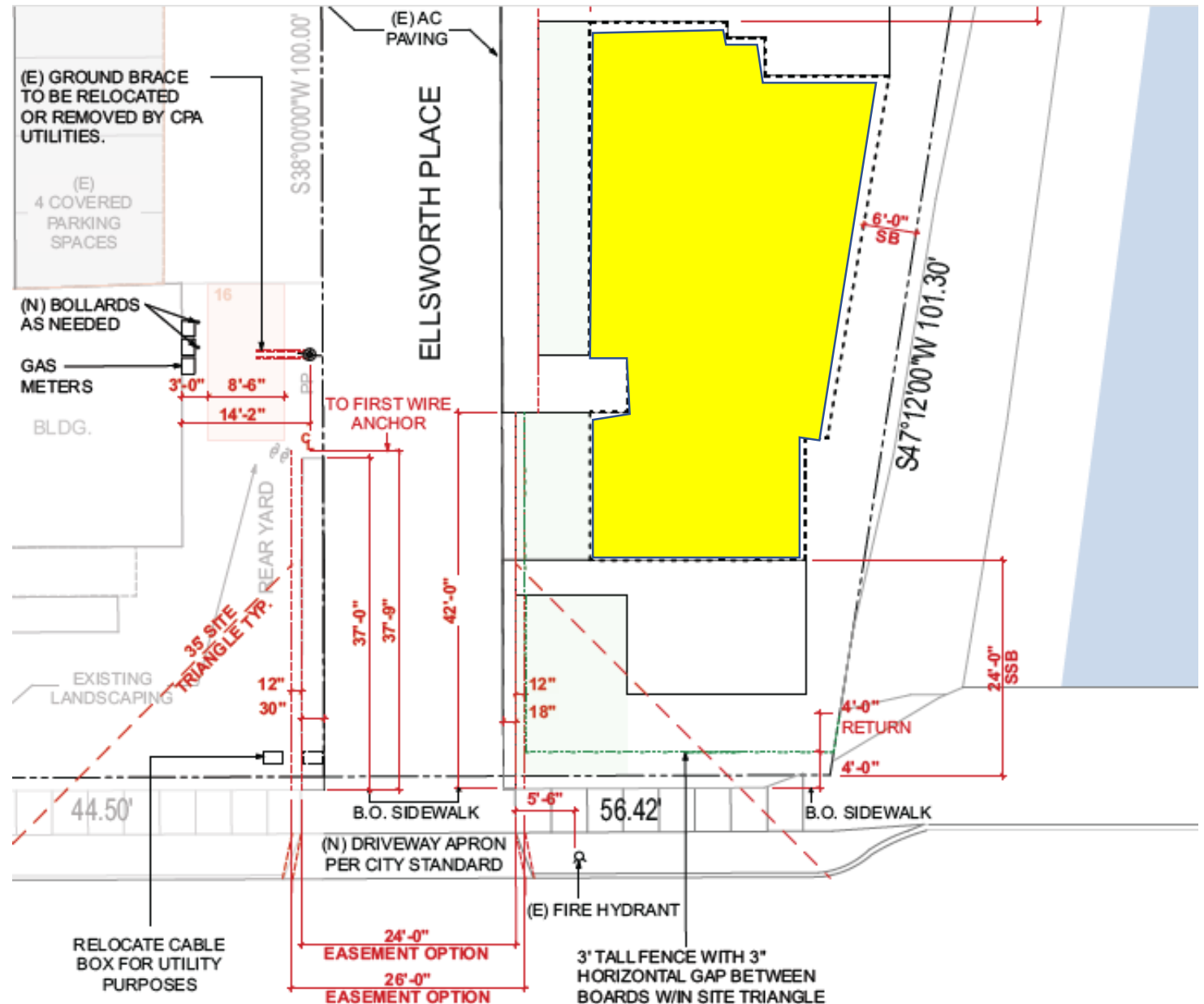
- 1967 PC 2343: a 12-unit apartment building on four lots, with 702 Ellsworth Place providing guest parking spaces, applicants offer a 10' x 30' delivery space and to widen Ellsworth to 24 feet (whereas the PTC 3-2 recommended 26' width)
- Plan includes creating four uncovered parking spaces on 2901-2905 Middlefield



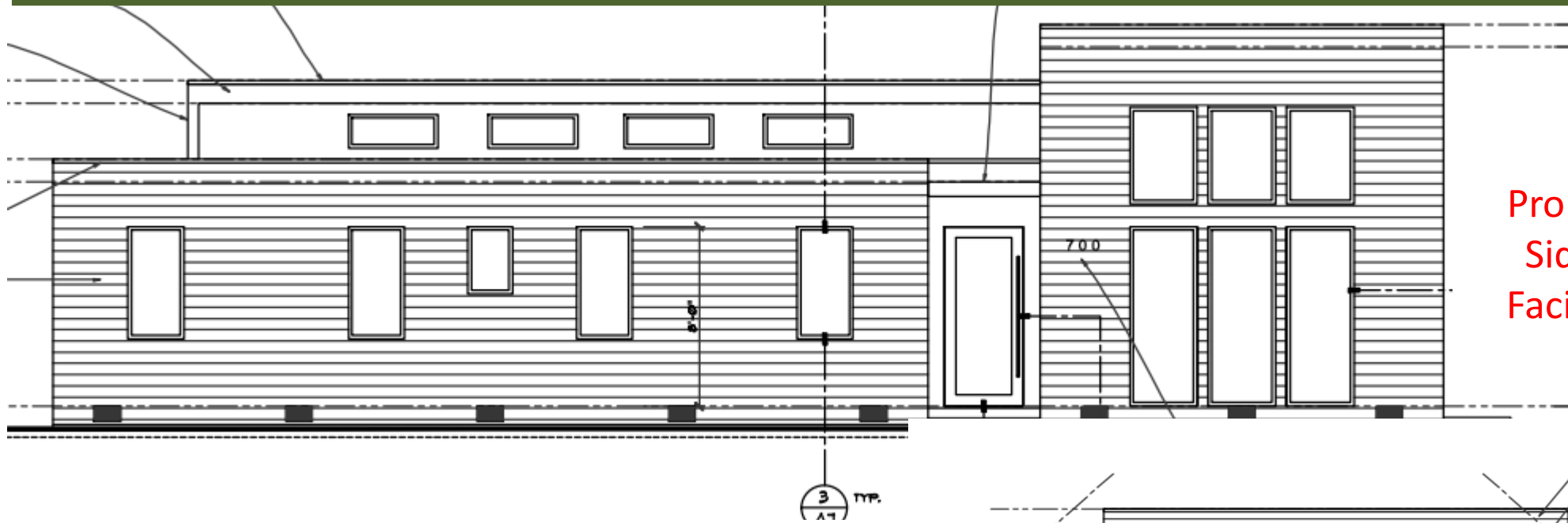
702 Ellsworth Plan

Handa Developers Group

- Single-story home outside R1 setbacks
 - Front: 24' from Middlefield PL
 - Rear: 16' for ½ of home width
 - Side: 10' from southerly edge of existing 20' easement (30' to PL)
 - Side: 6' from property line of Matadero Canal (public property)
 - Detached garage (located at least 75' from the front property line)
- Easement widening 24' width offered – 42' length from Middlefield; PTC recommended 26' width
- 3' tall, horizontal board front yard fence located mostly within sight distance triangle



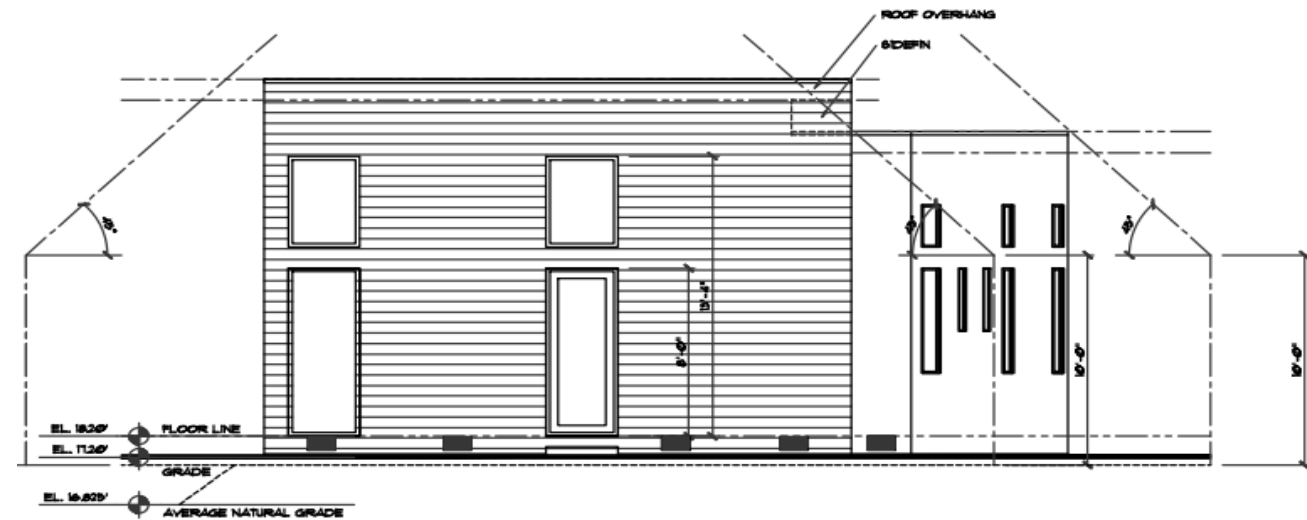
ONE STORY HOME ON 702 ELLSWORTH PLACE



Proposed Street
Side Elevation
Facing Ellsworth

If R-1 minimum setbacks are:

- **Front/Special @ Middlefield:** 24'
- **Rear** 20' from PL joining 706 Ellsworth
- **Interior sides:** @ creek 6' from PL, 6' from 2901-2905 Middlefield (except there is a street there; PC approach ensures 30' setback from 2901-2905 Middlefield)

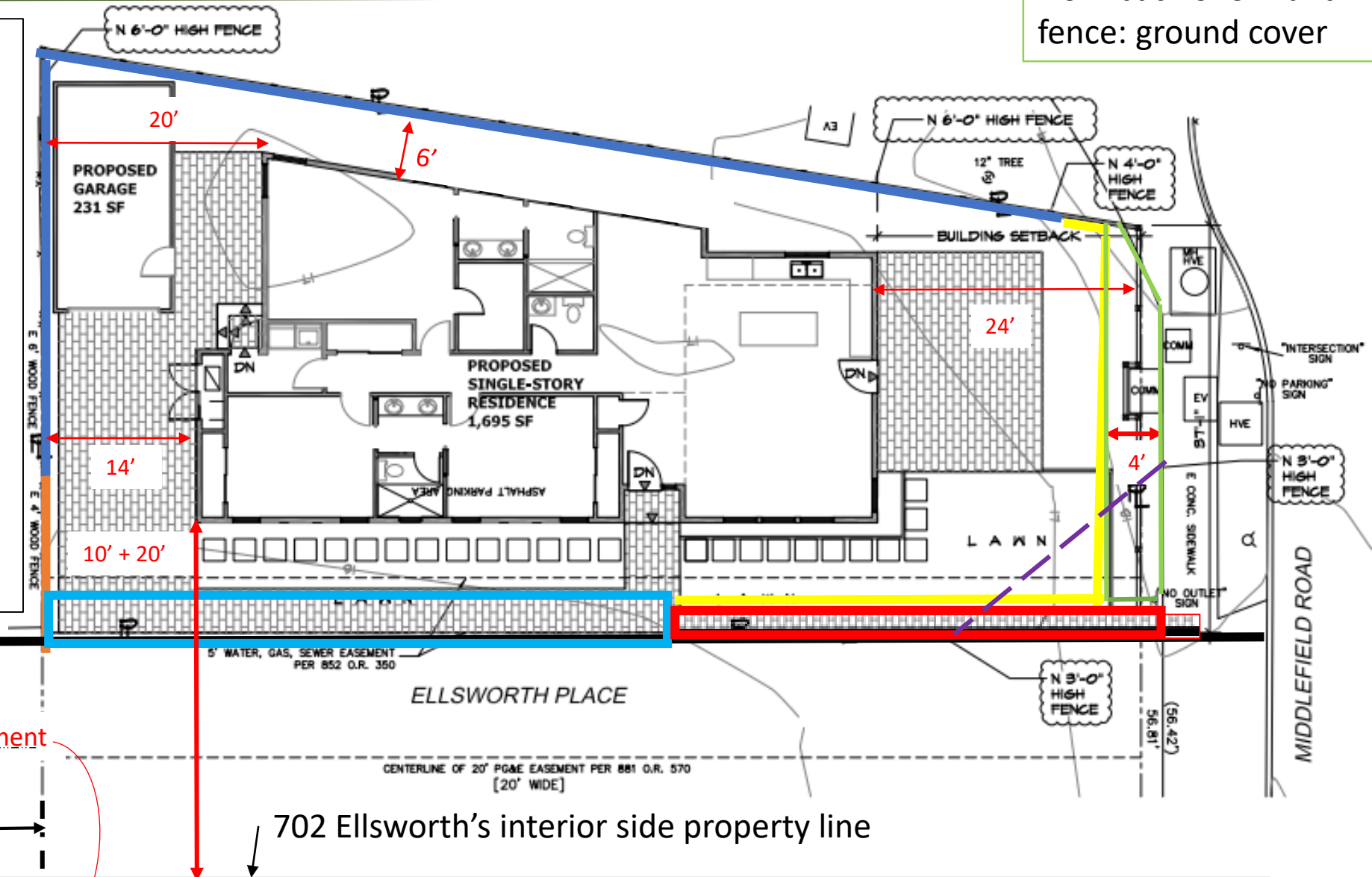


Proposed Front Elevation Facing Middlefield

702 ELLSWORTH FLOOR PLAN, PAVERS AND FENCES

In SW planters and from back of SW and fence: ground cover

- No basement
- Wider driveway
- Ground cover
- Fences
 - 6' fence
 - 4' fence
 - 3' fence
- **Pavers** 4' proposed alongside Ellsworth
- **Asphalt** 18" wide



Edges of 20' Ellsworth easement

702's rear property line

702 Ellsworth's interior side property line

Public Comments – Area Residents

- Raised several initial concerns about the late 2022 sale of 702 Ellsworth and filed a code enforcement complaint about new fencing and soil piles (both removed)
- Were instrumental in identifying a zoning map error that showed one of the parcels as zoned for single-family residential use instead of being part of a Planned Community
- Noted concerns for access to parking spaces for apartment dwellers at 2901 Middlefield Road, temporary parking for package delivery trucks, and the removal of protected trees
- Requested to improve ingress and egress access and sight line access for motorists, pedestrians and cyclists, and asked for an increase in the Ellsworth Place easement width to 26 feet
- Expressed a desire for the City to take ownership of the private street to improve its condition, address drainage problems, and maintain the street

Ellsworth Place Considerations

- Neither PC 2343 nor the prior PC 1810 required widening of Ellsworth; PC 1810 condition was not to ‘widen’ a private street, but rather to ‘modify the driveway to Middlefield Rd’ per Ordinance Section 2
- Easement records show access is currently enabled across 702 Ellsworth to Ellsworth Place, a private street with 13 residential properties unassociated with the PC development
- Research shows the City does not own or maintain Ellsworth; similar conditions exist at other locations in the City, dating from development on formerly unincorporated land before annexation
- Ellsworth not shown on the 1912 tract map (it was within Wooster lot 71); it did not exist and therefore was not offered or accepted by the County. The County assumed the street was required to comply with access requirements after 1912. Without it, lots could not have been created, subdivided, and sold.
- Ellsworth is too narrow to comply with City standards; staff does not recommend the City acquire a substandard street; City to maintain 1950’s storm drain line end of Ellsworth part of adjacent subdivision

Sight Distance Triangles



Sight Distance Triangle and Widening: RLD Property

- Sight distance triangle hypotenuse crosses sidewalk and planter strip to Middlefield curb
- Stop sign and the utilities box on RLD property will need to be adjusted for new pavement



Sight Distance Triangle and Widening – Handa Property

- Orange plastic at 3' tall - fence proposal within the sight distance triangle; PTC recommended 1' tall within SDT
- Existing multi-trunk tree, hydrant, and No Outlet sign to remain within the SDT



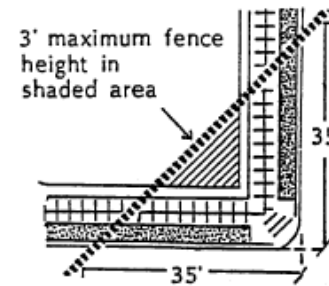
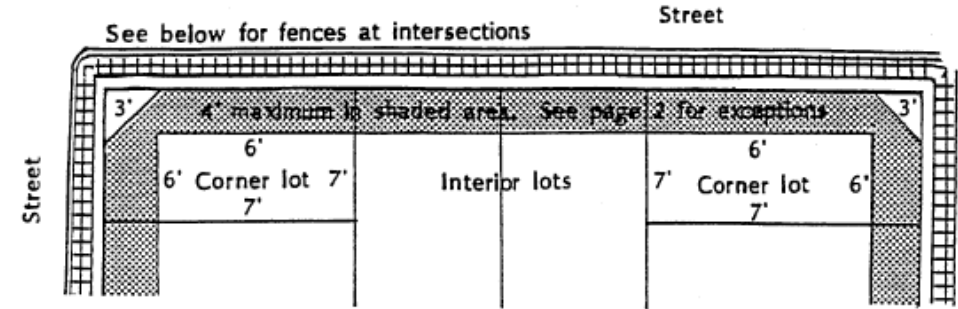
Fence Code – Corner Lots

PAMC 16.24.040

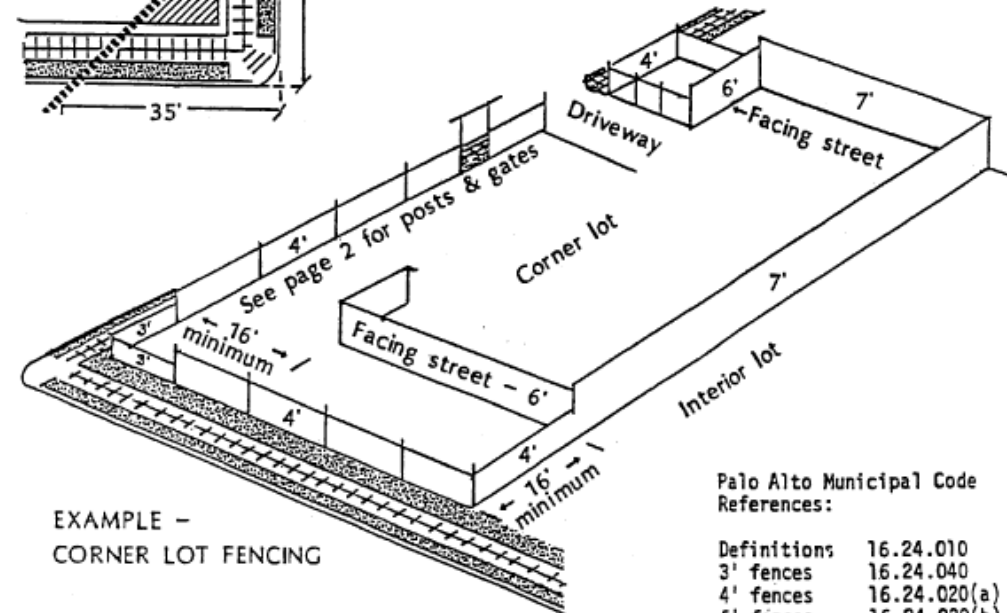
- 35' standard distance from the corner touching curb lines
- 3' tall maximum fence height within triangle measured from adjacent curb



STANDARD FENCES – CORNER LOTS



3' maximum fence height, measured from adjacent curb, within triangle formed by curb lines (and their projection) and a line connecting them at points 35' from the intersection of these projected curb lines. 16.24.040

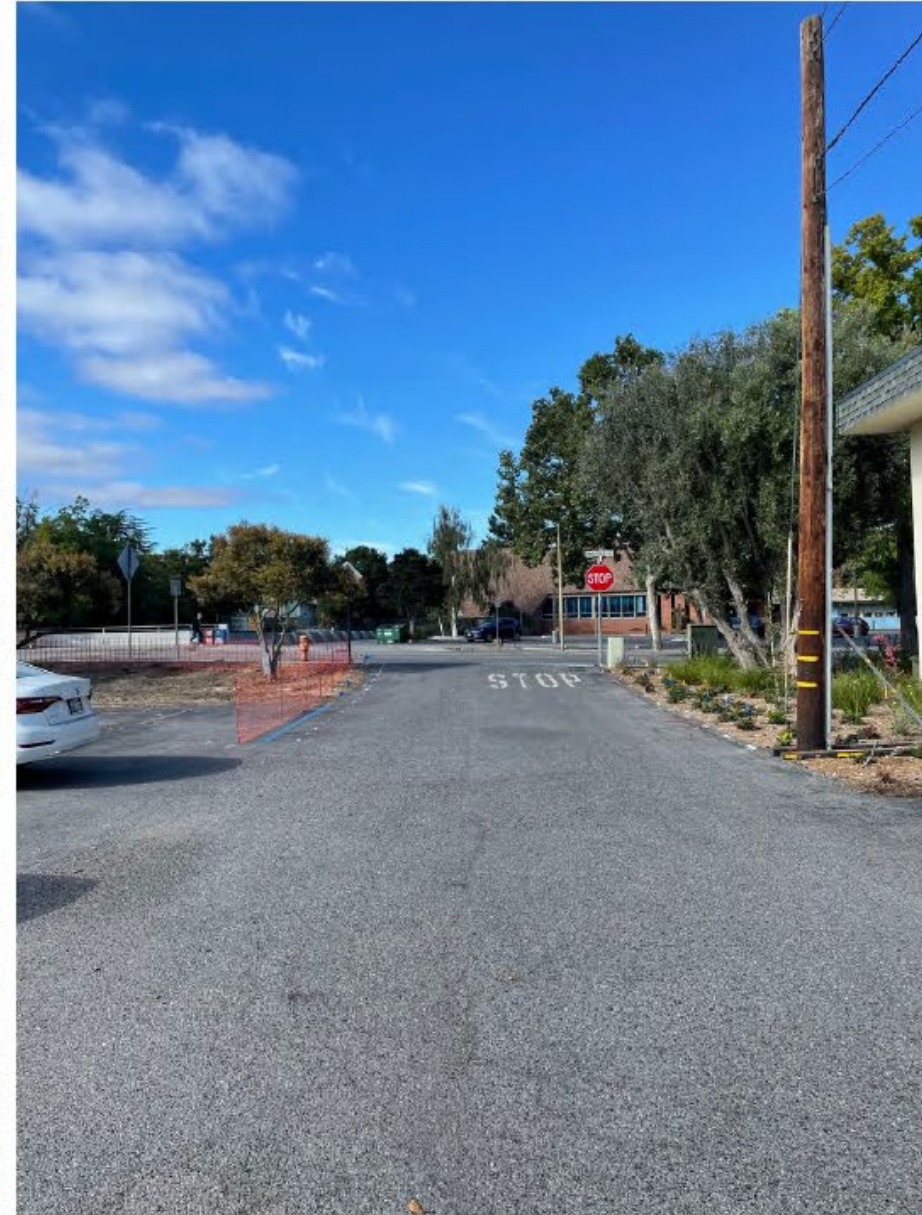


EXAMPLE –
CORNER LOT FENCING

Palo Alto Municipal Code
References:

| | |
|-------------|--------------|
| Definitions | 16.24.010 |
| 3' fences | 16.24.040 |
| 4' fences | 16.24.020(a) |
| 6' fences | 16.24.020(b) |
| 7' fences | 16.24.020(b) |

Existing Conditions Photos



Staff Photos: POV of Driver at Stop-Line



5'8" tall CPO taking photo on knees: 46" above grade to eyes;
While seated in a 2010 Honda, eyes are 42" above grade



5'10" Planner seated in city car at stop-line, eyes at
approximately 48" above the pavement



CITY OF
**PALO
ALTO**

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Chief Planning Official

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