

## Foley, Emily

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**From:** Pria Graves <priag@birketthouse.com>  
**Sent:** Friday, December 2, 2022 2:57 PM  
**To:** Foley, Emily  
**Subject:** Application 22PLN-00374, 2147 Yale Street

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Dear Emily -

I am writing to urge you to deny approval of this request to divide the existing parcel with two Single-Family Residences into two lots.

This request is **totally inconsistent** with the RMD(NP) zoning which explicitly states:

" The RMD two-unit multiple-family residence district is intended to allow a second dwelling unit **under the same ownership as the initial dwelling unit** on appropriate sites in areas designated for multiple-family use by the Palo Alto Comprehensive Plan."

When these two homes were built in 2010, it was made very clear that the entire lot (parcel 137-01-038) was to remain under **one** owner. There was never any provision for subsequent subdivision.

One of the benefits of the RMD zoning is that it allows certain exceptions without requiring the applicant to obtain a variance. The original application included a minimum lot size exception and minimum depth exception and I believe that the setback at the rear of the current structures is also slightly less than required. Since the project took advantage of these exceptions, it is absurd that the owners now wish to ignore the RMD zoning requirements that allowed the homes to be built!

This subdivision also may be the beginning of a slippery slope for the City. If this property, explicitly required to remain under one owner, can be subdivided, what will the City's answer be when the owners of homes with ADUs apply to subdivide their lots so they can sell the ADU? As I say, a slippery slope.

As the long-time owner of a home in this zoning district, I really do not wish to see the zoning requirements eroded. It is unfair to those who choose to comply with the intent of the zoning and wish to retain our moderately dense housing area.

Regards,

Pria Graves  
2130 Yale Street