



**985 Channing Avenue
– Preliminary Parcel
Map**

December 15, 2021



985 Channing Avenue

- The project site is located within Crescent Park neighborhood
- The existing property's zoning district is R-1
- The property contains an existing single-story, single-family home and is surrounded by R-1 lots with a mixture of one and two-story homes

BACKGROUND

Parcel Creation

- The lot was originally subdivided in 1980 from 991 Channing Avenue
- At that time, PTC and City Council approved height limits on the property
 - All structures on-site could not exceed 13 feet tall;
 - No Two-Story home could be developed on the site;
 - No Variances, including, but not limited to, fence exceptions shall be allowed
- The City's zoning code allowed single-family homes to be built up to 35 feet tall with no privacy provisions (No Individual Review Guidelines)

PROJECT OVERVIEW

Project Goals

- The applicant is seeking to remove these height limitations in order to develop a two-story home on-site
- The dimensions of the lot will remain the same; a new parcel map would be recorded that would not include the previous limits
- A new two-story home must be approved through the IR Process which regulates privacy and massing





KEY CONSIDERATIONS

- The limitations imposed on this property are unique to this property only. When this property was subdivided, the City did not have height limits for substandard lots.
- Under today's substandard rules, the lot would still be allowed to have a two-story home.
- The IR Guidelines have been adopted since this lot was created which seek to address the privacy and massing concerns raised during the initial subdivision process

RECOMMENDED MOTION

Recommend approval of the proposed project to the City Council based on the findings in ATTACHMENT B and subject to conditions of approval in ATTACHMENT C.





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