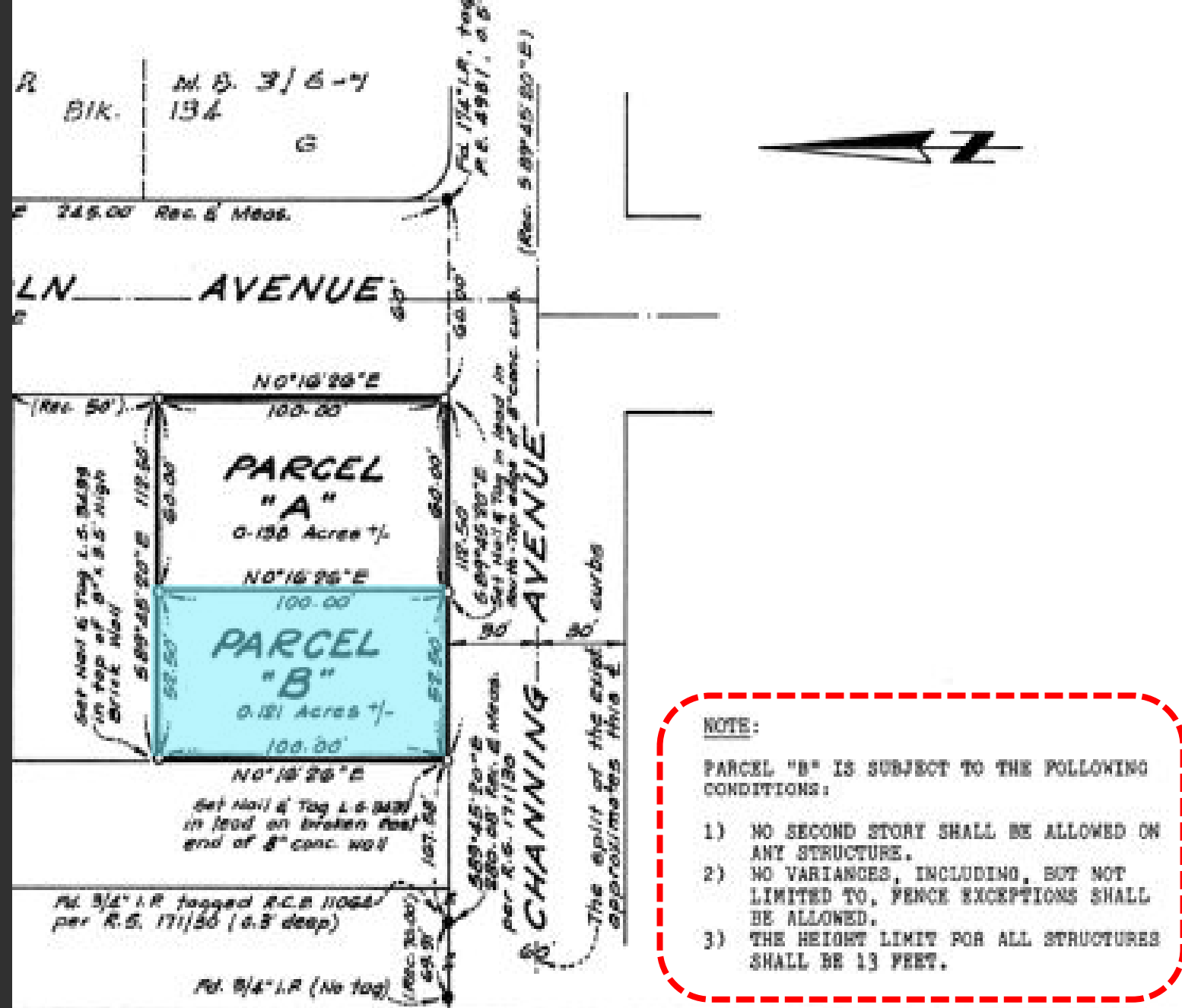


PROJECT DESCRIPTION

Preliminary Parcel Map Application to remove the three existing parcel map conditions that refuse the Dunlap family (985 Channing Ave) the same property development rights enjoyed by their neighbors and similar properties in the R-1 zone.

EXISTING PARCEL MAP CONDITIONS



SUMMARY OF ARGUMENTS TO REMOVE THE THREE EXISTING PARCEL MAP CONDITIONS

- The existing parcel map conditions are out of character with similarly situated lots in neighborhood.
- The unique height conditions are no longer necessary because SFIR—which came into effect post-1980—protects neighbors from unsuitable second story additions.
- Dunlaps' plan includes the creation of an ADU. A vertical expansion is necessary to accommodate their primary residence and this unit.
- Neighbors who oppose this application enjoy vertical additions that they seek to deny the Dunlaps.
- Preventing a variance, of any kind, in perpetuity prevents the City of Palo Alto from making balanced decisions based on circumstances of the time.





SUBJECT
PROPERTY:

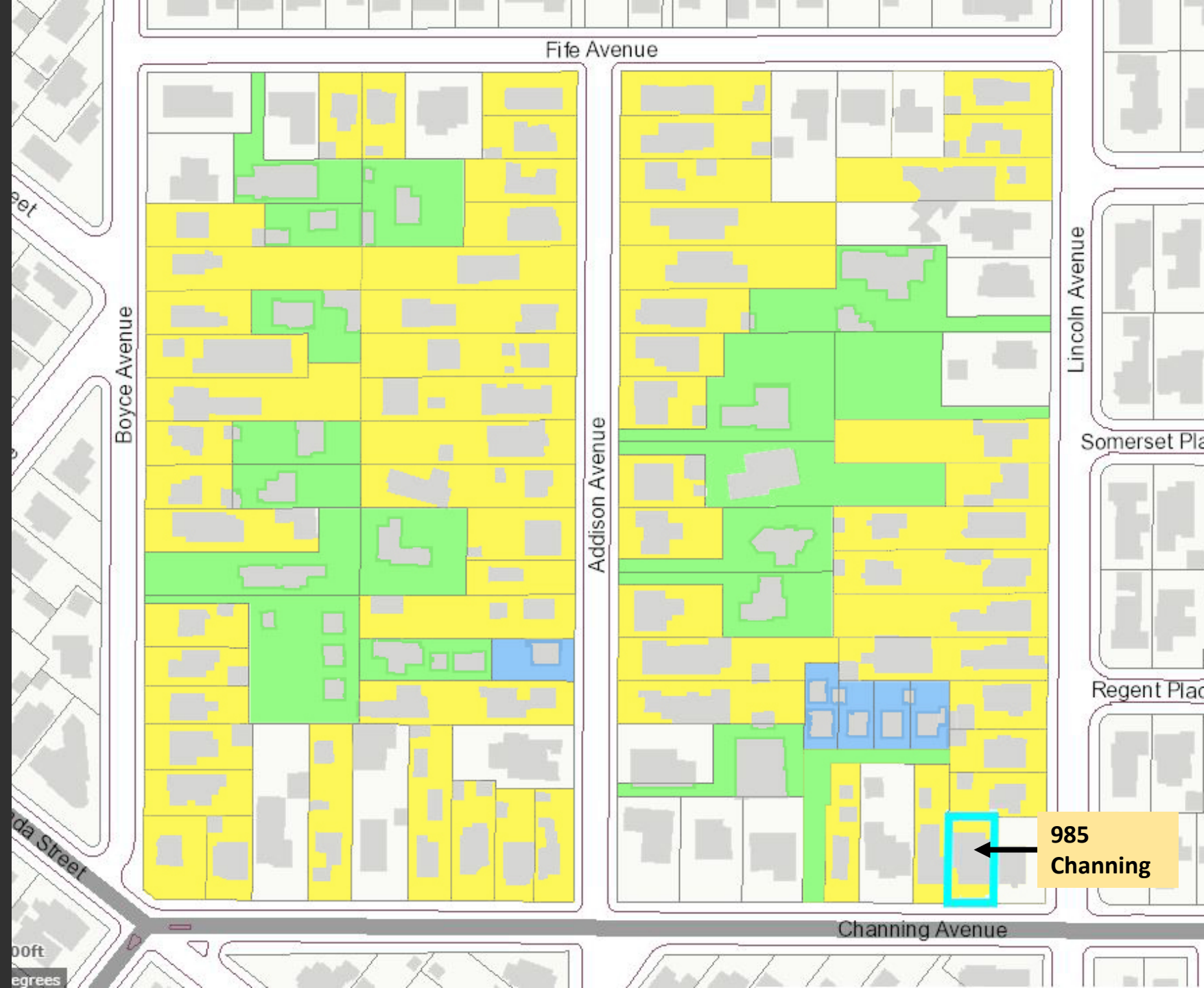
985 CHANNING
AVENUE



MIXED BAG

Lot types AND sizes vary
GREATLY in the Boyce
Addition

-  SUBSTANDARD LOT
-  FLAG LOT
-  UNDERSIZED
-  STANDARD



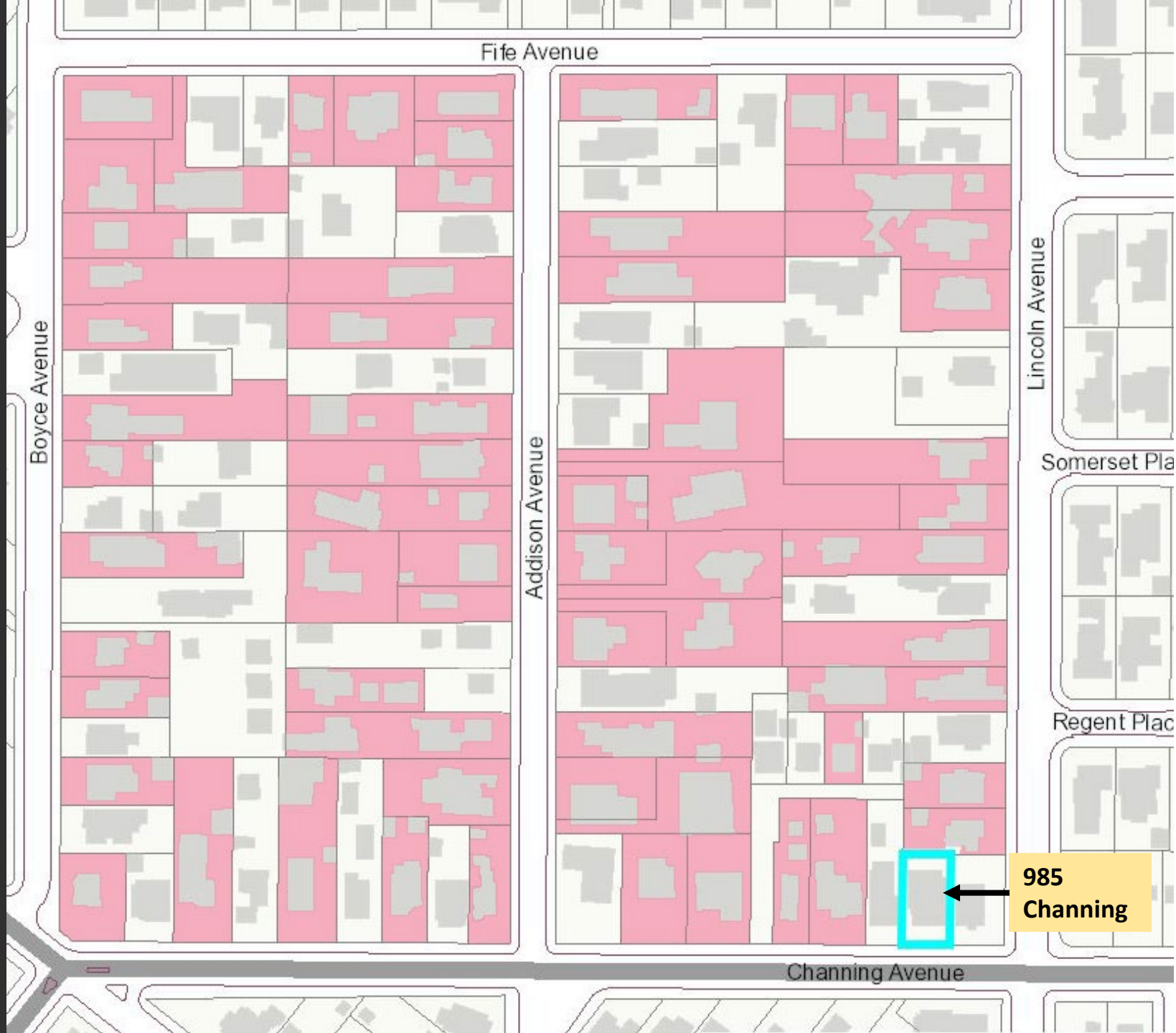
TWO STORIES DOMINATE

The Predominant
Character of Neighborhood
Dwellings:
Two Story Homes

Two story buildings occupy
63 of the 104 lots located in
the Boyce Addition

60%

 TWO-STORY RESIDENCE



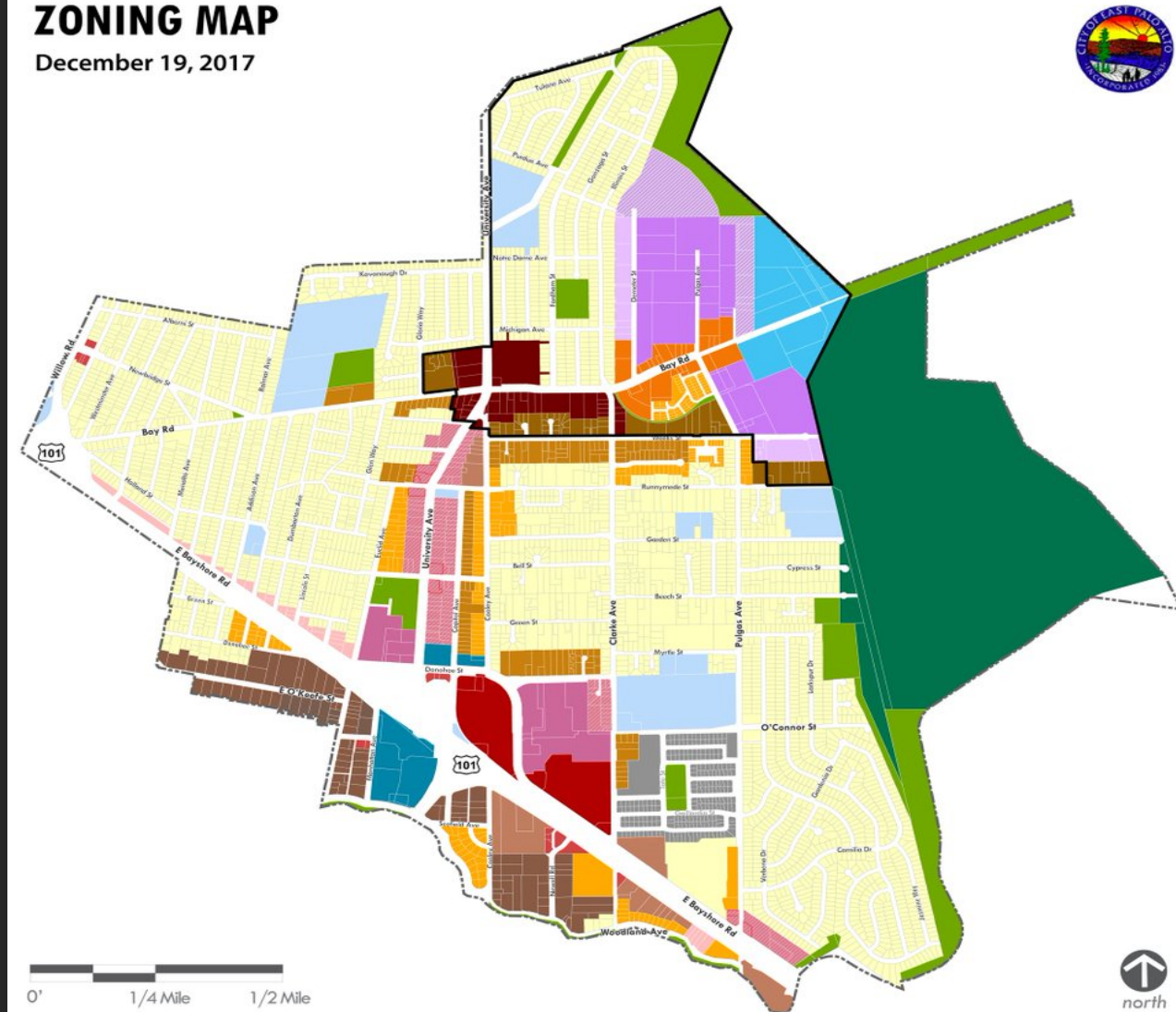
LOCAL ORDINANCES ALREADY ADDRESS HEIGHT CONCERNS

PAMC specifically contemplates the height limits for homes in the R-1 Zone:

- **30 feet**: R-1 Single Family Residential Height limit (PAMC 18.12.040(a))
- **17 feet**: Substandard (and Flag) Lot Height limit is 17' (PAMC 18.12.040(c))

ZONING MAP

December 19, 2017



LEGEND

Residential

R-LD
R-MD-1
R-MD-2
R-HD-3
R-HD-5
R-UHD
PUD

Mixed-Use

MUL
MUC-1
MUC-2
MUH

Commercial

C-G
C-N
O

Public

PR
RM
PI

Ravenswood Specific Plan

4 Corners
Bay Road Central
Urban Residential
Waterfront Office
Ravenswood Employment Center
Industrial Transition
Flex Overlay

ZONING INFO

985 CHANNING AVENUE



DUNLAPS' PROPERTY

CITY OF PALO ALTO

Property Information

a City of Palo Alto GIS Application

(1 of 1)

Clear

Zoom to

...

Parcel Report: 003-26-062, 985 Channing Av

Address	985 Channing Av
APN	003-26-062
Feature Name	003-26-062, 985 Channing Av
Street Name	Channing Av
Lot Size	5,228 sf
Zoning District	R-1
Comprehensive Plan Land Use Designation	SF
Flood Zone	AH29.7
LOMA	no
FEMA Map Panel	0010H
HMP Request	no
Parking District	none
Year Built SCCA	1,980
Effective Year Built SCCA	1,980
Historic Status or District	none
Traffic Impact District	
Easements	no
Near Creek Feature	no
Substandard Lot	no
Flag Lot	no
ADU or JADU	See Muni Code 18.42.040
ADU or JADU Link	More info
FAR	2,319 sf
Lot Coverage	If single story, 2,319 sf If two story, 1,830 sf
Maximum Building Height	If roof slope < 12:12, 30' If roof slope >= 12:12, 33'
Special Setbacks	24' along Channing Ave
Setback Front	If no special setback, 20', or, if avg. contextual setback > 30', the avg. contextual setback.
Setback Rear	20'
Setback Interior Side	6'
Setback Street Side	If no special setback, 16'
Comments	

003-26-062, 985 Channing Av

X

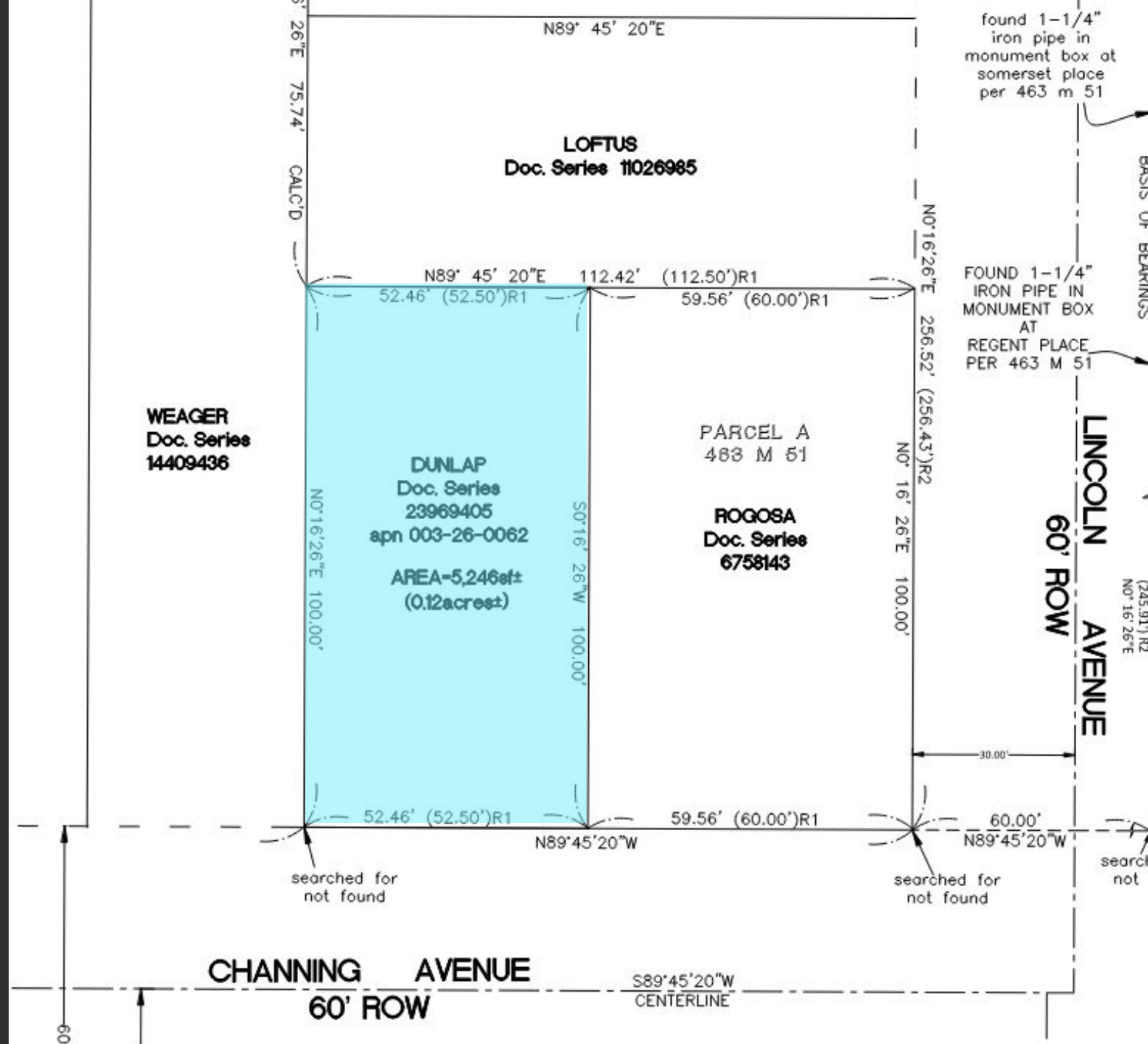
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Show search results for 003-26-062, ...

ZONING DISTRICT: R-1

SUBSTANDARD: NO

MAX. BUILDING HEIGHT: ~~30' 33'~~



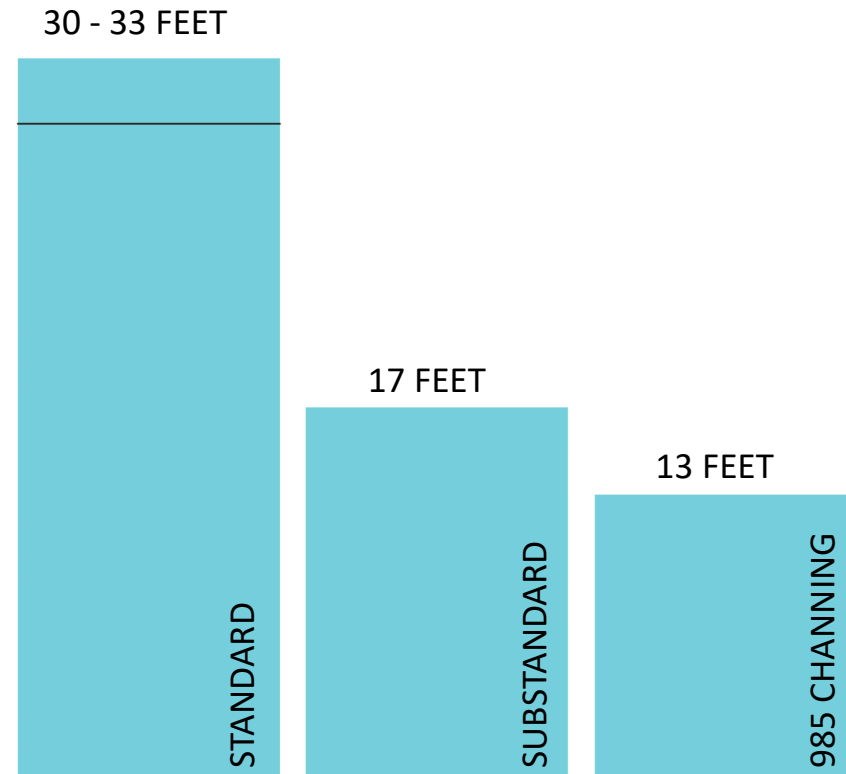
985 CHANNING AVENUE

The parcel is not a substandard lot, and yet it is treated worse than one.

30-33 feet: Allowable height of homes on standard lots in R-1

17 feet: Allowable height for homes on substandard lots in R-1

13 feet: Height limit on 985 Channing Avenue.



PARITY WITH NEIGHBORS

SFIR makes the conditions
placed on 985 Channing
redundant and unnecessary

Since these conditions were created in 1980, there is now an ordinance and review process, the Single-Family Individual Review (“SFIR”), the whole purpose of which is to:

Approve the construction of a second-story on a home, while:

Preserving the unique character of Palo Alto neighborhoods;

Promoting new construction that is compatible with existing residential neighborhoods;

Encouraging respect for the surrounding context in which residential construction and alteration takes place; and,

Fostering consideration of neighbors' concerns with respect to privacy, scale and massing, and streetscape.

(PAMC 18.12.110, emphasis added, 2005 ordinance.)

PARITY WITH NEIGHBORS

Unique restrictions prevent
the development of 985
Channing

Existing parcel map conditions are no longer necessary or appropriate for the following reasons:

- PAMC specifically contemplates height limitations to ensure consistency with the district;
- SFIR ensures compatibility within each neighborhood

THE REMOVAL OF THE CONDITIONS
ALLOWS THE DUNLAPS TO AVAIL
THEMSELVES THE SAME RIGHTS AND
OPPORTUNITIES AS THE INDIVIDUALS WHO
OPPOSE THIS APPLICATION.

ADJACENT NEIGHBORS

“RULES FOR THEE, BUT NOT FOR ME”

- Neighbors who oppose this application reside in homes that exceed one-story in height (975 Channing Ave and 911 Lincoln Ave.)
- The Weagers (975 Channing Ave.) have contested any development on 985 Channing Ave. since 1980. (Cite: 1980 Hearing Transcripts)
- An abutting neighbor who resides on an undersized lot (911 Lincoln Ave) permitted a second story addition as recently as 2003. (Building Permit No. 03000-00000-00637)
- There is no justification for this disparate treatment.

ADJACENT NEIGHBORS

“RULES FOR THEE, BUT
NOT FOR ME”

911 Lincoln Ave:

- Undersized Lot: 50' x 112.50' = 5,625'
- Two Stories
- The City permitted the two-story addition on 911 Lincoln Ave. in 2003



ADJACENT NEIGHBORS

“RULES FOR THEE, BUT
NOT FOR ME”

975 Channing Ave:

- Undersized Lot: 40' x 160' = 6,400'
- Two Stories
- The Weagers contested development on 985 Channing at 1980 hearing even with the present conditions. (Cite: hearing transcripts)



SECOND-STORY EXPANSION AND ADU INCREASES HOUSING SUPPLY

- Removal of these conditions and the second-story addition is necessary to accommodate a new ADU.
- ADU increases the housing supply helping Palo Alto meet RHNA requirements.
- New legislation such as SB 9 and SB 10 make it clear that developing single family lots is the future of California.

Palo Alto's RHNA

Palo Alto's Progress Toward 5th Cycle RHNA (2015-2023)

Income Level		RHNA Allocation	2015	2016	2017	2018	2019	Total	Remaining
Very Low	Deed Restricted	691	43	0	0	0	0	43	648
	Not Deed Restricted		0	0	0	0	0	0	
Low	Deed Restricted	432	58	0	5	0	2	65	367
	Not Deed Restricted		0	0	0	0	0	0	
Moderate	Deed Restricted	278	0	0	0	0	0	0	252
	Not Deed Restricted		11	3	12	0	0	26	
Above Moderate		587	174	15	72	54	105	420	167
Total		1988	286	18	89	54	107	554	1434

THE THREE EXISTING PARCEL MAP CONDITIONS SHOULD BE REMOVED

- Circumstances have changed: SFIR and state and local laws related to the creation of ADUs should supersede all three conditions
- A two-story home should be allowed because it is the predominant local dwelling type
- Height conditions are redundant because PAMC specifically contemplates height limits in the R-1 district
- Variance should be allowed per the discretion of the Palo Alto Planning Department
- The three conditions should be removed because they promote inequity between neighbors and there is NO REASON FOR DISPARATE TREATMENT



SUBJECT PROPERTY

985 CHANNING AVENUE