

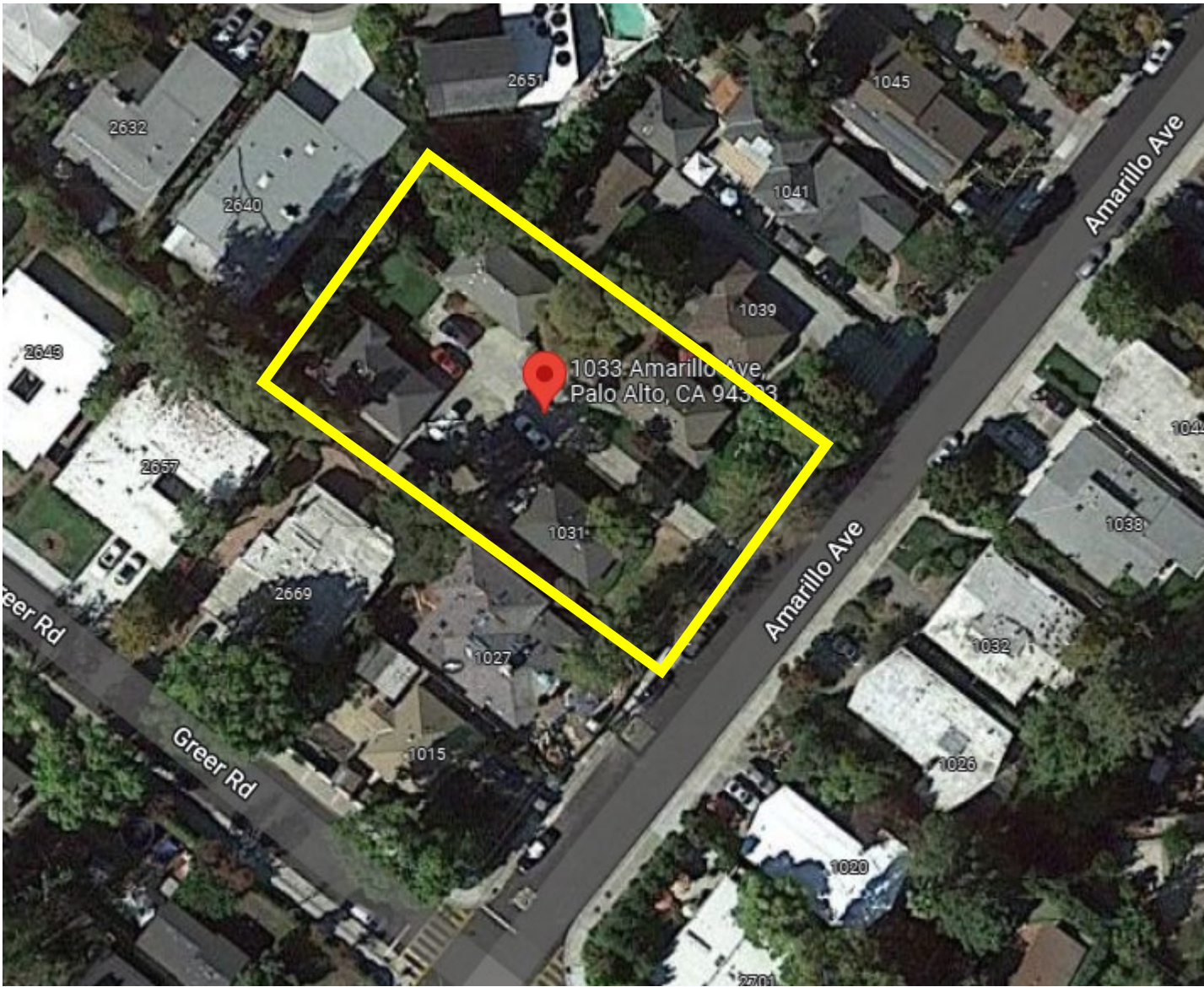
1033 Amarillo Ave.

Preliminary Parcel Map
with Exceptions

AMARILLO AVENUE
(60' R.O.W.)

August 1, 2022

www.cityofpaloalto.org



PROJECT REQUEST

- Two lot subdivision of an existing 20,787 sf R-1 parcel
- Requires an exception to allow:
 - Lots larger than the maximum size for R-1 of 9,999 sf
 - Lots narrower than the minimum lot with for R-1 of 60 ft.
- The resulting lots would be 10,118.77 sf and 10,668.5 sf and each 53.25 ft wide



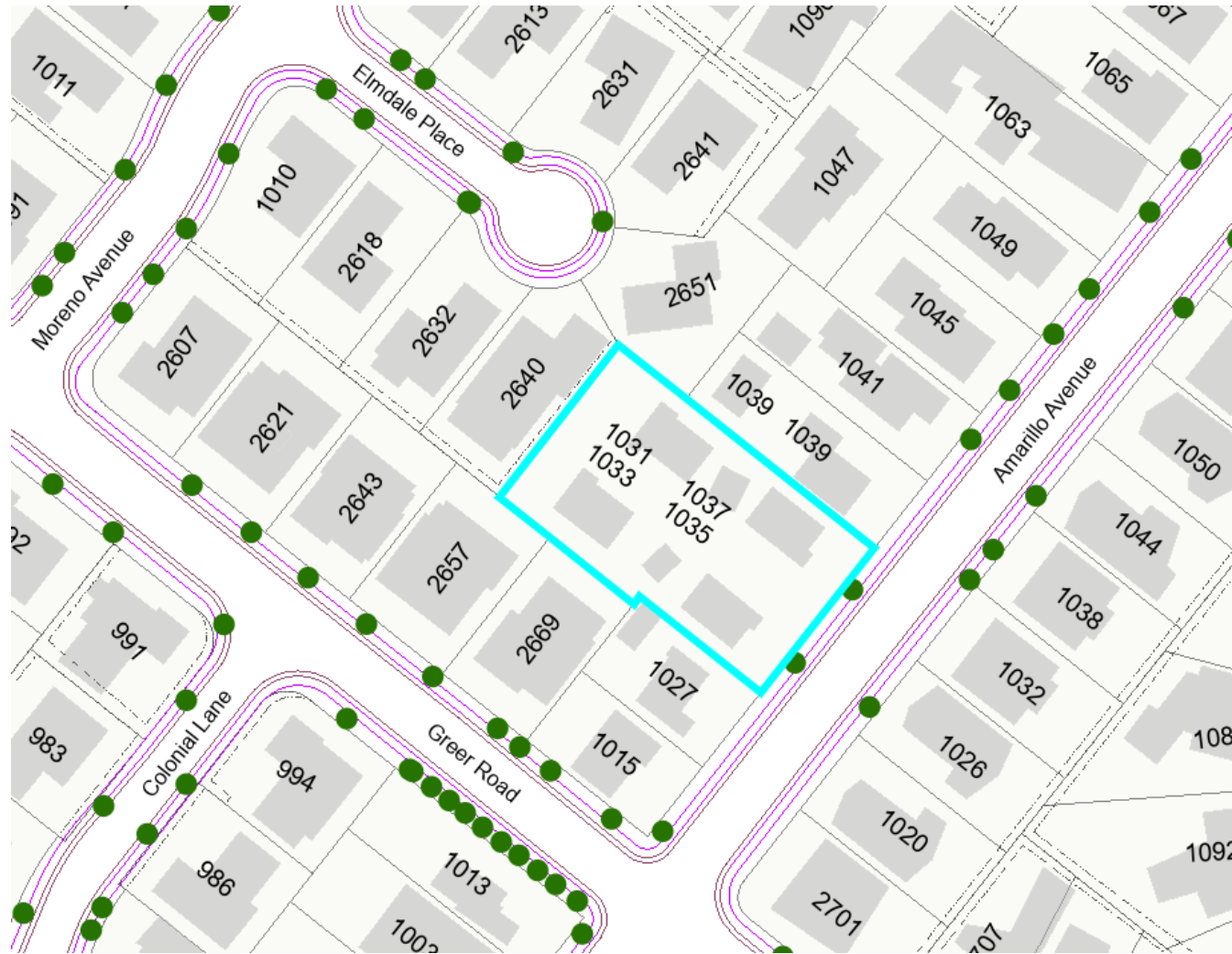
BACKGROUND

Midtown Neighborhood

- Standard R-1 lot size is 60 ft by 100 ft.
- Maximum allowable size is 9,999 sf.
- Lots on this block vary in size, 4,600 to 11,900 sf
- Most lots along this block are 50 to 56 feet in width

Prescreening – 10/25/21

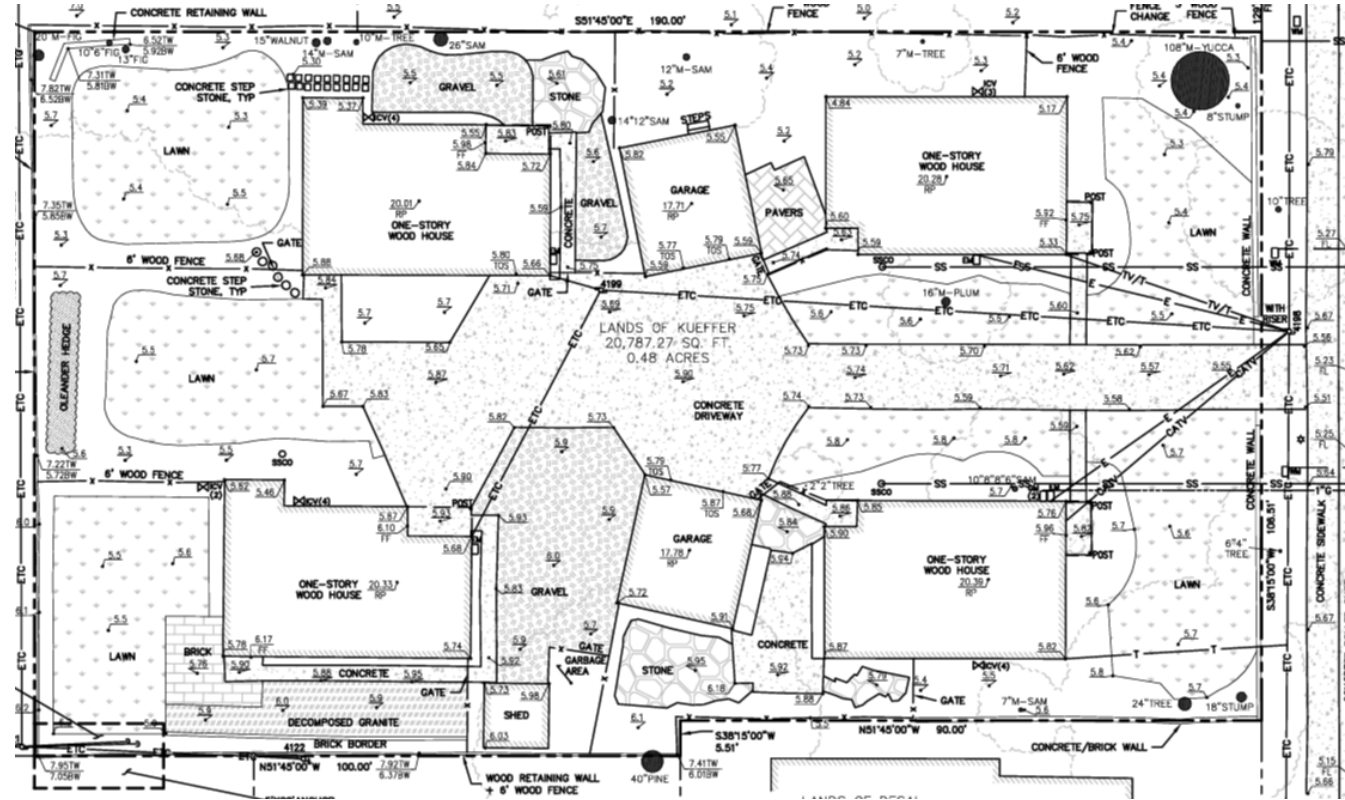
- Council considered two prior plans: 2 lot subdivision and 4 lot subdivision
- No strong direction, slight preference for 2 lots



BACKGROUND

1033 Amarillo Ave. Existing Conditions

- Existing configuration is a cottage cluster, with 4 houses and 2 detached garages.
- 106.5 ft wide at street, 190 ft deep



PROJECT OVERVIEW

Proposed Subdivision

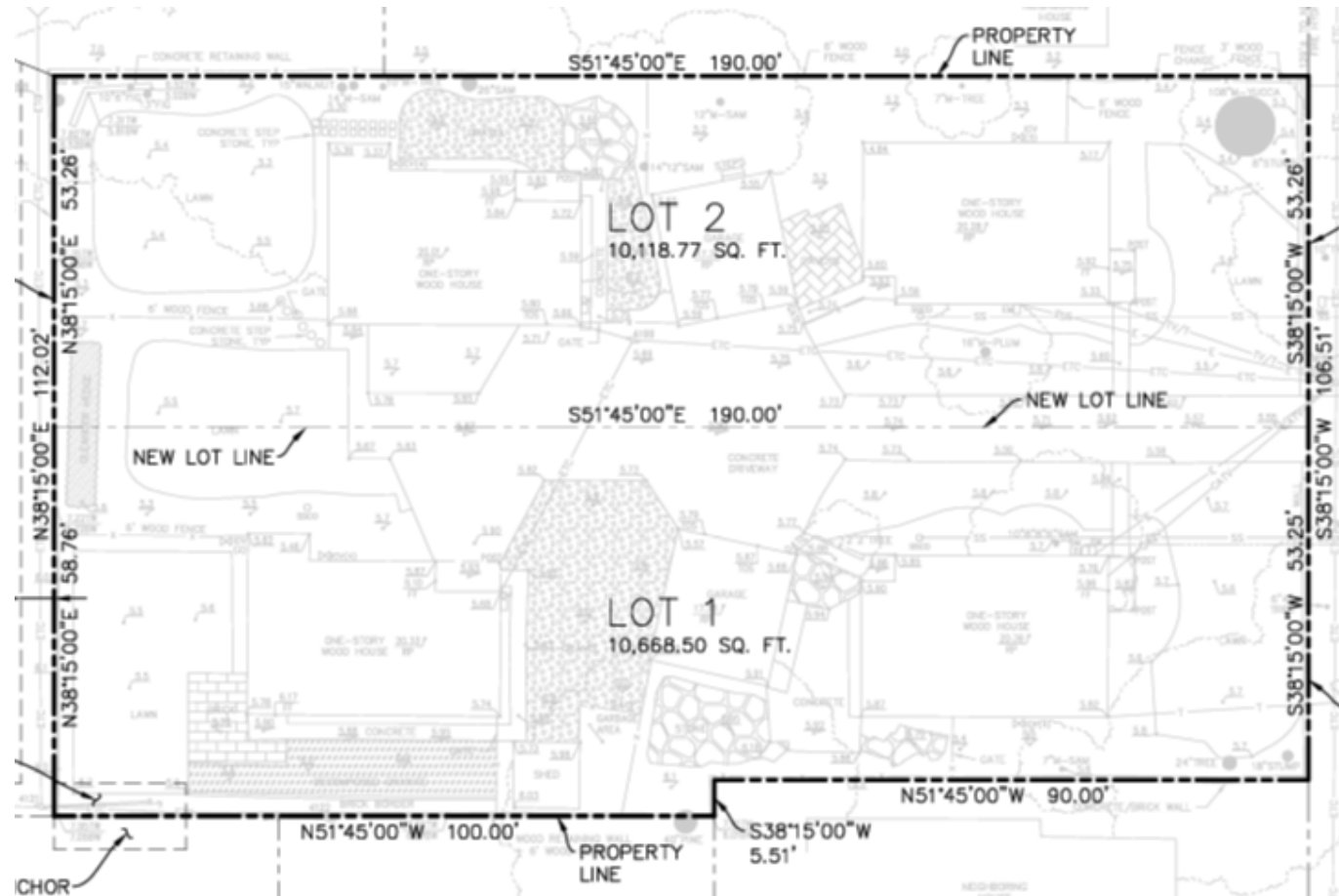
- Two lots to facilitate future redevelopment
- Must maintain at least 4 units, may be a combination of primary units and ADUs

Proposed Lot 1

- 53.26 ft wide, 190 ft long
- 10,118.77 sf

Proposed Lot 2

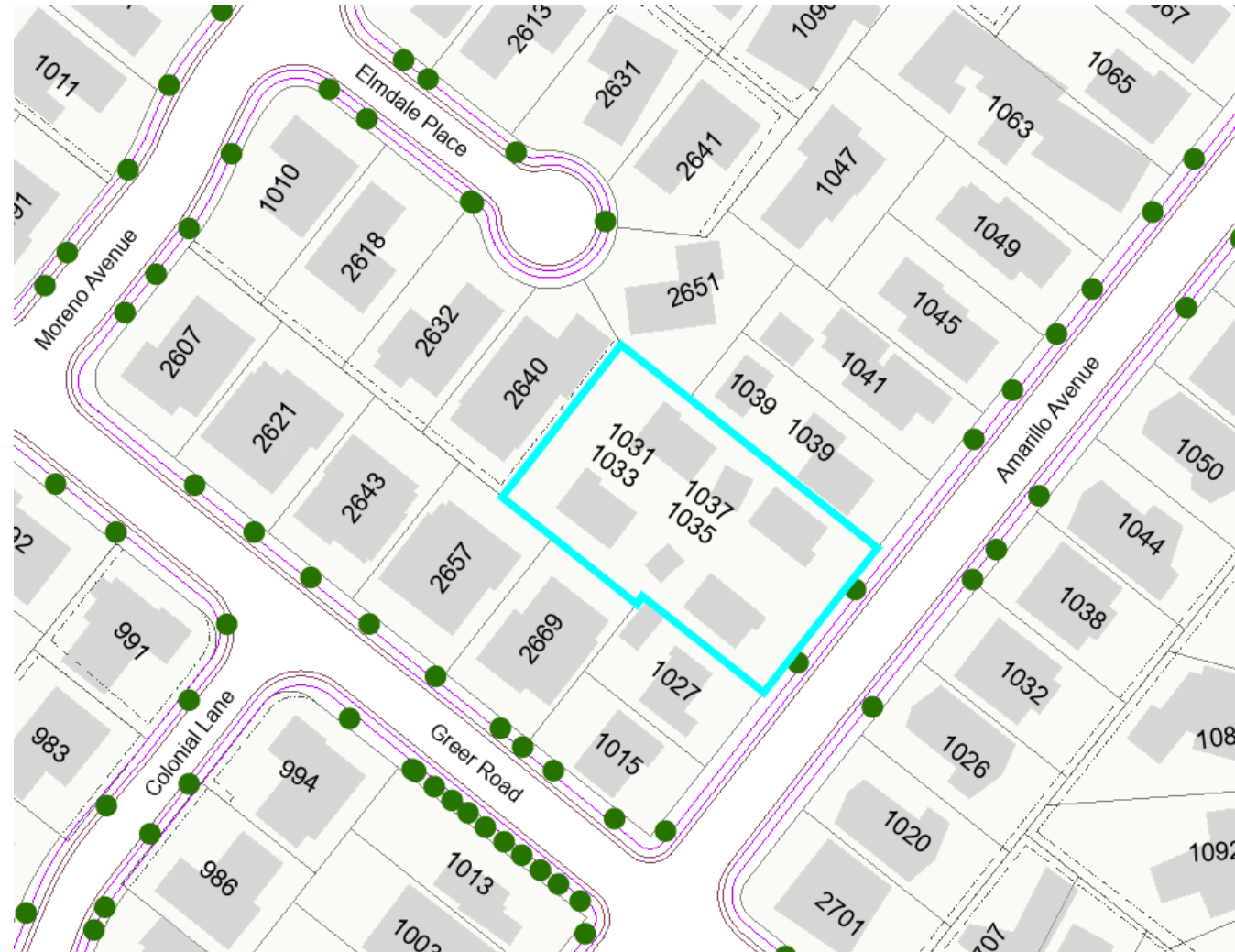
- 53.25 ft wide, 190 ft long, plus 5.5x100 area
- 10,668.50 sf



BACKGROUND

PTC – April 27, 2022

- Did not receive recommendation for approval, 4-2
- Uncertainty regarding allowable configurations and developer's intent
- Discussion if future development will meet Comp Plan Goal to maintain cottage clusters



FINDINGS

Findings must be found in reverse:

1. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451
2. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans
3. That the site is not physically suitable for the type of development
4. That the site is not physically suitable for the proposed density of development
5. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat

FINDINGS

Findings must be found in reverse:

6. That the design of the subdivision or type of improvements is likely to cause serious public health problems
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision



EXCEPTION FINDINGS

Findings must be met:

1. There are special circumstances or conditions affecting the property.
2. The exception is necessary for the preservation and enjoyment of a substantial property right of the petitioner.
3. The granting of the exception will not be detrimental to the public welfare or injurious to other property in the territory in which the property is situated.
4. The granting of the exception will not violate the requirements, goals, policies, or spirit of the law.

RECOMMENDED MOTION

Staff recommends the City Council take the following action:

- **Approve the Record of Land Use Action based on findings and subject to conditions of approval.**
- Alternative – Direct staff to return with findings for denial, on the Consent Calendar.





CITY OF
**PALO
ALTO**

Emily Foley, AICP

Planner

emily.foley@cityofpaloalto.org

650-617-3125