

Baumb, Nelly

From: Ted O'Hanlon <tedohanlon@gmail.com>
Sent: Friday, April 16, 2021 10:06 AM
To: Council, City
Cc: Lait, Jonathan; Gerhardt, Jodie
Subject: 4/19/21 Council Agenda Item #6, Subdivision

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Councilmembers:

Item #6 on the 4/19 City Council agenda discusses a property at 640 Fairmede Avenue that seeks to subdivide an ~23,000 sq ft property into 2 lots of 11,000+ sq ft for which I have no issue. Rather, I would like to utilize this to present a housing creation opportunity for Palo Alto when these situations arise in the future.

In February 2021 640 Fairmede was heard by PTC and the transcript quotes both Commissioners Templeton and Summa remarking on the potential for a cottage cluster subdivision rather than the 2 larger lots proposed (which are also non-conforming since >9,999 sq ft). Commissioner Summa continues noting that the Comprehensive Plan cites wanting to encourage housing type mixes, like cottage clusters. This notion can be seen in the Housing Work Plan from 2018:

- "A key component of a diverse, inclusive community, allow and encourage a mix of housing types and sizes integrated into neighborhoods, and designed for greater affordability, particularly smaller housing types, such as studios, co-housing, cottages, clustered housing, accessory dwelling units and senior housing."
- "Consider zoning changes to allow additional cottage clusters, duplexes, and fourplexes where appropriate."

I believe the City of Palo Alto should establish guidelines where large parcels zoned R-1 could be subdivided into smaller lots that are less than 6,000 sq ft and utilize driveway easements. Since the City already has the Village Residential code applicable to RM-15 and denser zoned land, I would propose enabling certain Village Residential components for R-1 zoned lots with a lesser density allowances to maintain a harmonious fit within existing R-1 neighborhoods. This could provide differentiated housing outcomes on larger lots that yield greater housing unit creation in both primary and ADU dwellings on lots of 2,500 to 5,999 sq ft.

Thank you for your time and consideration of these observations.

Best Regards
Ted O'Hanlon

Ted O'Hanlon
tedohanlon@gmail.com
415.317.5070 mobile/text
CA DRE #01868277