



OUR PALO ALTO 2030 – THE SUMMIT GROUP REPORTS

Q6: Please share with us your group's top two ideas related to HOUSING.

1. Rent control. 2. Remove height limit, build on top of retail and set back from the street.

Accept more height and density in exchange for community benefits like affordable housing and retail, Look to downtown and El Camino but also other potentially walkable neighborhoods like midtown shopping area and Charleston Fabian Way.

Add Co-housing, multiple types of housing, artist lofts in Fry's areas to allow our diverse population to live together. Develop El Camino with apartment buildings with retail on ground floor, by combining lots, support Grand boulevard idea with better traffic flow with lights.

Add infill small/in-law units in R-1 neighborhoods. Improve transit along ECR to keep existing high density housing along ECR and not shift to downtown. Need better transit to facilitate higher density on ECR.

Allow for new types of housing (intentional communities, cottages), make already dense housing more dense. Legalize what is already going on e.g. use of garages as living space.

"Allow smaller lot sizes, Incentives for in-law / granny units. Decrease parking space requirement. 10% increase in sq. ft. for granny unit."

Announce 10 yr. future change in zoning to duplex for corner lots in existing tracts.

Build village-like multiuse facilities including retail + office + housing, San Antonio is actually a good site, already near shopping, jobs.

Consider rent control/stabilization law; don't eliminate any housing sites in city, including San Antonio.

D-4 Much more high density housing for seniors and young families near services and transit.,D-4 Follow the Amsterdam/NYC with subsidized affordable housing, combination of rental and owner.

Density should be near public transit and amenities while preserving residential neighborhood communities. Increase flexibility in building code and zoning for senior housing.

Do not change residential zoning. Grandparents share house with next gen.

Enact a strong rent stabilization ordinance, Allow 80 foot limit for dense housing.

For aging demographic: build 2 more Channing Houses: 300 units, each, work with other cities to find sites, High quality architecture: build step backed stories so every apartment and adjacent buildings have ample terrace space and light.



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For any new development make sure the density is low with lots of green space and amenities that promote community. Build as is appropriate to maintain our suburban setting.

Get rid of height, parking requirements, and maximum unit requirements on housing near trains; put in minimum unit requirement near train stations. Get rid of height, parking requirements, and maximum unit requirements on housing near trains; put in minimum unit requirement near train stations. Rezone Stanford Research Park and Stanford shopping center to allow for housing. Make the SRP a complete community.

Higher density housing with shared infrastructure (such common yards) near transit. Senior housing near clusters of services and retail.

"Housing issues from table D-7:

(1) Open space in all new developments with setbacks, green spaces/surfaces and avoid "canyon feel;"

(2) New multi-family development."

If we can create the policy & zoning changes that allow greater density of housing at University Ave & Cal Ave THEN housing sites can be moved north, Need housing that our young people / our children / seniors can afford. Want more multi families housing for older and younger people.

Incentivize mixed use in industrial/research/office parks. Raise height restrictions for mixed use properties.

Increase supply of senior housing in walkable mixed use developments. Relax zoning restrictions on single family housing to allow development of multi-generational housing, secondary units.

Increased height limit near transit along with higher density.

It is a heaven on Earth!

"Link transit improvements to new development. Transit improvements must come first. Encourage granny units in R1 areas within CalTrain circles."

Mixed used buildings near San Antonio rather than eliminating housing potential, and have denser housing at University Ave., handling parking issue by building e.g., Have taller buildings in downtown with solar panels or rooftop gardens (and housing on top of mall buildings) that have micro-units, encouraging housing HousingFirst.

More granny units. Collaborate with companies and developers to add high density in the core for young employees. Street friendly design.

More housing supply to make it affordable, Multi unit residential construction (e.g. townhouses, more options between single family homes and apartments).



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More mixed use including retail and office mixed with housing. Reasonable high rise development with appropriate design including parks and setbacks, similar to old PAMF site.

New housing should be allowed at higher densities in existing mixed-use neighborhoods near transit and in areas currently zoned only for commercial uses, more flexibility in the physical and social structure of residences to accommodate non-nuclear households.

New Housing units should be smaller, focused on seniors and young people, and located near services like transportation and shopping. Also relax lot size, Underground Caltrain, partially paid for by multiuse development at 27 University and over Caltrain right of way and nearby.

Use rent limitation mechanisms as deterrent to speculators driving prices up.

Preserve the existing suburban character of Palo Alto.

Pushback on Sacramento's growth mandates due to drought and limited resources. No housing NE of 101 and SW of Foothill Expressway.

Raise height limits when the results are better for the city and residents. Raise height limits when the results are better for the city and residents. Raise height limits when the results are better for the city and residents. Raise height limits when the results are better for the city and residents. More specific area plans (like SOFA) to design whole neighborhoods including housing and amenities

Relax requirements for secondary units & encourage micro units. Encourage increased housing density on Cal Ave & University - zone for what we want!

Relax zoning for R-1 to accommodate additional housing within the building footprint. Facilitate housing at Stanford Research Park.

Require significant landscaping and greenery in multiunit housing., City programs for housing dedicated to people working in Palo Alto in certain professions (teachers, nurses, maintenance workers, etc.), Stop building offices, No new net jobs (must build enough residential to house new office).

Rezone to allow 2 or 4 units where there are currently single family houses, Co-housing, Retail on 1st floor, office on 2nd floor, residential 3rd floor.

Senior infill group homes, smaller units with innovative design.

Small unit housing for both seniors and young people (need single floor units for seniors), "Diverse density"... multiple demographics living in same multi-unit housing complex, infill development: allow granny units and 2nd kitchen to be built in R1.



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Smaller affordable housing near services will serve our older and younger residents alike.
Downtown eco-center with mixed use including housing as a defining icon for Palo Alto.

Table d-6: We fear monoculture — narrow range of social class.

Try "net zero trips" experiment El Camino/PageMill - nr Research Park jobs + Cal Ave train, Target housing for Teachers, Police, Seniors, low income - community support.

We need denser cooperative housing like hacienda courtyard housing and other models to allow communities to thrive. Let's do housing insourcing! Allow more people all ages all incomes all professions to live together and near community amenities parks public spaces.