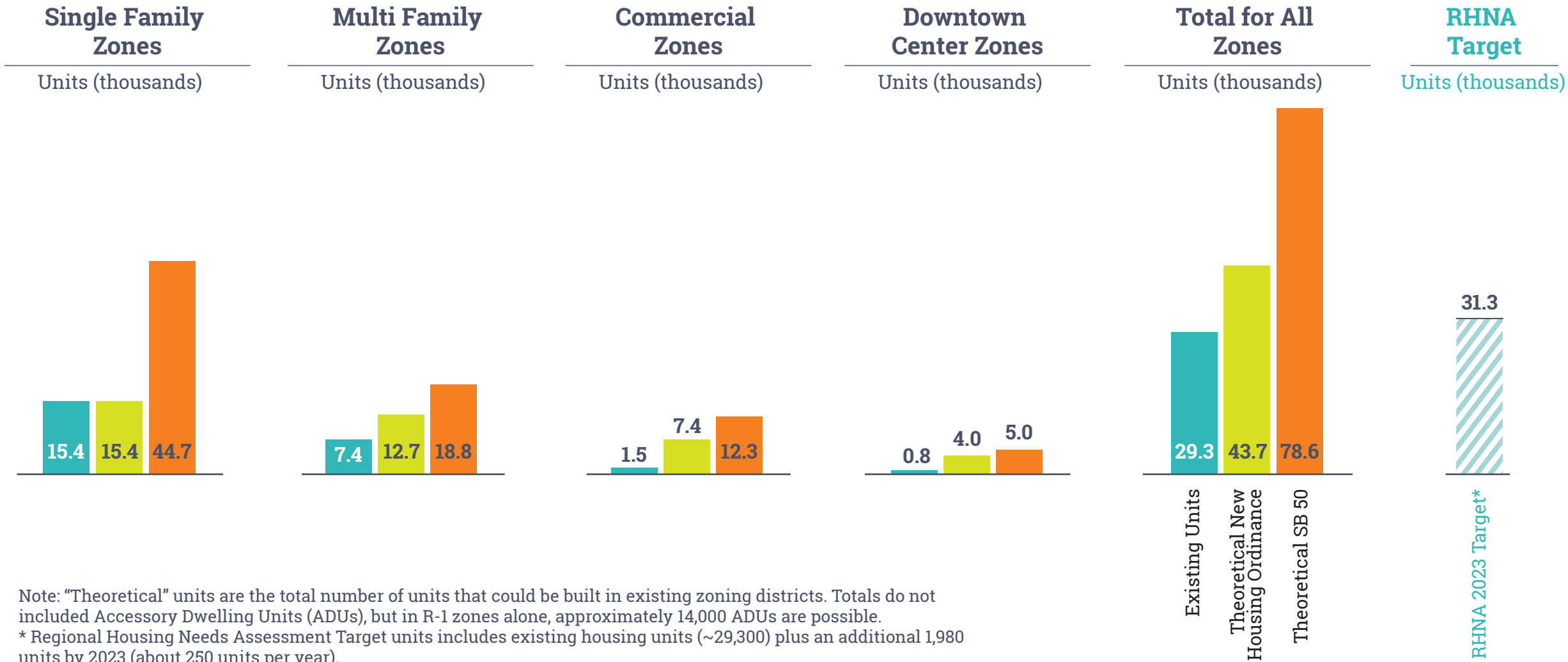




A Comparison Between SB-50 and Palo Alto's New Housing Ordinance: What They Enable and Where

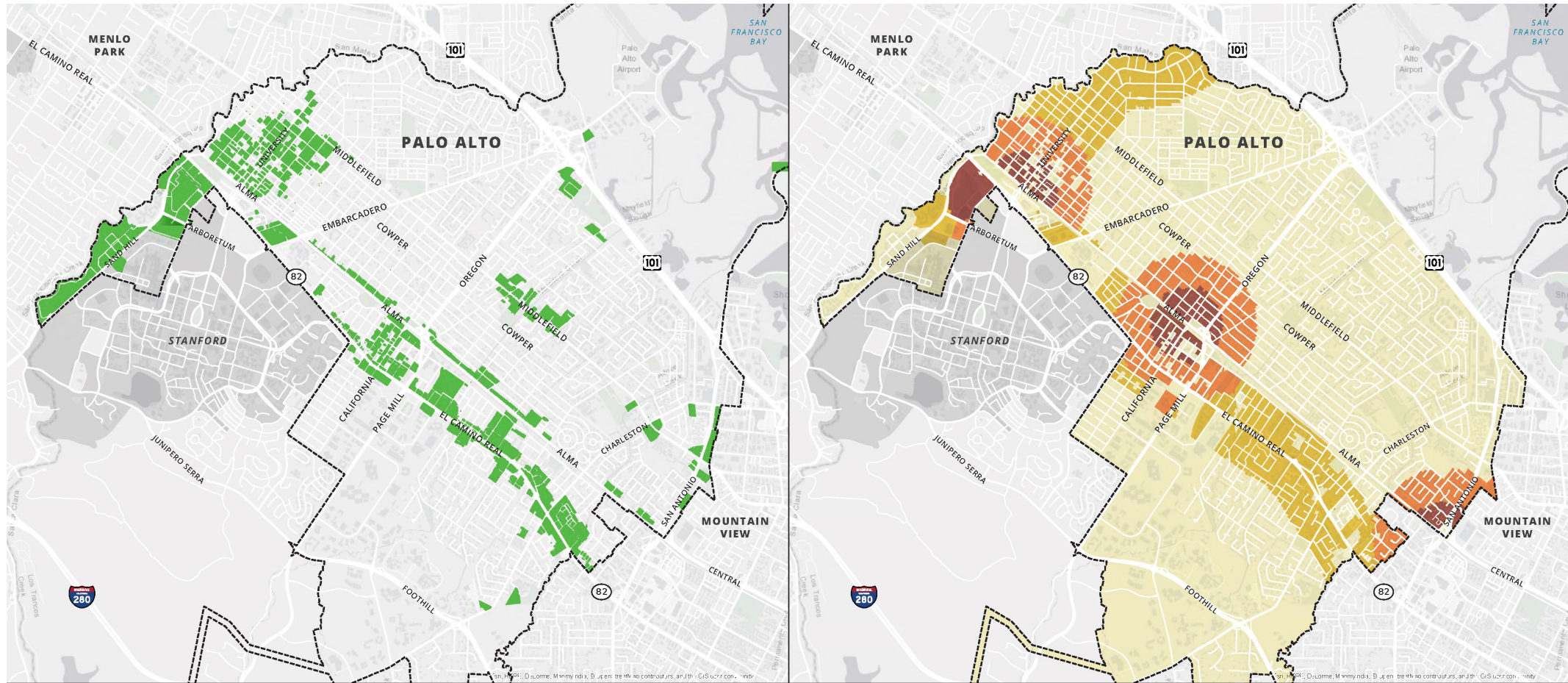
Palo Alto's new housing ordinance adds infill capacity that exceeds RHNA targets by 12,000 units. SB-50 would enable more than twice the total RHNA target





Note: "Theoretical" units are the total number of units that could be built in existing zoning districts. Totals do not include Accessory Dwelling Units (ADUs), but in R-1 zones alone, approximately 14,000 ADUs are possible.

* Regional Housing Needs Assessment Target units includes existing housing units (~29,300) plus an additional 1,980 units by 2023 (about 250 units per year).

While SB-50 allows multifamily dwellings across Palo Alto, the City's new housing ordinance focuses higher density development near transit and in existing multifamily and downtown commercial zones



LEGEND

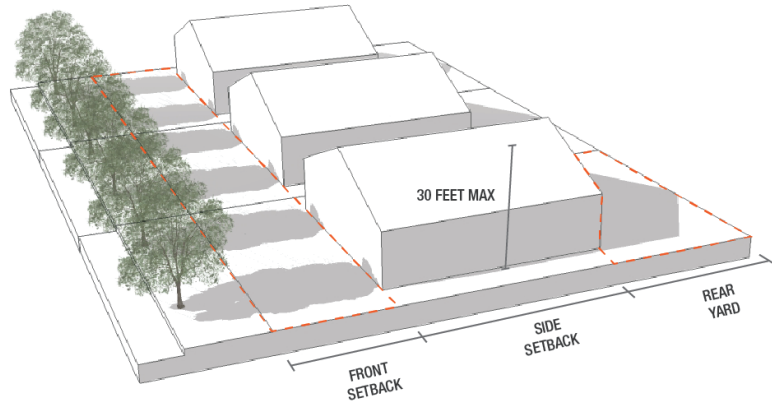
-  City of Palo Alto Boundaries
-  Areas Affected by Zoning Changes

SB-50 AFFECTED AREAS

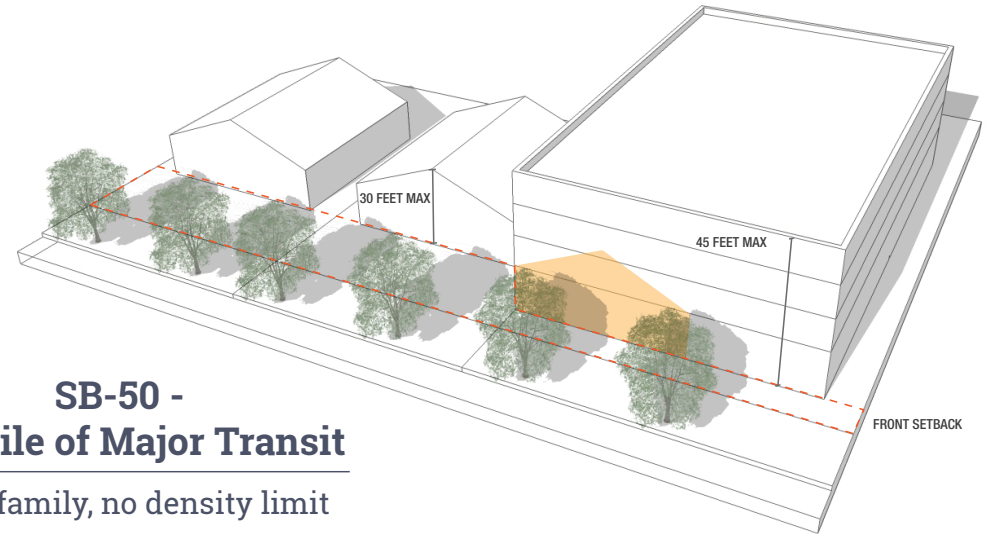
-  Job Rich Area (All Zones)
(0.5 Parking Minimum; No Density Controls)
-  High Quality Transit Corridor
(0.5 Parking Minimum; No Density Controls)

-  1/2 Mile of Major Transit Stop
(45 Feet or 3 to 4 stories; 2.5 FAR;
No Parking Mins)
-  1/4 Mile of Major Transit Stop
(55 Feet or 4 to 5 stories; 3.25 FAR;
No Parking Mins)

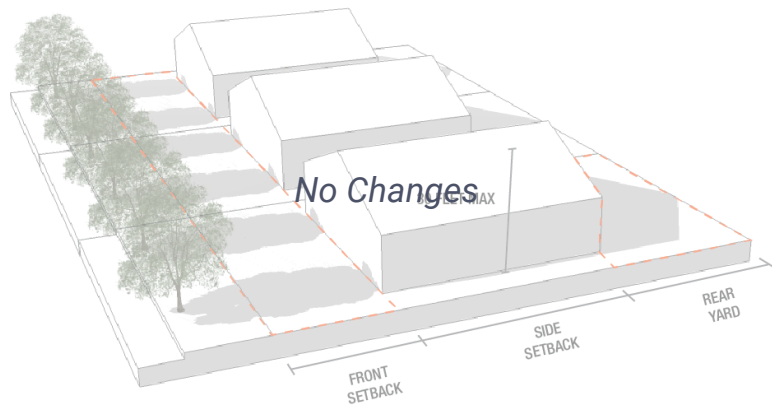
R-1: Single Family Zoning and Density Changes



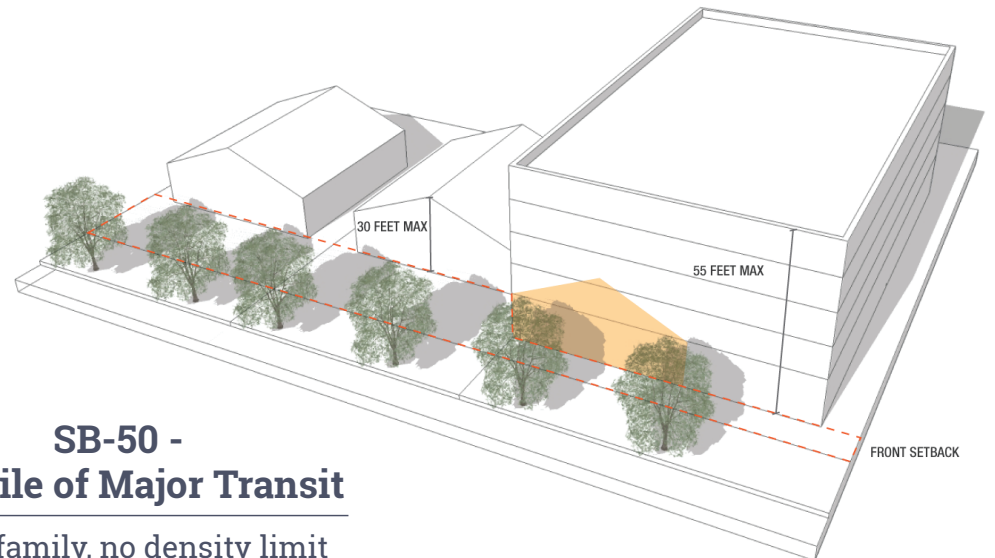
Existing Zoning



**SB-50 -
1/2 Mile of Major Transit**
Multifamily, no density limit

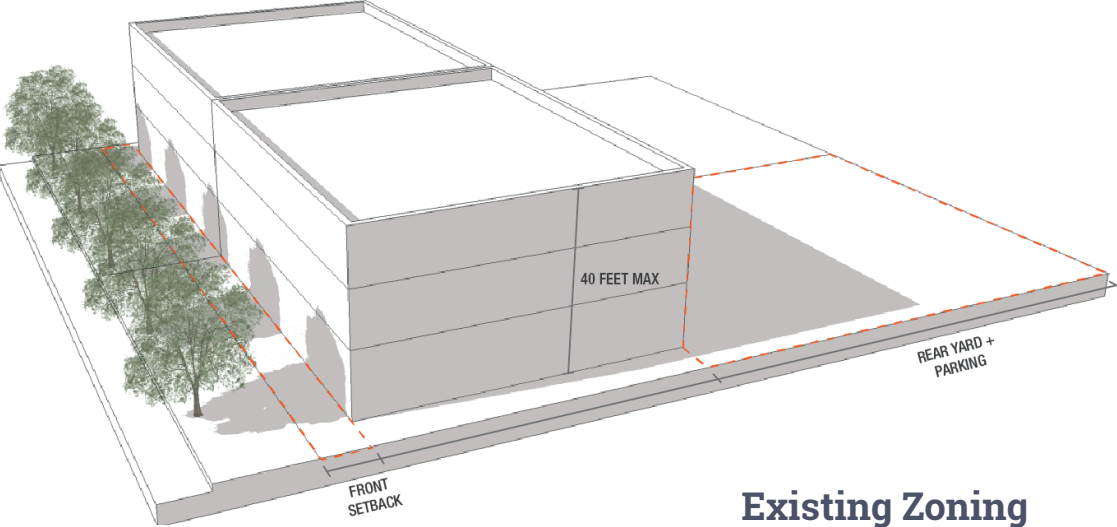


New Housing Ordinance

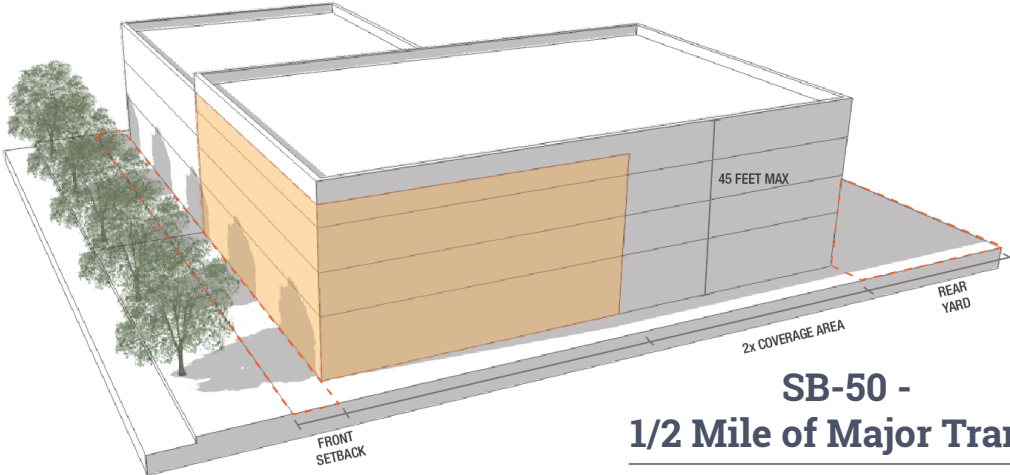


**SB-50 -
1/4 Mile of Major Transit**
Multifamily, no density limit

RM-40: Multifamily Zoning and Density Changes

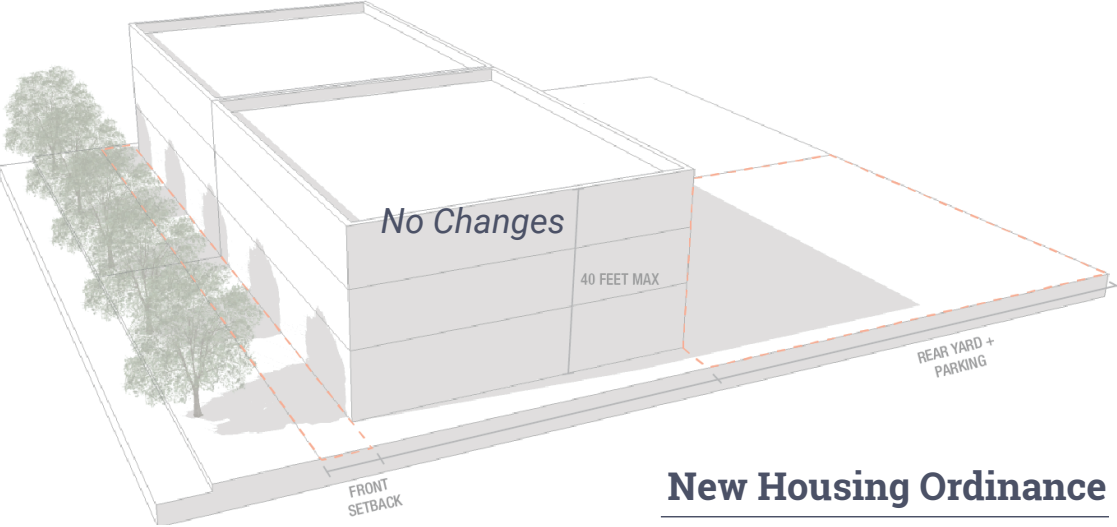


Existing Zoning

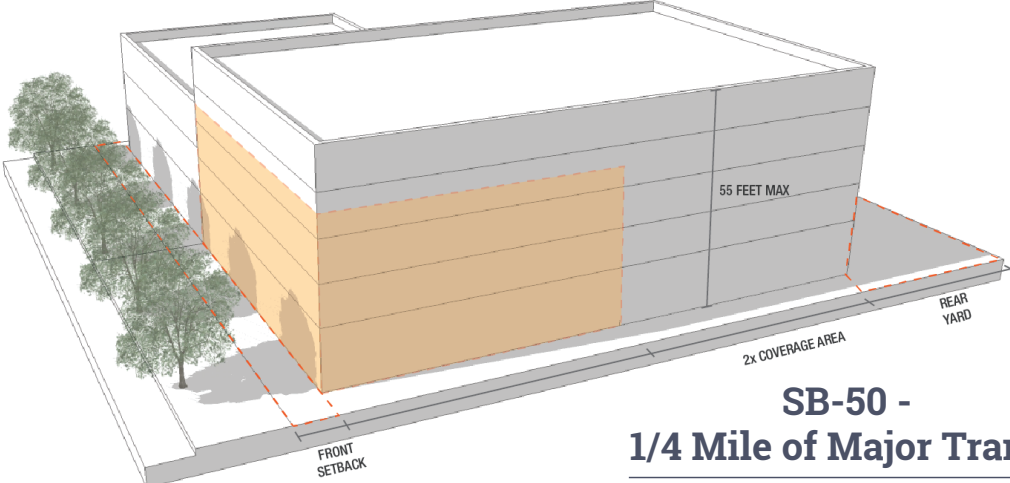


**SB-50 -
1/2 Mile of Major Transit**

Higher FAR, Max Height 45',
No Density Limit



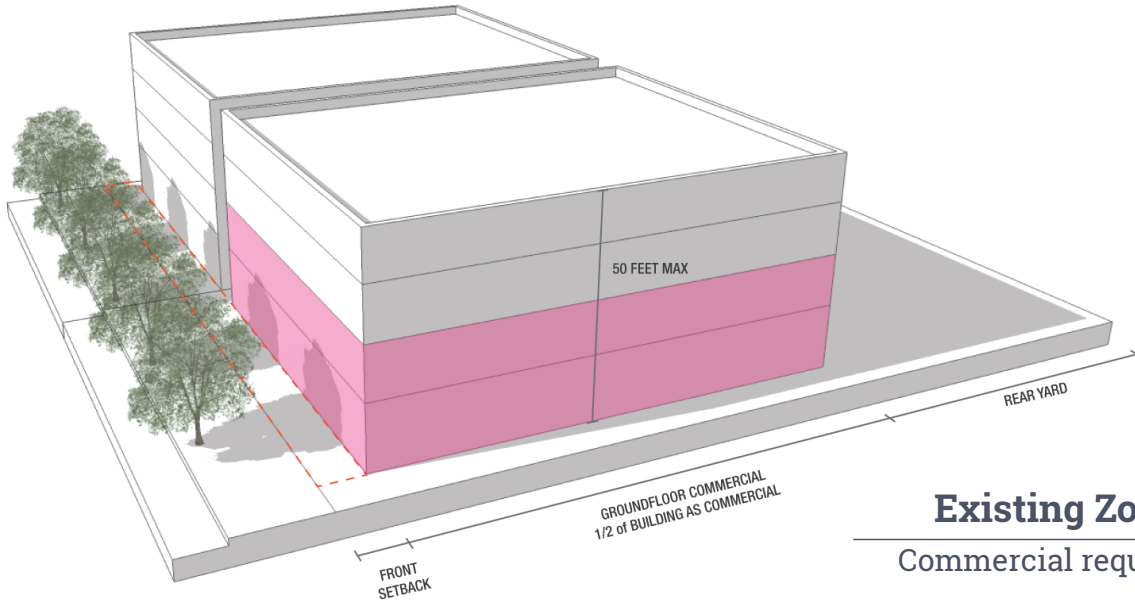
New Housing Ordinance



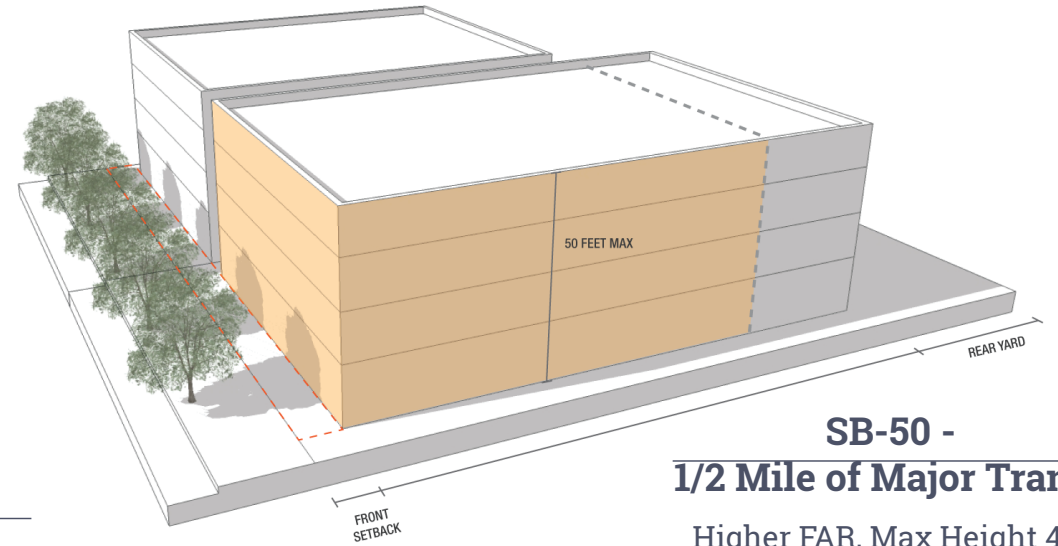
**SB-50 -
1/4 Mile of Major Transit**

Higher FAR, Max Height 55',
No Density Limit

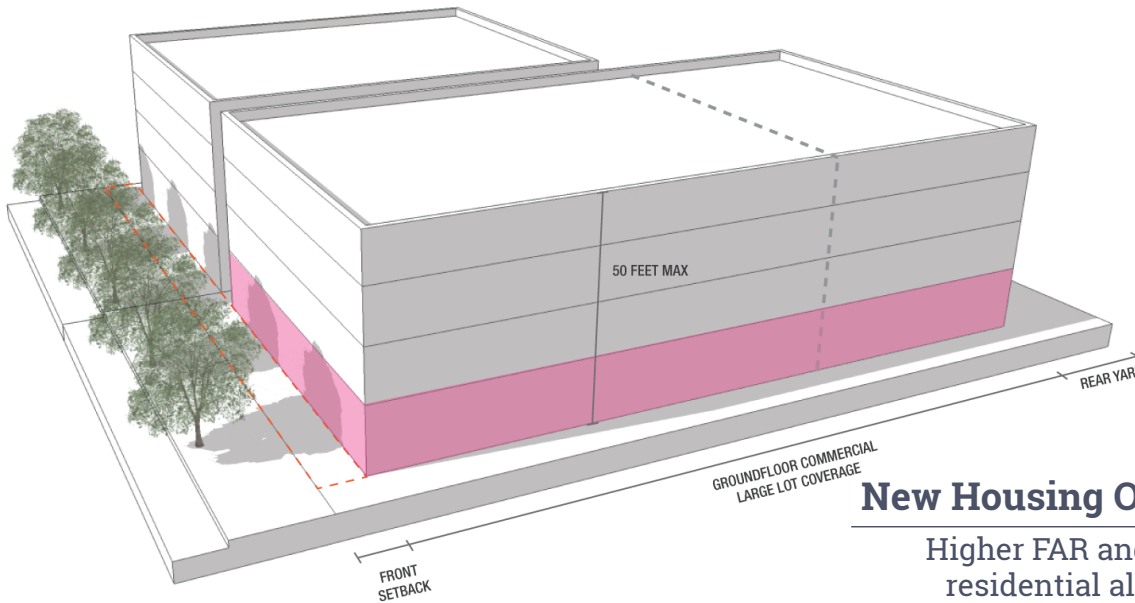
CD-C: Downtown Commercial Zoning and Density Changes



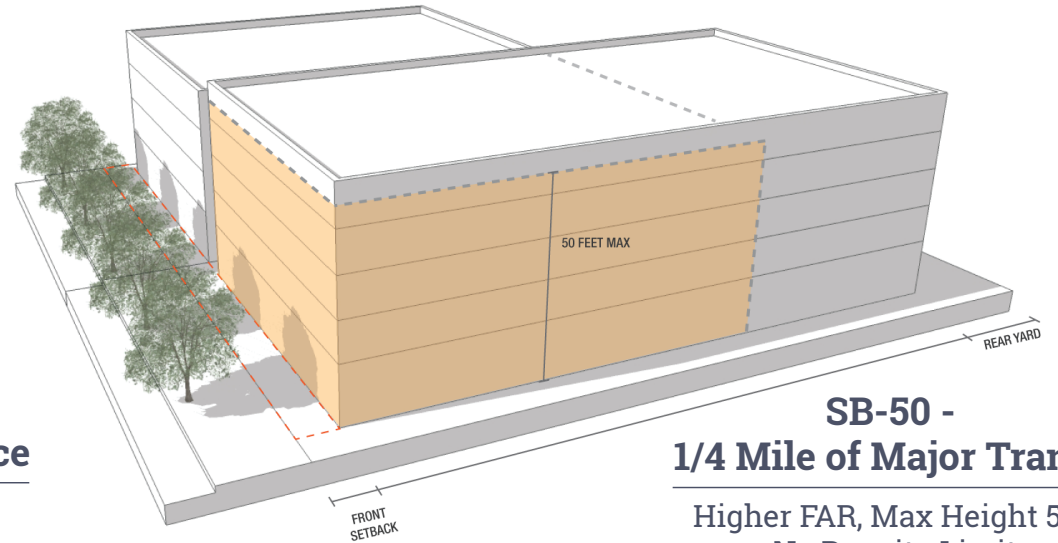
Existing Zoning
Commercial requirement



**SB-50 -
1/2 Mile of Major Transit**
Higher FAR, Max Height 45',
No Density Limit



New Housing Ordinance
Higher FAR and more
residential allowed



**SB-50 -
1/4 Mile of Major Transit**
Higher FAR, Max Height 55',
No Density Limit