Architectural Review Board
Staff Report (ID # 14205)

Report Type: Action Items **Meeting Date:** 4/7/2022

Summary Title: ARB Feedback on Objective Design Standards (continued)

Title: Public Hearing: Discuss Revisions to Objective Design Standards based on Feedback from City Council and Analysis of Missing Standards (Continued from March 3, 10, and 17, 2022)

From: Jonathan Lait

Recommendation
Staff recommends that the Architectural Review Board (ARB) provide feedback to City staff and the City Council on privacy, menu of options, contextual height standards and additional standards identified in staff's enhanced crosswalk document.

Background

Project Purpose

The State legislature has made several changes to State housing laws in recent years to streamline housing approvals. These steps include reducing how much subjective discretion jurisdictions have - to deny, or reduce the density of, residential and residential mixed-use projects. Instead, in many contexts, jurisdictions must rely solely on objective design and development standards. The objective standards project aims to respond to State law by making changes to the Zoning Ordinance (Title 18), including the Context-Based Design Criteria.

City Council Motion

Following a recommendation from the ARB and subsequently the Planning & Transportation Commission, the City Council reviewed objective standards during meetings on October 4 and November 8, 2021 (continued without discussion from September 27 and October 25, respectively).

During its January 20 and March 10, 2022 meetings, the ARB has been providing feedback on the following portions of the Council motion, as shown in Table 1.

Table 1: November 8, 2021 Council Motion and Next Steps for Amendments

City of Palo Alto
Planning & Development Services
250 Hamilton Avenue
Palo Alto, CA 94301
(650) 329-2442

Council Motion #/Topic	*Next Steps*
Ci. A detailed side-by-side comparison of the existing Context-Based Design Criteria and the proposed new laws;	Consider adding purpose statements or standards, where missing
Cii. Adoptable changes to existing and proposed laws that would provide standards for privacy and other protections for all residents, regardless of their zones. Regarding privacy, to come back with stronger protections for elevated floors looking into neighboring lots. Stronger definitions of sight lines and how this applies. Address concerns about allowing 15% windows. In RM40, retain 25' front set back;	Identify potential new standards for privacy and sight lines
F. In Building Massing / Facades sections where there is a menu of choices, increase the number of required choices per category;	Expand menu of options and number of required choices
G. Put in place a temporary height transition backstop. Initial ordinance should include objective height transition language, for example "No part of the building can be more than X' higher than the lowest adjacent building, up to the applicable height limit". Come back with a specific proposal along these lines for adoption this year and Staff can then propose additional amendments in the future;	Add contextual height transition standards for abutting uses

Community Meeting – March 22, 2022

Since the ARB's last meeting, City staff also held a community webinar on March 22, 2022. The purpose of this meeting was to provide an update on the ARB's feedback on the Council's motion and to present revisions to draft standards in response to the Council motion. Approximately 15 participants attended the meeting. Community members continued to express support for privacy, sunlight, and reduce massing for existing residential uses regardless of density, zoning district and location.

Summary of Public Meetings

Records from previous meetings can be found on the project webpage: bit.ly/ObjectiveStandards.

Discussion

During this April 7th meeting, the ARB will continue its discussion of two of the remaining topics outlined in the Background section above—menu of options and adding missing standards revealed by preparation of the crosswalk.

For ARB Discussion: Motion Ci – Crosswalk/Missing Standards

Staff has prepared an enhanced crosswalk document (Attachment C), which helped to reveal existing criteria that have not yet been captured in the Draft Objective Standards Ordinance. Staff requests the ARB discuss if and how the following context-based criteria should be integrated into the draft design standards:

1. The diversity of building types increases with increased lot size (e.g., <1 acre = minimum 1 building type; 1-2 acres = minimum 2 housing types; greater than 2 acres = minimum 3 housing types)
2. RM Districts Only: Multifamily projects may include a variety of unit types such as small-lot detached units, attached rowhouses/townhouses, and cottage clusters in order to achieve variety and create transitions to adjacent existing development, provided that: [goes on to reiterate development standards]
3. RM Districts Only: Each detached unit shall have at least one usable side yard between the house and fence to provide outdoor passage between the front and rear yards
4. PTOD District Only: Maintaining view corridors from Colorado Avenue and El Dorado Avenue west to the hills

For ARB Discussion: Motion F – Expand Menu Options for Building Massing and Façade Design

During the January 20, 2022 meeting, ARB members agreed that requiring that applicants select more choices within the current menu of options might not make a feasible or better building. Rather, ARB members suggested expanding the menus for Building Massing and Façade Design so that there are more options to choose from. Staff would appreciate the ARB's input regarding how to expand options.

For ARB Confirmation: Motion Cii – Privacy/Sight Line Standards

During the March 20, 2022 meeting, ARB members agreed to the following additional standards and purpose statements:

1. Add to Building Massing Intent Statement based on context-based design criteria:

    a. "(6) Maintain privacy of residential uses through design strategies such as offset windows, reduced glazing, landscape screening, and site planning that extends setbacks to residential uses."

2. Add standards:

    a. **WINDOWS**: Within 30 feet of facing residential windows (except garage or common space windows) or private open space on an abutting residential building, facing windows on the subject site shall meet the following:

i. Window sills at and above the 2nd floor shall be at least 5 feet above finished floor; OR

ii. Windows shall have opaque or translucent glazing at or below 5 feet above finished floor; OR

iii. Windows shall be angled up to 15 degrees (parallel to window) to face away from abutting privacy impacts;

AND

iv. Landscape screening shall be 24-inch box size or larger and 8+ feet height at planting; 50% evergreens; and located to align with proposed second floor windows at maturity

b. **BALCONIES**: Within 30 feet of residential windows or private open space on an abutting residential building, balconies and decks on the subject site shall be designed to prevent views:

i. No sight lines are permitted within 5 feet of finished floor and a 45 degree angle downward from balcony railing

ii. Submit section view of proposed balcony/deck and abutting residential windows and/or private open space

iii. Provide balcony/deck design measure which may include:

1. Minimum 85% opaque railing
2. Obscure glass railing
3. Barrier with min. 18" horizontal depth from railing (e.g., landscape planter)

For ARB Confirmation: Motion G – Contextual Height

During the March 20, 2022 meeting, ARB members agreed to the following additional standards:

When the height of the subject building is more than 20 feet above the average height of an adjacent building and the two buildings are separated by 20 feet or less:

- Upper Story Step Back (***Front*** Façade) - current draft standard; AND
- Upper Story Step Back (***Facing*** Façade) - proposed new standard based on 3/10 feedback; AND
- Daylight Plane (where does not exist; i.e., abutting commercial mixed use zones) - 25 ft. above grade, 45 degrees (no setback unless otherwise required)

Environmental Review

The ordinance revisions represent implementation of adopted plans and policy. Therefore, the revisions are exempt under CEQA and/or covered by the CEQA documents prepared for the Comprehensive Plan. The project aims to facilitate implementation of State law. The project does not propose to increase development beyond what was analyzed in the Comprehensive Plan.

Public Notification, Outreach & Comments

This item was continued from March 3, 2022, March 10, 2022 and March 17, 2022. In addition, this item was published in a local paper, *Daily Post,* on March 30, 2022.

Next Steps

The City Council will consider the Height Transition and RM Setbacks ordinance on April 11, 2022. Staff will bring all recommendations to the City Council for their consideration on a revised draft Objective Design Standards ordinance on May 16, 2022.

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Attachments:

- Attachment A: Proposed ORD 18.24 Objective Design Standards 9-14-2021 (PDF)
- Attachment B: Draft Objective Standards Checklist_Massing & Facades (DOCX)
- Attachment C: Crosswalk Comparing Context-Based Design Criteria & Draft Objective Standards (PDF)

[1] Emails may be sent directly to the ARB using the following address: arb@cityofpaloalto.org

NOT YET APPROVED

Ordinance No. ____
Ordinance of the Council of the City of Palo Alto Adding Chapter 18.24 of Title 18 (Zoning) of the Palo Alto Municipal Code to Adopt Building Design Intent Statements and Objective Standards

The Council of the City of Palo Alto does ORDAIN as follows:

SECTION 2. Chapter 18.24 (Objective Design Standards) of Title 18 (Zoning) of the Palo Alto Municipal Code is added as follows:

Sections:

18.24.010 Purpose and Applicability

(a) Purpose.

The purpose of this Chapter is to provide guidance for good design in the form of "intent statements" for all project types and to provide objective design standards for multifamily and residential mixed-use development projects that qualify as Housing Development Projects under the Housing Accountability Act. Diagrams are provided for illustrative purposes only and are not intended to convey required architectural style. Rather, the objective design standards aim to accommodate a variety of styles, construction types (e.g., wood frame, modular) and housing types including townhomes, apartments, condos, and mixed-use buildings.

(b) Applicability of Regulations

Within the following zones and combining districts, the intent statements apply to all project types (including non-residential projects), new construction, and renovations in the zoning districts identified below. Additionally, objective design standards apply to new multifamily housing with three or more units (see definition in 18.04.030), supportive and transitional housing, and residential mixed-use projects with at least two-thirds residential square footage:

(1) Chapter 18.13: RM-20, RM-30, RM-40
(2) Chapter 18.16: CN, CC, CC(2), CS
(3) Chapter 18.18: CD-C, CD-S, CD-N
(4) Chapter 18.20: MOR, ROLM, ROLM(E), RP, RP(5), GM – residential and residential mixed-use only; regulations do not apply to non-residential projects

(5) Chapter 18.28: PF – residential and residential mixed-use only; regulations do not apply to non-residential projects
(6) Chapter 18.34: PTOD combining district

(c) **Process and Alternative Compliance**

Each section of this chapter includes an intent statement that gives guidance for all applicable projects, regardless of use.

(1) Housing development projects are required to comply with objective standards; however, applicants may choose to forgo one or more objective standards, in which case the housing development project will be evaluated to the spirit of the relevant intent statements and be subject to architectural review as set forth in Sections 18.76.020 and 18.77.070.
(2) Non-Housing development projects and non-residential projects shall adhere to the spirit of the intent statements and be subject to architectural review as set forth in Section 18.76.020 and 18.77.070.

(d) Definitions

In addition to definitions provided in Chapter 18.04, the following definitions are specific to this Chapter.

(1) "Primary Building Frontage" means the front lot line or frontage along the public right-of-way. In the case of a through-lot, the primary building frontage could be on either public right-of-way.
(2) "Primary Building Entry" means the entrance leading to a lobby and accessed from the primary building frontage.
(3) "Pedestrian Walkway" means a sidewalk or path that is publicly-accessible and connects from a public right-of-way to another public right-of-way or publicly accessible open space.
(4) "Façade Modulation" means a change in building plane, either a recess or a projection, that changes the shape of the exterior massing of the building.

18.24.020 Public Realm/Sidewalk Character

(a) Intent Statement

To create an attractive and safe public realm and sidewalk space for pedestrians and cyclists through the implementation of design, landscaping, and infrastructure. Publicly accessible spaces and sidewalks should:

(1) Design the transition between the public and private realm through the coordination of amenities and materials, such as accent paving, tree wells, lighting and street furniture (e.g., benches, bicycle racks, trash receptacles, news racks).
(2) Complement or match accent paving to existing designs in the Downtown and California Avenue business district.
(3) Provide sidewalk widths that accommodate landscaping, street trees, furniture, and pedestrian amenities; create a pleasant, desirable place to walk; provide shade; and enable comfortable pedestrian passage.
(4) Provide amenities, such as parking and repair equipment, for micromobility, such as bicycles and scooters.

(b) Objective Standards

(1) Sidewalk Widths

(A) Public sidewalks abutting a development parcel in any commercial mixed-use district (CN, CS, CC, CC(2), CD-C, CD-S, CD-N, PTOD) shall have a minimum sidewalk width (curb to back of walk) of at least 10 feet. This standard may be met with a combination of pedestrian clear path and landscape and furniture strip (see Figure 1), as long as the pedestrian clear path is no less than 8 feet. If the existing public sidewalk does not meet the minimum standard, a publicly accessible extension of the sidewalk, with corresponding public access easement, shall be provided. Notwithstanding the total dimensions required herein, the following streets/locations shall have a minimum sidewalk width as noted:

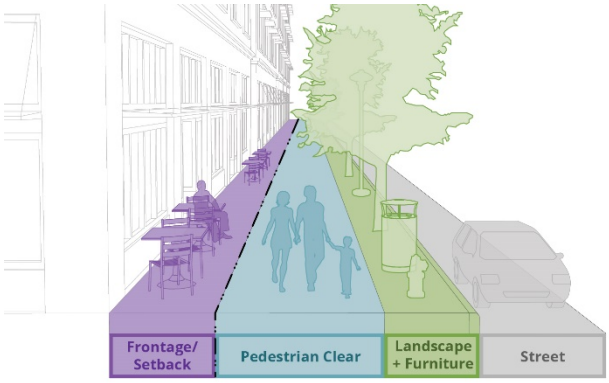
(i) El Camino Real: 12 ft

(ii) San Antonio Road, from Middlefield Road to East Charleston Road: 12 ft

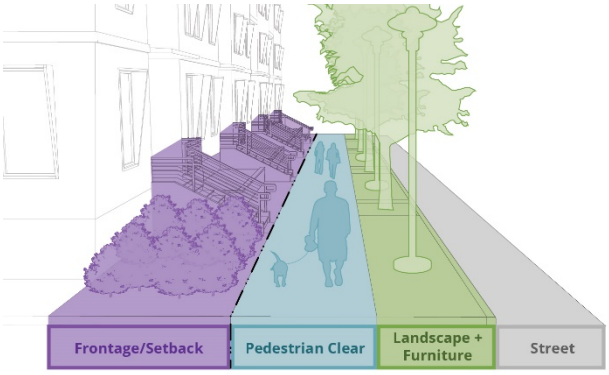
(B) Publicly accessible sidewalks or walkways connecting through a development parcel (e.g., on a through lot) shall have a minimum six-foot width.

(C) Pedestrian walkways that are designed to provide access to bicycles shall have a minimum width of eight feet, with two feet of clear space on either side.

Figure 1: Illustrative Sidewalk Section and Description of Zones



Mixed-Use Frontage



Residential Frontage

Frontage		Sidewalk		Street
Building Setback	Frontage Area	Pedestrian Clear Zone	Landscape/Furniture Zone	Vehicles/Bike Lanes
Mixed-Use • Sidewalk Dining • Outdoor Displays • Public Art • Seating • Trees/Planting *Residential* • Stoops • Porches • Front Yards • Trees/Planting		• Sidewalk	• Street Trees/Planting • Street Lighting • Seating • Bike Parking • Public Art • Outdoor Dining • Bus Shelters • Utilities (e.g., hydrants)	• Street Parking • Bike Lanes • Drop-off Zones • Parklets • Bus Stops

(2) Street Trees

Sidewalks shall include at least one street tree, within six feet of the sidewalk, for every 30 feet of linear feet of sidewalk length. Rights of way under control of the County of Santa Clara or State of California, supersede this requirement if they have conflicting regulations.

(3) Accent Paving

On University and California Avenues, new construction projects shall install accent paving along the project frontage(s) (e.g., at intersections, sidewalks and/or other publicly-accessible areas), as indicated in the table below.

Street Segment	*Paving Material*
University Avenue from Alma Street to Webster Street	Brick at corners Brick trim at mid-block
California Avenue from El Camino Real to Park Boulevard	Decorative Glass

(4) Mobility Infrastructure

(A) Micromobility infrastructure, such as locations to lock bicycles and scooters, shall be located within 30 feet of the primary building entry and/or a path leading to the primary building entry. This standard may be satisfied by existing infrastructure already located within 50 feet of the project site and located in the public right-of-way.

(B) Primary building entries shall provide at least one seating area or bench within 30 feet of building entry and/or path leading to building entry. This standard may be satisfied by existing seating area or benches located in public right-of-way within 50 feet of the building entry. On arterials—except Downtown—seating areas or benches shall not be located between the sidewalk and curb. Arterial roadways are identified in Map T-5 of the Comprehensive Plan and do not include residential arterials.

18.24.030 Site Access

(a) Intent Statement

To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. Site access should include the following elements:

(1) Site circulation and access that presents a clear hierarchy and connectivity pattern both within a project and to adjacent sidewalks and transit stops. This hierarchy should prioritize pedestrians, bikes, vehicles, and utility/loading access in the order listed. This hierarchy may provide separate access for vehicles and other modes, or demonstrate how all modes are accommodated in shared access points.

(2) Connections to side streets, open spaces, mews, alleys, and paseos

(3) Vehicle, loading and service access that is integrated into building and landscape design and located to prevent conflicts with pedestrians and cyclists, while also provided convenient access to building entries.

(b) Objective Standards

(1) Through-Lot Connections.

Through lots located more than 300 feet from an intersecting street or pedestrian walkway shall provide a publicly accessible sidewalk or pedestrian walkway connecting the two streets.

(2) Building Entries.

Entries to Primary Building Entries shall be located from a public right-of-way or, if not possible, a publicly accessible Pedestrian Walkway.

(3) Vehicle Access.

(A) Vehicle access shall be located on alleys or side streets where available.

(B) Except for driveway access, off-street parking, off-street vehicle loading, and vehicular circulation areas are prohibited between the building and the primary building frontage.

(4) Loading Docks and Service Areas.

Loading and service areas shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience as follows:

(A) Loading docks and service areas shall be located on facades other than the primary building frontage: on alleys, from parking areas, and/or at the rear or side of building if building includes these frontages. When only primary building frontage is available, loading docks and service areas shall be recessed a minimum five feet from the primary façade and shall be screened in accordance with Chapter 18.23.050.

(B) Loading dock and service areas located within setback areas shall be screened in accordance with Chapter 18.23.050 and separated from pedestrian access to the primary building entry to avoid impeding pedestrian movement and safety.

18.24.040 Building Orientation and Setbacks

(a) Intent Statement

To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the

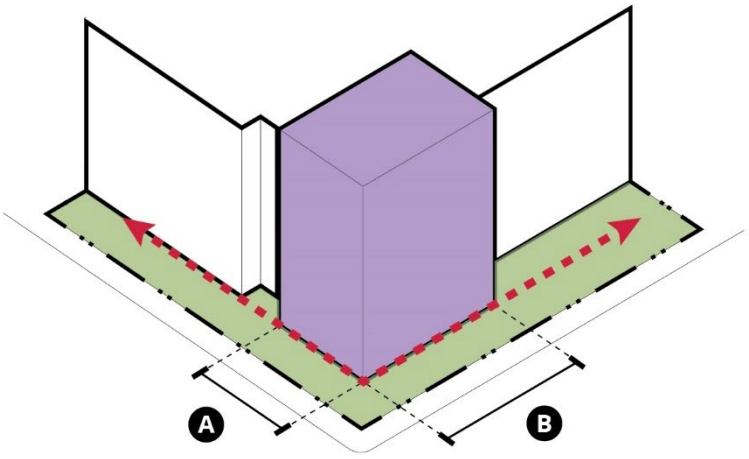
public's experience. Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria:

(1) Buildings that create a street frontage that are compatible with nearby buildings and land uses.
(2) Placement and orientation of doorways, windows, stoops, and landscape elements to create a direct relationship with the street.
(3) Ground floor residential units that have direct entry and presence on the street, and maintain privacy.
(4) Transitional spaces and buffer areas between buildings, parcels, and sites through building setbacks that distinguish private and public spaces.
(5) Buildings that provide side and rear setbacks and/or upper story step backs to create a compatible relationship with adjacent lower density residential development.
(6) Landscaped or usable areas that contain a balance between landscape and hardscape.
(7) Optimized building orientation for thermal comfort, shading, daylighting, and natural ventilation and other forms of passive design.

(b) Objective Standards

(1) Treatment of Corner Buildings (less than 40 feet)
Corner buildings less than 40 feet in height and end units of townhouses or other attached housing products that face the street shall include the following features on their secondary building frontage:
(A) A height to width ratio greater than 1.2:1
(B) A minimum of 15 percent fenestration area.
(C) At least one facade modulation with a minimum depth of 18 inches and a minimum width of two feet. Examples: Wrap around front porch, bay window.

(2) Treatment of Corner Buildings (40 feet and higher)
Corner buildings 40 feet or taller in height shall include at least one of the following special features:
(A) Street wall shall be located at the minimum front yard setback or build-to line for a minimum aggregated length of 40 feet in length on both facades meeting at the corner and shall include one or more of the following building features:



A Length 1 of corner element

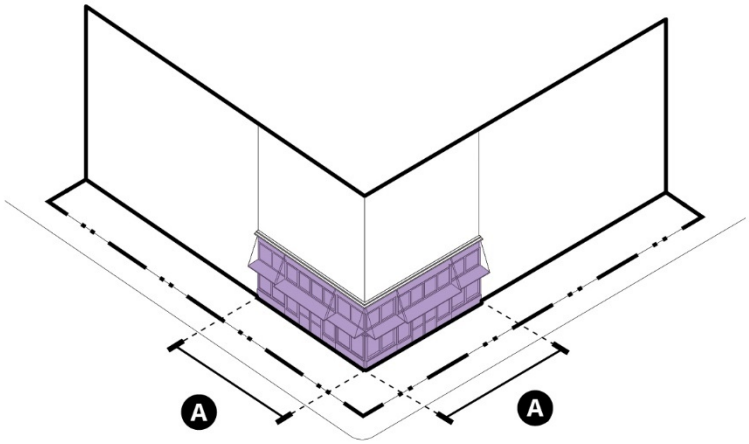
B Length 2 of corner element

Front yard setback area

Build to line

where: A + B = aggregate length

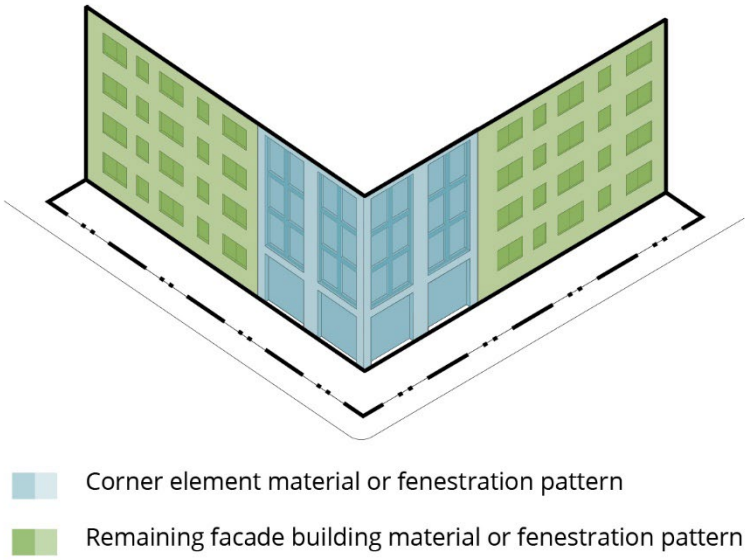
(i) An entry to ground floor retail or primary building entrance located within 25 feet of the corner of the building



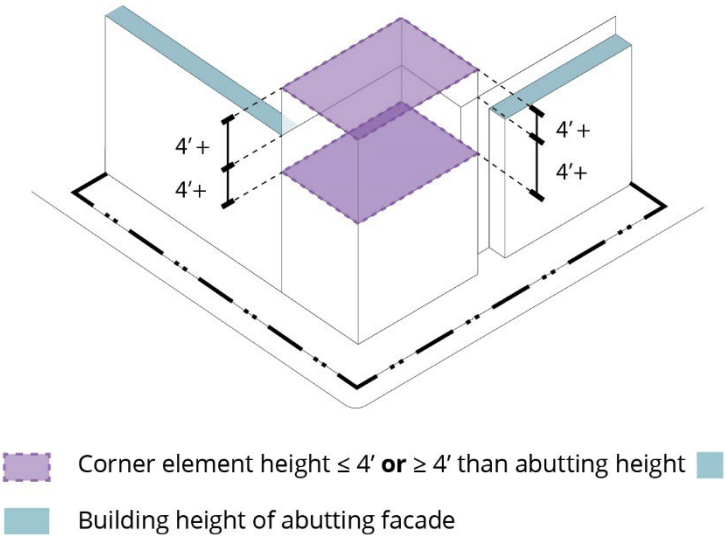
Corner entry to ground floor retail or primary building entrance

A 25' maximum distance from corner

(ii) A different material application and/or fenestration pattern from the rest of the façade.



(iii) A change in height of at least 4 feet greater or less than the height of the abutting primary façade.

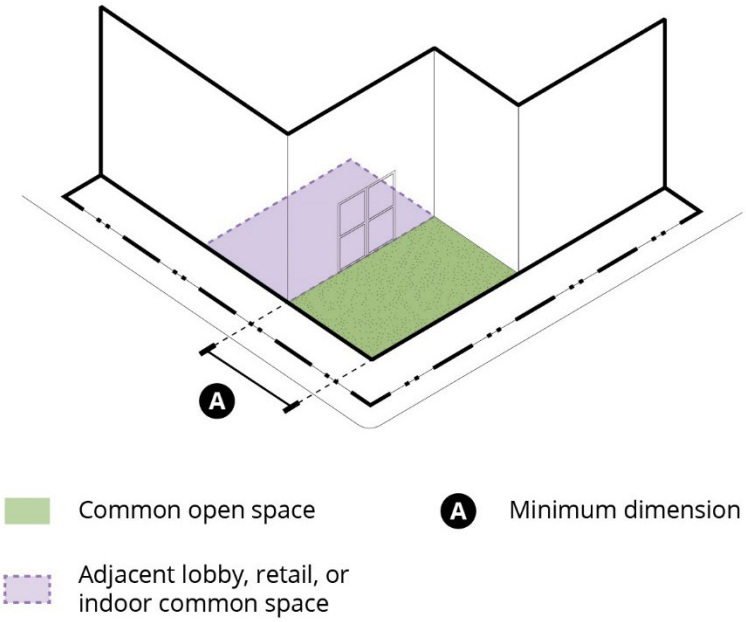


(B) An open space with a minimum dimension of 20 feet and minimum area of 450 square feet. The open space shall be at least <u>one of</u> the following:

(i) A publicly accessible open space/plaza

(ii) A space used for outdoor seating for public dining

(iii) A residential Common Open Space adjacent to a common interior space and less than two feet above adjacent sidewalk grade. Fences and railing shall be a minimum 50% transparent.



(3) Primary Building Entry

The primary building entry shall meet at least one of the following standards:

(A) Face a public right-of-way.

(B) Face a publicly accessible pedestrian walkway.

(C) Be visible from a public right-of-way through a forecourt or front porch that meets the following standards:

(i) For residential buildings with fewer than seven units, building entry forecourts or front porches shall be a minimum area of 36 square feet and minimum dimension of six feet.

(ii) For commercial buildings or residential buildings with seven or more units, building entry forecourts or front porches shall be a minimum of 100 square feet and a minimum width of 8 feet.

(4) Ground Floor Residential Units

(A) The finished floor of ground floor residential units, when adjacent to a public right-of-way, shall be within the minimum and maximum heights according to setback distance from back of walk identified in Figure 2. On sites with a cross slope greater than 2% along a building facade, the average height of the finished floor and back of walk shall be used. In flood zones, the minimum floor height shall be defined by the Federal Emergency Management Agency (FEMA) flood zone elevation.

(B) Ground floor units with a setback greater than 15 feet shall have at minimum an average of one tree per 40 linear feet of façade located in the building set back.

(C) Ground floor residential entries shall be setback a minimum of 10 feet from the back of sidewalk.
(D) Where no minimum building set back is required, all residential units shall be set back a minimum 5 feet from back of walk.
(E) A minimum of 80% of the ground floor residential units that face a public right-of-way or publicly accessible path, or open space shall have a unit entry with direct access to the sidewalk, path, or open space. (Senior units or other deed-restricted units for special populations are exempt)

Figure 2a: Finished Floor heights for ground floor residential units, calculation.

Formula: $y = \left(-\frac{4}{15}\right)(x) + \frac{16}{3}$

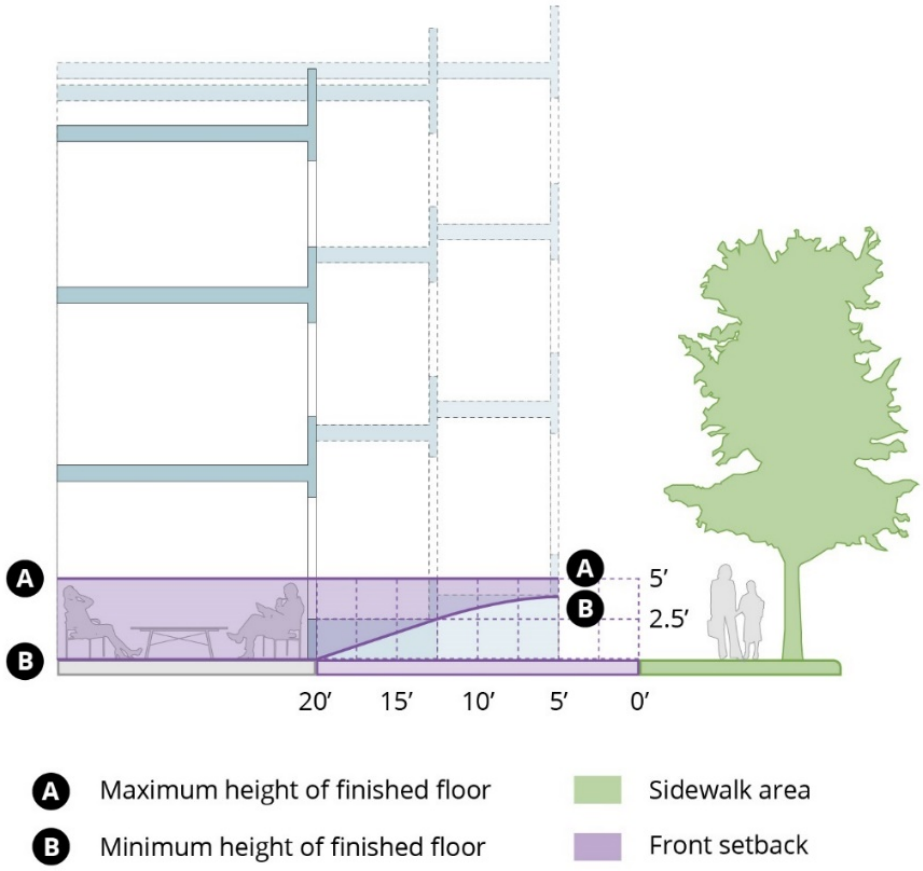
where y = ground floor finished floor height, in feet

and x = setback distance from back of walk, in feet

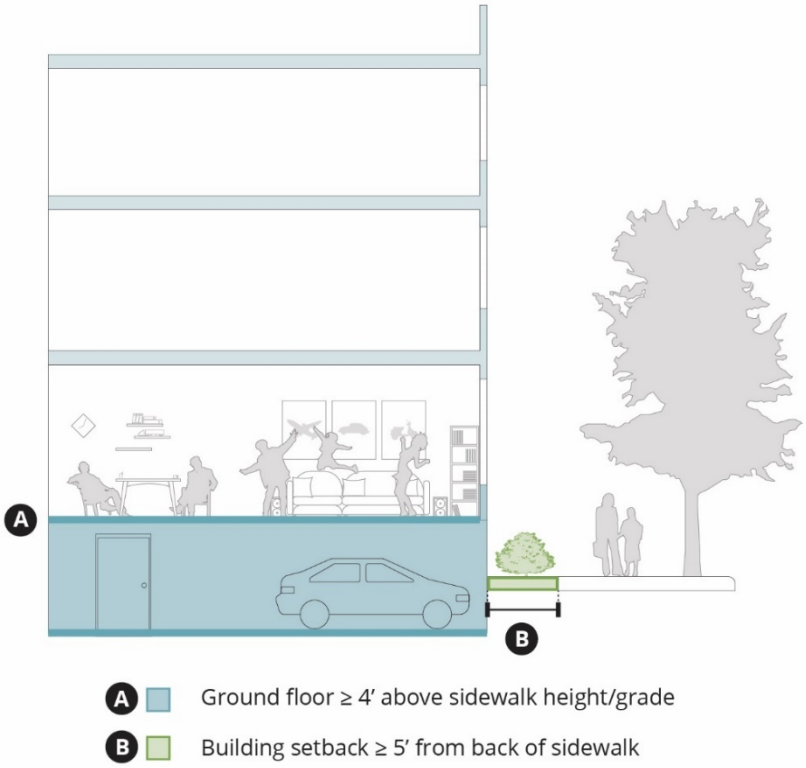
Setback Length	Ground Floor Finished Floor Height (minimum)
5 ft*	4 ft
7.5 ft	3 ft 4 in
10 ft	2 ft 8 in
12.5 ft	2 ft
15 ft	1 ft 4 in
17.5 ft	8 in
20 ft	0 ft (grade)

**Per 18.24.040.(b)(4)(D), ground-floor residential units shall be set back a minimum 5 feet from back of walk.*

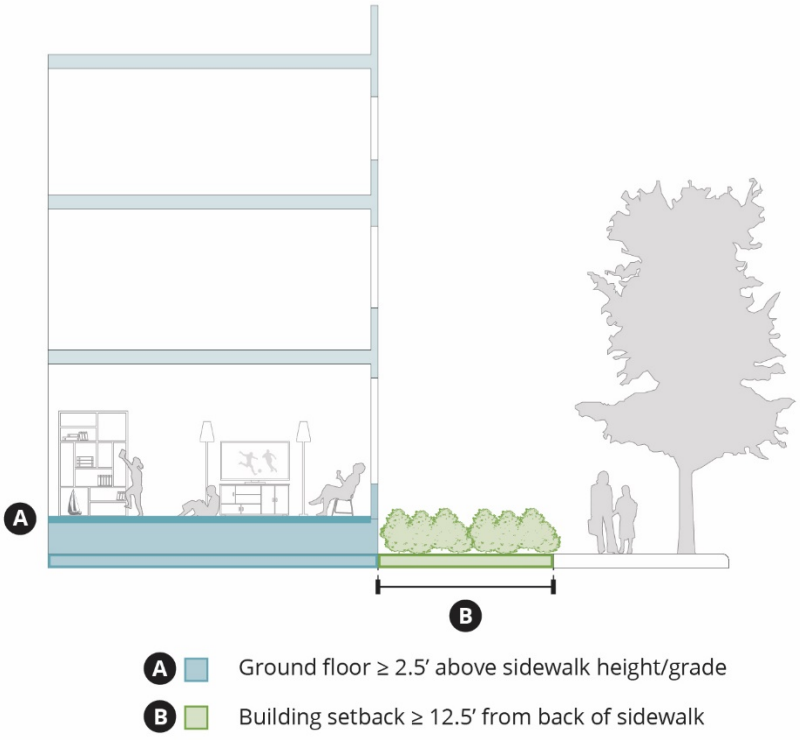
Figure 2b: Finished Floor range for ground floor residential units.



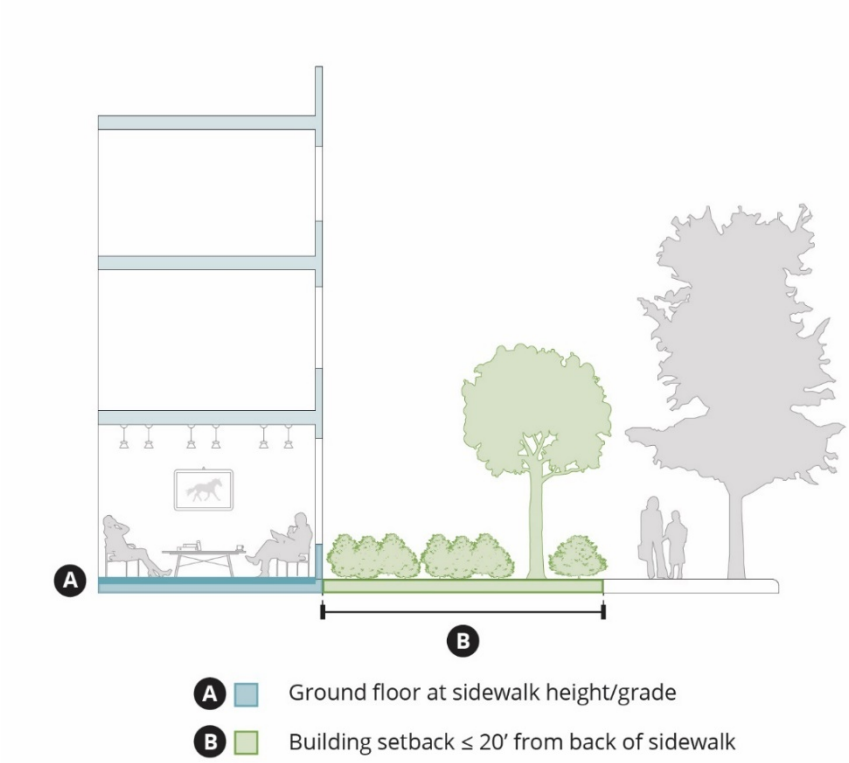
Example 1: Finished floor height greater than 4 feet above sidewalk grade with minimum 5 feet setback.



Example 2: Finished floor height in the middle of the range.



Example 3: Finished floor height at sidewalk grade.



(5) Front Yard Setback Character
Required setbacks shall provide a hardscape and/or landscaped area to create a transition between public and private space. The following standards apply, based on intended use and exclusive of areas devoted to outdoor seating, front porches, door swing of building entries, and publicly accessible open space:

(A) Ground-floor retail or retail-like uses shall have a minimum of 10% of the required setback as landscaped area or planters.

(B) Ground-floor residential uses shall have a minimum of 60% landscaped area in the required setback area.

18.24.050 Building Massing

(a) Intent Statement

To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. Building massing should include elements that:

(1) Break down large building facades and massing to create a human-scaled building that enhances the context of the site

(2) Are consistent in scale, mass and character to adjacent land uses and land use designations

(3) Reinforce the definition and importance of the street

(4) Provide rooflines and massing that emphasize and accentuate significant elements of the building such as entries, bays, and balconies, and shading elements where appropriate.

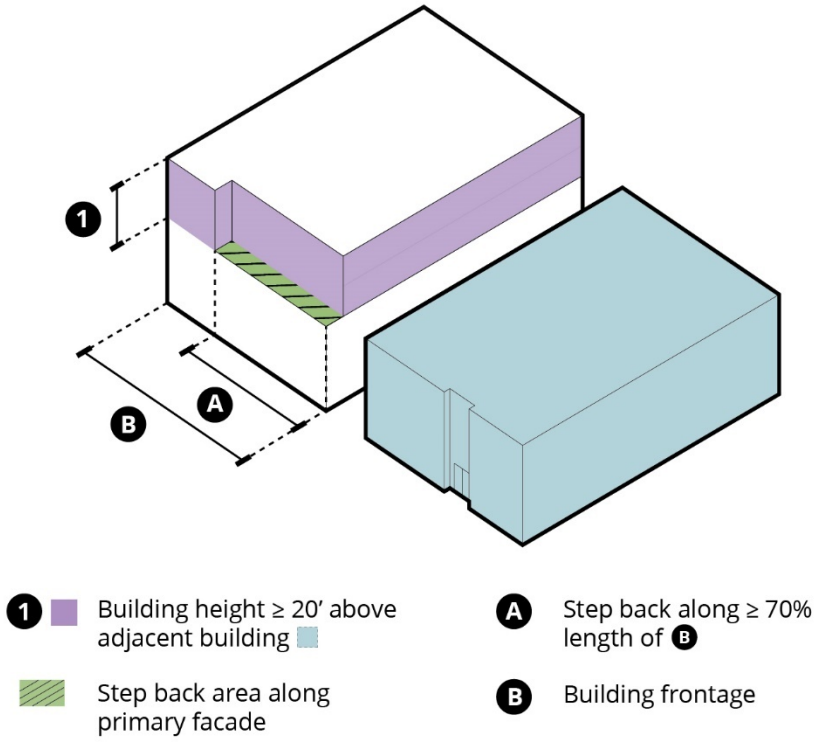
(5) Provide harmonious transitions between adjacent properties

(b) Objective Standards

(1) Upper Floor Step Backs

(A) When the height of the subject building is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building, an upper floor step back shall start within 2 vertical feet of the height of the adjacent building. The step back shall be a minimum depth of 6 feet along the primary building frontage, and the step shall occur for a minimum of 70% of the façade length.

(B) Notwithstanding, subsection (a), when adjacent to a single-story building, the upper floor step back shall occur between 33 and 37 feet in height.

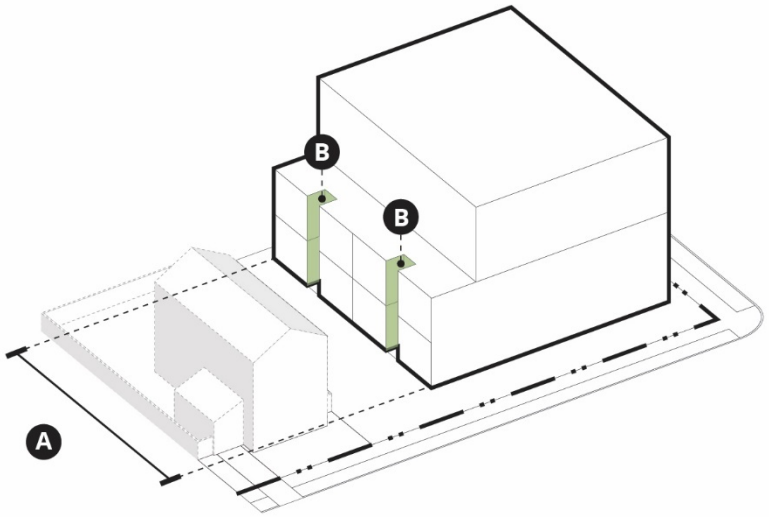


(2) Transition to Lower Density Building Types

When a building abuts a side and/or rear property line with a RE, RMD, R-1, or R-2 zoned parcel or a village residential or existing single-family residential use, the building shall break down the abutting façade by meeting all of the following standards:

(A) A landscape screen that includes a row of trees with a minimum 1 tree per 25 linear feet and continuous shrubbery planting. This screening plant material shall be a minimum 72 inches (6 feet) in height when planted. Required trees shall be minimum 24" box size.

(B) A minimum façade break of four feet in width, two feet in depth, and 32 square feet of area for every 36 to 40 feet of façade length.

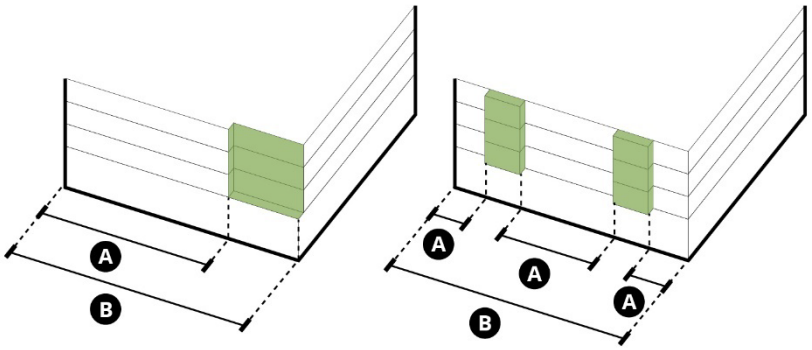


A Facade Length B Facade Break

(C) Within 40 feet of an abutting structure, no more than 15% of the confronting façade area shall be windows or other glazing. Additional windows are allowed in order to maintain light, if they are fixed and fully obscured.

(3) Maximum Façade Length.

For portions of a building facade facing a public street, right-of-way, or publicly accessible path, any building greater than 25 feet in height and 70 feet in length shall not have a continuous façade plane greater than 70% of the façade length without an upper floor modulation, which can include bay windows. Upper floor façade modulations shall be a minimum 2 feet in depth, which can be a recess or a projection.



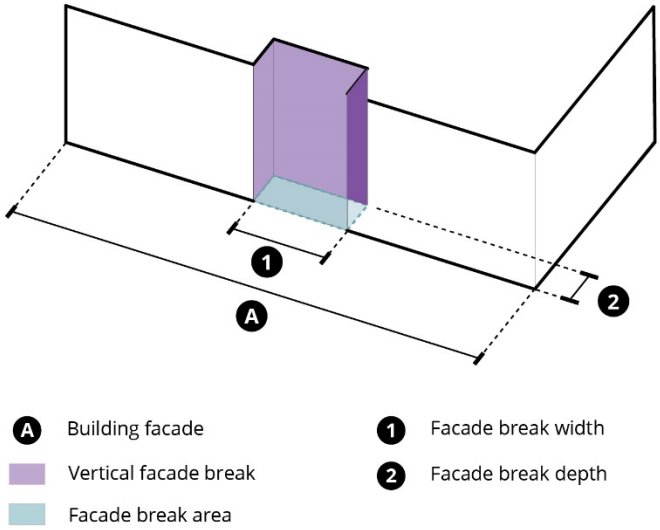
A Non-continuous building facade ≤ 70% length of B

B Building length

Upper floor above 25' with modulation ≥ 2' in depth

(A) Buildings 250 feet in length or greater, which face a public street, right-of-way, or publicly accessible path, shall have at least one vertical façade break with a minimum area greater than 400 square feet and a width greater than or equal to two times the depth.

(B) Buildings 150 to 250 feet in length, which face a public street, right-of-way, or publicly accessible path, shall have at least one vertical façade break with a minimum area greater than 64 square feet and a minimum width of 8 feet and minimum depth of 4 feet.



(4) Special Conditions - Railroad Frontages

All parcels with lot lines abutting railroad rights-of-way shall meet the following standards on the railroad-abutting facade:

(A) A minimum facade break of at least 10 feet in width and six feet in depth for every 60 feet of façade length.

(B) For portion of a building 20 feet or greater in height, a maximum continuous façade length shall not exceed 60 feet.

18.24.060 Façade Design

(a) Intent Statement

To create cohesive and well-crafted building facades with human-scaled details that incorporate textures, colors, and other details that are compatible with and enhance the surrounding area. Facades should include the following elements:

(1) Human-scaled detail, articulation, and craftsmanship

(2) Quality of construction, craftsmanship, and design to create long lasting buildings

(3) Expression of a human-scaled façade rhythm and pattern that reflects the building's use

(4) Fenestration that enhances the architectural character of the building

(5) Defined building entry that is proportional to the building and number of people served

(6) Articulation of the building shall break down the scale of the building via building modulation, façade articulation, and variation of fenestration and material patterns.

(b) Application

(1) All facades shall meet all the required design standards and guidelines to ensure the same level of care and integrity throughout the building design.

(2) Façade sidewalls located along a zero-lot line where, at time of approval are not visible from a right-of-way, are exempt.

(3) Façade sidewalls located along a zero-lot line, where at time of approval are visible from a right-of-way, shall continue color, material, and pattern of the main façade.

(c) Objective Standards

(1) Base/Middle/Top

(A) Buildings three stories or taller and on lots wider than 50 feet shall be designed to differentiate a defined base or ground floor, a middle or body, and a top, cornice, or parapet cap. Each of these elements shall be distinguished from one another for a minimum of 80% of the façade length through use of <u>two or more of the following four</u> techniques:

(i) *Variation in building modulation (<u>minimum of one, if option selected</u>)*

a. Horizontal shifts. Changes in floor plates that protrude and/or recess with a minimum dimension of two feet from the primary facade.

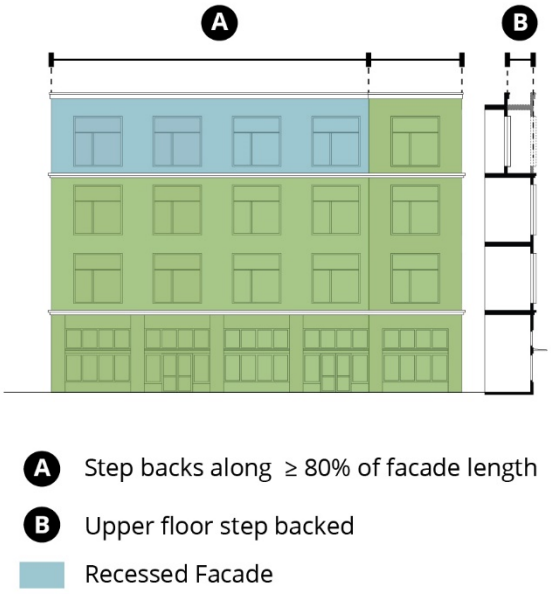
Variation from Top to Middle

A Horizontal shift from primary facade

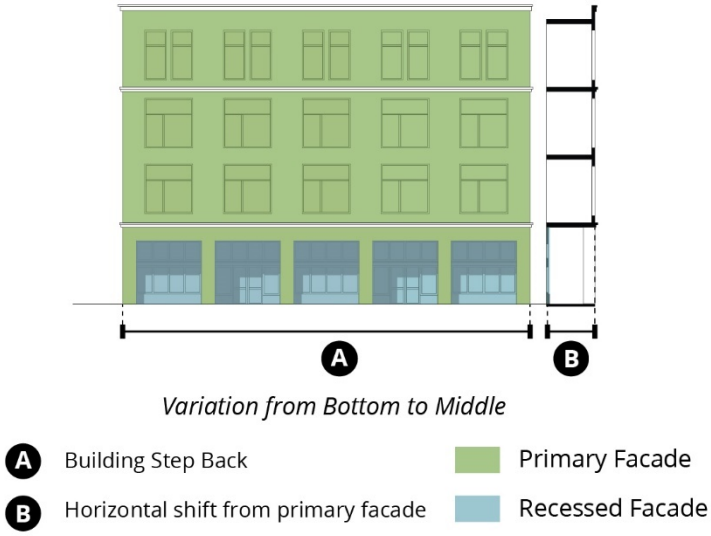
Primary Facade

Recessed Facade

b. Upper floor step backs. A horizontal step back of upper-floor façades with a minimum five-foot step back from the primary façade for a minimum of 80% of the length of the façade.



c. Ground floor step back. A horizontal shift of the ground floor facade with a minimum depth of two feet for a minimum 80% of the length of the façade. Ground floor step backs shall not exceed the maximum setback requirements, where stated.



Variation from Bottom to Middle

(ii) *Variation in facade articulation (minimum of one, if option selected)*

a. *Variation in* horizontal and/or vertical recesses or projections such as a pattern of recessed grouping of windows, recessed panels, bay windows or similar strategies as approved by the Director of Planning and Development

Services. The recess or projection shall be a minimum four inches in depth.

Variation from Top to Middle + Middle to Bottom

A Horizontal projection

B Vertical projection

C Horizontal recess

b. *Variation in* horizontal and/or vertical projections such as shading and weather protection devices, decorative architectural details, or similar

Variation in Horizontal and Vertical Projections

Shading Type 1

Shading Type 2

Shading Type 3

c. Datum lines that continue the length of the building, such as parapets or cornices, with a minimum four inches in height or a minimum two inches in depth and include a change in material;

Datum lines along the entire length of the building **and** with a change in material

(iii) *Variation in at least two of the following: fenestration size, proportions, pattern, and depth or projection.*

Variation in Fenetration Pattern

Pattern A size and proportion

Pattern B size and proportion

Pattern C size and proportion

(iv) *Variation in two of the following: façade material, material size, texture and pattern, or color.*

Variation in two of the following on the primary facade

Top material composition

Middle material composition

Base material composition

(2) Façade Composition

Building facades shall use a variety of strategies including building modulation, fenestration, and façade articulation to create visual interest and express a variety of scales through a variety of strategies. All facades shall include a minimum of two of the following façade articulation strategies to create visual interest:

(i) Vertical and horizontal recesses such as a pattern of recessed grouping of windows, recessed panels, or similar strategies as approved by the Director of Planning and Development Services. The recess shall be a minimum four inches in depth.

(ii) Vertical and horizontal projections such as shading and weather protection devices, decorative architectural details, or similar strategies as approved by the Director of Planning and Development Services. Projections shall be a minimum four inches in depth.

(iii) Datum lines that continue the length of the building, such as cornices, with a minimum four inches in depth, or a minimum two inches in depth and include a change in material;

(iv) Balconies, habitable projections, or Juliet balconies (every 20 to 40 feet) with a minimum four inches in depth;

(v) Screening devices such as lattices, louvers, shading devices, perforated metal screens, or similar strategies as approved by the Director of Planning and Development Services; or

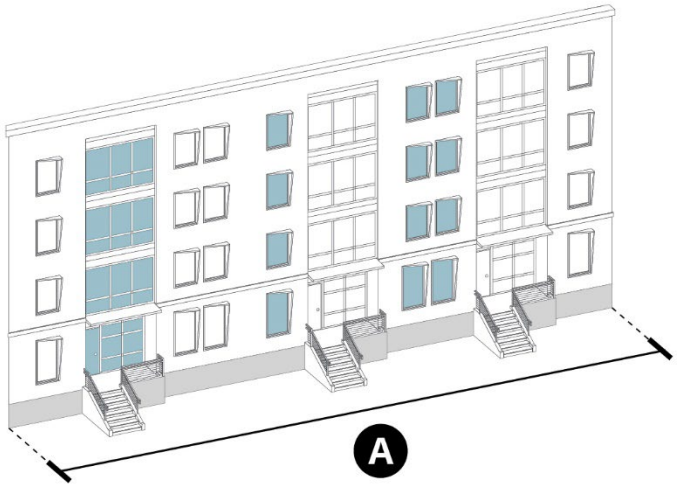
(vi) Use of fine-grained building materials, such as brick or wood shingles, not to exceed eight inches in either height or width.

(3) **Compatible Rhythm and Pattern**

(A) Buildings shall express a vertical rhythm and pattern that reflects the size and scale of a housing unit and/or individual rooms and spaces. This may be achieved with building modulation to create vertically oriented facades (height greater than the width of the façade), façade articulation and fenestration repetitive vertically

oriented patterns. Depending on the length of the façade, the following standards apply:

(i) For continuous facades less than 100 feet in length, the façade shall have vertically oriented patterns of vertical recesses or projections, façade articulation, and/or fenestration.

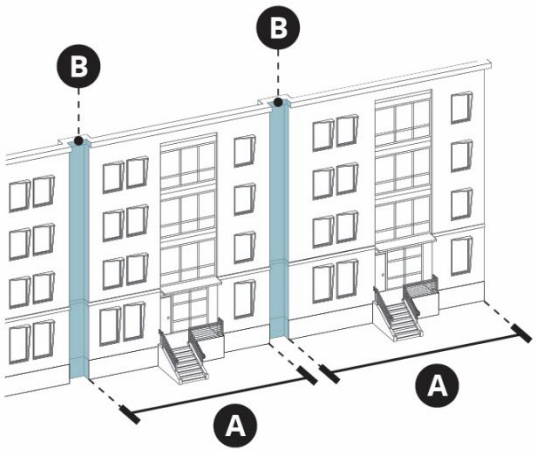


A Facade length ≤ 100'

Vertically oriented patterns

(ii) For continuous facades 100 feet or greater in length, the façade shall include either:

a. A vertical recess or change in façade plane with a minimum 2 feet deep vertical shift modulation for a minimum 4 feet in width to establish a vertical rhythm or a unit between 20 to 50 feet in width; or

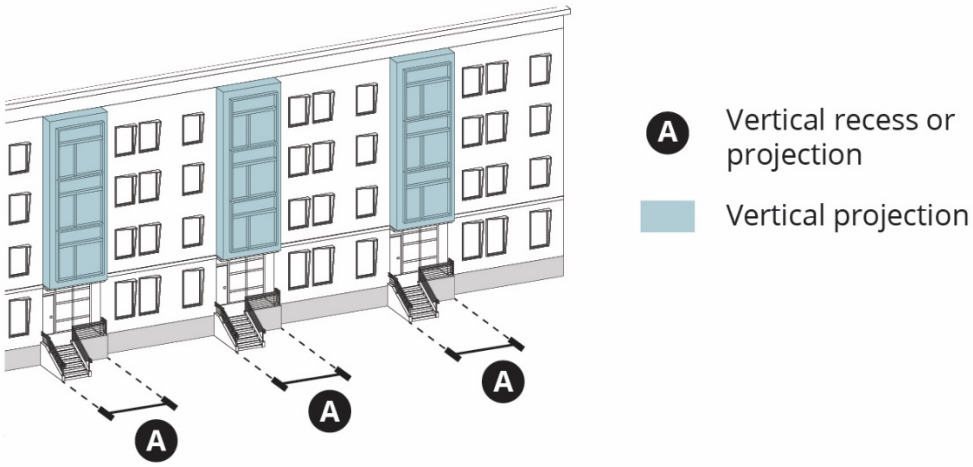


A Vertical rhythm

B Vertical shift modulation

Vertically oriented patterns

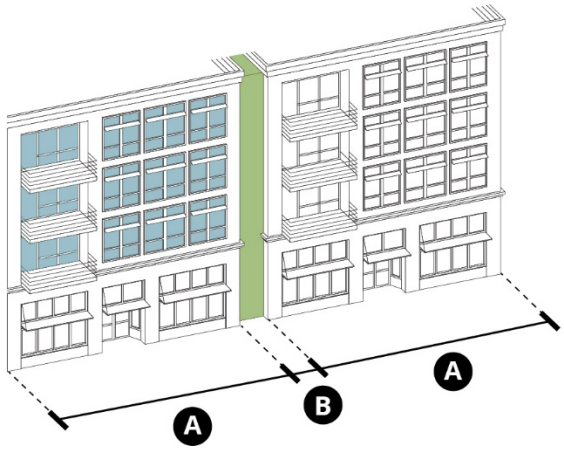
b. A vertical recess or projection with a minimum depth of 2 feet that establishes the vertical rhythm housing units or individual rooms between 10 to 16 feet in width.



(B) Residential mixed-use buildings shall express a vertical rhythm and pattern by meeting at least <u>one</u> of the following standards:

(i) Vertical Patterns and Modulation: Facades shall use vertical patterns of building modulation, façade articulation, and fenestration.

(ii) Horizontal Patterns and Modulation: Facades that use horizontal articulation and fenestration patterns shall use a vertical massing strategy with a minimum four feet wide and two feet deep vertical shift in modulation at least once every 50 feet of façade length.



A Facade with horizontal articulation and fenestration pattern ≤ 50'

Horizontal articulation and fenestration pattern

B Vertical shift in modulation ≥ 4'

(C) Storefront uses shall express a vertical rhythm not to exceed 30 to 50 feet in width.

(4) Emphasize Building Elements and Massing

(A) Building Entries Within Façade Design

(i) Primary building entries shall be scaled proportionally to the number of people served (amount of floor-area or number of units accessed). Building entries inclusive of doorway and facade plane shall meet the following minimum dimensions:

a. Individual residential entries: five feet in width
b. Shared residential entry, such as mixed-use buildings: 8 feet in width
c. Commercial building entry: 20 feet in width
d. Storefront entry: six feet in width

(ii) Primary building entries (not inclusive of individual residential entries) shall include a façade modulation that includes at least one of the following:

a. A recess or projection from the primary façade plane with a minimum depth of two feet.

(B) Primary entries shall include weather protection that is a minimum 4 feet wide and 4 feet deep by recessing the entry, providing an awning or using a combination of these methods.

(5) Storefront/Retail Ground Floors

(A) Ground floor height shall be a minimum 14 feet floor-to-floor or shall maintain a 2nd floor datum line of an abutting building.

(B) Transparency shall include a minimum 60 percent transparent glazing between 2 and 10 feet in height from sidewalk, providing unobstructed views into the commercial space.

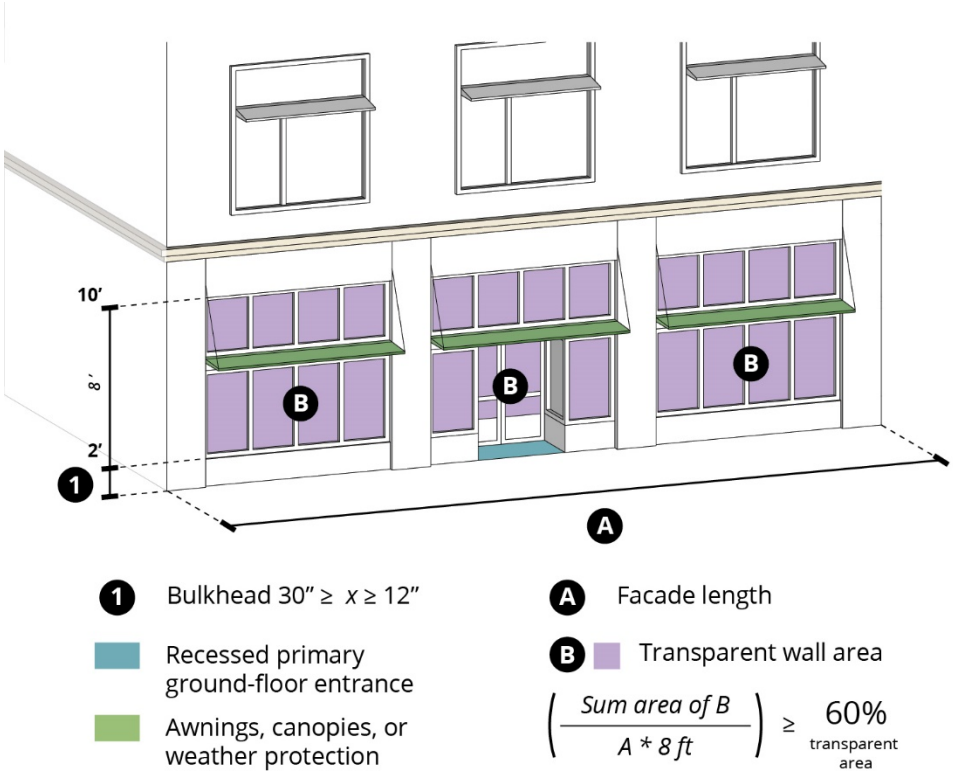
(C) Bulkheads and solid base walls: If provided, shall measure between 12 and 30 inches from finished grade

(D) Primary entries shall include weather protection that is a minimum 6 feet wide and 4 feet deep by recessing the entry, providing an awning or using a combination of these methods.

(E) Awnings, canopies and weather protection:

(i) When transom windows are above display windows, awnings, canopies and similar, weather protection elements shall be installed between transom and display windows. These elements should allow for light to enter the storefront through the transom windows and allow the weather protection feature to shade the display window.

(ii) Awnings may be fixed or retractable.



(6) Other Non-residential Ground Floors

(A) Ground floor height shall be a minimum 14 feet floor-to-floor or shall match the 2nd floor datum line of an abutting building.

(B) Transparency shall include a minimum 50 percent transparent glazing between 4 and 10 feet in height from sidewalk or terrace grade.

(C) Primary entries shall include weather protection that is a minimum 6 feet wide and 4 feet deep by recessing the entry, providing an awning or using a combination of these methods.

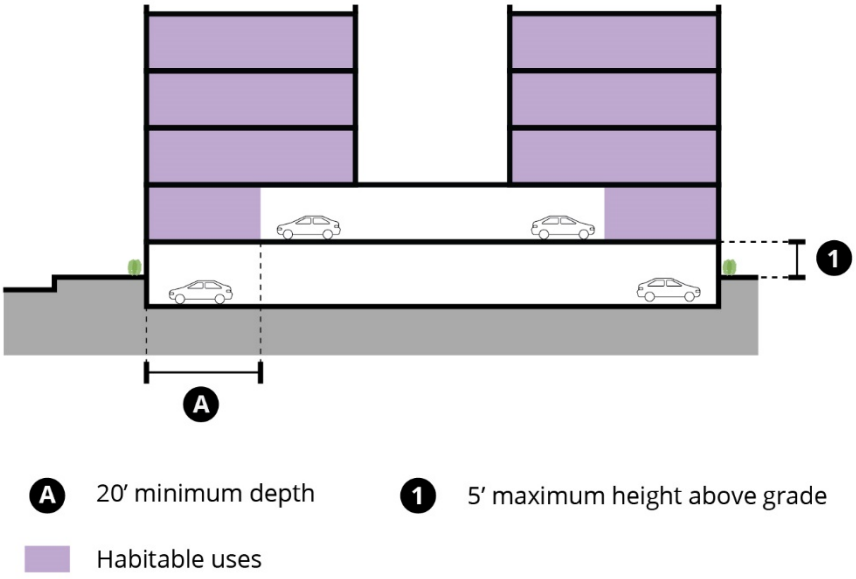
(7) Parking/Loading/Utilities

(A) Entry Size: No more than 25% of the site frontage facing a street should be devoted to garage openings, carports, surface parking, loading entries, or utilities access (on sites with less than 100 feet of frontage, no more than 25 feet)

(B) Above grade structured parking levels facing a public right-of-way or publicly accessible open space/path, with the exception of vehicular alleys, shall be lined with commercial or habitable uses with a minimum depth of 20 feet.

(C) Partially sub-grade parking shall not have an exposed façade that exceeds five feet in height above abutting grade at back of sidewalk.

(D) Partially sub-grade parking shall be screened with continuous landscaping and shrubbery with minimum height of 3 feet and be within 10 feet of the sub-grade parking.



18.24.070 Residential Entries

(a) Intent Statement

Private entries into ground floor residential units shall be designed to provide:

(1) human-scaled detailing

(2) enhanced pedestrian experience

(3) transition between public and private space

(4) spaces for residents to gather and spend time outdoors

(5) resident privacy

(b) Objective Standards

(1) Ground Floor Unit Entries: Where ground floor residential unit entries are required, one or more of the following entry types shall be provided:

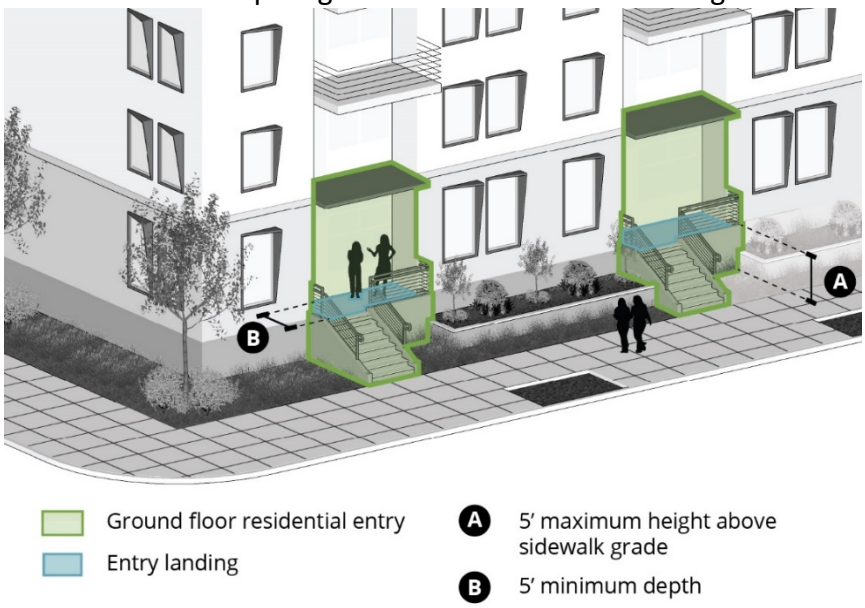
(A) Stoop:

(i) Stoops shall provide entry access for a maximum of two units; and

(ii) Stoop heights shall be within 1 step of finished floor height of adjacent unit; and

(iii) Stoop entry landings shall be a minimum 5 feet in depth; and

(iv) The maximum stoop height from the back of sidewalk grade shall be 5 feet.



(B) Porch:

(i) Porches shall provide entry access for a maximum of one unit; and

(ii) Porch heights shall be within 1 step of finished floor height of adjacent unit; and

(iii) Porches shall be large enough so a 6-foot by 6-foot square can fit inside of a porch for each unit; and

(iv) The maximum porch floor height from the back of sidewalk grade shall be 5 feet.

(C) Patio Entry

(i) Patio entries may serve up to two units; and

(ii) Patios shall be large enough so a 5-foot by 5-foot square can fit inside of the patio for each unit; and

(iii) The Patio shall include at least one of the following features to define the transition between public and private space:

a. A row of shrubs not exceeding 42 inches in height located between the sidewalk and the patio that assists with defining the edge between public and private space. Shrubs shall be at least one gallon in size and be planted a maximum of three feet on center; or

b. A fence not to exceed 36 inches in height located between the sidewalk and the patio that assists with defining the edge between public and private space, with a gate or fence opening to provide access to the pedestrian route between the pedestrian way and the front door; or

c. A metal, wood or stone wall not to exceed 36 inches in height located between the sidewalk and the patio that assists with defining the edge between public and private space with a gate or wall opening to provide access to the pedestrian route between the pedestrian way and the front door. A minimum 18-inch landscape strip shall be located between the wall and the abutting pedestrian way and entirely landscaped with ground cover, shrubs or other landscape living plant material.

(D) Terrace:

(i) A Terrace may serve multiple unit entries; and

(ii) The maximum Terrace height shall be 30 inches above the grade of the back of the adjacent sidewalk or accessway; and

(iii) Walls, fences and hedges on Terraces shall be a maximum of 42 inches tall and have a minimum transparency of 40 percent.

(E) Frontage Court:

(i) A Frontage Court may serve multiple unit entries; and

(ii) The minimum Frontage Court width along a primary frontage shall be 25 feet; and

(iii) The maximum Frontage Court width along a primary frontage shall be 50 percent of the facade length or 80 feet, whichever is less; and

(iv) The minimum Frontage Court depth shall be 25 feet; and

(v) The maximum Frontage Court depth shall be 50 feet or a ratio not to exceed 2:1 depth to width.

18.24.080 Open Space

(a) Intent

To ensure that residents and visitors have access to usable open space and common facilities that provide recreational opportunities, promote a healthy environment, and enhance the experience of living in Palo Alto. Common and private open spaces should include the following characteristics:

(1) Be integrated into the site access and building circulation strategy
(2) Be generous in dimension to provide usable space
(3) Provide landscape elements that will support the health of the plants and enhance the character of place
(4) Promote public health
(5) Be located to provide easy access to private and common building areas, protected from the activities of commercial areas, and balance privacy and noise impacts to neighboring uses
(6) Promote sustainable practices and opportunities for green infrastructure
(7) Promote community safety through eyes on the street

(b) Objective Standards

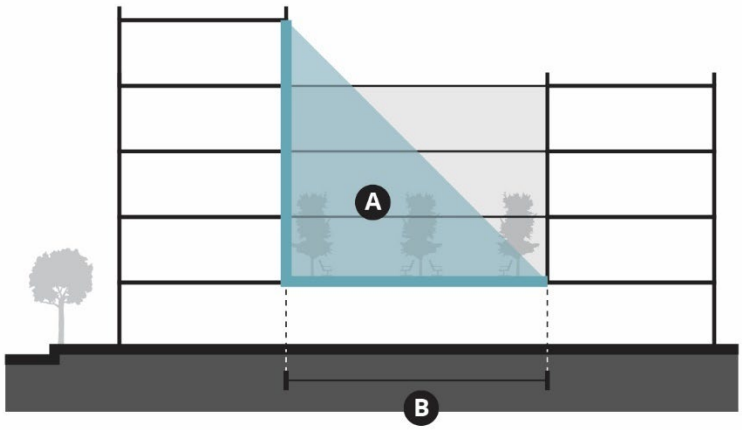
(1) Private Open Space

If Private Open Spaces is provided, it shall meet the following standards:

(A) Floor area shall include a clear space with a minimum dimension of a circle with a six-foot diameter.
(B) Minimum clear height dimension of 8'-6" feet
(C) Be accessed directly from a residential unit
(D) Balconies shall not be located within the daylight plane
(E) Notwithstanding subsection (a), ground floor patios shall meet the following minimum requirements:
(i) RM-20 and RM-30 districts: Minimum 100 square feet of area, the least dimension of which is eight feet for at least 75% of the area
(ii) RM-40 districts: Minimum 80 square feet of area, the least dimension of which is six feet for at least 75% of the area
(iii) Street facing private open space on the ground floor shall meet the finished floor height for ground floor residential standards in section 18.24.040(b)(4)

(2) If Common Open Space is provided, it shall meet the following standards:

(A) Minimum size of 200 square feet
(B) Area shall include a space with a minimum dimension of a circle with a 10-foot diameter.
(C) A minimum of 60% of the area shall be open to the sky and free of permanent weather protection or encroachments. Trellises and similar open-air features are permitted.
(D) Notwithstanding subsection (1), courtyards enclosed on four sides shall have a minimum dimension of 40 feet and have a minimum courtyard width to building height ratio of 1:1.25



A Minimum courtyard width to building height ratio of 1:1.25

B 40' minimum dimension

(E) Include places to sit

(F) A minimum 20% of landscaping

(G) Soil Depth: Planting in above grade courtyards shall have a minimum soil depth of 12 inches for ground cover, 20 inches for shrubs, and 36 inches for trees.

(H) Rooftop Open Space:

(i) In order to qualify as usable open space, a rooftop garden shall meet the requirements set forth in Section 18.40.230.

(ii) Rooftop open spaces may fulfill usable open space requirements in the following districts:

a. CD-C sites that do not abut a single- or two-family residential use or zoning district, rooftop gardens may qualify as usable open space and may count as up to 75% of the required usable open space for the residential component of a project.

a. For CN and CS sites on El Camino Real and CC(2) sites that do not abut a single- or two-family residential use or zoning district, rooftop gardens may qualify as usable open space and may count as up to 60% of the required usable open space for the residential component of a project.

18.24.090 Materials

(a) Intent Statement

To promote the use of high quality, durable, sustainable, and attractive materials that exhibit a sense of permanence and contribute to the aesthetic quality of the development and to the urban design fabric of the community.

(b) Objective Standards

(1) Façade Materials.

Primary, secondary, and accent materials are allowed or prohibited as in the Residential and Residential Mixed-use Material List, which may be updated from time to time by the Director of Planning with a recommendation by the ARB.

List provided for informational purposes; will be posted to City's website and not codified by ordinance.

Residential and Residential Mixed-use Material List

Material	*Maximum Usage % of façade area*
Brick (full dimensional)	100%
Stone/masonry	100%
Stucco/Cement Plaster	100%
Glass (transparent, spandrel)	100%
Finished wood, wood veneer, engineered wood, and wood siding	100%
Factory or naturally finished flat, profiled, fluted, or ribbed metal panels	100%
Fiber reinforced cement siding and panels	100%
Terracotta	100%
Concrete (poured in place or precast)	35%
Concrete blocks with integral color (ground, polished, or glazed finishes)	35%
Concrete blocks with integral color (split face finish)	35%
Ceramic tile	35%
Standing seam metal	35%
Three Dimensional Glass	5%
Corrugated metal	5%
Vegetated wall panels or trellises	5%
Vinyl siding	Not Permitted
T-111 Plywood	Not Permitted
Exterior Insulation Finishing System (EIFS)	Not Permitted
Plastic or vinyl fencing	Not Permitted
Chain link fencing	Not Permitted

18.24.100 Sustainability and Green Building Design

(a) Intent Statement

To incorporate sustainability, green building, and environmental considerations into the project design and construction. Green building design aims for compatibility with the local environment: to protect, respect and benefit from it. In general, sustainable buildings are energy efficient, water conserving, durable and nontoxic, with high-quality spaces and high recycled content materials. The following considerations should be included in site and building design:

(1) Optimize building orientation for thermal comfort, shading, daylighting, and natural ventilation, including operable windows
(2) Design landscaping to create comfortable micro-climates and reduce heat island effects
(3) Design landscaping with native species
(4) Maximize onsite stormwater management through landscaping and permeable pavement
(5) Use sustainable building materials
(6) Design lighting, plumbing and equipment for efficient energy use
(7) Create healthy indoor environments
(8) Use creativity and innovation to build more sustainable environments. One example is establishing gardens with edible fruits, vegetables or other plants to satisfy a portion of project open space requirements

(b) Objective Standards

See Chapter 16.14: California Green Building Standards additional requirements for green building and sustainable design. Notwithstanding Section 18.24.010(c), these regulations may not be modified through alternative compliance.

SECTION 3. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the Ordinance would be subsequently declared invalid or unconstitutional.

SECTION 4. The Council finds that this Ordinance represents the implementation of adopted plans and policy. Therefore, the Ordinance are exempt under the California Environmental Quality Act (CEQA) and/or covered by the CEQA documents prepared for the City of Palo Alto Comprehensive Plan 2030. The project aims to facilitate implementation of State law. The project does not propose to increase development beyond what was analyzed in the Comprehensive Plan.

SECTION 5. This Ordinance shall be effective on the thirty-first date after the date of its adoption.

PASSED:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

ATTEST:

_____	_____
City Clerk	Mayor
APPROVED AS TO FORM:	APPROVED:
_____	_____
Assistant City Attorney	Director of Planning and Development Services

Objective Design Standards Checklist (DRAFT for ARB)

18.24.050 Building Massing

Check		Standard	Sheet #	Applicant's Justification
(b)(1) Upper Floor Step Backs				
Pick One	☐	1. When the height of the subject building is more than 20 feet above the average height an adjacent building, an upper floor step back shall start within 2 vertical feet of the height of the adjacent building. The step back shall be a minimum depth of 6 feet along the primary building frontage, and the step shall occur for a minimum of 70% of the façade length.		
		i. Proposed building height: _____ feet		
		ii. Average building height of the adjacent building(s): _____ feet		
		iii. Building height where upper floor step back begins: _____ feet		
	☐	2. Except, when adjacent to a single-story building, the upper floor step back shall occur between 33 and 37 feet in height.		
(b)(2) (A)(B)&(C) Transition to Lower Density Building Types				
1. Buildings that abut a side and/or rear property line with a RE, RMD, R-1, or R-2 zoned parcel or a village residential or existing single-family residential use, the building breaks down the abutting façade by meeting all of the following:				
Check All	☐	a. A landscape screen that includes a row of trees with a minimum 1 tree per 25 linear feet and continuous shrubbery planting. This screening plant material shall be a minimum 72 inches (6 feet) in height when planted. Required trees shall be minimum 24" box size.		
	☐	b. A minimum façade break of 4 feet in width, 2 feet in depth, and 32 square feet of area for every 36 to 40 feet of façade length		
	☐	c. Within 40 feet of an abutting structure, no more than 15% of the confronting façade area shall be windows or other glazing. Additional windows are allowed in order to maintain light, if fixed and fully obscured		

City of Palo Alto Objective Design Standards: Checklist

Check	Standard		Sheet #	Applicant's Justification
(b)(3)(A) & (B) Façade Length				
1. Buildings 70 feet in length or greater				
☐	1. Building is greater than 25 feet in height **and** 70 feet in length, **and** faces a public street, right-of-way, or publicly accessible path shall not have a continuous façade plane greater than 70% of the façade length without an upper floor modulation, of at least 2 feet in depth			
		a. Façade length featuring continuous plane: _____ feet		
		b. Total Façade length: _____ feet		
		c. Percent of façade length without upper floor modulation (a/b) (maximum 70%): _____ %		
2. Buildings 250 feet in length or greater				
☐	1. Buildings 250 feet in length or greater, which face a public street, right-of-way, or publicly accessible path, shall have at least one vertical façade break with a minimum area greater than 400 square feet and a width greater than or equal to two times the depth			
		a. Total Building length: _____ feet		
		b. Number of vertical façade breaks: ___ breaks		
3. Buildings between 150 feet and 250 feet in length				
☐	1. Buildings 150 to 250 feet in length, which face a public street, right-of-way, or publicly accessible path, shall have at least one vertical façade break with a minimum area greater than 64 square feet and a minimum width of 8 feet and minimum depth of 4 feet.			
		a. Total Building length: _____ feet		
		b. Number of vertical façade breaks: ___ breaks		

Check		Standard	Sheet #	Applicant's Justification
(b)(4) Special Conditions: Railroad Frontages				
All parcels with lot lines abutting railroad rights-of-way shall meet the following standards on the railroad-abutting façade:				
Check All	☐	1. A minimum facade break of at least 10 feet in width and six feet in depth for every 60 feet of façade length.		
	☐	2. Portions of a building 20 feet or greater in height shall not have a continuous façade length that exceeds 60 feet.		

18.24.060 Façade Design

Check Two or More		Standard	Sheet #	Applicant's Justification
(c)(1) Base-Middle-Top				
☐	Buildings three stories or taller and on lots wider than 50 feet shall be designed to differentiate a defined base or ground floor, a middle or body, and a top, cornice, or parapet cap. Each of these elements shall be distinguished from one another for a minimum of 80% of the façade length through use of **two or more of the following four** techniques:			
☐	1. Variation in Building Modulation: Building modulation shall extend for a minimum 80% of the façade length feet, and shall include **one or more** of the following building features.			
Check one or more if selected	☐	a. **Horizontal shifts**. Changes in floor plates that protrude and/or recess with a minimum dimension of 2 feet from the primary facade.		
	☐	b. **Upper floor step backs.** A horizontal step back of upper-floor façades with a minimum 5 foot step back from the primary façade for a minimum of 80% of the length of the façade		
	☐	c. **Ground floor step back.** A horizontal shift of the ground floor facade with a minimum depth of 2 feet for a minimum 80% of the length of the façade. Ground floor step backs shall not exceed the maximum setback requirements, where stated		

City of Palo Alto Objective Design Standards: Checklist

☐	*2.* Variation in Façade Articulation: Façade articulation modulation shall include **one or more** of the following building features.			
Check one or more if selected	☐	a. **Horizontal and/or Vertical Recesses or Projections**. Recesses or projections such as a pattern of recessed grouping of windows, recessed panels, bay windows or similar strategies. The recess or projection shall be a minimum 4 inches in depth.		
	☐	b. **Horizontal and/or Vertical Projections**. Projections such as shading, weather protection devices, decorative architectural details, or similar strategies.		
	☐	c. **Datum Lines**. Datum lines that continue the length of the building, such as parapets or cornices, with a minimum 4 inches in height or a minimum 2 inches in depth **and** include a change in material		
☐	3. Variation in **two** of the following:			
Check two if selected	☐	a. Fenestration Size		
	☐	b. Fenestration Proportion		
	☐	c. Fenestration Pattern		
	☐	d. Fenestration Depth or Projection		
☐	4. Variation in **two** of the following:			
Check two if selected	☐	a. Façade Material		
	☐	b. Facade Material Size		
	☐	c. Façade Texture and Pattern		
	☐	d. Façade Color		

City of Palo Alto Objective Design Standards: Checklist

Check		Standard	Sheet #	Applicant's Justification
(C)(2) Façade Composition				
Building facades shall use a variety of strategies including building modulation, fenestration, and façade articulation to create visual interest and express a variety of scales through a variety of strategies. All facades shall include a minimum of two of the following façade articulation strategies to create visual interest:				
Check Two or More	☐	1. Vertical and horizontal recesses such as a pattern of recessed grouping of windows, recessed panels, or similar strategies. The recess shall be a minimum 4 inches in depth.		
	☐	2. Vertical and horizontal projections such as shading and weather protection devices, decorative architectural details, or similar strategies. Projections shall be a minimum 4 inches in depth.		
	☐	3. Datum lines that continue the length of the building, such as cornices, with a minimum 4 inches in depth, **or** a minimum 2 inches in depth and include a change in material.		
	☐	4. Balconies, habitable projections, or Juliet balconies (every 20 to 40 feet) with a minimum 4 inches in depth.		
	☐	5. Screening devices such as lattices, louvers, shading devices, perforated metal screens, or similar strategies.		
	☐	6. Use of fine-grained building materials, such as brick or wood shingles, not to exceed 8 inches in either height or width.		
(c)(3) Compatible Rhythm and Pattern				
1. Buildings less than 100 feet in length				
☐		1. Buildings with continuous facades less than 100 feet in length, the façade shall have vertically oriented patterns of vertical recesses or projections, façade articulation, and/or fenestration		

City of Palo Alto Objective Design Standards: Checklist

Check		Standard	Sheet #	Applicant's Justification
2. Buildings 100+ feet in length				
Check One	☐	1. A vertical recess or change in façade plane with a minimum 2 feet deep vertical shift modulation for a minimum 4 feet in width to establish a vertical rhythm or a unit between 20 to 50 feet in width; **OR**		
	☐	2. A vertical recess or projection with a minimum depth of 2 feet that establishes the vertical rhythm housing units or individual rooms between 10 to 16 feet in width		
3. Residential mixed-use buildings				
Check One or More	☐	1. Facades use vertical patterns of building modulation, façade articulation, and fenestration		
	☐	2. Facades use horizontal articulation and fenestration patterns shall use a vertical massing strategy with a minimum 4 feet wide and 2 feet deep vertical shift in modulation at least once every 50 feet of façade length		
4. Storefronts				
☐		1. Storefront uses express a vertical rhythm between 30 and 50 feet in width.		
(c)(4) Emphasize Building Elements & Massing				
1. Primary building entries shall be scaled proportionally to the number of people served (amount of floor-area or number of units accessed). Building entries shall meet the following minimum dimensions:				
Check All	☐	a. Individual residential entries: 5 feet in width		
	☐	b. Shared residential entry, such as mixed-use buildings: 8 feet in width		
	☐	c. Commercial building entry: 20 feet in width		
	☐	d. Storefront entry: 6 feet in width		
2. Primary building entries (not inclusive of individual residential entries) shall include a façade modulation that includes <u>at least one</u> of the following:				
Check One or More	☐	a. Recess or projection from the primary façade plane (minimum 2 feet).		
	☐	b. Weather protection, awning, or similar strategy that is a minimum 4 feet wide and 4 feet deep by recessing the entry.		

City of Palo Alto Objective Design Standards: Checklist

Check All that Apply	Standard	Sheet #	Applicant's Justification
(c)(5) Storefront/Retail Ground Floors			
☐	A. Ground floor height shall be a minimum 14 feet floor-to-floor **OR** shall maintain a 2nd floor datum line of an abutting building.		
	a. Ground floor height (minimum 14 feet): _____ feet; **OR**		
	b. Height of 2nd floor datum line of abutting building: _____ feet		
☐	B. Transparency shall include a minimum 60 percent transparent glazing between 2 and 10 feet in height from sidewalk, providing unobstructed views into the commercial space.		
	a. Façade area between 2 feet and 10 feet: _____ square feet		
	b. Transparent glazing area: _____ square feet		
	c. Percentage of transparent glazing (minimum 60%): _____ %		
☐	C. If provided, bulkheads and solid base walls measure between 12 and 30 inches from finished grade		
☐	D. Primary entries shall include weather protection by recessing the entry, providing an awning or using a combination of these methods.		
	a. Weather protection width (minimum 6 feet): _____ feet		
	b. Weather protection depth (minimum 4 feet): _____ feet		
☐	E. If provided, when transom windows are above display windows, awnings, canopies and similar, weather protection elements shall be installed between transom and display windows.		
(c)(6) Other Non-Residential Ground Floors			
☐	1. Ground floor height is a minimum 14 feet floor-to-floor **OR** maintains a 2nd floor datum line of an abutting building		
Pick One ☐	a. Ground floor height (minimum 14 feet): _____ feet; **OR**		
Pick One ☐	b. Height of 2nd floor datum line of abutting building: _____ feet		

City of Palo Alto Objective Design Standards: Checklist

Check	Standard	Sheet #	Applicant's Justification
☐	2. Minimum of 50% transparent glazing between 4 and 10 feet in height from sidewalk, providing unobstructed views into the commercial space		
	a. Façade area between 4 feet and 10 feet: _____ square feet		
	b. Transparent glazing area: _____ square feet		
	c. Percentage of transparent glazing (minimum 50%): _____ %		
☐	3. Primary entries include weather protection that is a minimum 6 feet wide and 4 feet deep by recessing the entry, providing an awning or using a combination of these methods.		
	a. Weather protection width (minimum 6 feet): _____ feet		
	b. Weather protection depth (minimum 4 feet): _____ feet		
(c)(7) Parking/Loading/Utilities			
1. Entry Size			
☐	1. Portion of the site frontage facing a street devoted to garage openings, carports, surface parking, loading entries, or utilities access is a maximum of 25% (or on sites with less than 100 feet of frontage, no more than 25 feet)		
	a. Site frontage: _____ feet		
	b. Frontage devoted to garage openings, carports, surface parking, loading entries, or utilities access: _____ feet		
	c. Percent of frontage devoted to garage openings, carports, surface parking, loading entries, or utilities access _____ %		
2. Above Ground Structured Parking			
☐	1. Above grade structured parking levels facing a public right-of-way or publicly accessible open space/path, with the exception of vehicular alleys, are lined with commercial or habitable uses with a minimum depth of 20 feet		
3. Partially Sub-Grade Structured Parking			
☐	1. Partially sub-grade parking does not have an exposed façade that exceeds 5 feet in height above abutting grade at back of sidewalk.		
☐	2. Partially sub-grade parking is screened with continuous landscaping and shrubbery with minimum height of 3 feet and located within 10 feet of the sub-grade parking.		

City of Palo Alto

Objective Design Standards Project

Crosswalk Matrix of Existing and Proposed Design Regulations

March 2, 2022

This document compares existing context-based design criteria and the standards and purpose statements proposed to replace them, for "housing development projects." The criteria are organized by zoning district, with the existing criteria in the left-hand column and the proposed standard or purpose statement in the right-hand column.

- *Blue italics indicate staff comments*, which identify redundancies, proposed deletions, and elements that are not addressed.
- Green text indicates purpose statements, which convey design priorities and clarify the intent of design standards.
- Draft standards are shown in normal black text in the second column
- Revisions to standards/purpose statements compared to the version reviewed by the City Council on November 8, 2021 are show in underline/~~strikeout~~ format.

RM Zones - 18.13.060 Multiple Family Context-Based Design Criteria	
***Existing** Context-Based Design Criteria*	***Proposed** Standard or Purpose Statement*
(1) Massing and Building Facades	
Massing and building facades shall be designed to create a residential scale in keeping with Palo Alto neighborhoods, and to provide a relationship with street(s) through elements such as:	18.24.050(a) Building Massing ~~Intent~~ Purpose Statement To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. Building massing should include elements that: (1) Break down large building facades and massing to create a human-scaled building that enhances the context of the site (2) Are consistent in scale, mass and character to adjacent land uses and land use designations (3) Reinforce the definition and importance of the street (4) Provide rooflines and massing that emphasize and accentuate significant elements of the building such as entries, bays, and balconies, and shading elements where appropriate. (5) Provide harmonious transitions between abutting properties
A. Articulation, setbacks, and materials that minimize massing, break down the scale of buildings, and provide visual interest (Figure 1-1);	18.24.050(a)(1): Break down large building facades and massing to create a human-scaled building that enhances the context of the site 18.24.050(a)(2): Are consistent in scale, mass and character to adjacent land uses and land use designations 18.24.050(b)(2) When a building abuts a side and/or rear property line with a RE, RMD, R-1, or R-2 zoned parcel or a village residential or existing single-family residential use, the building shall break down the abutting façade by…

RM Zones - 18.13.060 Multiple Family Context-Based Design Criteria	
Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Purpose Statement*
	(B) A minimum façade break of four feet in width, two feet in depth, and 32 square feet of area for every 36 to 40 feet of façade length. 18.24.050(b)(3) Maximum Façade Length For portions of a building facade facing a public street, right-of-way, or publicly accessible path, any building greater than 25 feet in height and 70 feet in length shall not have a continuous façade plane greater than 70% of the façade length without an upper floor modulation, which can include bay windows. Upper floor façade modulations shall be a minimum 2 feet in depth, which can be a recess or a projection. (A) Buildings 250 feet in length or greater, which face a public street, right-of-way, or publicly accessible path, shall have at least one vertical façade break with a minimum area greater than 400 square feet and a width greater than or equal to two times the depth. (B) Buildings 150 to 250 feet in length, which face a public street, right-of-way, or publicly accessible path, shall have at least one vertical façade break with a minimum area greater than 64 square feet and a minimum width of 8 feet and minimum depth of 4 feet. *Also see new standards/menu options for massing and articulation in 18.24.060 Façade Design - (c)(1)(A) Variation in building modulation and Variation in façade articulation. For example:* 18.24.060(c)(1)(A)(ii) Variation in horizontal and/or vertical recesses or projections such as a pattern of recessed grouping of windows, recessed panels, or bay windows or similar strategies ~~as approved by the Director of Planning and Development Services~~ *Also see materials standards in 18.24.090 Materials*
B. Rooflines that emphasize and accentuate significant elements of the building such as entries, bays, and balconies (Figure 1-1);	18.24.050(a)(4): Provide rooflines and massing that emphasize and accentuate significant elements of the building such as entries, bays, and balconies, and shading elements where appropriate. 18.24.060(c)(4) Building Entries Within Façade Design (A) (ii) Primary building entries (not inclusive of individual residential entries) shall include a façade modulation that includes at least one of the following: a. A recess or projection from the primary façade plane with a minimum depth of two feet. (B) Primary entries shall include weather protection that is a minimum 4 feet wide and 4 feet deep by recessing the entry, providing an awning or using a combination of these methods. *Also see new standards/menu options for massing and articulation in:* *18.24.060 Façade Design - (c)(1)(A) Variation in building modulation and Variation in façade articulation. For example:*

RM Zones - 18.13.060 Multiple Family Context-Based Design Criteria	
Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Purpose Statement*
	18.24.060(c)(1)(A)(ii) Variation in horizontal and/or vertical recesses or projections such as a pattern of recessed grouping of windows, recessed panels, or bay windows or similar strategies ~~as approved by the Director of Planning and Development Services~~ *[Choice in menu of options]*
C. Placement and orientation of doorways, windows, and landscape elements to create a relationship with the street (Figure 1-1)	18.24.050(a) Building Massing ~~Intent~~ Purpose Statement (3) Reinforce the definition and importance of the street 18.24.040(a) Building Orientation and Setbacks ~~Intent~~ Purpose Statement (2) Placement and orientation of doorways, windows, stoops, and landscape elements to create a direct relationship with the street. 18.24.040 Building Orientation and Setbacks (5) Front Yard Setback Character Required setbacks shall provide a hardscape and/or landscaped area to create a transition between public and private space. The following standards apply, based on intended use and exclusive of areas devoted to outdoor seating, front porches, door swing of building entries, and publicly accessible open space: (A) Ground-floor retail or retail-like uses shall have a minimum of 10% of the required setback as landscaped area or planters. (B) Ground-floor residential uses shall have a minimum of 60% landscaped area in the required setback area. 18.24.060(c)(4) Building Entries Within Façade Design (ii) Primary building entries (not inclusive of individual residential entries) shall include a façade modulation that includes at least one of the following: a. A recess or projection from the primary façade plane with a minimum depth of two feet. 18.24.060(c)(5) Storefront/Retail Ground Floors (B) Transparency shall include a minimum 60 percent transparent glazing between 2 and 10 feet in height from sidewalk, providing unobstructed views into the commercial space. 18.24.060(c)(6) Other Non-residential Ground Floors (B) Transparency shall include a minimum 50 percent transparent glazing between 4 and 10 feet in height from sidewalk or terrace grade.
D. Facades that include projecting eaves and overhangs, porches, and other architectural elements that provide human scale and help break up building mass (Figure 1-1)	18.24.060(a) Façade Design ~~Intent~~ Purpose Statement To create cohesive and well-crafted building facades with human-scaled details that incorporate textures, colors, and other details that are compatible with and enhance the surrounding area. Facades should include the following elements:

RM Zones - 18.13.060 Multiple Family Context-Based Design Criteria	
Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Purpose Statement*
	(1) Human-scaled detail, articulation, and craftsmanship (2) Quality of construction, craftsmanship, and design to create long lasting buildings (3) Expression of a human-scaled façade rhythm and pattern that reflects the building's use (4) Fenestration that enhances the architectural character of the building (5) Defined building entry that is proportional to the building and number of people served (6) Articulation of the building shall break down the scale of the building via building modulation, façade articulation, and variation of fenestration and material patterns. *See new standards in 18.24.060(c) that identify a menu of options for façade design. For example:* 18.24.060(c) Façade Design (2) Façade Composition Building facades shall use a variety of strategies including building modulation, fenestration, and façade articulation to create visual interest and express a variety of scales through a variety of strategies. All facades shall include a minimum of two of the following façade articulation strategies to create visual interest: (i) Vertical and horizontal recesses such as a pattern of recessed grouping of windows, or recessed panels~~, or similar strategies as approved by the Director of Planning and Development Services~~. The recess shall be a minimum four inches in depth. (ii) Vertical and horizontal projections such as shading and weather protection devices, or decorative architectural details~~, or similar strategies as approved by the Director of Planning and Development Services~~. Projections shall be a minimum four inches in depth. (iii) Datum lines that continue the length of the building, such as cornices, with a minimum four inches in depth, or a minimum two inches in depth and include a change in material; (iv) Balconies, habitable projections, or Juliet balconies (every 20 to 40 feet) with a minimum four inches in depth; (v) Screening devices such as lattices, louvers, shading devices, or perforated metal screens~~, or similar strategies as approved by the Director of Planning and Development Services~~; or (vi) Use of fine-grained building materials, such as brick or wood shingles, not to exceed eight inches in either height or width.
E. Entries that are clearly defined features of front facades, and that have a scale that is in proportion to the size and type of the building and number of units being accessed; larger buildings should have a more prominent building entrance, while maintaining a pedestrian scale;	18.24.070(a) Residential Entries ~~Intent~~ Purpose Statement Private entries into ground floor residential units shall be designed to provide: (1) human-scaled detailing (2) enhanced pedestrian experience (3) transition between public and private space (4) spaces for residents to gather and spend time outdoors (5) resident privacy

RM Zones - 18.13.060 Multiple Family Context-Based Design Criteria	
Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Purpose Statement*
	See new standards in 18.24.070(b) Residential Entries for specific entry types (i.e., stoops, porches, patios, terraces, frontage courts), dimensional requirements and the minimum and maximum number of units per entry. For example: 18.24.070(b)(B) Residential Entries - Porch: (i) Porches shall provide entry access for a maximum of one unit; and (ii) Porch heights shall be within 1 step of finished floor height of adjacent unit; and (iii) Porches shall be large enough so a 6-foot by 6-foot square can fit inside of a porch for each unit; and (iv) The maximum porch floor height from the back of sidewalk grade shall be 5 feet. 18.24.060(b) Façade Design (A) Building Entries Within Façade Design (i) Primary building entries shall be scaled proportionally to the number of people served (amount of floor-area or number of units accessed). Building entries inclusive of doorway and facade plane shall meet the following minimum dimensions: a. Individual residential entries: five feet in width b. Shared residential entry, such as mixed-use buildings: 8 feet in width c. Commercial building entry: 20 feet in width d. Storefront entry: six feet in width
F. Residential units that have a presence on the street and are not walled-off or oriented exclusively inward; G. Elements that signal habitation such as entrances, stairs, porches, bays and balconies that are visible to people on the street (Figure 1-2);	18.24.040(a) Building Orientation and Setbacks ~~Intent~~ Purpose Statement To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria: (2) Placement and orientation of doorways, windows, stoops, and landscape elements to create a direct relationship with the street. (3) Ground floor residential units that have direct entry and presence on the street, and maintain privacy. 18.24.040(b) Building Orientation and Setbacks (3) Primary Building Entry: The primary building entry shall meet at least one of the following standards: (A) Face a public right-of-way. (B) Face a publicly accessible pedestrian walkway. (C) Be visible from a public right-of-way through a forecourt or front porch that meets the following standards: (i) For residential buildings with fewer than seven units, building entry forecourts or front porches shall be a minimum area of 36 square feet and minimum dimension of six feet.

RM Zones - 18.13.060 Multiple Family Context-Based Design Criteria	
Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Purpose Statement*
	(ii) For commercial buildings or residential buildings with seven or more units, building entry forecourts or front porches shall be a minimum of 100 square feet and a minimum width of 8 feet.
H. All exposed sides of a building designed with the same level of care and integrity (Figure 1-2).	18.24.060(a) Façade Design ~~Intent~~ Purpose Statement To create cohesive and well-crafted building facades with human-scaled details that incorporate textures, colors, and other details that are compatible with and enhance the surrounding area. Facades should include the following elements: (2) Quality of construction, craftsmanship, and design to create long lasting buildings 18.24.060(b) Façade Design Application (1) All facades shall meet all the required design standards and guidelines to ensure the same level of care and integrity throughout the building design. (2) Façade sidewalls located along a zero-lot line where, at time of approval are not visible from a right-of-way, are exempt. (3) Façade sidewalls located along a zero-lot line, where at time of approval are visible from a right-of-way, shall continue color, material, and pattern of the main façade.
(2) Low-Density Residential Transitions	
Where new projects are built abutting existing lower-scale residential development, care shall be taken to respect the scale and privacy of neighboring properties through:	18.24.040(a) Building Orientation and Setbacks ~~Intent~~ Purpose Statement To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria: (1) Buildings that create a street frontage that are compatible with nearby buildings and land uses. (4) Transitional spaces and buffer areas between buildings, parcels, and sites through building setbacks that distinguish private and public spaces. (5) Buildings that provide side and rear setbacks and/or upper story step backs to create a compatible relationship with ~~adjacent~~ abutting lower density residential development. *PAMC Definition 18.04.030 (2): "Abutting means having property or district lines in common." If a parcel or zone district touches another parcel or zone district at a corner (i.e. any point) or a line, that is considered abutting.* 18.24.050(a) Building Massing ~~Intent~~ Purpose Statement To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. Building massing should include elements that: (1) Break down large building facades and massing to create a human-scaled building that enhances the context of the site (2) Are consistent in scale, mass and character to adjacent land uses and land use designations
A. Transitions of development intensity from higher density development building types to building types that are compatible with the lower intensity surrounding uses, such as small-lot units and rowhouses (Figure 2-1);	
B. Massing and orientation of buildings that respect and mirror the massing of neighboring structures by stepping back upper stories to transition to smaller scale buildings, including setbacks and daylight planes that match abutting R-1 and R-2 zone requirements (Figure 2-2);	

RM Zones - 18.13.060 Multiple Family Context-Based Design Criteria	
Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Purpose Statement*
	(5) Provide harmonious transitions between adjacent abutting properties (6) Maintain privacy of residential uses through design strategies such as offset windows, reduced glazing, landscape screening, and site planning that extends setbacks to residential uses (e.g., location of pedestrian paths and mews/drive aisles). 18.24.050(b)(1) Upper Floor Step Backs (A) When the height of the subject building is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building, an upper floor step back shall start within 2 vertical feet of the height of the adjacent building. The step back shall be a minimum depth of 6 feet along the primary building frontage, and the step shall occur for a minimum of 70% of the façade length. (B) Notwithstanding, subsection (a), when adjacent to a single-story building, the upper floor step back shall occur between 33 and 37 feet in height. 18.24.060(c)(1)(A)(i)(b): Upper floor step backs. A horizontal step back of upper-floor façades with a minimum five-foot step back from the primary façade for a minimum of 80% of the length of the façade. *[Choice in menu of options]* *Also see setbacks and daylight plane standards in district regulations' development standards tables.* *To address Council Motion G consider adding supplementary standards:* *When the height of the subject building is more than 20 feet above the average height of an adjacent building and the two buildings are separated by 20 feet or less:* • *Upper Story Step Back (Facing Façade): an upper floor step back shall be located on the facing façade. The stepback shall start within 2 vertical feet of the height of the adjacent building. The step back shall be a minimum depth of 6 feet along the facing facade and the step shall occur for a minimum of 70% of the façade length.* *OR* • *Daylight Plane: (Note - The existing daylight plane typically starts at an initial height of 10 feet and then goes up 45 degrees. Additional standards could be added that provide choices)* • *Setback of 10 feet, initial height of 30 feet, then 45 degrees. This allows a similar amount of volume, but pushes a building further from the property line.*
C. Respecting privacy of neighboring structures, with windows and upper floor balconies positioned so they minimize	18.24.050(a) Building Massing ~~Intent~~ Purpose Statement

RM Zones - 18.13.060 Multiple Family Context-Based Design Criteria	
Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Purpose Statement*
views into neighboring properties (Figure 2-3); D. Minimizing sight lines into and from neighboring properties (Figure 2-3);	(6) Maintain privacy of residential uses through design strategies such as offset windows, reduced glazing, landscape screening, and site planning that extends setbacks to residential uses (e.g., location of pedestrian paths and mews/drive aisles). 18.24.080(b)(1)(D): Balconies shall not be located within the daylight plane 18.24.050(b)(2) Transition to Lower Density Building Types When a building abuts a side and/or rear property line with a RE, RMD, R-1, or R-2 zoned parcel or a village residential or existing single-family residential use, the building shall break down the abutting façade by meeting all of the following standards: (A) A landscape screen that includes a row of trees with a minimum 1 tree per 25 linear feet and continuous shrubbery planting. This screening plant material shall be a minimum 72 inches (6 feet) in height when planted. Required trees shall be minimum 24" box size. (C) Within 40 feet of an abutting structure, no more than 15% of the confronting facing façade area shall be windows or other glazing. Additional windows are allowed in order to maintain light, if they are fixed and fully obscured. *To address Council Motion cii consider adding supplementary standards:* *New projects abutting a residential use and located within 20 feet of facing windows (except windows to garages or common areas) or balconies/decks shall meet the following standards along the facing façade:* • *Upper Story Window Privacy: Window sills on the 2nd floor and above shall be at least 5 feet above the finished floor level or angled at least 15 degrees away from facing windows.* *AND/OR* • *Stair/Corridor Window Privacy: Stair or corridor windows shall have permanent obscure glazing or exterior mounted permanent architectural privacy screens (e.g., lattice, decorative metal, minimum 85% solid) to at least 5 feet above the finished floor level* *AND/OR* • *Landscape Privacy: Privacy screening landscape shall be located to align with proposed second floor windows at maturity. Screening trees and shrubs shall be specified by botanical name with at least 50 percent of screening trees and shrubs being evergreen. Screening trees shall be specified and planted at 24-inch box size or larger and 8 feet height or taller. Screening shrubs shall be specified and planted at 15-gallon size or larger and 8 feet or taller.* *AND/OR* • *Balcony Limitations: No second-floor balconies are permitted along the facing side and/or rear façade. Balconies at and above the third story are allowed.*

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E. Limiting sun and shade impacts on abutting properties; and	18.24.040(a) Building Orientation and Setbacks ~~Intent~~ Purpose Statement ...Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria: (1) Buildings that create a street frontage that are compatible with nearby buildings and land uses. (4) Transitional spaces and buffer areas between buildings, parcels, and sites through building setbacks that distinguish private and public spaces. (5) Buildings that provide side and rear setbacks and/or upper story step backs to create a compatible relationship with abutting lower density residential development. (7) Optimized building orientation for thermal comfort, shading, daylighting, and natural ventilation and other forms of passive design. *See setbacks and daylight plane standards in district regulations' development standards tables.* *No additional sun access or shade impact standards are proposed.*
F. Providing pedestrian paseos and mews to create separation between uses.	18.24.040(a) Building Orientation and Setbacks ~~Intent~~ Purpose Statement To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria… (4) Transitional spaces and buffer areas between buildings, parcels, and sites through building setbacks that distinguish private and public spaces. 18.24.020(b) Public Realm/Sidewalk Character (1) Sidewalk Widths (B) Publicly accessible sidewalks or walkways, with landscape strips, connecting through a development parcel (e.g., on a through lot) shall have a minimum six-foot width. (C) Pedestrian walkways that are designed to provide access to bicycles shall have a minimum width of eight feet, with two feet of clear space on either side.
(3) Project Open Space	
Private and public open space shall be provided so that it is usable for the residents and visitors of a site.	18.24.080(a) Open Space ~~Intent~~ Purpose Statement To ensure that residents and visitors have access to usable open space and common facilities that provide recreational opportunities, promote a healthy environment, and enhance the experience of living in Palo Alto. Common and private open spaces should include the following characteristics: (1) Be integrated into the site access and building circulation strategy (2) Be generous in dimension to provide usable space (3) Provide landscape elements that will support the health of the plants and enhance the character of place

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	(4) Promote public health (5) Be located to provide easy access to private and common building areas, protected from the activities of commercial areas, and balance privacy and noise impacts to neighboring uses (6) Promote sustainable practices and opportunities for green infrastructure (7) Promote community safety through eyes on the street
A. The type and design of the usable private open space shall be appropriate to the character of the building(s), and shall consider dimensions, solar access, wind protection, views, and privacy;	18.24.080(a) Open Space ~~Intent~~ Purpose Statement To ensure that residents and visitors have access to usable open space and common facilities that provide recreational opportunities, promote a healthy environment, and enhance the experience of living in Palo Alto. Common and private open spaces should include the following characteristics: (2) Be generous in dimension to provide usable space (3) Provide landscape elements that will support the health of the plants and enhance the character of place (5) Be located to provide easy access to private and common building areas, protected from the activities of commercial areas, and balance privacy and noise impacts to neighboring uses (6) Promote sustainable practices and opportunities for green infrastructure 18.24.080(b)(1) Private Open Space. If Private Open Spaces is provided, it shall meet the following standards: … (A) Floor area shall include a clear space with a minimum dimension of a circle with a six-foot diameter. (B) Minimum clear height dimension of 8'-6" feet (C) Be accessed directly from a residential unit (D) Balconies shall not be located within the daylight plane (E) Notwithstanding subsection (a), ground floor patios shall meet the following minimum requirements: … (i) RM-20 and RM-30 districts: Minimum 100 square feet of area, the least dimension of which is eight feet for at least 75% of the area (ii) RM-40 districts: Minimum 80 square feet of area, the least dimension of which is six feet for at least 75% of the area (iii) Street facing private open space on the ground floor shall meet the finished floor height for ground floor residential standards in section 18.24.040(b)(4)
B. Open space should be sited and designed to accommodate different activities, groups, active and passive uses, and should be located convenient to the residents.	18.24.080(a) Open Space ~~Intent~~ Purpose Statement To ensure that residents and visitors have access to usable open space and common facilities that provide recreational opportunities, promote a healthy environment, and enhance the experience of living in Palo Alto. 18.24.080(b)(1) Private Open Space If Private Open Spaces is provided, it shall meet the following standards: (C) Be accessed directly from a residential unit

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	18.24.080(b)(2) Common Open Space If Common Open Space is provided, it shall meet the following standards: (A) Minimum size of 200 square feet (B) Area shall include a space with a minimum dimension of a circle with a 10-foot diameter. (D) Notwithstanding subsection (1), courtyards enclosed on four sides shall have a minimum dimension of 40 feet and have a minimum courtyard width to building height ratio of 1:1.25 (E) Include places to sit (F) A minimum 20% of landscaping
C. Common open spaces should connect to the pedestrian pathways and existing natural amenities of the site and its surroundings (Figure 3-1);	18.24.080(a) Open Space ~~Intent~~ Purpose Statement … Common and private open spaces should include the following characteristics: (1) Be integrated into the site access and building circulation strategy (3) Provide landscape elements that will support the health of the plants and enhance the character of place 18.24.080(b)(2) Common Open Space If Common Open Space is provided, it shall meet the following standards: (C) A minimum of 60% of the area shall be open to the sky and free of permanent weather protection or encroachments. Trellises and similar open-air features are permitted. (F) A minimum 20% of landscaping
D. Usable open space may be any combination of private and common spaces;	*Removed. Inconsistent with development standards in Chapter 18.13.040(e) and Table 2, Chapter 18.13, which details distinct requirements and options for private and common open space.*
E. Open space should be located to activate the street facade and increase "eyes on the street" when possible (Figure 3-2);	18.24.080(a) Open Space ~~Intent~~ Purpose Statement …Common and private open spaces should include the following characteristics: (1) Be integrated into the site access and building circulation strategy (5) Be located to provide easy access to private and common building areas, protected from the activities of commercial areas, and balance privacy and noise impacts to neighboring uses (7) Promote community safety through eyes on the street 18.24.040(b)(2)(B): An open space with a minimum dimension of 20 feet and minimum area of 450 square feet. The open space shall be at least one of the following: (i) A publicly accessible open space/plaza (ii) A space used for outdoor seating for public dining (iii) A residential Common Open Space adjacent to a common interior space and less than two feet above adjacent sidewalk grade. Fences and railing shall be a minimum 50% transparent. *[Choice in menu of options]*

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F. Usable open space does not need to be located on the ground and may be located in porches, decks, balconies and/or podiums (Figure 3-3);	*Removed. Redundant with definition of usable open space in Chapter 18.04.030(124).*
G. Both private and common open space areas should be buffered from noise where feasible through landscaping and building placement;	*Redundant with guideline in Chapter 18.13.040(e).* *Also see noise standards in Section 9.10.030(a).* *Also see existing noise standards for rooftop open spaces in 18.40.230: Rooftop Gardens.* 18.24.080(a) Open Space ~~Intent~~ Purpose Statement …Common and private open spaces should include the following characteristics: (5) Be located to provide easy access to private and common building areas, protected from the activities of commercial areas, and balance privacy and noise impacts to neighboring uses 18.24.080(b)(1) Private Open Space. If Private Open Spaces is provided, it shall meet the following standards: … (C) Be accessed directly from a residential unit (D) Balconies shall not be located within the daylight plane (E) ...ground floor patios shall meet the following minimum requirements... (iii) Street facing private open space on the ground floor shall meet the finished floor height for ground floor residential standards in section 18.24.040(b)(4) 18.24.080(b)(2) If Common Open Space is provided, it shall meet the following standards... (A) Minimum size of 200 square feet (B) Area shall include a space with a minimum dimension of a circle with a 10-foot diameter. (C) Notwithstanding subsection (1), courtyards enclosed on four sides shall have a minimum dimension of 40 feet and have a minimum courtyard width to building height ratio of 1:1.25
H. Open space situated over a structural slab/podium or on a rooftop shall have a combination of landscaping and high quality paving materials, including elements such as planters, mature trees, and use of textured and/or colored paved surfaces (Figure 3-3); and	18.24.080(a) Open Space ~~Intent~~ Purpose Statement To ensure that residents and visitors have access to usable open space and common facilities that provide recreational opportunities, promote a healthy environment, and enhance the experience of living in Palo Alto. Common and private open spaces should include the following characteristics: (3) Provide landscape elements that will support the health of the plants and enhance the character of place (6) Promote sustainable practices and opportunities for green infrastructure 18.24.080(b) (2) Common Open Space (2) If Common Open Space is provided, it shall meet the following standards:

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	(F) A minimum 20% of landscaping (G) Soil Depth: Planting in above grade courtyards shall have a minimum soil depth of 12 inches for ground cover, 20 inches for shrubs, and 36 inches for trees.
I. Parking may not be counted as open space.	*Removed. Redundant with definition of usable open space in Chapter 18.04.030(124).*
(4) Parking Design	
Parking needs shall be accommodated but shall not be allowed to overwhelm the character of the project or detract from the pedestrian environment, such that:	18.24.030(a) Site Access ~~Intent~~ Purpose Statement To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. Site access should include the following elements: (3) Vehicle, loading and service access that is integrated into building and landscape design and located to prevent conflicts with pedestrians and cyclists, while also provided convenient access to building entries.
A. Parking is located behind buildings, below grade or, where those options are not feasible, screened by landscaping, low walls, garages and carports, etc.;	18.24.030(b)(3) Vehicle Access. (A) Vehicle access shall be located on alleys or side streets where available. (B) Except for driveway access and short-term loading spaces, off-street parking, off-street vehicle loading, and vehicular circulation areas are prohibited between the building and the primary building frontage. 18.24.030(b)(4) Loading Docks and Service Areas. Loading and service areas shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience as follows: (A) Loading docks and service areas shall be located on facades other than the primary building frontage: on alleys, from parking areas, and/or at the rear or side of building if building includes these frontages. When only primary building frontage is available, loading docks and service areas shall be recessed a minimum five feet from the primary façade and shall be screened in accordance with Chapter 18.23.050. (B) Loading dock and service areas located within setback areas shall be screened in accordance with Chapter 18.23.050 and separated from pedestrian access to the primary building entry to avoid impeding pedestrian movement and safety. 18.24.060(b)(7) Façade Design - Parking/Loading/Utilities (A) Entry Size: No more than 25% of the site frontage facing a street should be devoted to garage openings, carports, surface parking, loading entries, or utilities access (on sites with less than 100 feet of frontage, no more than 25 feet) *See landscaping standards and guidelines in Chapter 18.54.040: Landscaping of Parking Areas*

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B. Structured parking is fronted or wrapped with habitable uses when possible (Figure 4-1);	18.24.030(a) Site Access ~~Intent~~ Purpose Statement To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. Site access should include the following elements: (3) Vehicle, loading and service access that is integrated into building and landscape design and located to prevent conflicts with pedestrians and cyclists, while also provided convenient access to building entries. 18.24.060(b)(7)(B): Above grade structured parking levels facing a public right-of-way or publicly accessible open space/path, with the exception of vehicular alleys, shall be lined with commercial or habitable uses with a minimum depth of 20 feet.
C. Parking that is semi-depressed is screened with architectural elements that enhance the streetscape such as stoops, balcony overhangs, and/or art (Figure 4-2);	18.24.030(a) Site Access ~~Intent~~ Purpose Statement (3) Vehicle, loading and service access that is integrated into building and landscape design and located to prevent conflicts with pedestrians and cyclists, while also provided convenient access to building entries. 18.24.060(b)(7) Façade Design - Parking/Loading/Utilities (C) Partially sub-grade parking shall not have an exposed façade that exceeds five feet in height above abutting grade at back of sidewalk. (D) Partially sub-grade parking shall be screened with continuous landscaping and shrubbery with minimum height of 3 feet and be within 10 feet of the sub-grade parking.
D. Landscaping such as trees, shrubs, vines, or groundcover is incorporated into surface parking lots (Figure 4-2);	*Removed. Redundant with landscaping standards and guidelines in Chapter 18.54.040: Landscaping of Parking Areas*
E. For properties with parking access from the rear of the site (such as a rear alley or driveway) landscaping shall provide a visual buffer between vehicle circulation areas and abutting properties (Figure 4-3);	*Removed. Redundant with standards and guidelines in Chapter 18.54.040(f): Landscaping of Parking Areas (Landscape Screens) and Chapter 18.23.050: Visual, Screening and Landscaping (proposed to be modified to be broadly applicable and relocated to Chapter 18.40.260). For Example:* 18.54.040(f) Landscaping of Parking Areas *[Existing Code Section]* (a) Perimeter Landscaping: Each unenclosed parking facility shall provide a perimeter landscaped strip at least five feet wide between and adjacent to a line defining the exterior boundary of the parking area and the nearest adjacent property line, not separated by a building. The perimeter landscaped strip may include any landscaped yard or landscaped area otherwise required, and shall be continuous except for required access to the site or to the parking facility. Where the landscaped strip adjoins a public street or pedestrian walkway, the landscaped strip may be required to include a fence, wall, berm, or equivalent feature. Where the parking facility adjoins another site, a fence, wall, or other equivalent screening feature may be required. *See draft standards for Chapter 18.40.260(b) Visual Screening and Landscaping*

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	(1) For non-residential properties abutting residential uses: (ii) Walls facing residential properties shall incorporate architectural design features and landscaping in order to reduce apparent mass and bulk. (iii) Loading docks and exterior storage of materials or equipment shall be screened from view from residential properties by fencing, walls or landscape buffers. (iv) All required interior yards (setbacks) abutting residential properties shall be planted and maintained as a landscaped screen. (2) For all project types: (i) All areas not covered by structures, service yards, walkways, driveways, and parking spaces shall be landscaped with ground cover, shrubs, and/or trees. (iii) A minimum 10-foot planting and screening strip shall be provided adjacent to any façade abutting a low density residential district (R-1, R-2, or RMD) or abutting railroad tracks.
F. Street parking is utilized for visitor or customer parking and is designed in a manner to enhance traffic calming;	*Removed. Traffic calming and use of the public right-of-way are addressed by Public Works and Transportation Department.*
G. Parking is accessed from side streets or alleys when possible.	18.24.030(a)(3): Vehicle, loading and service access that is integrated into building and landscape design and located to prevent conflicts with pedestrians and cyclists, while also provided convenient access to building entries. 18.24.030(b)(3) Vehicle Access. (A) Vehicle access shall be located on alleys or side streets where available. 18.24.060(b)(7) Façade Design - Parking/Loading/Utilities (A) Entry Size: No more than 25% of the site frontage facing a street should be devoted to garage openings, carports, surface parking, loading entries, or utilities access (on sites with less than 100 feet of frontage, no more than 25 feet)
(5) Large (Multi-Acre) Sites	
Large (in excess of one acre) sites shall be designed so that street, block, and building patterns are consistent with those of the surrounding neighborhood, and such that:	*Sites over 1 acre in size are not uniquely addressed. Standards and purpose statements below would be broadly applicable and would not just apply to large sites.* 18.24.050(a) Building Massing ~~Intent~~ Purpose Statement To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. Building massing should include elements that: (1) Break down large building facades and massing to create a human-scaled building that enhances the context of the site

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	(2) Are consistent in scale, mass and character to adjacent land uses and land use designations (3) Reinforce the definition and importance of the street (4) Provide rooflines and massing that emphasize and accentuate significant elements of the building such as entries, bays, and balconies, and shading elements where appropriate. (5) Provide harmonious transitions between abutting properties
A. New development of large sites maintains and enhances connectivity with a hierarchy of public streets, private streets, walks and bike paths (integrated with Palo Alto's Bicycle Master Plan, when applicable);	18.24.030(a) Site Access ~~Intent~~ Purpose Statement To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. Site access should include the following elements: (1) Site circulation and access that presents a clear hierarchy and connectivity pattern both within a project and to adjacent sidewalks and transit stops. This hierarchy should prioritize pedestrians, bikes, vehicles, and utility/loading access in the order listed. This hierarchy may provide separate access for vehicles and other modes, or demonstrate how all modes are accommodated in shared access points. (2) Connections to side streets, open spaces, mews, alleys, and paseos
B. The diversity of building types increases with increased lot size (e.g., <1 acre = minimum 1 building type; 1-2 acres = minimum 2 housing types; greater than 2 acres = minimum 3 housing types) (Figures 5-1 through 5-3); and	18.24.050(a) Building Massing ~~Intent~~ Purpose Statement To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. 18.24.060(c) Façade Design (2) Façade Composition Building facades shall use a variety of strategies including building modulation, fenestration, and façade articulation to create visual interest and express a variety of scales through a variety of strategies. All facades shall include a minimum of two of the following façade articulation strategies to create visual interest... *Additional standard would be required to regulate or define multiple building or housing types.*
C. Where a site includes more than one housing type, each building type should respond to its immediate context in terms of scale, massing, and design (e.g., small lot units or rowhouse building types facing or abutting existing single-family residences) (Figures 5-2 and 5-3).	18.24.050(a) Building Massing ~~Intent~~ Purpose Statement To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. Building massing should include elements that: (5) Provide harmonious transitions between abutting properties 18.24.050(b)(1) Upper Floor Step Backs (A) When the height of the subject building is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building, an upper floor step back shall start within 2 vertical feet of the height of

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	the adjacent building. The step back shall be a minimum depth of 6 feet along the primary building frontage, and the step shall occur for a minimum of 70% of the façade length. (B) Notwithstanding, subsection (a), when adjacent to a single-story building, the upper floor step back shall occur between 33 and 37 feet in height.
(6) Housing Variety and Units on Individual Lots	
Multifamily projects may include a variety of unit types such as small-lot detached units (Figure 6-1), attached rowhouses/townhouses (Figure 6-2), and cottage clusters in order to achieve variety and create transitions to adjacent existing development, provided that:	*Housing variety to be discussed with ARB 3/3/22*
A. Setbacks and daylight planes along the perimeter of the site shall conform to RM-20 zone standards;	*Removed. Redundant with setbacks and daylight plane standards in district regulations' development standards tables. In particular, townhome and cottage cluster standards are located in Table 3 and footnote (1), Chapter 18.13.050(c) Village Residential Development*
B. Overall development intensity (FAR, landscape coverage, open space) shall be calculated across the entire site to comply with the RM-20 zone standards;	*Removed. Redundant with setbacks and daylight plane standards in district regulations' development standards tables. In particular, townhome and cottage cluster standards are located in Table 3 and footnote (1), Chapter 18.13.050(c) Village Residential Development*
C. Individual detached units shall be spaced a minimum of 3 feet apart;	*Removed. For townhome, cottage cluster, redundant with Table 3, Chapter 18.13.050(c) Village Residential Development.* *Also, required by Fire Code for buildings with openings.*
D. For units on individual "fee simple" lots, units may be situated along the property line of the individual parcel (i.e., zero-lot line) to allow usable open space in the opposite side setback;	*Addressed generally by open space standards in district regulations' development standards tables. "Fee simple" lots not separately addressed.*
E. Each detached unit shall have at least one usable side yard between the house and fence to provide outdoor passage between the front and rear yards;	*Side yard to be discussed with ARB 3/3/22*
F. Spaces between buildings shall be landscaped and/or shall provide for usable hardscape (patios, decks, etc.);	*Removed. Addressed by site open space standard in Table 2, Chapter 18.13.040 and Table 3, Chapter 18.13.050(c) Village Residential Development*

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G. Sidewall windows should be designed with privacy features such as obscure glass or glass block;	18.24.050(a) Building Massing ~~Intent~~ Purpose Statement (6) Maintain privacy of residential uses through design strategies such as offset windows, reduced glazing, landscape screening, and site planning that extends setbacks to residential uses (e.g., location of pedestrian paths and mews/drive aisles). 18.24.050(b)(C) Within 40 feet of an abutting structure, no more than 15% of the ~~confronting~~ facing façade area shall be windows or other glazing. Additional windows are allowed in order to maintain light, if they are fixed and fully obscured.
H. Windows on sidewalls opposite each other should be above eye level or should be offset to prevent views into adjacent units; and	18.24.050(a) Building Massing ~~Intent~~ Purpose Statement (6) Maintain privacy of residential uses through design strategies such as offset windows, reduced glazing, landscape screening, and site planning that extends setbacks to residential uses (e.g., location of pedestrian paths and mews/drive aisles). *To address Council Motion cii consider adding supplementary standards:* *New projects abutting a residential use and located within 20 feet of facing windows (except windows to garages or common areas) or balconies/decks shall meet the following standards along the facing façade:* • *Upper Story Window Privacy: Window sills on the 2nd floor and above shall be at least 5 feet above the finished floor level or angled at least 15 degrees away from facing windows.* *AND/OR* • *Stair/Corridor Window Privacy: Stair or corridor windows shall have permanent obscure glazing or exterior mounted permanent architectural privacy screens (e.g., lattice, decorative metal, minimum 85% solid) to at least 5 feet above the finished floor level* *AND/OR* • *Landscape Privacy: Privacy screening landscape shall be located to align with proposed second floor windows at maturity. Screening trees and shrubs shall be specified by botanical name with at least 50 percent of screening trees and shrubs being evergreen. Screening trees shall be specified and planted at 24-inch box size or larger and 8 feet height or taller. Screening shrubs shall be specified and planted at 15-gallon size or larger and 8 feet or taller.* *AND/OR* • *Balcony Limitations: No second-floor balconies are permitted along the facing side and/or rear façade. Balconies at and above the third story are allowed.*
I. Architectural treatment shall be carried along the sidewalls of detached units, particularly sidewalls facing streets and pathways.	18.24.060(a) Façade Design ~~Intent~~ Purpose Statement To create cohesive and well-crafted building facades with human-scaled details that incorporate textures, colors, and other details that are compatible with and enhance the surrounding area. Facades should include the following elements:

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	(2) Quality of construction, craftsmanship, and design to create long lasting buildings 18.24.040(b) Building Orientation and Setbacks (1) Corner buildings less than 40 feet in height and end units of townhouses or other attached housing products that face the street shall include the following features on their secondary building frontage: (A) A height to width ratio greater than 1.2:1 (B) A minimum of 15 percent fenestration area. (C) At least one facade modulation with a minimum depth of 18 inches and a minimum width of two feet. Examples: Wrap around front porch, bay window.
(7) Sustainability and Green Building Design	
Project design and materials to achieve sustainability and green building design shall be incorporated into the project. Green building design considers the environment during design and construction. Green building design aims for compatibility with the local environment: to protect, respect and benefit from it. In general, sustainable buildings are energy efficient, water conserving, durable and nontoxic, with high-quality spaces and high recycled content materials. The following considerations should be included in site and building design:	18.24.090(a) Materials ~~Intent~~ Purpose Statement: To promote the use of high quality, durable, sustainable, and attractive materials that exhibit a sense of permanence and contribute to the aesthetic quality of the development and to the urban design fabric of the community. 18.24.100(a) Sustainability and Green Building Design ~~Intent~~ Purpose Statement: To incorporate sustainability, green building, and environmental considerations into the project design and construction. Green building design aims for compatibility with the local environment: to protect, respect and benefit from it. In general, sustainable buildings are energy efficient, water conserving, durable and nontoxic, with high-quality spaces and high recycled content materials. The following considerations should be included in site and building design… 18.24.100(b): See Chapter 16.14: California Green Building Standards additional requirements for green building and sustainable design. Notwithstanding Section 18.24.010(c), these regulations may not be modified through alternative compliance.
A. Optimize building orientation for heat gain, shading, daylighting, and natural ventilation (Figure 7-1);	18.24.100(a)(1): Optimize building orientation for thermal comfort, shading, daylighting, and natural ventilation, including operable windows
B. Design landscaping to create comfortable micro-climates and reduce heat island effects (Figure 7-2);	18.24.100(a)(2): Design landscaping to create comfortable micro-climates and reduce heat island effects
C. Design for easy pedestrian, bicycle, and transit access;	18.24.030(a) Site Access ~~Intent~~ Purpose Statement To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context.

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D. Maximize onsite stormwater management through landscaping and permeable pavement (Figure 7-3);	18.24.100(a)(4): Maximize onsite stormwater management through landscaping and permeable pavement
E. Use sustainable building materials.	18.24.100(a)(5): Use sustainable building materials
F. Design lighting, plumbing and equipment for efficient energy use;	18.24.100(a)(6): Design lighting, plumbing and equipment for efficient energy use
G. Create healthy indoor environments;	18.24.100(a)(7): Create healthy indoor environments
H. Use creativity and innovation to build more sustainable environments. One example is establishing gardens with edible fruits, vegetables or other plants to satisfy a portion of project open space requirements (Figure 7-2); and	18.24.100(a)(8): Use creativity and innovation to build more sustainable environments. One example is establishing gardens with edible fruits, vegetables or other plants to satisfy a portion of project open space requirements
I. Provide protection for creeks and riparian vegetation and integrate stormwater management measures and open space to minimize water quality and erosion impacts to the creek environment.	*Removed. See Chapter 18.40.140 for guidelines and requirements within creek areas.*

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(1) Pedestrian and Bicycle Environment	
The design of new projects shall promote pedestrian walkability, a bicycle friendly environment, and connectivity through design elements such as:	18.24.030(a) Site Access ~~Intent~~ Purpose Statement To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. Site access should include the following elements: (1) Site circulation and access that presents a clear hierarchy and connectivity pattern both within a project and to adjacent sidewalks and transit stops. This hierarchy should prioritize pedestrians, bikes, vehicles, and utility/loading access in the order listed. This hierarchy may provide separate access for vehicles and other modes, or demonstrate how all modes are accommodated in shared access points.
A. Ground floor uses that are appealing to pedestrians through well-designed visibility and access (Figure 1-1);	18.24.040(a) Building Orientation and Setbacks ~~Intent~~ Purpose Statement To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria: (1) Buildings that create a street frontage that are compatible with nearby buildings and land uses. (2) Placement and orientation of doorways, windows, stoops, and landscape elements to create a direct relationship with the street. (3) Ground floor residential units that have direct entry and presence on the street, and maintain privacy. (4) Transitional spaces and buffer areas between buildings, parcels, and sites through building setbacks that distinguish private and public spaces. (5) Buildings that provide side and rear setbacks and/or upper story step backs to create a compatible relationship with ~~adjacent~~ abutting lower density residential development. 18.24.030(b)(2): Site Access - Primary Building Entries shall be located from a public right-of-way or, if not possible, a publicly accessible Pedestrian Walkway. 18.24.040(b)(3): Building Orientation and Setbacks - Primary Building Entry The primary building entry shall meet at least one of the following standards: (A) Face a public right-of-way. (B) Face a publicly accessible pedestrian walkway. (C) Be visible from a public right-of-way through a forecourt or front porch that meets the following standards: (i) For residential buildings with fewer than seven units, building entry forecourts or front porches shall be a minimum area of 36 square feet and minimum dimension of six feet.

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	(ii) For commercial buildings or residential buildings with seven or more units, building entry forecourts or front porches shall be a minimum of 100 square feet and a minimum width of 8 feet. 18.24.020(4)(B): Primary building entries shall provide at least one seating area or bench within 30 feet of building entry and/or path leading to building entry. This standard may be satisfied by existing seating area or benches located in public right-of-way within 50 feet of the building entry. On arterials—except Downtown—seating areas or benches shall not be located between the sidewalk and curb. Arterial roadways are identified in Map T-5 of the Comprehensive Plan and do not include residential arterials.
B. On primary pedestrian routes, climate and weather protection where possible, such as covered waiting areas, building projections and colonnades, and awnings (Figure 1-2);	18.24.020(a) Public Realm/Sidewalk Character ~~Intent~~ Purpose Statement To create an attractive and safe public realm and sidewalk space for pedestrians and cyclists through the implementation of design, landscaping, and infrastructure. 18.24.060(c)(4)(B): Primary entries shall include weather protection that is a minimum 4 feet wide and 4 feet deep by recessing the entry, providing an awning or using a combination of these methods. 18.24.060(c)(5): Storefront/Retail Ground Floors (E) Awnings, canopies and weather protection: (i) When transom windows are above display windows, awnings, canopies and similar, weather protection elements shall be installed between transom and display windows. These elements should allow for light to enter the storefront through the transom windows and allow the weather protection feature to shade the display window. 18.24.060(c)(6): Other Non-residential Ground Floors (C) Primary entries shall include weather protection that is a minimum 6 feet wide and 4 feet deep by recessing the entry, providing an awning or using a combination of these methods.
C. Streetscape or pedestrian amenities that contribute to the area's streetscape environment such as street trees, bulbouts, benches, landscape elements, and public art (Figure 1-3);	18.24.020(a) Public Realm/Sidewalk Character ~~Intent~~ Purpose Statement To create an attractive and safe public realm and sidewalk space for pedestrians and cyclists through the implementation of design, landscaping, and infrastructure. Publicly accessible spaces and sidewalks should: (1) Design the transition between the public and private realm through the coordination of amenities and materials, such as accent paving, tree wells, lighting and street furniture (e.g., benches, bicycle racks, trash receptacles, news racks). (2) Complement or match accent paving to existing designs in the Downtown and California Avenue business district. (3) Provide sidewalk widths that accommodate landscaping, street trees, furniture, and pedestrian amenities; create a pleasant, desirable place to walk; provide shade; and enable comfortable pedestrian passage.

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D. Bicycle amenities that contribute to the area's bicycle environment and safety needs, such as bike racks, storage or parking, or dedicated bike lanes or paths (Figure 1-1); and	18.24.020(a) Public Realm/Sidewalk Character ~~Intent~~ Purpose Statement To create an attractive and safe public realm and sidewalk space for pedestrians and cyclists through the implementation of design, landscaping, and infrastructure. Publicly accessible spaces and sidewalks should: (4) Provide amenities, such as parking and repair equipment, for micromobility, such as bicycles and scooters. 18.24.020(b)(4)(A): Micromobility infrastructure, such as locations to lock bicycles and scooters, shall be located within 30 feet of the primary building entry and/or a path leading to the primary building entry. This standard may be satisfied by existing infrastructure already located within 50 feet of the project site and located in the public right-of-way. *Also see bicycle parking standards in Chapter 18.52.040: Off-Street Parking, Loading and Bicycle Facility Requirements*
E. Vehicle access from alleys or sidestreets where they exist, with pedestrian access from the public street.	18.24.030(a) Site Access ~~Intent~~ Purpose Statement To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. 18.24.030(b)(3) Vehicle Access. (A) Vehicle access shall be located on alleys or side streets where available. (B) Except for driveway access and short-term loading spaces, off-street parking, off-street vehicle loading, and vehicular circulation areas are prohibited between the building and the primary building frontage. 18.24.030(b)(2): Site Access - Primary Building Entries shall be located from a public right-of-way or, if not possible, a publicly accessible Pedestrian Walkway.
(2) Street Building Facades	
Street facades shall be designed to provide a strong relationship with the sidewalk and the street(s), to create an environment that supports and encourages pedestrian activity through design elements such as:	18.24.040(a) Building Orientation and Setbacks ~~Intent~~ Purpose Statement (2) Placement and orientation of doorways, windows, stoops, and landscape elements to create a direct relationship with the street. 18.24.050(a) Building Massing ~~Intent~~ Purpose Statement (3) Reinforce the definition and importance of the street
A. Placement and orientation of doorways, windows, and landscape elements to create strong, direct relationships with the street (Figure 2-1);	18.24.050(a) Building Massing ~~Intent~~ Purpose Statement (3) Reinforce the definition and importance of the street 18.24.040(a) Building Orientation and Setbacks ~~Intent~~ Purpose Statement

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	(2) Placement and orientation of doorways, windows, stoops, and landscape elements to create a direct relationship with the street. 18.24.040 Building Orientation and Setbacks (5) Front Yard Setback Character Required setbacks shall provide a hardscape and/or landscaped area to create a transition between public and private space. The following standards apply, based on intended use and exclusive of areas devoted to outdoor seating, front porches, door swing of building entries, and publicly accessible open space: (A) Ground-floor retail or retail-like uses shall have a minimum of 10% of the required setback as landscaped area or planters. (B) Ground-floor residential uses shall have a minimum of 60% landscaped area in the required setback area. 18.24.060(c)(4) Building Entries Within Façade Design (ii) Primary building entries (not inclusive of individual residential entries) shall include a façade modulation that includes at least one of the following: a. A recess or projection from the primary façade plane with a minimum depth of two feet. 18.24.060(c)(5) Storefront/Retail Ground Floors (B) Transparency shall include a minimum 60 percent transparent glazing between 2 and 10 feet in height from sidewalk, providing unobstructed views into the commercial space. 18.24.060(c)(6) Other Non-residential Ground Floors (B) Transparency shall include a minimum 50 percent transparent glazing between 4 and 10 feet in height from sidewalk or terrace grade.
B. Facades that include projecting eaves and overhangs, porches, and other architectural elements that provide human scale and help break up building mass (Figure 2-2);	18.24.060(a) Façade Design ~~Intent~~ Purpose Statement To create cohesive and well-crafted building facades with human-scaled details that incorporate textures, colors, and other details that are compatible with and enhance the surrounding area. Facades should include the following elements: (1) Human-scaled detail, articulation, and craftsmanship (2) Quality of construction, craftsmanship, and design to create long lasting buildings (3) Expression of a human-scaled façade rhythm and pattern that reflects the building's use (4) Fenestration that enhances the architectural character of the building (5) Defined building entry that is proportional to the building and number of people served (6) Articulation of the building shall break down the scale of the building via building modulation, façade articulation, and variation of fenestration and material patterns.

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	See new standards in 18.24.060(c) that identify a menu of options for façade design. For example: 18.24.060(c) Façade Design (2) Façade Composition Building facades shall use a variety of strategies including building modulation, fenestration, and façade articulation to create visual interest and express a variety of scales through a variety of strategies. All facades shall include a minimum of two of the following façade articulation strategies to create visual interest: (i) Vertical and horizontal recesses such as a pattern of recessed grouping of windows, or recessed panels~~, or similar strategies as approved by the Director of Planning and Development Services~~. The recess shall be a minimum four inches in depth. (ii) Vertical and horizontal projections such as shading and weather protection devices, or decorative architectural details~~, or similar strategies as approved by the Director of Planning and Development Services~~. Projections shall be a minimum four inches in depth. (iii) Datum lines that continue the length of the building, such as cornices, with a minimum four inches in depth, or a minimum two inches in depth and include a change in material; (iv) Balconies, habitable projections, or Juliet balconies (every 20 to 40 feet) with a minimum four inches in depth; (v) Screening devices such as lattices, louvers, shading devices, or perforated metal screens~~, or similar strategies as approved by the Director of Planning and Development Services~~; or (vi) Use of fine-grained building materials, such as brick or wood shingles, not to exceed eight inches in either height or width.
C. Entries that are clearly defined features of front facades, and that have a scale that is in proportion to the size and type of the building and number of units being accessed; larger buildings should have a more prominent building entrance, while maintaining a pedestrian scale;	18.24.070(a) Residential Entries ~~Intent~~ Purpose Statement Private entries into ground floor residential units shall be designed to provide: (1) human-scaled detailing (2) enhanced pedestrian experience (3) transition between public and private space (4) spaces for residents to gather and spend time outdoors (5) resident privacy *See new standards in 18.24.070(b) Residential Entries for specific entry types (i.e., stoops, porches, patios, terraces, frontage courts), dimensional requirements and the minimum and maximum number of units per entry. For example:* 18.24.070(b)(B) Residential Entries - Porch: (i) Porches shall provide entry access for a maximum of one unit; and (ii) Porch heights shall be within 1 step of finished floor height of adjacent unit; and (iii) Porches shall be large enough so a 6-foot by 6-foot square can fit inside of a porch for each unit; and

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	(iv) The maximum porch floor height from the back of sidewalk grade shall be 5 feet. 18.24.060(b) Façade Design (A) Building Entries Within Façade Design (i) Primary building entries shall be scaled proportionally to the number of people served (amount of floor-area or number of units accessed). Building entries inclusive of doorway and facade plane shall meet the following minimum dimensions: a. Individual residential entries: five feet in width b. Shared residential entry, such as mixed-use buildings: 8 feet in width c. Commercial building entry: 20 feet in width d. Storefront entry: six feet in width
D. Residential units and storefronts that have a presence on the street and are not walled-off or oriented exclusively inward; E. Elements that signal habitation such as entrances, stairs, porches, bays and balconies that are visible to people on the street;	18.24.040(a) Building Orientation and Setbacks ~~Intent~~ Purpose Statement To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria: (2) Placement and orientation of doorways, windows, stoops, and landscape elements to create a direct relationship with the street. (3) Ground floor residential units that have direct entry and presence on the street, and maintain privacy. 18.24.040(b) Building Orientation and Setbacks (3) Primary Building Entry The primary building entry shall meet at least one of the following standards: (A) Face a public right-of-way. (B) Face a publicly accessible pedestrian walkway. (C) Be visible from a public right-of-way through a forecourt or front porch that meets the following standards: (i) For residential buildings with fewer than seven units, building entry forecourts or front porches shall be a minimum area of 36 square feet and minimum dimension of six feet. (ii) For commercial buildings or residential buildings with seven or more units, building entry forecourts or front porches shall be a minimum of 100 square feet and a minimum width of 8 feet.
F. All exposed sides of a building designed with the same level of care and integrity;	18.24.060(a) Façade Design ~~Intent~~ Purpose Statement To create cohesive and well-crafted building facades with human-scaled details that incorporate textures, colors, and other details that are compatible with and enhance the surrounding area. Facades should include the following elements: (2) Quality of construction, craftsmanship, and design to create long lasting buildings

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	18.24.060(b) Façade Design Application (1) All facades shall meet all the required design standards and guidelines to ensure the same level of care and integrity throughout the building design. (2) Façade sidewalls located along a zero-lot line where, at time of approval are not visible from a right-of-way, are exempt. (3) Façade sidewalls located along a zero-lot line, where at time of approval are visible from a right-of-way, shall continue color, material, and pattern of the main façade.
G. Reinforcing the definition and importance of the street with building mass; and	18.24.050(a) Building Massing ~~Intent~~ Purpose Statement (3) Reinforce the definition and importance of the street 18.24.040(b)(3): Building Orientation and Setbacks - Primary Building Entry The primary building entry shall meet at least one of the following standards: (A) Face a public right-of-way. (B) Face a publicly accessible pedestrian walkway. (C) Be visible from a public right-of-way through a forecourt or front porch that meets the following standards: (i) For residential buildings with fewer than seven units, building entry forecourts or front porches shall be a minimum area of 36 square feet and minimum dimension of six feet. (ii) For commercial buildings or residential buildings with seven or more units, building entry forecourts or front porches shall be a minimum of 100 square feet and a minimum width of 8 feet. 18.24.040(b)(4): Ground Floor Residential Units (A) The finished floor of ground floor residential units, when adjacent to a public right-of-way, shall be within the minimum and maximum heights according to setback distance from back of walk identified in Figure 2. On sites with a cross slope greater than 2% along a building facade, the average height of the finished floor and back of walk shall be used. In flood zones, the minimum floor height shall be defined by the Federal Emergency Management Agency (FEMA) flood zone elevation. 18.24.040(b)(5) Front Yard Setback Character Required setbacks shall provide a hardscape and/or landscaped area to create a transition between public and private space. The following standards apply, based on intended use and exclusive of areas devoted to outdoor seating, front porches, door swing of building entries, and publicly accessible open space: (A) Ground-floor retail or retail-like uses shall have a minimum of 10% of the required setback as landscaped area or planters. (B) Ground-floor residential uses shall have a minimum of 60% landscaped area in the required setback area.

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H. Upper floors set back to fit in with the context of the neighborhood.	18.24.040(a) Building Orientation and Setbacks ~~Intent~~ Purpose Statement To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria: (1) Buildings that create a street frontage that are compatible with nearby buildings and land uses. (4) Transitional spaces and buffer areas between buildings, parcels, and sites through building setbacks that distinguish private and public spaces. (5) Buildings that provide side and rear setbacks and/or upper story step backs to create a compatible relationship with ~~adjacent~~ abutting lower density residential development. 18.24.050(b)(1) Upper Floor Step Backs (A) When the height of the subject building is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building, an upper floor step back shall start within 2 vertical feet of the height of the adjacent building. The step back shall be a minimum depth of 6 feet along the primary building frontage, and the step shall occur for a minimum of 70% of the façade length. (B) Notwithstanding, subsection (a), when adjacent to a single-story building, the upper floor step back shall occur between 33 and 37 feet in height. 18.24.060(c)(1)(A)(i)(b): Upper floor step backs. A horizontal step back of upper-floor façades with a minimum five-foot step back from the primary façade for a minimum of 80% of the length of the façade. *[Choice in menu of options]* *Also see setbacks and daylight plane standards in district regulations' development standards tables.*
(3) Massing and Setbacks	
Buildings shall be designed to minimize massing and conform to proper setbacks through elements such as:	18.24.050(a) Building Massing ~~Intent~~ Purpose Statement To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. Building massing should include elements that: (1) Break down large building facades and massing to create a human-scaled building that enhances the context of the site (2) Are consistent in scale, mass and character to adjacent land uses and land use designations (3) Reinforce the definition and importance of the street (4) Provide rooflines and massing that emphasize and accentuate significant elements of the building such as entries, bays, and balconies, and shading elements where appropriate. (5) Provide harmonious transitions between abutting properties

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A. Rooflines that emphasize and accentuate significant elements of the building such as entries, bays, and balconies (Figure 3-1);	18.24.050(a)(4): Provide rooflines and massing that emphasize and accentuate significant elements of the building such as entries, bays, and balconies, and shading elements where appropriate. 18.24.060(c)(4) Building Entries Within Façade Design (A) (ii) Primary building entries (not inclusive of individual residential entries) shall include a façade modulation that includes at least one of the following: a. A recess or projection from the primary façade plane with a minimum depth of two feet. (B) Primary entries shall include weather protection that is a minimum 4 feet wide and 4 feet deep by recessing the entry, providing an awning or using a combination of these methods. *Also see new standards/menu options for massing and articulation in:* *18.24.060 Façade Design - (c)(1)(A) Variation in building modulation and Variation in façade articulation. For example:* 18.24.060(c)(1)(A)(ii) Variation in horizontal and/or vertical recesses or projections such as a pattern of recessed grouping of windows, recessed panels, or bay windows or similar strategies ~~as approved by the Director of Planning and Development Services~~ *[Choice in menu of options]*
B. Design with articulation, setbacks, and materials that minimize massing, break down the scale of buildings, and provide visual interest (Figure 3-1);	18.24.050(a)(1): Break down large building facades and massing to create a human-scaled building that enhances the context of the site 18.24.050(a)(2): Are consistent in scale, mass and character to adjacent land uses and land use designations 18.24.050(b)(2) When a building abuts a side and/or rear property line with a RE, RMD, R-1, or R-2 zoned parcel or a village residential or existing single-family residential use, the building shall break down the abutting façade by… (B) A minimum façade break of four feet in width, two feet in depth, and 32 square feet of area for every 36 to 40 feet of façade length. 18.24.050(b)(3) Maximum Façade Length For portions of a building facade facing a public street, right-of-way, or publicly accessible path, any building greater than 25 feet in height and 70 feet in length shall not have a continuous façade plane greater than 70% of the façade length without an upper floor modulation, which can include bay windows. Upper floor façade modulations shall be a minimum 2 feet in depth, which can be a recess or a projection. (A) Buildings 250 feet in length or greater, which face a public street, right-of-way, or publicly accessible path, shall have at least one vertical façade break with a minimum area greater than 400 square feet and a width greater than or equal to two times the depth.

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	(B) Buildings 150 to 250 feet in length, which face a public street, right-of-way, or publicly accessible path, shall have at least one vertical façade break with a minimum area greater than 64 square feet and a minimum width of 8 feet and minimum depth of 4 feet. *Also see new standards/menu options for massing and articulation in 18.24.060 Façade Design - (c)(1)(A) Variation in building modulation and Variation in façade articulation. For example:* 18.24.060(c)(1)(A)(ii) Variation in horizontal and/or vertical recesses or projections such as a pattern of recessed grouping of windows, recessed panels, or bay windows or similar strategies ~~as approved by the Director of Planning and Development Services~~ *Also see materials standards in 18.24.090 Materials*
C. Corner buildings that incorporate special features to reinforce important intersections and create buildings of unique architectural merit and varied styles (Figure 3-1);	18.24.040(a) Building Orientation and Setbacks ~~Intent~~ Purpose Statement To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. 18.24.040(b) Building Orientation and Setbacks (1) Treatment of Corner Buildings (less than 40 feet) Corner buildings less than 40 feet in height and end units of townhouses or other attached housing products that face the street shall include the following features on their secondary building frontage: (A) A height to width ratio greater than 1.2:1 (B) A minimum of 15 percent fenestration area. (C) At least one facade modulation with a minimum depth of 18 inches and a minimum width of two feet. Examples: Wrap around front porch, bay window. (2) Treatment of Corner Buildings (40 feet and higher) Corner buildings 40 feet or taller in height shall include at least one of the following special features: (A)Street wall shall be located at the minimum front yard setback or build-to line for a minimum aggregated length of 40 feet in length on both facades meeting at the corner and shall include one or more of the following building features: (i) An entry to ground floor retail or primary building entrance located within 25 feet of the corner of the building (ii) A different material application and/or fenestration pattern from the rest of the façade. (iii) A change in height of at least 4 feet greater or less than the height of the abutting primary façade.
D. Building facades articulated with a building base, body and roof or parapet edge (Figure 3-2);	18.24.060(c)(1)(A): Buildings three stories or taller and on lots wider than 50 feet shall be designed to differentiate a defined base or ground floor, a middle or body, and a top, cornice, or parapet cap. Each of these elements shall be

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	distinguished from one another for a minimum of 80% of the façade length through use of two or more of the following four techniques…
E. Buildings set back from the property line to create an effective 12' sidewalk on El Camino Real, 8' elsewhere (Figure 3-4);	18.24.020(b)(1)(A) Sidewalk Widths: Public sidewalks abutting a development parcel in any commercial mixed-use district (CN, CS, CC, CC(2), CD-C, CD-S, CD-N, PTOD) shall have a minimum sidewalk width (curb to back of walk) of at least 10 feet. This standard may be met with a combination of pedestrian clear path and landscape and furniture strip (see Figure 1), as long as the pedestrian clear path is no less than 8 feet. If the existing public sidewalk does not meet the minimum standard, a publicly accessible extension of the sidewalk, with corresponding public access easement, shall be provided. Notwithstanding the total dimensions required herein, the following streets/locations shall have a minimum sidewalk width as noted: (i) El Camino Real: 12 ft (ii) San Antonio Road, from Middlefield Road to East Charleston Road: 12 ft
F. A majority of the building frontage located at the setback line (Figure 3-3); and	*Removed. Inconsistent with build-to-lines in Chapter 18.16.060 (Table 3 and 4, and related footnotes) which details build-to lines, depending on setback and zone.*
G. No side setback for midblock properties, allowing for a continuous street facade, except when abutting low density residential (Figure 3-3).	*Removed. Redundant with detailed side setbacks in Chapter 18.16.060 (Table 3 and 4)*
(4) Low-Density Residential Transitions	
Where new projects are built abutting existing lower-scale residential development, care shall be taken to respect the scale and privacy of neighboring properties through:	18.24.040(a) Building Orientation and Setbacks ~~Intent~~ Purpose Statement To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria: (1) Buildings that create a street frontage that are compatible with nearby buildings and land uses. (4) Transitional spaces and buffer areas between buildings, parcels, and sites through building setbacks that distinguish private and public spaces. (5) Buildings that provide side and rear setbacks and/or upper story step backs to create a compatible relationship with ~~adjacent~~ abutting lower density residential development. *PAMC Definition 18.04.030 (2): "Abutting means having property or district lines in common." If a parcel or zone district touches another parcel or zone district at a corner (i.e. any point) or a line, that is considered abutting.* 18.24.050(a) Building Massing ~~Intent~~ Purpose Statement To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. Building massing should include elements that:
A. Transitions of development intensity from higher density development building types to building types that are compatible with the lower intensity surrounding uses (Figure 4-1);	
B. Massing and orientation of buildings that respect and mirror the massing of neighboring structures by stepping back upper stories to transition to smaller scale buildings, including setbacks and daylight planes that match abutting R-1 and R-2 zone requirements (Figure 4-2);	

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	(1) Break down large building facades and massing to create a human-scaled building that enhances the context of the site (2) Are consistent in scale, mass and character to adjacent land uses and land use designations (5) Provide harmonious transitions between adjacent abutting properties (6) Maintain privacy of residential uses through design strategies such as offset windows, reduced glazing, landscape screening, and site planning that extends setbacks to residential uses (e.g., location of pedestrian paths and mews/drive aisles). 18.24.050(b)(1) Upper Floor Step Backs (A) When the height of the subject building is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building, an upper floor step back shall start within 2 vertical feet of the height of the adjacent building. The step back shall be a minimum depth of 6 feet along the primary building frontage, and the step shall occur for a minimum of 70% of the façade length. (B) Notwithstanding, subsection (a), when adjacent to a single-story building, the upper floor step back shall occur between 33 and 37 feet in height. 18.24.060(c)(1)(A)(i)(b): Upper floor step backs. A horizontal step back of upper-floor façades with a minimum five-foot step back from the primary façade for a minimum of 80% of the length of the façade. *[Choice in menu of options]* *Also see setbacks and daylight plane standards in district regulations' development standards tables.* *To address Council Motion G consider adding supplementary standards:* *When the height of the subject building is more than 20 feet above the average height of an adjacent building and the two buildings are separated by 20 feet or less:* • *Upper Story Step Back (Facing Façade): an upper floor step back shall be located on the facing façade. The stepback shall start within 2 vertical feet of the height of the adjacent building. The step back shall be a minimum depth of 6 feet along the facing facade and the step shall occur for a minimum of 70% of the façade length.* *OR* • *Daylight Plane: (Note - The existing daylight plane typically starts at an initial height of 10 feet and then goes up 45 degrees. Additional standards could be added that provide choices)* • *Setback of 10 feet, initial height of 30 feet, then 45 degrees. This allows a similar amount of volume, but pushes a building further from the property line.*

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Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Purpose Statement*
C. Respecting privacy of neighboring structures, with windows and upper floor balconies positioned so they minimize views into neighboring properties (Figure 4-3);	18.24.050(a) Building Massing ~~Intent~~ Purpose Statement (6) Maintain privacy of residential uses through design strategies such as offset windows, reduced glazing, landscape screening, and site planning that extends setbacks to residential uses (e.g., location of pedestrian paths and mews/drive aisles). 18.24.050(b)(2)(C) Within 40 feet of an abutting structure, no more than 15% of the confronting facing façade area shall be windows or other glazing. Additional windows are allowed in order to maintain light, if they are fixed and fully obscured. 18.24.080(b)(1)(D): Balconies shall not be located within the daylight plane *To address Council Motion cii consider adding supplementary standards:* *New projects abutting a residential use and located within 20 feet of facing windows (except windows to garages or common areas) or balconies/decks shall meet the following standards along the facing façade:* • *Upper Story Window Privacy: Window sills on the 2nd floor and above shall be at least 5 feet above the finished floor level or angled at least 15 degrees away from facing windows.* *AND/OR* • *Stair/Corridor Window Privacy: Stair or corridor windows shall have permanent obscure glazing or exterior mounted permanent architectural privacy screens (e.g., lattice, decorative metal, minimum 85% solid) to at least 5 feet above the finished floor level* *AND/OR* • *Landscape Privacy: Privacy screening landscape shall be located to align with proposed second floor windows at maturity. Screening trees and shrubs shall be specified by botanical name with at least 50 percent of screening trees and shrubs being evergreen. Screening trees shall be specified and planted at 24-inch box size or larger and 8 feet height or taller. Screening shrubs shall be specified and planted at 15-gallon size or larger and 8 feet or taller.* *AND/OR* • *Balcony Limitations: No second-floor balconies are permitted along the facing side and/or rear façade. Balconies at and above the third story are allowed.*

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Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Purpose Statement*
D. Minimizing sight lines into and from neighboring properties (Figure 4-3);	18.24.050(a) Building Massing ~~Intent~~ Purpose Statement (6) Maintain privacy of residential uses through design strategies such as offset windows, reduced glazing, landscape screening, and site planning that extends setbacks to residential uses (e.g., location of pedestrian paths and mews/drive aisles). 18.24.050(b)(2) Transition to Lower Density Building Types When a building abuts a side and/or rear property line with a RE, RMD, R-1, or R-2 zoned parcel or a village residential or existing single-family residential use, the building shall break down the abutting façade by meeting all of the following standards: (A) A landscape screen that includes a row of trees with a minimum 1 tree per 25 linear feet and continuous shrubbery planting. This screening plant material shall be a minimum 72 inches (6 feet) in height when planted. Required trees shall be minimum 24" box size. (C) Within 40 feet of an abutting structure, no more than 15% of the confronting facing façade area shall be windows or other glazing. Additional windows are allowed in order to maintain light, if they are fixed and fully obscured. *To address Council Motion cii consider adding supplementary standards, as shown in the previous row.*
E. Limiting sun and shade impacts on abutting properties; and	18.24.040(a) Building Orientation and Setbacks ~~Intent~~ Purpose Statement ...Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria: (1) Buildings that create a street frontage that are compatible with nearby buildings and land uses. (4) Transitional spaces and buffer areas between buildings, parcels, and sites through building setbacks that distinguish private and public spaces. (5) Buildings that provide side and rear setbacks and/or upper story step backs to create a compatible relationship with abutting lower density residential development. (7) Optimized building orientation for thermal comfort, shading, daylighting, and natural ventilation and other forms of passive design. *See setbacks and daylight plane standards in district regulations' development standards tables.* *No additional sun access or shade impact standards are proposed.*
F. Providing pedestrian paseos and mews to create separation between uses.	18.24.040(a) Building Orientation and Setbacks ~~Intent~~ Purpose Statement To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria…

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Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Purpose Statement*
	(4) Transitional spaces and buffer areas between buildings, parcels, and sites through building setbacks that distinguish private and public spaces. 18.24.020(b) Public Realm/Sidewalk Character (1) Sidewalk Widths (B) Publicly accessible sidewalks or walkways, with landscape strips, connecting through a development parcel (e.g., on a through lot) shall have a minimum six-foot width. (C) Pedestrian walkways that are designed to provide access to bicycles shall have a minimum width of eight feet, with two feet of clear space on either side.
(5) Project Open Space	
Private and public open space shall be provided so that it is usable for the residents, visitors, and/or employees of a site.	18.24.080(a) Open Space ~~Intent~~ Purpose Statement To ensure that residents and visitors have access to usable open space and common facilities that provide recreational opportunities, promote a healthy environment, and enhance the experience of living in Palo Alto. Common and private open spaces should include the following characteristics: (1) Be integrated into the site access and building circulation strategy (2) Be generous in dimension to provide usable space (3) Provide landscape elements that will support the health of the plants and enhance the character of place (4) Promote public health (5) Be located to provide easy access to private and common building areas, protected from the activities of commercial areas, and balance privacy and noise impacts to neighboring uses (6) Promote sustainable practices and opportunities for green infrastructure (7) Promote community safety through eyes on the street
A. The type and design of the usable private open space shall be appropriate to the character of the building(s), and shall consider dimensions, solar access, wind protection, views, and privacy;	18.24.080(a) Open Space ~~Intent~~ Purpose Statement To ensure that residents and visitors have access to usable open space and common facilities that provide recreational opportunities, promote a healthy environment, and enhance the experience of living in Palo Alto. Common and private open spaces should include the following characteristics: (2) Be generous in dimension to provide usable space (3) Provide landscape elements that will support the health of the plants and enhance the character of place (5) Be located to provide easy access to private and common building areas, protected from the activities of commercial areas, and balance privacy and noise impacts to neighboring uses (6) Promote sustainable practices and opportunities for green infrastructure 18.24.080(b)(1) Private Open Space. If Private Open Spaces is provided, it shall meet the following standards: …

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Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Purpose Statement*
	(A) Floor area shall include a clear space with a minimum dimension of a circle with a six-foot diameter. (B) Minimum clear height dimension of 8'-6" feet (C) Be accessed directly from a residential unit (D) Balconies shall not be located within the daylight plane (E) Notwithstanding subsection (a), ground floor patios shall meet the following minimum requirements: … (i) RM-20 and RM-30 districts: Minimum 100 square feet of area, the least dimension of which is eight feet for at least 75% of the area (ii) RM-40 districts: Minimum 80 square feet of area, the least dimension of which is six feet for at least 75% of the area (iii) Street facing private open space on the ground floor shall meet the finished floor height for ground floor residential standards in section 18.24.040(b)(4)
B. Open space should be sited and designed to accommodate different activities, groups, active and passive uses, and should be located convenient to the users (e.g., residents, employees, or public)	18.24.080(a) Open Space ~~Intent~~ Purpose Statement To ensure that residents and visitors have access to usable open space and common facilities that provide recreational opportunities, promote a healthy environment, and enhance the experience of living in Palo Alto. 18.24.080(b)(1) Private Open Space If Private Open Spaces is provided, it shall meet the following standards: (C) Be accessed directly from a residential unit 18.24.080(b)(2) Common Open Space If Common Open Space is provided, it shall meet the following standards: (A) Minimum size of 200 square feet (B) Area shall include a space with a minimum dimension of a circle with a 10-foot diameter. (D) Notwithstanding subsection (1), courtyards enclosed on four sides shall have a minimum dimension of 40 feet and have a minimum courtyard width to building height ratio of 1:1.25 (E) Include places to sit (F) A minimum 20% of landscaping
C. Common open spaces should connect to the pedestrian pathways and existing natural amenities of the site and its surroundings;	18.24.080(a) Open Space ~~Intent~~ Purpose Statement … Common and private open spaces should include the following characteristics: (1) Be integrated into the site access and building circulation strategy (3) Provide landscape elements that will support the health of the plants and enhance the character of place 18.24.080(b)(2) Common Open Space If Common Open Space is provided, it shall meet the following standards:

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	(C) A minimum of 60% of the area shall be open to the sky and free of permanent weather protection or encroachments. Trellises and similar open-air features are permitted. (F) A minimum 20% of landscaping
D. Usable open space may be any combination of private and common spaces;	*Removed. Redundant with development standards in Chapter 18.16.060 Table 4, footnote (2) details requirements and options for private and common open space.*
E. Usable open space does not need to be located on the ground and may be located in porches, decks, balconies and/or podiums (but not on rooftops) (Figure 5-1);	*Removed. Redundant with definition of usable open space in Chapter 18.04.030(124) and inconsistent with permitted rooftop open spaces in the CN and CS sites on El Camino Real and CC(2) sites that do not abut a single- or two-family residential use or zoning district*
F. Open space should be located to activate the street façade and increase "eyes on the street" when possible (Figure 5-1);	18.24.080(a) Open Space ~~Intent~~ Purpose Statement …Common and private open spaces should include the following characteristics: (1) Be integrated into the site access and building circulation strategy (5) Be located to provide easy access to private and common building areas, protected from the activities of commercial areas, and balance privacy and noise impacts to neighboring uses (7) Promote community safety through eyes on the street 18.24.040(b)(2)(B): An open space with a minimum dimension of 20 feet and minimum area of 450 square feet. The open space shall be at least one of the following: (i) A publicly accessible open space/plaza (ii) A space used for outdoor seating for public dining (iii) A residential Common Open Space adjacent to a common interior space and less than two feet above adjacent sidewalk grade. Fences and railing shall be a minimum 50% transparent. *[Choice in menu of options]*
G. Both private and common open space areas should be buffered from noise where feasible through landscaping and building placement;	*See existing noise standards in Section 9.10.030(a).* *See existing noise standards for rooftop open spaces in 18.40.230: Rooftop Gardens.* 18.24.080(a) Open Space ~~Intent~~ Purpose Statement …Common and private open spaces should include the following characteristics: (5) Be located to provide easy access to private and common building areas, protected from the activities of commercial areas, and balance privacy and noise impacts to neighboring uses 18.24.080(b)(1) Private Open Space. If Private Open Spaces is provided, it shall meet the following standards: … (C) Be accessed directly from a residential unit

CN, CC, CS Zones - 18.16.090 Context-Based Design Criteria	
Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Purpose Statement*
	(D) Balconies shall not be located within the daylight plane (E) ...ground floor patios shall meet the following minimum requirements... (iii) Street facing private open space on the ground floor shall meet the finished floor height for ground floor residential standards in section 18.24.040(b)(4) 18.24.080(b)(2) If Common Open Space is provided, it shall meet the following standards... (A) Minimum size of 200 square feet (B) Area shall include a space with a minimum dimension of a circle with a 10-foot diameter. (C) Notwithstanding subsection (1), courtyards enclosed on four sides shall have a minimum dimension of 40 feet and have a minimum courtyard width to building height ratio of 1:1.25
H. Open space situated over a structural slab/podium or on a rooftop shall have a combination of landscaping and high quality paving materials, including elements such as planters, mature trees, and use of textured and/or colored paved surfaces (Figure 5-2); and	18.24.080(a) Open Space ~~Intent~~ Purpose Statement To ensure that residents and visitors have access to usable open space and common facilities that provide recreational opportunities, promote a healthy environment, and enhance the experience of living in Palo Alto. Common and private open spaces should include the following characteristics: (3) Provide landscape elements that will support the health of the plants and enhance the character of place (6) Promote sustainable practices and opportunities for green infrastructure 18.24.080(b) (2) Common Open Space (2) If Common Open Space is provided, it shall meet the following standards: (F) A minimum 20% of landscaping (G) Soil Depth: Planting in above grade courtyards shall have a minimum soil depth of 12 inches for ground cover, 20 inches for shrubs, and 36 inches for trees.
I. Parking may not be counted as open space.	*Removed. Redundant with definition of usable open space in Chapter 18.04.030(124).*
(6) Parking Design	
Parking needs shall be accommodated but shall not be allowed to overwhelm the character of the project or detract from the pedestrian environment, such that:	18.24.030(a) Site Access ~~Intent~~ Purpose Statement To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. Site access should include the following elements: (3) Vehicle, loading and service access that is integrated into building and landscape design and located to prevent conflicts with pedestrians and cyclists, while also provided convenient access to building entries. 18.24.030(b)(3) Vehicle Access. (A) Vehicle access shall be located on alleys or side streets where available.
A. Parking is located behind buildings, below grade or, where those options are not feasible, screened by landscaping, low walls, etc.;	

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	(B) Except for driveway access and short-term loading spaces, off-street parking, off-street vehicle loading, and vehicular circulation areas are prohibited between the building and the primary building frontage. 18.24.030(b)(4) Loading Docks and Service Areas. Loading and service areas shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience as follows: (A) Loading docks and service areas shall be located on facades other than the primary building frontage: on alleys, from parking areas, and/or at the rear or side of building if building includes these frontages. When only primary building frontage is available, loading docks and service areas shall be recessed a minimum five feet from the primary façade and shall be screened in accordance with Chapter 18.23.050. (B) Loading dock and service areas located within setback areas shall be screened in accordance with Chapter 18.23.050 and separated from pedestrian access to the primary building entry to avoid impeding pedestrian movement and safety. 18.24.060(b)(7) Façade Design - Parking/Loading/Utilities (A) Entry Size: No more than 25% of the site frontage facing a street should be devoted to garage openings, carports, surface parking, loading entries, or utilities access (on sites with less than 100 feet of frontage, no more than 25 feet)
B. Structured parking is fronted or wrapped with habitable uses when possible (Figure 6-1);	18.24.030(a) Site Access ~~Intent~~ Purpose Statement To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. Site access should include the following elements: (3) Vehicle, loading and service access that is integrated into building and landscape design and located to prevent conflicts with pedestrians and cyclists, while also provided convenient access to building entries. 18.24.060(b)(7)(B): Above grade structured parking levels facing a public right-of-way or publicly accessible open space/path, with the exception of vehicular alleys, shall be lined with commercial or habitable uses with a minimum depth of 20 feet.
C. Parking that is semi-depressed is screened with architectural elements that enhance the streetscape such as stoops, balcony overhangs, and/or art;	18.24.030(a) Site Access ~~Intent~~ Purpose Statement (3) Vehicle, loading and service access that is integrated into building and landscape design and located to prevent conflicts with pedestrians and cyclists, while also provided convenient access to building entries. 18.24.060(b)(7) Façade Design - Parking/Loading/Utilities (C) Partially sub-grade parking shall not have an exposed façade that exceeds five feet in height above abutting grade at back of sidewalk.

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	(D) Partially sub-grade parking shall be screened with continuous landscaping and shrubbery with minimum height of 3 feet and be within 10 feet of the sub-grade parking.
D. Landscaping such as trees, shrubs, vines, or groundcover is incorporated into surface parking lots (Figure 6-2);	*Removed. Redundant with landscaping standards and guidelines in Chapter 18.54.040: Landscaping of Parking Areas*
E. For properties with parking access from the rear of the site (such as a rear alley or driveway) landscaping shall provide a visual buffer between vehicle circulation areas and abutting properties (Figure 6-3);	*Removed. Redundant with standards and guidelines in Chapter 18.54.040(f): Landscaping of Parking Areas (Landscape Screens) and Chapter 18.23.050: Visual, Screening and Landscaping (proposed to be modified to be broadly applicable and relocated to Chapter 18.40.260). For Example:* 18.54.040(f) Landscaping of Parking Areas *[Existing Code Section]* (a) Perimeter Landscaping: Each unenclosed parking facility shall provide a perimeter landscaped strip at least five feet wide between and adjacent to a line defining the exterior boundary of the parking area and the nearest adjacent property line, not separated by a building. The perimeter landscaped strip may include any landscaped yard or landscaped area otherwise required, and shall be continuous except for required access to the site or to the parking facility. Where the landscaped strip adjoins a public street or pedestrian walkway, the landscaped strip may be required to include a fence, wall, berm, or equivalent feature. Where the parking facility adjoins another site, a fence, wall, or other equivalent screening feature may be required. 18.40.260(b) Visual Screening and Landscaping *[Existing Code Section]* (1) For non-residential properties abutting residential uses: (ii) Walls facing residential properties shall incorporate architectural design features and landscaping in order to reduce apparent mass and bulk. (iii) Loading docks and exterior storage of materials or equipment shall be screened from view from residential properties by fencing, walls or landscape buffers. (iv) All required interior yards (setbacks) abutting residential properties shall be planted and maintained as a landscaped screen. (2) For all project types: (i) All areas not covered by structures, service yards, walkways, driveways, and parking spaces shall be landscaped with ground cover, shrubs, and/or trees. (iii) A minimum 10-foot planting and screening strip shall be provided adjacent to any façade abutting a low density residential district (R-1, R-2, or RMD) or abutting railroad tracks.
F. Street parking is utilized for visitor or customer parking and is designed in a manner to enhance traffic calming;	*Removed. Traffic calming and use of the public right-of-way are addressed by Public Works and Transportation Department.*
G. For properties with parking accessed from the front, minimize the	18.24.060(b)(7) Façade Design - Parking/Loading/Utilities

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amount of frontage used for parking access, no more than 25% of the site frontage facing a street should be devoted to garage openings, carports, or open/surface parking (on sites with less than 100 feet of frontage, no more than 25 feet);	(A) Entry Size: No more than 25% of the site frontage facing a street should be devoted to garage openings, carports, surface parking, loading entries, or utilities access (on sites with less than 100 feet of frontage, no more than 25 feet)
H. Where two parking lots abut and it is possible for a curb cut and driveway to serve several properties, owners are strongly encouraged to enter in to shared access agreements (Figure 6-4); and	*Recommend adding a purpose statement to 18.24.030: Site Access* *(4) Shared access agreements among property owners, where feasible, to reduce the number and widths of curb cuts and driveways.*
I. Parking is accessed from side streets or alleys when possible.	18.24.030(a)(3): Vehicle, loading and service access that is integrated into building and landscape design and located to prevent conflicts with pedestrians and cyclists, while also provided convenient access to building entries. 18.24.030(b)(3) Vehicle Access. (A) Vehicle access shall be located on alleys or side streets where available.
(7) Large (Multi-Acre) Sites	
Large (in excess of one acre) sites shall be designed so that street, block, and building patterns are consistent with those of the surrounding neighborhood, and such that:	*Sites over 1 acre in size are not uniquely addressed. Standards and purpose statements below would be broadly applicable and would not just apply to large sites.* 18.24.050(a) Building Massing ~~Intent~~ Purpose Statement To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. Building massing should include elements that: (1) Break down large building facades and massing to create a human-scaled building that enhances the context of the site (2) Are consistent in scale, mass and character to adjacent land uses and land use designations (3) Reinforce the definition and importance of the street (4) Provide rooflines and massing that emphasize and accentuate significant elements of the building such as entries, bays, and balconies, and shading elements where appropriate. (5) Provide harmonious transitions between abutting properties
A. New development of large sites maintains and enhances connectivity	18.24.030(a) Site Access ~~Intent~~ Purpose Statement

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with a hierarchy of public streets, private streets, walks and bike paths (integrated with Palo Alto's Bicycle Master Plan, when applicable);	To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. Site access should include the following elements: (1) Site circulation and access that presents a clear hierarchy and connectivity pattern both within a project and to adjacent sidewalks and transit stops. This hierarchy should prioritize pedestrians, bikes, vehicles, and utility/loading access in the order listed. This hierarchy may provide separate access for vehicles and other modes, or demonstrate how all modes are accommodated in shared access points. (2) Connections to side streets, open spaces, mews, alleys, and paseos
B. The diversity of building types increases with increased lot size (e.g., <1 acre = minimum 1 building type; 1-2 acres = minimum 2 housing types; greater than 2 acres = minimum 3 housing types) (Figures 7-1 through 7-3); and	18.24.050(a) Building Massing ~~Intent~~ Purpose Statement To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. 18.24.060(b)(2): Building facades shall use a variety of strategies including building modulation, fenestration, and façade articulation to create visual interest and express a variety of scales through a variety of strategies. *Additional standard would be required to regulate or define multiple building or housing types.*
C. Where a site includes more than one housing type, each building type should respond to its immediate context in terms of scale, massing, and design (e.g., Village Residential building types facing or abutting existing single-family residences) (Figures 7-2 and 7-3).	18.24.050(a) Building Massing ~~Intent~~ Purpose Statement To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. Building massing should include elements that: (5) Provide harmonious transitions between abutting properties 18.24.050(b)(1) Upper Floor Step Backs (A) When the height of the subject building is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building, an upper floor step back shall start within 2 vertical feet of the height of the adjacent building. The step back shall be a minimum depth of 6 feet along the primary building frontage, and the step shall occur for a minimum of 70% of the façade length. (B) Notwithstanding, subsection (a), when adjacent to a single-story building, the upper floor step back shall occur between 33 and 37 feet in height.
(8) Sustainability and Green Building Design	
Project design and materials to achieve sustainability and green building design should be incorporated into the project. Green building design considers the	18.24.090(a) Materials ~~Intent~~ Purpose Statement: To promote the use of high quality, durable, sustainable, and attractive materials that exhibit a sense of permanence and contribute to the aesthetic quality of the development and to the urban design fabric of the community.

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environment during design and construction. Green building design aims for compatibility with the local environment: to protect, respect and benefit from it. In general, sustainable buildings are energy efficient, water conserving, durable and nontoxic, with high-quality spaces and high recycled content materials. The following considerations should be included in site and building design:	18.24.100(a) Sustainability and Green Building Design ~~Intent~~ Purpose Statement: To incorporate sustainability, green building, and environmental considerations into the project design and construction. Green building design aims for compatibility with the local environment: to protect, respect and benefit from it. In general, sustainable buildings are energy efficient, water conserving, durable and nontoxic, with high-quality spaces and high recycled content materials. The following considerations should be included in site and building design… 18.24.100(b): See Chapter 16.14: California Green Building Standards additional requirements for green building and sustainable design. Notwithstanding Section 18.24.010(c), these regulations may not be modified through alternative compliance.
A. Optimize building orientation for heat gain, shading, daylighting, and natural ventilation (Figure 8-1).	18.24.100(a)(1): Optimize building orientation for thermal comfort, shading, daylighting, and natural ventilation, including operable windows
B. Design landscaping to create comfortable micro-climates and reduce heat island effects.	18.24.100(a)(2): Design landscaping to create comfortable micro-climates and reduce heat island effects
C. Design for easy pedestrian, bicycle, and transit access.	18.24.030(a) Site Access ~~Intent~~ Purpose Statement To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context.
D. Maximize onsite stormwater management through landscaping and permeable pavement (Figure 8-2).	18.24.100(a)(4): Maximize onsite stormwater management through landscaping and permeable pavement
E. Use sustainable building materials.	18.24.100(a)(5): Use sustainable building materials
F. Design lighting, plumbing, and equipment for efficient energy and water use.	18.24.100(a)(6): Design lighting, plumbing and equipment for efficient energy use
G. Create healthy indoor environments.	18.24.100(a)(7): Create healthy indoor environments
H. Use creativity and innovation to build more sustainable environments. One example is establishing gardens with edible fruits, vegetables or other plants to satisfy a portion of project open space requirements.	18.24.100(a)(8): Use creativity and innovation to build more sustainable environments. One example is establishing gardens with edible fruits, vegetables or other plants to satisfy a portion of project open space requirements

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Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Purpose Statement*
I. Provide protection for creeks and riparian vegetation and integrate stormwater management measures and open space to minimize water quality and erosion impacts to the creek environment.	*Removed. See Chapter 18.40.140 for guidelines and requirements within creek areas.*
J. Encourage installation of photovoltaic panels (Figure 8-3).	*Removed. Addressed by California Energy Code requirements. Guideline could be added to purpose statement, if desired.*

CD - 18.18.110 - Context-Based Design Criteria	
Existing Context-Based Design Criteria	*Proposed Standard or Purpose Statement*
(1) Pedestrian and Bicycle Environment	
The design of new projects shall promote pedestrian walkability, a bicycle friendly environment, and connectivity through design elements such as:	18.24.030(a) Site Access ~~Intent~~ Purpose Statement To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. Site access should include the following elements: (1) Site circulation and access that presents a clear hierarchy and connectivity pattern both within a project and to adjacent sidewalks and transit stops. This hierarchy should prioritize pedestrians, bikes, vehicles, and utility/loading access in the order listed. This hierarchy may provide separate access for vehicles and other modes, or demonstrate how all modes are accommodated in shared access points.
A. Ground floor uses that are appealing to pedestrians through well-designed visibility and access (Figure 1-1);	18.24.040(a) Building Orientation and Setbacks ~~Intent~~ Purpose Statement To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria: (1) Buildings that create a street frontage that are compatible with nearby buildings and land uses. (2) Placement and orientation of doorways, windows, stoops, and landscape elements to create a direct relationship with the street. (3) Ground floor residential units that have direct entry and presence on the street, and maintain privacy. (4) Transitional spaces and buffer areas between buildings, parcels, and sites through building setbacks that distinguish private and public spaces. (5) Buildings that provide side and rear setbacks and/or upper story step backs to create a compatible relationship with ~~adjacent~~ abutting lower density residential development. 18.24.030(b)(2): Site Access - Primary Building Entries shall be located from a public right-of-way or, if not possible, a publicly accessible Pedestrian Walkway. 18.24.040(b)(3): Building Orientation and Setbacks - Primary Building Entry The primary building entry shall meet at least one of the following standards: (A) Face a public right-of-way. (B) Face a publicly accessible pedestrian walkway. (C) Be visible from a public right-of-way through a forecourt or front porch that meets the following standards: (i) For residential buildings with fewer than seven units, building entry forecourts or front porches shall be a minimum area of 36 square feet and minimum dimension of six feet.

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	(ii) For commercial buildings or residential buildings with seven or more units, building entry forecourts or front porches shall be a minimum of 100 square feet and a minimum width of 8 feet. 18.24.020(4)(B): Primary building entries shall provide at least one seating area or bench within 30 feet of building entry and/or path leading to building entry. This standard may be satisfied by existing seating area or benches located in public right-of-way within 50 feet of the building entry. On arterials—except Downtown—seating areas or benches shall not be located between the sidewalk and curb. Arterial roadways are identified in Map T-5 of the Comprehensive Plan and do not include residential arterials.
B. On primary pedestrian routes, climate and weather protection where possible, such as covered waiting areas, building projections and colonnades, and awnings (Figure 1-2);	18.24.020(a) Public Realm/Sidewalk Character ~~Intent~~ Purpose Statement To create an attractive and safe public realm and sidewalk space for pedestrians and cyclists through the implementation of design, landscaping, and infrastructure. 18.24.060(c)(4)(B): Primary entries shall include weather protection that is a minimum 4 feet wide and 4 feet deep by recessing the entry, providing an awning or using a combination of these methods. 18.24.060(c)(5): Storefront/Retail Ground Floors (E) Awnings, canopies and weather protection: (i) When transom windows are above display windows, awnings, canopies and similar, weather protection elements shall be installed between transom and display windows. These elements should allow for light to enter the storefront through the transom windows and allow the weather protection feature to shade the display window. 18.24.060(c)(6): Other Non-residential Ground Floors (C) Primary entries shall include weather protection that is a minimum 6 feet wide and 4 feet deep by recessing the entry, providing an awning or using a combination of these methods.
C. Streetscape or pedestrian amenities that contribute to the area's streetscape environment such as street trees, bulbouts, benches, landscape elements, and public art (Figure 1-3);	18.24.020(a) Public Realm/Sidewalk Character ~~Intent~~ Purpose Statement To create an attractive and safe public realm and sidewalk space for pedestrians and cyclists through the implementation of design, landscaping, and infrastructure. Publicly accessible spaces and sidewalks should: (1) Design the transition between the public and private realm through the coordination of amenities and materials, such as accent paving, tree wells, lighting and street furniture (e.g., benches, bicycle racks, trash receptacles, news racks). (2) Complement or match accent paving to existing designs in the Downtown and California Avenue business district. (3) Provide sidewalk widths that accommodate landscaping, street trees, furniture, and pedestrian amenities; create a pleasant, desirable place to walk; provide shade; and enable comfortable pedestrian passage.
D. Bicycle amenities that contribute to the area's bicycle environment and	18.24.020(a) Public Realm/Sidewalk Character ~~Intent~~ Purpose Statement

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safety needs, such as bike racks, storage or parking, or dedicated bike lanes or paths (Figure 1-1); and	To create an attractive and safe public realm and sidewalk space for pedestrians and cyclists through the implementation of design, landscaping, and infrastructure. Publicly accessible spaces and sidewalks should: (4) Provide amenities, such as parking and repair equipment, for micromobility, such as bicycles and scooters. 18.24.020(b)(4)(A): Micromobility infrastructure, such as locations to lock bicycles and scooters, shall be located within 30 feet of the primary building entry and/or a path leading to the primary building entry. This standard may be satisfied by existing infrastructure already located within 50 feet of the project site and located in the public right-of-way. *Also see bicycle parking standards in Chapter 18.52.040: Off-Street Parking, Loading and Bicycle Facility Requirements*
E. Vehicle access from alleys or sidestreets where they exist, with pedestrian access from the public street.	18.24.030(a) Site Access ~~Intent~~ Purpose Statement To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. 18.24.030(b)(3) Vehicle Access. (A) Vehicle access shall be located on alleys or side streets where available. (B) Except for driveway access and short-term loading spaces, off-street parking, off-street vehicle loading, and vehicular circulation areas are prohibited between the building and the primary building frontage. 18.24.030(b)(2): Site Access - Primary Building Entries shall be located from a public right-of-way or, if not possible, a publicly accessible Pedestrian Walkway.
(2) Street Building Facades	
Street facades shall be designed to provide a strong relationship with the sidewalk and the street(s), to create an environment that supports and encourages pedestrian activity through design elements such as:	18.24.040(a) Building Orientation and Setbacks ~~Intent~~ Purpose Statement (2) Placement and orientation of doorways, windows, stoops, and landscape elements to create a direct relationship with the street. 18.24.050(a) Building Massing ~~Intent~~ Purpose Statement (3) Reinforce the definition and importance of the street
A. Placement and orientation of doorways, windows, and landscape elements to create strong, direct relationships with the street (Figure 2-1);	18.24.050(a) Building Massing ~~Intent~~ Purpose Statement (3) Reinforce the definition and importance of the street 18.24.040(a) Building Orientation and Setbacks ~~Intent~~ Purpose Statement (2) Placement and orientation of doorways, windows, stoops, and landscape elements to create a direct relationship with the street.

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	18.24.040 Building Orientation and Setbacks (5) Front Yard Setback Character Required setbacks shall provide a hardscape and/or landscaped area to create a transition between public and private space. The following standards apply, based on intended use and exclusive of areas devoted to outdoor seating, front porches, door swing of building entries, and publicly accessible open space: (A) Ground-floor retail or retail-like uses shall have a minimum of 10% of the required setback as landscaped area or planters. (B) Ground-floor residential uses shall have a minimum of 60% landscaped area in the required setback area. 18.24.060(c)(4) Building Entries Within Façade Design (ii) Primary building entries (not inclusive of individual residential entries) shall include a façade modulation that includes at least one of the following: a. A recess or projection from the primary façade plane with a minimum depth of two feet. 18.24.060(c)(5) Storefront/Retail Ground Floors (B) Transparency shall include a minimum 60 percent transparent glazing between 2 and 10 feet in height from sidewalk, providing unobstructed views into the commercial space. 18.24.060(c)(6) Other Non-residential Ground Floors (B) Transparency shall include a minimum 50 percent transparent glazing between 4 and 10 feet in height from sidewalk or terrace grade.
B. Facades that include projecting eaves and overhangs, porches, and other architectural elements that provide human scale and help break up building mass (Figure 2-2);	18.24.060(a) Façade Design ~~Intent~~ Purpose Statement To create cohesive and well-crafted building facades with human-scaled details that incorporate textures, colors, and other details that are compatible with and enhance the surrounding area. Facades should include the following elements: (1) Human-scaled detail, articulation, and craftsmanship (2) Quality of construction, craftsmanship, and design to create long lasting buildings (3) Expression of a human-scaled façade rhythm and pattern that reflects the building's use (4) Fenestration that enhances the architectural character of the building (5) Defined building entry that is proportional to the building and number of people served (6) Articulation of the building shall break down the scale of the building via building modulation, façade articulation, and variation of fenestration and material patterns. *See new standards in 18.24.060(c) that identify a menu of options for façade design. For example:*

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	18.24.060(c) Façade Design (2) Façade Composition Building facades shall use a variety of strategies including building modulation, fenestration, and façade articulation to create visual interest and express a variety of scales through a variety of strategies. All facades shall include a minimum of two of the following façade articulation strategies to create visual interest: (i) Vertical and horizontal recesses such as a pattern of recessed grouping of windows, or recessed panels~~, or similar strategies as approved by the Director of Planning and Development Services~~. The recess shall be a minimum four inches in depth. (ii) Vertical and horizontal projections such as shading and weather protection devices, or decorative architectural details~~, or similar strategies as approved by the Director of Planning and Development Services~~. Projections shall be a minimum four inches in depth. (iii) Datum lines that continue the length of the building, such as cornices, with a minimum four inches in depth, or a minimum two inches in depth and include a change in material; (iv) Balconies, habitable projections, or Juliet balconies (every 20 to 40 feet) with a minimum four inches in depth; (v) Screening devices such as lattices, louvers, shading devices, or perforated metal screens~~, or similar strategies as approved by the Director of Planning and Development Services~~; or (vi) Use of fine-grained building materials, such as brick or wood shingles, not to exceed eight inches in either height or width.
C. Entries that are clearly defined features of front facades, and that have a scale that is in proportion to the size and type of the building and number of units being accessed; larger buildings should have a more prominent building entrance, while maintaining a pedestrian scale;	18.24.070(a) Residential Entries ~~Intent~~ Purpose Statement Private entries into ground floor residential units shall be designed to provide: (1) human-scaled detailing (2) enhanced pedestrian experience (3) transition between public and private space (4) spaces for residents to gather and spend time outdoors (5) resident privacy *See new standards in 18.24.070(b) Residential Entries for specific entry types (i.e., stoops, porches, patios, terraces, frontage courts), dimensional requirements and the minimum and maximum number of units per entry. For example:* 18.24.070(b)(B) Residential Entries - Porch: (i) Porches shall provide entry access for a maximum of one unit; and (ii) Porch heights shall be within 1 step of finished floor height of adjacent unit; and (iii) Porches shall be large enough so a 6-foot by 6-foot square can fit inside of a porch for each unit; and (iv) The maximum porch floor height from the back of sidewalk grade shall be 5 feet.

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	18.24.060(b) Façade Design (A) Building Entries Within Façade Design (i) Primary building entries shall be scaled proportionally to the number of people served (amount of floor-area or number of units accessed). Building entries inclusive of doorway and facade plane shall meet the following minimum dimensions: a. Individual residential entries: five feet in width b. Shared residential entry, such as mixed-use buildings: 8 feet in width c. Commercial building entry: 20 feet in width d. Storefront entry: six feet in width
D. Residential units and storefronts that have a presence on the street and are not walled-off or oriented exclusively inward; E. Elements that signal habitation such as entrances, stairs, porches, bays and balconies that are visible to people on the street;	18.24.040(a) Building Orientation and Setbacks ~~Intent~~ Purpose Statement To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria: (2) Placement and orientation of doorways, windows, stoops, and landscape elements to create a direct relationship with the street. (3) Ground floor residential units that have direct entry and presence on the street, and maintain privacy. 18.24.040(b) Building Orientation and Setbacks (3) Primary Building Entry The primary building entry shall meet at least one of the following standards: (A) Face a public right-of-way. (B) Face a publicly accessible pedestrian walkway. (C) Be visible from a public right-of-way through a forecourt or front porch that meets the following standards: (i) For residential buildings with fewer than seven units, building entry forecourts or front porches shall be a minimum area of 36 square feet and minimum dimension of six feet. (ii) For commercial buildings or residential buildings with seven or more units, building entry forecourts or front porches shall be a minimum of 100 square feet and a minimum width of 8 feet.
F. All exposed sides of a building designed with the same level of care and integrity;	18.24.060(a) Façade Design ~~Intent~~ Purpose Statement To create cohesive and well-crafted building facades with human-scaled details that incorporate textures, colors, and other details that are compatible with and enhance the surrounding area. Facades should include the following elements: (2) Quality of construction, craftsmanship, and design to create long lasting buildings 18.24.060(b) Façade Design Application (1) All facades shall meet all the required design standards and guidelines to ensure the same level of care and integrity throughout the building design.

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	(2) Façade sidewalls located along a zero-lot line where, at time of approval are not visible from a right-of-way, are exempt. (3) Façade sidewalls located along a zero-lot line, where at time of approval are visible from a right-of-way, shall continue color, material, and pattern of the main façade.
G. Reinforcing the definition and importance of the street with building mass; and	18.24.050(a) Building Massing ~~Intent~~ Purpose Statement (3) Reinforce the definition and importance of the street 18.24.040(b)(3): Building Orientation and Setbacks - Primary Building Entry The primary building entry shall meet at least one of the following standards: (A) Face a public right-of-way. (B) Face a publicly accessible pedestrian walkway. (C) Be visible from a public right-of-way through a forecourt or front porch that meets the following standards: (i) For residential buildings with fewer than seven units, building entry forecourts or front porches shall be a minimum area of 36 square feet and minimum dimension of six feet. (ii) For commercial buildings or residential buildings with seven or more units, building entry forecourts or front porches shall be a minimum of 100 square feet and a minimum width of 8 feet. 18.24.040(b)(4): Ground Floor Residential Units (A) The finished floor of ground floor residential units, when adjacent to a public right-of-way, shall be within the minimum and maximum heights according to setback distance from back of walk identified in Figure 2. On sites with a cross slope greater than 2% along a building facade, the average height of the finished floor and back of walk shall be used. In flood zones, the minimum floor height shall be defined by the Federal Emergency Management Agency (FEMA) flood zone elevation. 18.24.040(b)(5) Front Yard Setback Character Required setbacks shall provide a hardscape and/or landscaped area to create a transition between public and private space. The following standards apply, based on intended use and exclusive of areas devoted to outdoor seating, front porches, door swing of building entries, and publicly accessible open space: (A) Ground-floor retail or retail-like uses shall have a minimum of 10% of the required setback as landscaped area or planters. (B) Ground-floor residential uses shall have a minimum of 60% landscaped area in the required setback area.
H. Upper floors set back to fit in with the context of the neighborhood.	18.24.040(a) Building Orientation and Setbacks ~~Intent~~ Purpose Statement To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. Site design that responds

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	to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria: (1) Buildings that create a street frontage that are compatible with nearby buildings and land uses. (4) Transitional spaces and buffer areas between buildings, parcels, and sites through building setbacks that distinguish private and public spaces. (5) Buildings that provide side and rear setbacks and/or upper story step backs to create a compatible relationship with ~~adjacent~~ abutting lower density residential development. 18.24.050(b)(1) Upper Floor Step Backs (A) When the height of the subject building is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building, an upper floor step back shall start within 2 vertical feet of the height of the adjacent building. The step back shall be a minimum depth of 6 feet along the primary building frontage, and the step shall occur for a minimum of 70% of the façade length. (B) Notwithstanding, subsection (a), when adjacent to a single-story building, the upper floor step back shall occur between 33 and 37 feet in height. 18.24.060(c)(1)(A)(i)(b): Upper floor step backs. A horizontal step back of upper-floor façades with a minimum five-foot step back from the primary façade for a minimum of 80% of the length of the façade. *[Choice in menu of options]* *Also see setbacks and daylight plane standards in district regulations' development standards tables.*
(3) Massing and Setbacks	
Buildings shall be designed to minimize massing and conform to proper setbacks through elements such as:	18.24.050(a) Building Massing ~~Intent~~ Purpose Statement To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. Building massing should include elements that: (1) Break down large building facades and massing to create a human-scaled building that enhances the context of the site (2) Are consistent in scale, mass and character to adjacent land uses and land use designations (3) Reinforce the definition and importance of the street (4) Provide rooflines and massing that emphasize and accentuate significant elements of the building such as entries, bays, and balconies, and shading elements where appropriate. (5) Provide harmonious transitions between abutting properties
A. Rooflines that emphasize and accentuate significant elements of the	18.24.050(a)(4): Provide rooflines and massing that emphasize and accentuate significant elements of the building such as entries, bays, and balconies, and shading elements where appropriate.

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building such as entries, bays, and balconies (Figure 3-1);	18.24.060(c)(4) Building Entries Within Façade Design (A) (ii) Primary building entries (not inclusive of individual residential entries) shall include a façade modulation that includes at least one of the following: a. A recess or projection from the primary façade plane with a minimum depth of two feet. (B) Primary entries shall include weather protection that is a minimum 4 feet wide and 4 feet deep by recessing the entry, providing an awning or using a combination of these methods. *Also see new standards/menu options for massing and articulation in:* *18.24.060 Façade Design - (c)(1)(A) Variation in building modulation and Variation in façade articulation. For example:* 18.24.060(c)(1)(A)(ii) Variation in horizontal and/or vertical recesses or projections such as a pattern of recessed grouping of windows, recessed panels, or bay windows or similar strategies ~~as approved by the Director of Planning and Development Services~~ *[Choice in menu of options]*
B. Design with articulation, setbacks, and materials that minimize massing, break down the scale of buildings, and provide visual interest (Figure 3-1);	18.24.050(a)(1): Break down large building facades and massing to create a human-scaled building that enhances the context of the site 18.24.050(a)(2): Are consistent in scale, mass and character to adjacent land uses and land use designations 18.24.050(b)(2) When a building abuts a side and/or rear property line with a RE, RMD, R-1, or R-2 zoned parcel or a village residential or existing single-family residential use, the building shall break down the abutting façade by… (B) A minimum façade break of four feet in width, two feet in depth, and 32 square feet of area for every 36 to 40 feet of façade length. 18.24.050(b)(3) Maximum Façade Length For portions of a building facade facing a public street, right-of-way, or publicly accessible path, any building greater than 25 feet in height and 70 feet in length shall not have a continuous façade plane greater than 70% of the façade length without an upper floor modulation, which can include bay windows. Upper floor façade modulations shall be a minimum 2 feet in depth, which can be a recess or a projection. (A) Buildings 250 feet in length or greater, which face a public street, right-of-way, or publicly accessible path, shall have at least one vertical façade break with a minimum area greater than 400 square feet and a width greater than or equal to two times the depth. (B) Buildings 150 to 250 feet in length, which face a public street, right-of-way, or publicly accessible path, shall have at least one vertical façade break with a minimum area greater than 64 square feet and a minimum width of 8 feet and minimum depth of 4 feet. *Also see new standards/menu options for massing and articulation in*

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	18.24.060 Façade Design - (c)(1)(A) Variation in building modulation and Variation in façade articulation. For example: 18.24.060(c)(1)(A)(ii) Variation in horizontal and/or vertical recesses or projections such as a pattern of recessed grouping of windows, recessed panels, or bay windows or similar strategies ~~as approved by the Director of Planning and Development Services~~ *Also see materials standards in 18.24.090 Materials*
C. Corner buildings that incorporate special features to reinforce important intersections and create buildings of unique architectural merit and varied styles (Figure 3-1);	18.24.040(a) Building Orientation and Setbacks ~~Intent~~ Purpose Statement To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. 18.24.040(b) Building Orientation and Setbacks (1) Treatment of Corner Buildings (less than 40 feet) Corner buildings less than 40 feet in height and end units of townhouses or other attached housing products that face the street shall include the following features on their secondary building frontage: (A) A height to width ratio greater than 1.2:1 (B) A minimum of 15 percent fenestration area. (C) At least one facade modulation with a minimum depth of 18 inches and a minimum width of two feet. Examples: Wrap around front porch, bay window. (2) Treatment of Corner Buildings (40 feet and higher) Corner buildings 40 feet or taller in height shall include at least one of the following special features: (A)Street wall shall be located at the minimum front yard setback or build-to line for a minimum aggregated length of 40 feet in length on both facades meeting at the corner and shall include one or more of the following building features: (i) An entry to ground floor retail or primary building entrance located within 25 feet of the corner of the building (ii) A different material application and/or fenestration pattern from the rest of the façade. (iii) A change in height of at least 4 feet greater or less than the height of the abutting primary façade.
D. Building facades articulated with a building base, body and roof or parapet edge (Figure 3-2);	18.24.060(c)(1)(A): Buildings three stories or taller and on lots wider than 50 feet shall be designed to differentiate a defined base or ground floor, a middle or body, and a top, cornice, or parapet cap. Each of these elements shall be distinguished from one another for a minimum of 80% of the façade length through use of two or more of the following four techniques…
E. Buildings set back from the property line to create an effective 12' sidewalk on El Camino Real, 8' elsewhere (Figure 3-4);	18.24.020(b)(1)(A) Sidewalk Widths: Public sidewalks abutting a development parcel in any commercial mixed-use district (CN, CS, CC, CC(2), CD-C, CD-S, CD-N, PTOD) shall have a minimum sidewalk width (curb to back of walk) of at least 10 feet. This standard may be met with a combination of pedestrian clear path and landscape and furniture strip (see Figure 1), as long as the pedestrian clear path is no less than 8 feet. If the existing public

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	sidewalk does not meet the minimum standard, a publicly accessible extension of the sidewalk, with corresponding public access easement, shall be provided. Notwithstanding the total dimensions required herein, the following streets/locations shall have a minimum sidewalk width as noted: (i) El Camino Real: 12 ft (ii) San Antonio Road, from Middlefield Road to East Charleston Road: 12 ft
F. A majority of the building frontage located at the setback line (Figure 3-3); and	*Removed. Inconsistent with build-to-lines in Chapter 18.16.060 (Table 4) which details build-to lines, depending on setback.*
G. No side setback for midblock properties, allowing for a continuous street facade, except when abutting low density residential (Figure 3-3).	*Removed. Redundant with detailed side setbacks in Chapter 18.16.060 (Table 4)*
(4) Low-Density Residential Transitions	
Where new projects are built abutting existing lower-scale residential development, care shall be taken to respect the scale and privacy of neighboring properties through:	18.24.050(a) Building Massing ~~Intent~~ Purpose Statement To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. Building massing should include elements that: (1) Break down large building facades and massing to create a human-scaled building that enhances the context of the site (2) Are consistent in scale, mass and character to adjacent land uses and land use designations (5) Provide harmonious transitions between adjacent abutting properties (6) Maintain privacy of residential uses through design strategies such as offset windows, reduced glazing, landscape screening, and site planning that extends setbacks to residential uses (e.g., location of pedestrian paths and mews/drive aisles). 18.24.040(a) Building Orientation and Setbacks ~~Intent~~ Purpose Statement To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria: (1) Buildings that create a street frontage that are compatible with nearby buildings and land uses. (4) Transitional spaces and buffer areas between buildings, parcels, and sites through building setbacks that distinguish private and public spaces. (5) Buildings that provide side and rear setbacks and/or upper story step backs to create a compatible relationship with ~~adjacent~~ abutting lower density residential development.
A. Transitions of development intensity from higher density development building types to building types that are compatible with the lower intensity surrounding uses (Figure 4-1);	
B. Massing and orientation of buildings that respect and mirror the massing of neighboring structures by stepping back upper stories to transition to smaller scale buildings, including setbacks and daylight planes that match abutting R-1 and R-2 zone requirements (Figure 4-2);	

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	18.24.050(b)(1) Upper Floor Step Backs (A) When the height of the subject building is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building, an upper floor step back shall start within 2 vertical feet of the height of the adjacent building. The step back shall be a minimum depth of 6 feet along the primary building frontage, and the step shall occur for a minimum of 70% of the façade length. (B) Notwithstanding, subsection (a), when adjacent to a single-story building, the upper floor step back shall occur between 33 and 37 feet in height. 18.24.060(c)(1)(A)(i)(b): Upper floor step backs. A horizontal step back of upper-floor façades with a minimum five-foot step back from the primary façade for a minimum of 80% of the length of the façade. *[Choice in menu of options]* *Also see setbacks and daylight plane standards in district regulations' development standards tables.* *To address Council Motion G consider adding supplementary standards:* *When the height of the subject building is more than 20 feet above the average height of an adjacent building and the two buildings are separated by 20 feet or less:* • *Upper Story Step Back (Facing Façade): an upper floor step back shall be located on the facing façade. The stepback shall start within 2 vertical feet of the height of the adjacent building. The step back shall be a minimum depth of 6 feet along the facing facade and the step shall occur for a minimum of 70% of the façade length.* *OR* • *Daylight Plane: (Note - The existing daylight plane typically starts at an initial height of 10 feet and then goes up 45 degrees. Additional standards could be added that provide choices)* • *Setback of 10 feet, initial height of 30 feet, then 45 degrees. This allows a similar amount of volume, but pushes a building further from the property line.*
C. Respecting privacy of neighboring structures, with windows and upper floor balconies positioned so they minimize views into neighboring properties (Figure 4-3);	18.24.050(a) Building Massing ~~Intent~~ Purpose Statement (6) Maintain privacy of residential uses through design strategies such as offset windows, reduced glazing, landscape screening, and site planning that extends setbacks to residential uses (e.g., location of pedestrian paths and mews/drive aisles).
D. Minimizing sight lines into and from neighboring properties (Figure 4-3);	18.24.080(b)(1)(D): Balconies shall not be located within the daylight plane 18.24.050(b)(2) Transition to Lower Density Building Types

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	When a building abuts a side and/or rear property line with a RE, RMD, R-1, or R-2 zoned parcel or a village residential or existing single-family residential use, the building shall break down the abutting façade by meeting all of the following standards: (A) A landscape screen that includes a row of trees with a minimum 1 tree per 25 linear feet and continuous shrubbery planting. This screening plant material shall be a minimum 72 inches (6 feet) in height when planted. Required trees shall be minimum 24" box size. (C) Within 40 feet of an abutting structure, no more than 15% of the confronting facing façade area shall be windows or other glazing. Additional windows are allowed in order to maintain light, if they are fixed and fully obscured. *To address Council Motion cii consider adding supplementary standards:* *New projects abutting a residential use and located within 20 feet of facing windows (except windows to garages or common areas) or balconies/decks shall meet the following standards along the facing façade:* • *Upper Story Window Privacy: Window sills on the 2nd floor and above shall be at least 5 feet above the finished floor level or angled at least 15 degrees away from facing windows.* *AND/OR* • *Stair/Corridor Window Privacy: Stair or corridor windows shall have permanent obscure glazing or exterior mounted permanent architectural privacy screens (e.g., lattice, decorative metal, minimum 85% solid) to at least 5 feet above the finished floor level* *AND/OR* • *Landscape Privacy: Privacy screening landscape shall be located to align with proposed second floor windows at maturity. Screening trees and shrubs shall be specified by botanical name with at least 50 percent of screening trees and shrubs being evergreen. Screening trees shall be specified and planted at 24-inch box size or larger and 8 feet height or taller. Screening shrubs shall be specified and planted at 15-gallon size or larger and 8 feet or taller.* *AND/OR* • *Balcony Limitations: No second-floor balconies are permitted along the facing side and/or rear façade. Balconies at and above the third story are allowed.*
E. Limiting sun and shade impacts on abutting properties; and	18.24.040(a) Building Orientation and Setbacks ~~Intent~~ Purpose Statement ...Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria: (1) Buildings that create a street frontage that are compatible with nearby buildings and land uses. (4) Transitional spaces and buffer areas between buildings, parcels, and sites through building setbacks that distinguish private and public spaces. (5) Buildings that provide side and rear setbacks and/or upper story step backs to create a compatible relationship with abutting lower density residential development. (7) Optimized building orientation for thermal comfort, shading, daylighting, and natural ventilation and other forms of passive design.

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	See setbacks and daylight plane standards in district regulations' development standards tables. *No additional sun access or shade impact standards are proposed.*
F. Providing pedestrian paseos and mews to create separation between uses.	18.24.040(a) Building Orientation and Setbacks ~~Intent~~ Purpose Statement To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria… (4) Transitional spaces and buffer areas between buildings, parcels, and sites through building setbacks that distinguish private and public spaces. 18.24.020(b) Public Realm/Sidewalk Character (1) Sidewalk Widths (B) Publicly accessible sidewalks or walkways, with landscape strips, connecting through a development parcel (e.g., on a through lot) shall have a minimum six-foot width. (C) Pedestrian walkways that are designed to provide access to bicycles shall have a minimum width of eight feet, with two feet of clear space on either side.
(5) Project Open Space	
Private and public open space shall be provided so that it is usable for the residents, visitors, and/or employees of a site.	18.24.080(a) Open Space ~~Intent~~ Purpose Statement To ensure that residents and visitors have access to usable open space and common facilities that provide recreational opportunities, promote a healthy environment, and enhance the experience of living in Palo Alto. Common and private open spaces should include the following characteristics: (1) Be integrated into the site access and building circulation strategy (2) Be generous in dimension to provide usable space (3) Provide landscape elements that will support the health of the plants and enhance the character of place (4) Promote public health (5) Be located to provide easy access to private and common building areas, protected from the activities of commercial areas, and balance privacy and noise impacts to neighboring uses (6) Promote sustainable practices and opportunities for green infrastructure (7) Promote community safety through eyes on the street
A. The type and design of the usable private open space shall be appropriate to the character of the building(s), and shall consider dimensions, solar access, wind protection, views, and privacy;	18.24.080(a) Open Space ~~Intent~~ Purpose Statement To ensure that residents and visitors have access to usable open space and common facilities that provide recreational opportunities, promote a healthy environment, and enhance the experience of living in Palo Alto. Common and private open spaces should include the following characteristics: (2) Be generous in dimension to provide usable space

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	(3) Provide landscape elements that will support the health of the plants and enhance the character of place (5) Be located to provide easy access to private and common building areas, protected from the activities of commercial areas, and balance privacy and noise impacts to neighboring uses (6) Promote sustainable practices and opportunities for green infrastructure 18.24.080(b)(1) Private Open Space. If Private Open Spaces is provided, it shall meet the following standards: … (A) Floor area shall include a clear space with a minimum dimension of a circle with a six-foot diameter. (B) Minimum clear height dimension of 8'-6" feet (C) Be accessed directly from a residential unit (D) Balconies shall not be located within the daylight plane (E) Notwithstanding subsection (a), ground floor patios shall meet the following minimum requirements: … (i) RM-20 and RM-30 districts: Minimum 100 square feet of area, the least dimension of which is eight feet for at least 75% of the area (ii) RM-40 districts: Minimum 80 square feet of area, the least dimension of which is six feet for at least 75% of the area (iii) Street facing private open space on the ground floor shall meet the finished floor height for ground floor residential standards in section 18.24.040(b)(4)
B. Open space should be sited and designed to accommodate different activities, groups, active and passive uses, and should be located convenient to the users (e.g., residents, employees, or public)	18.24.080(a) Open Space ~~Intent~~ Purpose Statement To ensure that residents and visitors have access to usable open space and common facilities that provide recreational opportunities, promote a healthy environment, and enhance the experience of living in Palo Alto. 18.24.080(b)(1) Private Open Space If Private Open Spaces is provided, it shall meet the following standards: (C) Be accessed directly from a residential unit 18.24.080(b)(2) Common Open Space If Common Open Space is provided, it shall meet the following standards: (A) Minimum size of 200 square feet (B) Area shall include a space with a minimum dimension of a circle with a 10-foot diameter. (D) Notwithstanding subsection (1), courtyards enclosed on four sides shall have a minimum dimension of 40 feet and have a minimum courtyard width to building height ratio of 1:1.25 (E) Include places to sit (F) A minimum 20% of landscaping

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Existing Context-Based Design Criteria	*Proposed Standard or Purpose Statement*
C. Common open spaces should connect to the pedestrian pathways and existing natural amenities of the site and its surroundings;	18.24.080(a) Open Space ~~Intent~~ Purpose Statement … Common and private open spaces should include the following characteristics: (1) Be integrated into the site access and building circulation strategy (3) Provide landscape elements that will support the health of the plants and enhance the character of place 18.24.080(b)(2) Common Open Space If Common Open Space is provided, it shall meet the following standards: (C) A minimum of 60% of the area shall be open to the sky and free of permanent weather protection or encroachments. Trellises and similar open-air features are permitted. (F) A minimum 20% of landscaping
D. Usable open space may be any combination of private and common spaces;	*Removed. Redundant with development standards in Chapter 18.18.060(b) (Table 3) which details requirements and options for private and common open space.*
E. Usable open space does not need to be located on the ground and may be located in porches, decks, balconies and/or podiums (but not on rooftops) (Figure 5-1);	*Removed. Redundant with definition of usable open space in Chapter 18.04.030(124) and inconsistent with permitted rooftop open spaces in the CD-C district on sites that do not abut a single- or two-family residential use or zoning district*
F. Open space should be located to activate the street façade and increase "eyes on the street" when possible (Figure 5-1);	18.24.080(a) Open Space ~~Intent~~ Purpose Statement …Common and private open spaces should include the following characteristics: (1) Be integrated into the site access and building circulation strategy (5) Be located to provide easy access to private and common building areas, protected from the activities of commercial areas, and balance privacy and noise impacts to neighboring uses (7) Promote community safety through eyes on the street 18.24.040(b)(2)(B): An open space with a minimum dimension of 20 feet and minimum area of 450 square feet. The open space shall be at least one of the following: (i) A publicly accessible open space/plaza (ii) A space used for outdoor seating for public dining (iii) A residential Common Open Space adjacent to a common interior space and less than two feet above adjacent sidewalk grade. Fences and railing shall be a minimum 50% transparent. *[Choice in menu of options]*
G. Both private and common open space areas should be buffered from noise where feasible through landscaping and building placement;	*See noise standards in Section 9.10.030(a).* *See existing noise standards for rooftop open spaces in 18.40.230: Rooftop Gardens.* 18.24.080(a) Open Space ~~Intent~~ Purpose Statement

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	…Common and private open spaces should include the following characteristics: (5) Be located to provide easy access to private and common building areas, protected from the activities of commercial areas, and balance privacy and noise impacts to neighboring uses 18.24.080(b)(1) Private Open Space. If Private Open Spaces is provided, it shall meet the following standards: … (C) Be accessed directly from a residential unit (D) Balconies shall not be located within the daylight plane (E) ...ground floor patios shall meet the following minimum requirements... (iii) Street facing private open space on the ground floor shall meet the finished floor height for ground floor residential standards in section 18.24.040(b)(4) 18.24.080(b)(2) If Common Open Space is provided, it shall meet the following standards... (A) Minimum size of 200 square feet (B) Area shall include a space with a minimum dimension of a circle with a 10-foot diameter. (C) Notwithstanding subsection (1), courtyards enclosed on four sides shall have a minimum dimension of 40 feet and have a minimum courtyard width to building height ratio of 1:1.25
H. Open space situated over a structural slab/podium or on a rooftop shall have a combination of landscaping and high quality paving materials, including elements such as planters, mature trees, and use of textured and/or colored paved surfaces (Figure 5-2); and	18.24.080(a) Open Space ~~Intent~~ Purpose Statement To ensure that residents and visitors have access to usable open space and common facilities that provide recreational opportunities, promote a healthy environment, and enhance the experience of living in Palo Alto. Common and private open spaces should include the following characteristics: (3) Provide landscape elements that will support the health of the plants and enhance the character of place (6) Promote sustainable practices and opportunities for green infrastructure 18.24.080(b) (2) Common Open Space (2) If Common Open Space is provided, it shall meet the following standards: (F) A minimum 20% of landscaping (G) Soil Depth: Planting in above grade courtyards shall have a minimum soil depth of 12 inches for ground cover, 20 inches for shrubs, and 36 inches for trees.
I. Parking may not be counted as open space.	*Removed. Redundant with definition of usable open space in Chapter 18.04.030(124).*
(6) Parking Design	
Parking needs shall be accommodated but shall not be allowed to overwhelm	18.24.030(a) Site Access ~~Intent~~ Purpose Statement

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the character of the project or detract from the pedestrian environment, such that: A. Parking is located behind buildings, below grade or, where those options are not feasible, screened by landscaping, low walls, etc.;	To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. Site access should include the following elements: (3) Vehicle, loading and service access that is integrated into building and landscape design and located to prevent conflicts with pedestrians and cyclists, while also provided convenient access to building entries. 18.24.030(b)(3) Vehicle Access. (A) Vehicle access shall be located on alleys or side streets where available. (B) Except for driveway access and short-term loading spaces, off-street parking, off-street vehicle loading, and vehicular circulation areas are prohibited between the building and the primary building frontage. 18.24.030(b)(4) Loading Docks and Service Areas. Loading and service areas shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience as follows: (A) Loading docks and service areas shall be located on facades other than the primary building frontage: on alleys, from parking areas, and/or at the rear or side of building if building includes these frontages. When only primary building frontage is available, loading docks and service areas shall be recessed a minimum five feet from the primary façade and shall be screened in accordance with Chapter 18.23.050. (B) Loading dock and service areas located within setback areas shall be screened in accordance with Chapter 18.23.050 and separated from pedestrian access to the primary building entry to avoid impeding pedestrian movement and safety. 18.24.060(b)(7) Façade Design - Parking/Loading/Utilities (A) Entry Size: No more than 25% of the site frontage facing a street should be devoted to garage openings, carports, surface parking, loading entries, or utilities access (on sites with less than 100 feet of frontage, no more than 25 feet)
B. Structured parking is fronted or wrapped with habitable uses when possible (Figure 6-1);	18.24.030(a) Site Access ~~Intent~~ Purpose Statement To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. Site access should include the following elements: (3) Vehicle, loading and service access that is integrated into building and landscape design and located to prevent conflicts with pedestrians and cyclists, while also provided convenient access to building entries. 18.24.060(b)(7)(B): Above grade structured parking levels facing a public right-of-way or publicly accessible open space/path, with the exception of vehicular alleys, shall be lined with commercial or habitable uses with a minimum depth of 20 feet.

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Existing Context-Based Design Criteria	*Proposed Standard or Purpose Statement*
C. Parking that is semi-depressed is screened with architectural elements that enhance the streetscape such as stoops, balcony overhangs, and/or art;	18.24.030(a) Site Access ~~Intent~~ Purpose Statement (3) Vehicle, loading and service access that is integrated into building and landscape design and located to prevent conflicts with pedestrians and cyclists, while also provided convenient access to building entries. 18.24.060(b)(7) Façade Design - Parking/Loading/Utilities (C) Partially sub-grade parking shall not have an exposed façade that exceeds five feet in height above abutting grade at back of sidewalk. (D) Partially sub-grade parking shall be screened with continuous landscaping and shrubbery with minimum height of 3 feet and be within 10 feet of the sub-grade parking.
D. Landscaping such as trees, shrubs, vines, or groundcover is incorporated into surface parking lots (Figure 6-2);	*Removed. Redundant with landscaping standards and guidelines in Chapter 18.54.040: Landscaping of Parking Areas*
E. For properties with parking access from the rear of the site (such as a rear alley or driveway) landscaping shall provide a visual buffer between vehicle circulation areas and abutting properties (Figure 6-3);	*Removed. Redundant with standards and guidelines in Chapter 18.54.040(f): Landscaping of Parking Areas (Landscape Screens) and Chapter 18.23.050: Visual, Screening and Landscaping (proposed to be modified to be broadly applicable and relocated to Chapter 18.40.260). For Example:* 18.54.040(f) Landscaping of Parking Areas *[Existing Code Section]* (a) Perimeter Landscaping: Each unenclosed parking facility shall provide a perimeter landscaped strip at least five feet wide between and adjacent to a line defining the exterior boundary of the parking area and the nearest adjacent property line, not separated by a building. The perimeter landscaped strip may include any landscaped yard or landscaped area otherwise required, and shall be continuous except for required access to the site or to the parking facility. Where the landscaped strip adjoins a public street or pedestrian walkway, the landscaped strip may be required to include a fence, wall, berm, or equivalent feature. Where the parking facility adjoins another site, a fence, wall, or other equivalent screening feature may be required. 18.40.260(b) Visual Screening and Landscaping *[Existing Code Section]* (1) For non-residential properties abutting residential uses: (ii) Walls facing residential properties shall incorporate architectural design features and landscaping in order to reduce apparent mass and bulk. (iii) Loading docks and exterior storage of materials or equipment shall be screened from view from residential properties by fencing, walls or landscape buffers. (iv) All required interior yards (setbacks) abutting residential properties shall be planted and maintained as a landscaped screen. (2) For all project types: (i) All areas not covered by structures, service yards, walkways, driveways, and parking spaces shall be landscaped with ground cover, shrubs, and/or trees.

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	(iii) A minimum 10-foot planting and screening strip shall be provided adjacent to any façade abutting a low density residential district (R-1, R-2, or RMD) or abutting railroad tracks.
F. Street parking is utilized for visitor or customer parking and is designed in a manner to enhance traffic calming;	*Removed. Traffic calming and use of the public right-of-way are addressed by Public Works and Transportation Department.*
G. For properties with parking accessed from the front, minimize the amount of frontage used for parking access, no more than 25% of the site frontage facing a street should be devoted to garage openings, carports, or open/surface parking (on sites with less than 100 feet of frontage, no more than 25 feet);	18.24.030(a)(3): Vehicle, loading and service access that is integrated into building and landscape design and located to prevent conflicts with pedestrians and cyclists, while also provided convenient access to building entries. 18.24.060(b)(7) Façade Design - Parking/Loading/Utilities (A) Entry Size: No more than 25% of the site frontage facing a street should be devoted to garage openings, carports, surface parking, loading entries, or utilities access (on sites with less than 100 feet of frontage, no more than 25 feet)
H. Where two parking lots abut and it is possible for a curb cut and driveway to serve several properties, owners are strongly encouraged to enter in to shared access agreements (Figure 6-4); and	*Recommend adding a purpose statement to 18.24.030: Site Access* *(4) Shared access agreements among property owners, where feasible, to reduce the number and widths of curb cuts and driveways.*
I. Parking is accessed from side streets or alleys when possible.	18.24.030(a)(3): Vehicle, loading and service access that is integrated into building and landscape design and located to prevent conflicts with pedestrians and cyclists, while also provided convenient access to building entries. 18.24.030(b)(3) Vehicle Access. (A) Vehicle access shall be located on alleys or side streets where available. 18.24.060(b)(7) Façade Design - Parking/Loading/Utilities (A) Entry Size: No more than 25% of the site frontage facing a street should be devoted to garage openings, carports, surface parking, loading entries, or utilities access (on sites with less than 100 feet of frontage, no more than 25 feet)
(7) Large (Multi-Acre) Sites	
Large (in excess of one acre) sites shall be designed so that street, block, and building patterns are consistent with those of the surrounding neighborhood, and such that:	*Sites over 1 acre in size are not uniquely addressed. Standards and purpose statements below would be broadly applicable and would not just apply to large sites.* 18.24.050(a) Building Massing ~~Intent~~ Purpose Statement

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	To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. Building massing should include elements that: (1) Break down large building facades and massing to create a human-scaled building that enhances the context of the site (2) Are consistent in scale, mass and character to adjacent land uses and land use designations (3) Reinforce the definition and importance of the street (4) Provide rooflines and massing that emphasize and accentuate significant elements of the building such as entries, bays, and balconies, and shading elements where appropriate. (5) Provide harmonious transitions between abutting properties
A. New development of large sites maintains and enhances connectivity with a hierarchy of public streets, private streets, walks and bike paths (integrated with Palo Alto's Bicycle Master Plan, when applicable);	18.24.030(a) Site Access ~~Intent~~ Purpose Statement To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. Site access should include the following elements: (1) Site circulation and access that presents a clear hierarchy and connectivity pattern both within a project and to adjacent sidewalks and transit stops. This hierarchy should prioritize pedestrians, bikes, vehicles, and utility/loading access in the order listed. This hierarchy may provide separate access for vehicles and other modes, or demonstrate how all modes are accommodated in shared access points. (2) Connections to side streets, open spaces, mews, alleys, and paseos
B. The diversity of building types increases with increased lot size (e.g., <1 acre = minimum 1 building type; 1-2 acres = minimum 2 housing types; greater than 2 acres = minimum 3 housing types) (Figures 7-1 through 7-3); and	18.24.050(a) Building Massing ~~Intent~~ Purpose Statement To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. 18.24.060(b)(2): Building facades shall use a variety of strategies including building modulation, fenestration, and façade articulation to create visual interest and express a variety of scales through a variety of strategies. *Additional standard would be required to regulate or define multiple building or housing types.*
C. Where a site includes more than one housing type, each building type should respond to its immediate context in terms of scale, massing, and design (e.g., Village Residential building types facing or abutting existing single-family residences) (Figures 7-2 and 7-3).	18.24.050(a) Building Massing ~~Intent~~ Purpose Statement To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. Building massing should include elements that: (5) Provide harmonious transitions between abutting properties 18.24.050(b)(1) Upper Floor Step Backs

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Existing Context-Based Design Criteria	*Proposed Standard or Purpose Statement*
	(A) When the height of the subject building is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building, an upper floor step back shall start within 2 vertical feet of the height of the adjacent building. The step back shall be a minimum depth of 6 feet along the primary building frontage, and the step shall occur for a minimum of 70% of the façade length. (B) Notwithstanding, subsection (a), when adjacent to a single-story building, the upper floor step back shall occur between 33 and 37 feet in height.
(8) Sustainability and Green Building Design	
Project design and materials to achieve sustainability and green building design should be incorporated into the project. Green building design considers the environment during design and construction. Green building design aims for compatibility with the local environment: to protect, respect and benefit from it. In general, sustainable buildings are energy efficient, water conserving, durable and nontoxic, with high-quality spaces and high recycled content materials. The following considerations should be included in site and building design:	18.24.090(a) Materials ~~Intent~~ Purpose Statement: To promote the use of high quality, durable, sustainable, and attractive materials that exhibit a sense of permanence and contribute to the aesthetic quality of the development and to the urban design fabric of the community. 18.24.100(a) Sustainability and Green Building Design ~~Intent~~ Purpose Statement: To incorporate sustainability, green building, and environmental considerations into the project design and construction. Green building design aims for compatibility with the local environment: to protect, respect and benefit from it. In general, sustainable buildings are energy efficient, water conserving, durable and nontoxic, with high-quality spaces and high recycled content materials. The following considerations should be included in site and building design… 18.24.100(b): See Chapter 16.14: California Green Building Standards additional requirements for green building and sustainable design. Notwithstanding Section 18.24.010(c), these regulations may not be modified through alternative compliance.
A. Optimize building orientation for heat gain, shading, daylighting, and natural ventilation (Figure 8-1).	18.24.100(a)(1): Optimize building orientation for thermal comfort, shading, daylighting, and natural ventilation, including operable windows
B. Design landscaping to create comfortable micro-climates and reduce heat island effects.	18.24.100(a)(2): Design landscaping to create comfortable micro-climates and reduce heat island effects
C. Design for easy pedestrian, bicycle, and transit access.	18.24.030(a) Site Access ~~Intent~~ Purpose Statement To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context.
D. Maximize onsite stormwater management through landscaping and permeable pavement (Figure 8-2).	18.24.100(a)(4): Maximize onsite stormwater management through landscaping and permeable pavement

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Existing Context-Based Design Criteria	*Proposed Standard or Purpose Statement*
E. Use sustainable building materials.	18.24.100(a)(5): Use sustainable building materials
F. Design lighting, plumbing, and equipment for efficient energy and water use.	18.24.100(a)(6): Design lighting, plumbing and equipment for efficient energy use
G. Create healthy indoor environments.	18.24.100(a)(7): Create healthy indoor environments
H. Use creativity and innovation to build more sustainable environments. One example is establishing gardens with edible fruits, vegetables or other plants to satisfy a portion of project open space requirements.	18.24.100(a)(8): Use creativity and innovation to build more sustainable environments. One example is establishing gardens with edible fruits, vegetables or other plants to satisfy a portion of project open space requirements
I. Provide protection for creeks and riparian vegetation and integrate stormwater management measures and open space to minimize water quality and erosion impacts to the creek environment.	*Removed. See Chapter 18.40.140 for guidelines and requirements within creek areas.*
J. Encourage installation of photovoltaic panels (Figure 8-3).	*Removed. Addressed by California Energy Code requirements. Guideline could be added to purpose statement, if desired.*

PTOD - 18.34.050 - Pedestrian and Transit Oriented Development Combining District Context-Based Design Criteria	
Existing Context-Based Design Criteria	*Proposed Standard or Purpose Statement*
(1) Pedestrian and Bicycle Environment	
The design of new projects shall promote pedestrian walkability, a bicycle friendly environment, and connectivity through design elements such as:	18.24.030(a) Site Access ~~Intent~~ Purpose Statement To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. Site access should include the following elements:
A. Connectivity for pedestrians and cyclists with external and internal (if any)	(1) Site circulation and access that presents a clear hierarchy and connectivity pattern both within a project and to adjacent sidewalks and transit stops. This hierarchy should prioritize pedestrians, bikes, vehicles, and utility/loading

PTOD - 18.34.050 - Pedestrian and Transit Oriented Development Combining District Context-Based Design Criteria	
Existing Context-Based Design Criteria	*Proposed Standard or Purpose Statement*
streets, pathways, or bike facilities (See Figure 1-1);	access in the order listed. This hierarchy may provide separate access for vehicles and other modes, or demonstrate how all modes are accommodated in shared access points.
B. Pathways and streets that present a clear hierarchy and connectivity pattern both within a project and to adjacent sidewalks;	18.24.030(a) Site Access ~~Intent~~ Purpose Statement To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. *See 18.24.020(b)(A) Figure 1: Illustrative Sidewalk Section and Description of Zones, and related table*
C. Wide sidewalks (built as easements beyond the property line if needed, but not to the detriment of existing or future bike lanes) along Park Boulevard to reinforce the street as a primary pedestrian and bicycle linkage to the multimodal station;	18.24.020(b)(1)(A) Sidewalk Widths: Public sidewalks abutting a development parcel in any commercial mixed-use district (CN, CS, CC, CC(2), CD-C, CD-S, CD-N, PTOD) shall have a minimum sidewalk width (curb to back of walk) of at least 10 feet. This standard may be met with a combination of pedestrian clear path and landscape and furniture strip (see Figure 1), as long as the pedestrian clear path is no less than 8 feet. If the existing public sidewalk does not meet the minimum standard, a publicly accessible extension of the sidewalk, with corresponding public access easement, shall be provided. *Park Blvd. sidewalk widths should be identified through the NVCAP process.*
D. Bicycle amenities that contribute to the area's bicycle environment and safety needs, such as bike racks, storage or parking, or dedicated bike lanes or paths (See Figure 1-2);	18.24.020(a) Public Realm/Sidewalk Character ~~Intent~~ Purpose Statement To create an attractive and safe public realm and sidewalk space for pedestrians and cyclists through the implementation of design, landscaping, and infrastructure. Publicly accessible spaces and sidewalks should: (4) Provide amenities, such as parking and repair equipment, for micromobility, such as bicycles and scooters. 18.24.020(b)(4)(A): Micromobility infrastructure, such as locations to lock bicycles and scooters, shall be located within 30 feet of the primary building entry and/or a path leading to the primary building entry. This standard may be satisfied by existing infrastructure already located within 50 feet of the project site and located in the public right-of-way. *Also see bicycle parking standards in Chapter 18.52.040: Off-Street Parking, Loading and Bicycle Facility Requirements*
E. Ground floor uses that are appealing to pedestrians through well-designed visibility and access (See Figure 1-2);	18.24.040(a) Building Orientation and Setbacks ~~Intent~~ Purpose Statement To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria: (1) Buildings that create a street frontage that are compatible with nearby buildings and land uses.

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Existing Context-Based Design Criteria	*Proposed Standard or Purpose Statement*
	(2) Placement and orientation of doorways, windows, stoops, and landscape elements to create a direct relationship with the street. (3) Ground floor residential units that have direct entry and presence on the street, and maintain privacy. (4) Transitional spaces and buffer areas between buildings, parcels, and sites through building setbacks that distinguish private and public spaces. (5) Buildings that provide side and rear setbacks and/or upper story step backs to create a compatible relationship with ~~adjacent~~ abutting lower density residential development. 18.24.030(b)(2): Site Access - Primary Building Entries shall be located from a public right-of-way or, if not possible, a publicly accessible Pedestrian Walkway. 18.24.040(b)(3): Building Orientation and Setbacks - Primary Building Entry The primary building entry shall meet at least one of the following standards: (A) Face a public right-of-way. (B) Face a publicly accessible pedestrian walkway. (C) Be visible from a public right-of-way through a forecourt or front porch that meets the following standards: (i) For residential buildings with fewer than seven units, building entry forecourts or front porches shall be a minimum area of 36 square feet and minimum dimension of six feet. (ii) For commercial buildings or residential buildings with seven or more units, building entry forecourts or front porches shall be a minimum of 100 square feet and a minimum width of 8 feet. 18.24.020(4)(B): Primary building entries shall provide at least one seating area or bench within 30 feet of building entry and/or path leading to building entry. This standard may be satisfied by existing seating area or benches located in public right-of-way within 50 feet of the building entry. On arterials—except Downtown—seating areas or benches shall not be located between the sidewalk and curb. Arterial roadways are identified in Map T-5 of the Comprehensive Plan and do not include residential arterials.
F. On primary pedestrian routes such as Park Boulevard and California Avenue, climate and weather protection where possible, such as covered waiting areas, building projections and colonnades, and awnings (See Figure 1-3);	18.24.020(a) Public Realm/Sidewalk Character ~~Intent~~ Purpose Statement To create an attractive and safe public realm and sidewalk space for pedestrians and cyclists through the implementation of design, landscaping, and infrastructure. 18.24.060(c)(4)(B): Primary entries shall include weather protection that is a minimum 4 feet wide and 4 feet deep by recessing the entry, providing an awning or using a combination of these methods. 18.24.060(c)(5): Storefront/Retail Ground Floors (E) Awnings, canopies and weather protection:

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	(i) When transom windows are above display windows, awnings, canopies and similar, weather protection elements shall be installed between transom and display windows. These elements should allow for light to enter the storefront through the transom windows and allow the weather protection feature to shade the display window. 18.24.060(c)(6): Other Non-residential Ground Floors (C) Primary entries shall include weather protection that is a minimum 6 feet wide and 4 feet deep by recessing the entry, providing an awning or using a combination of these methods.
G. Streetscape or pedestrian amenities that contribute to the area's streetscape environment such as street trees, bulb-outs, benches, landscape elements, and public art (SeeFigures 1-4 and 1-5); and	18.24.020(a) Public Realm/Sidewalk Character ~~Intent~~ Purpose Statement To create an attractive and safe public realm and sidewalk space for pedestrians and cyclists through the implementation of design, landscaping, and infrastructure. Publicly accessible spaces and sidewalks should: (1) Design the transition between the public and private realm through the coordination of amenities and materials, such as accent paving, tree wells, lighting and street furniture (e.g., benches, bicycle racks, trash receptacles, news racks). (2) Complement or match accent paving to existing designs in the Downtown and California Avenue business district. (3) Provide sidewalk widths that accommodate landscaping, street trees, furniture, and pedestrian amenities; create a pleasant, desirable place to walk; provide shade; and enable comfortable pedestrian passage.
H. Vehicle access from alleys or sidestreets where they exist, with pedestrian access from the public street.	18.24.030(a) Site Access ~~Intent~~ Purpose Statement To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. 18.24.030(b)(3) Vehicle Access. (A) Vehicle access shall be located on alleys or side streets where available. (B) Except for driveway access and short-term loading spaces, off-street parking, off-street vehicle loading, and vehicular circulation areas are prohibited between the building and the primary building frontage. 18.24.030(b)(2): Site Access - Primary Building Entries shall be located from a public right-of-way or, if not possible, a publicly accessible Pedestrian Walkway.
(2) Street Building Facades	
Street facades shall be designed to provide a strong relationship with the sidewalks and the street(s), to create an environment that supports and encourages pedestrian activity through design elements such as:	18.24.040(a) Building Orientation and Setbacks ~~Intent~~ Purpose Statement (2) Placement and orientation of doorways, windows, stoops, and landscape elements to create a direct relationship with the street. 18.24.050(a) Building Massing ~~Intent~~ Purpose Statement

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Existing Context-Based Design Criteria	*Proposed Standard or Purpose Statement*
	(3) Reinforce the definition and importance of the street
A. Facade articulation reflecting the rhythm of nearby commercial and residential areas such as California Avenue;	18.24.060(a) Façade Design ~~Intent~~ Purpose Statement To create cohesive and well-crafted building facades with human-scaled details that incorporate textures, colors, and other details that are compatible with and enhance the surrounding area. Facades should include the following elements: (1) Human-scaled detail, articulation, and craftsmanship (2) Quality of construction, craftsmanship, and design to create long lasting buildings (3) Expression of a human-scaled façade rhythm and pattern that reflects the building's use (4) Fenestration that enhances the architectural character of the building (5) Defined building entry that is proportional to the building and number of people served (6) Articulation of the building shall break down the scale of the building via building modulation, façade articulation, and variation of fenestration and material patterns. *See new standards in 18.24.060(c) that identify a menu of options for façade design. For example:* 18.24.060(c) Façade Design (2) Façade Composition Building facades shall use a variety of strategies including building modulation, fenestration, and façade articulation to create visual interest and express a variety of scales through a variety of strategies. All facades shall include a minimum of two of the following façade articulation strategies to create visual interest…
B. Placement and orientation of doorways, windows, and landscape elements to create strong, direct relationships with the street (See Figures 2-1 and 2-2);	18.24.050(a) Building Massing ~~Intent~~ Purpose Statement (3) Reinforce the definition and importance of the street 18.24.040(a) Building Orientation and Setbacks ~~Intent~~ Purpose Statement (2) Placement and orientation of doorways, windows, stoops, and landscape elements to create a direct relationship with the street. 18.24.040 Building Orientation and Setbacks (5) Front Yard Setback Character Required setbacks shall provide a hardscape and/or landscaped area to create a transition between public and private space. The following standards apply, based on intended use and exclusive of areas devoted to outdoor seating, front porches, door swing of building entries, and publicly accessible open space: (A) Ground-floor retail or retail-like uses shall have a minimum of 10% of the required setback as landscaped area or planters. (B) Ground-floor residential uses shall have a minimum of 60% landscaped area in the required setback area.

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Existing Context-Based Design Criteria	*Proposed Standard or Purpose Statement*
	18.24.060(c)(4) Building Entries Within Façade Design (ii) Primary building entries (not inclusive of individual residential entries) shall include a façade modulation that includes at least one of the following: a. A recess or projection from the primary façade plane with a minimum depth of two feet. 18.24.060(c)(5) Storefront/Retail Ground Floors (B) Transparency shall include a minimum 60 percent transparent glazing between 2 and 10 feet in height from sidewalk, providing unobstructed views into the commercial space. 18.24.060(c)(6) Other Non-residential Ground Floors (B) Transparency shall include a minimum 50 percent transparent glazing between 4 and 10 feet in height from sidewalk or terrace grade.
C. Facades that include projecting eaves and overhangs, porches, and other architectural elements that provide human scale and help break up building mass (See Figures 2-1 and 2-2);	18.24.060(a) Façade Design ~~Intent~~ Purpose Statement To create cohesive and well-crafted building facades with human-scaled details that incorporate textures, colors, and other details that are compatible with and enhance the surrounding area. Facades should include the following elements: (1) Human-scaled detail, articulation, and craftsmanship (2) Quality of construction, craftsmanship, and design to create long lasting buildings (3) Expression of a human-scaled façade rhythm and pattern that reflects the building's use (4) Fenestration that enhances the architectural character of the building (5) Defined building entry that is proportional to the building and number of people served (6) Articulation of the building shall break down the scale of the building via building modulation, façade articulation, and variation of fenestration and material patterns. *See new standards in 18.24.060(c) that identify a menu of options for façade design. For example:* 18.24.060(c) Façade Design (2) Façade Composition Building facades shall use a variety of strategies including building modulation, fenestration, and façade articulation to create visual interest and express a variety of scales through a variety of strategies. All facades shall include a minimum of two of the following façade articulation strategies to create visual interest: (i) Vertical and horizontal recesses such as a pattern of recessed grouping of windows, or recessed panels~~, or similar strategies as approved by the Director of Planning and Development Services~~. The recess shall be a minimum four inches in depth.

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Existing Context-Based Design Criteria	*Proposed Standard or Purpose Statement*
	(ii) Vertical and horizontal projections such as shading and weather protection devices, or decorative architectural details~~, or similar strategies as approved by the Director of Planning and Development Services~~. Projections shall be a minimum four inches in depth. (iii) Datum lines that continue the length of the building, such as cornices, with a minimum four inches in depth, or a minimum two inches in depth and include a change in material; (iv) Balconies, habitable projections, or Juliet balconies (every 20 to 40 feet) with a minimum four inches in depth; (v) Screening devices such as lattices, louvers, shading devices, or perforated metal screens~~, or similar strategies as approved by the Director of Planning and Development Services~~; or (vi) Use of fine-grained building materials, such as brick or wood shingles, not to exceed eight inches in either height or width.
D. Entries and windows that face onto the street (See Figures 2-1 and 2-2);	18.24.040(a) Building Orientation and Setbacks ~~Intent~~ Purpose Statement To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria: (2) Placement and orientation of doorways, windows, stoops, and landscape elements to create a direct relationship with the street. (3) Ground floor residential units that have direct entry and presence on the street, and maintain privacy. 18.24.040(b) Building Orientation and Setbacks (3) Primary Building Entry The primary building entry shall meet at least one of the following standards: (A) Face a public right-of-way. (B) Face a publicly accessible pedestrian walkway. (C) Be visible from a public right-of-way through a forecourt or front porch that meets the following standards: (i) For residential buildings with fewer than seven units, building entry forecourts or front porches shall be a minimum area of 36 square feet and minimum dimension of six feet. (ii) For commercial buildings or residential buildings with seven or more units, building entry forecourts or front porches shall be a minimum of 100 square feet and a minimum width of 8 feet.
E. Entries that are clearly defined features of front facades, and that have a scale that is in proportion to the size of the building and number of units being accessed; larger buildings should have a more prominent building entrance, while	18.24.070(a) Residential Entries ~~Intent~~ Purpose Statement Private entries into ground floor residential units shall be designed to provide: (1) human-scaled detailing (2) enhanced pedestrian experience (3) transition between public and private space (4) spaces for residents to gather and spend time outdoors

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Existing Context-Based Design Criteria	*Proposed Standard or Purpose Statement*
maintaining a pedestrian scale (SeeFigures 2-1 and 2-2); and	(5) resident privacy *See new standards in 18.24.070(b) Residential Entries for specific entry types (i.e., stoops, porches, patios, terraces, frontage courts), dimensional requirements and the minimum and maximum number of units per entry. For example:* 18.24.070(b)(B) Residential Entries - Porch: (i) Porches shall provide entry access for a maximum of one unit; and (ii) Porch heights shall be within 1 step of finished floor height of adjacent unit; and (iii) Porches shall be large enough so a 6-foot by 6-foot square can fit inside of a porch for each unit; and (iv) The maximum porch floor height from the back of sidewalk grade shall be 5 feet. 18.24.060(b) Façade Design (A) Building Entries Within Façade Design (i) Primary building entries shall be scaled proportionally to the number of people served (amount of floor-area or number of units accessed). Building entries inclusive of doorway and facade plane shall meet the following minimum dimensions: a. Individual residential entries: five feet in width b. Shared residential entry, such as mixed-use buildings: 8 feet in width c. Commercial building entry: 20 feet in width d. Storefront entry: six feet in width
F. Residential units and storefronts that have a presence on the street and are not walled-off or oriented exclusively inward.	18.24.050(a) Building Massing ~~Intent~~ Purpose Statement (3) Reinforce the definition and importance of the street 18.24.040(a) Building Orientation and Setbacks ~~Intent~~ Purpose Statement (2) Placement and orientation of doorways, windows, stoops, and landscape elements to create a direct relationship with the street. 18.24.040 Building Orientation and Setbacks (5) Front Yard Setback Character Required setbacks shall provide a hardscape and/or landscaped area to create a transition between public and private space. The following standards apply, based on intended use and exclusive of areas devoted to outdoor seating, front porches, door swing of building entries, and publicly accessible open space: (A) Ground-floor retail or retail-like uses shall have a minimum of 10% of the required setback as landscaped area or planters.

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Existing Context-Based Design Criteria	*Proposed Standard or Purpose Statement*
	(B) Ground-floor residential uses shall have a minimum of 60% landscaped area in the required setback area. 18.24.060(c)(4) Building Entries Within Façade Design (ii) Primary building entries (not inclusive of individual residential entries) shall include a façade modulation that includes at least one of the following: a. A recess or projection from the primary façade plane with a minimum depth of two feet. 18.24.060(c)(5) Storefront/Retail Ground Floors (B) Transparency shall include a minimum 60 percent transparent glazing between 2 and 10 feet in height from sidewalk, providing unobstructed views into the commercial space. 18.24.060(c)(6) Other Non-residential Ground Floors (B) Transparency shall include a minimum 50 percent transparent glazing between 4 and 10 feet in height from sidewalk or terrace grade.
(3) Massing and Articulation	
Buildings shall be designed to minimize massing and provide for articulation and design variety through elements such as:	18.24.050(a) Building Massing ~~Intent~~ Purpose Statement To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. Building massing should include elements that: (1) Break down large building facades and massing to create a human-scaled building that enhances the context of the site (2) Are consistent in scale, mass and character to adjacent land uses and land use designations (3) Reinforce the definition and importance of the street (4) Provide rooflines and massing that emphasize and accentuate significant elements of the building such as entries, bays, and balconies, and shading elements where appropriate. (5) Provide harmonious transitions between abutting properties
A. Buildings that include pedestrian-scaled detail, articulation and craftsmanship of the facade (See Figure 3-1);	18.24.060(a) Façade Design ~~Intent~~ Purpose Statement To create cohesive and well-crafted building facades with human-scaled details that incorporate textures, colors, and other details that are compatible with and enhance the surrounding area. Facades should include the following elements: (1) Human-scaled detail, articulation, and craftsmanship (2) Quality of construction, craftsmanship, and design to create long lasting buildings (3) Expression of a human-scaled façade rhythm and pattern that reflects the building's use (4) Fenestration that enhances the architectural character of the building

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Existing Context-Based Design Criteria	*Proposed Standard or Purpose Statement*
	(5) Defined building entry that is proportional to the building and number of people served (6) Articulation of the building shall break down the scale of the building via building modulation, façade articulation, and variation of fenestration and material patterns. *See new standards in 18.24.060(c) that identify a menu of options for façade design. For example:* 18.24.060(c) Façade Design (2) Façade Composition Building facades shall use a variety of strategies including building modulation, fenestration, and façade articulation to create visual interest and express a variety of scales through a variety of strategies. All facades shall include a minimum of two of the following façade articulation strategies to create visual interest: (i) Vertical and horizontal recesses such as a pattern of recessed grouping of windows, or recessed panels~~, or similar strategies as approved by the Director of Planning and Development Services~~. The recess shall be a minimum four inches in depth. (ii) Vertical and horizontal projections such as shading and weather protection devices, or decorative architectural details~~, or similar strategies as approved by the Director of Planning and Development Services~~. Projections shall be a minimum four inches in depth. (iii) Datum lines that continue the length of the building, such as cornices, with a minimum four inches in depth, or a minimum two inches in depth and include a change in material; (iv) Balconies, habitable projections, or Juliet balconies (every 20 to 40 feet) with a minimum four inches in depth; (v) Screening devices such as lattices, louvers, shading devices, or perforated metal screens~~, or similar strategies as approved by the Director of Planning and Development Services~~; or (vi) Use of fine-grained building materials, such as brick or wood shingles, not to exceed eight inches in either height or width.
B. Rooflines that emphasize and accentuate significant elements of the building such as entries, bays, and balconies (See Figure 3-1);	18.24.050(a)(4): Provide rooflines and massing that emphasize and accentuate significant elements of the building such as entries, bays, and balconies, and shading elements where appropriate. 18.24.060(c)(4) Building Entries Within Façade Design (A) (ii) Primary building entries (not inclusive of individual residential entries) shall include a façade modulation that includes at least one of the following: a. A recess or projection from the primary façade plane with a minimum depth of two feet. (B) Primary entries shall include weather protection that is a minimum 4 feet wide and 4 feet deep by recessing the entry, providing an awning or using a combination of these methods. *Also see new standards/menu options for massing and articulation in:*

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	18.24.060 Façade Design - (c)(1)(A) Variation in building modulation and Variation in façade articulation. For example: 18.24.060(c)(1)(A)(ii) Variation in horizontal and/or vertical recesses or projections such as a pattern of recessed grouping of windows, recessed panels, or bay windows or similar strategies ~~as approved by the Director of Planning and Development Services~~ *[Choice in menu of options]*
C. Corner buildings that incorporate special features to reinforce important intersections and create buildings of unique architectural merit and varied styles (See Figures 3-2 and 3-3);	18.24.040(a) Building Orientation and Setbacks ~~Intent~~ Purpose Statement To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. 18.24.040(b) Building Orientation and Setbacks (1) Treatment of Corner Buildings (less than 40 feet) Corner buildings less than 40 feet in height and end units of townhouses or other attached housing products that face the street shall include the following features on their secondary building frontage: (A) A height to width ratio greater than 1.2:1 (B) A minimum of 15 percent fenestration area. (C) At least one facade modulation with a minimum depth of 18 inches and a minimum width of two feet. Examples: Wrap around front porch, bay window. (2) Treatment of Corner Buildings (40 feet and higher) Corner buildings 40 feet or taller in height shall include at least one of the following special features: (A)Street wall shall be located at the minimum front yard setback or build-to line for a minimum aggregated length of 40 feet in length on both facades meeting at the corner and shall include one or more of the following building features: (i) An entry to ground floor retail or primary building entrance located within 25 feet of the corner of the building (ii) A different material application and/or fenestration pattern from the rest of the façade. (iii) A change in height of at least 4 feet greater or less than the height of the abutting primary façade.
D. Design with articulation, setbacks, and materials that minimize massing, break down the scale of buildings, and provide visual interest from the train and neighborhood east of the tracks;	18.24.050(b)(4) Special Conditions - Railroad Frontages All parcels with lot lines abutting railroad rights-of-way shall meet the following standards on the railroad-abutting facade: (A) A minimum facade break of at least 10 feet in width and six feet in depth for every 60 feet of façade length. (B) For portion of a building 20 feet or greater in height, a maximum continuous façade length shall not exceed 60 feet.
E. Limiting facades such that no more than 70%, and no more than 100 continuous linear feet, of the street	18.24.050(b)(3) Maximum Façade Length. For portions of a building facade facing a public street, right-of-way, or publicly accessible path, any building greater than 25 feet in height and 70 feet in length shall not have a continuous façade plane greater than 70% of the façade

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facade exceeds a height of 25 feet (See Figure 3-4);	length without an upper floor modulation, which can include bay windows. Upper floor façade modulations shall be a minimum 2 feet in depth, which can be a recess or a projection.
F. Landscape elements to buffer the rear of the lot and the railroad tracks, with trees spaced at a maximum of 25 feet on center and combined with other landscape elements such as fencing, hedges or shrubs (See Figure 3-4);	*See draft performance standard Chapter 18.40.260(b)(2) Visual Screening and Landscaping* *(iii) A minimum 10-foot planting and screening strip shall be provided adjacent to any façade abutting a low density residential district (R-1, R-2, or RMD) or abutting railroad tracks.*
G. Application of daylight plane requirements for R-1 and R-2 adjacencies to property boundaries adjacent to the railroad right-of-way (See Figure 3-5); and	*Removed. Redundant with daylight plane standards in Chapter 18.34.040: PTOD District Regulations, Table 2: Development Standards*
H. Maintaining view corridors from Colorado Avenue and El Dorado Avenue west to the hills.	*Views to be discussed with the ARB on 3/3/22*
(4) Low-Density Residential Transitions	
Where new projects are built adjacent to existing lower-scale residential development, care shall be taken to respect the scale and privacy of adjacent properties through:	18.24.050(a) Building Massing ~~Intent~~ Purpose Statement To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. Building massing should include elements that: (1) Break down large building facades and massing to create a human-scaled building that enhances the context of the site (2) Are consistent in scale, mass and character to adjacent land uses and land use designations (5) Provide harmonious transitions between adjacent abutting properties (6) Maintain privacy of residential uses through design strategies such as offset windows, reduced glazing, landscape screening, and site planning that extends setbacks to residential uses (e.g., location of pedestrian paths and mews/drive aisles). 18.24.040(a) Building Orientation and Setbacks ~~Intent~~ Purpose Statement To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria: (1) Buildings that create a street frontage that are compatible with nearby buildings and land uses.
A. Transitions of development intensity from higher density development building types to building types that are compatible with the lower intensity surrounding uses (See Figure 4-1);	
B. Massing and orientation of buildings that respect and mirror the massing of neighboring structures by stepping back upper stories to transition to smaller scale buildings, including setbacks and daylight planes that match adjacent R-1 and R-2 zone requirements (See Figure 4-2);	

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	(4) Transitional spaces and buffer areas between buildings, parcels, and sites through building setbacks that distinguish private and public spaces. (5) Buildings that provide side and rear setbacks and/or upper story step backs to create a compatible relationship with ~~adjacent~~ abutting lower density residential development. 18.24.050(b)(1) Upper Floor Step Backs (A) When the height of the subject building is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building, an upper floor step back shall start within 2 vertical feet of the height of the adjacent building. The step back shall be a minimum depth of 6 feet along the primary building frontage, and the step shall occur for a minimum of 70% of the façade length. (B) Notwithstanding, subsection (a), when adjacent to a single-story building, the upper floor step back shall occur between 33 and 37 feet in height. 18.24.060(c)(1)(A)(i)(b): Upper floor step backs. A horizontal step back of upper-floor façades with a minimum five-foot step back from the primary façade for a minimum of 80% of the length of the façade. *[Choice in menu of options]* *Also see setbacks and daylight plane standards in district regulations' development standards tables.* *To address Council Motion G consider adding supplementary standards:* *When the height of the subject building is more than 20 feet above the average height of an adjacent building and the two buildings are separated by 20 feet or less:* • *Upper Story Step Back (Facing Façade): an upper floor step back shall be located on the facing façade. The stepback shall start within 2 vertical feet of the height of the adjacent building. The step back shall be a minimum depth of 6 feet along the facing facade and the step shall occur for a minimum of 70% of the façade length.* *OR* • *Daylight Plane: (Note - The existing daylight plane typically starts at an initial height of 10 feet and then goes up 45 degrees. Additional standards could be added that provide choices)* • *Setback of 10 feet, initial height of 30 feet, then 45 degrees. This allows a similar amount of volume, but pushes a building further from the property line.*
C. Respecting privacy of neighboring structures, with windows and upper floor balconies positioned so they minimize views into neighboring properties (See Figure 4-3);	18.24.050(a) Building Massing ~~Intent~~ Purpose Statement (6) Maintain privacy of residential uses through design strategies such as offset windows, reduced glazing, landscape screening, and site planning that extends setbacks to residential uses (e.g., location of pedestrian paths and mews/drive aisles).

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Existing Context-Based Design Criteria	*Proposed Standard or Purpose Statement*
D. Minimizing sight lines into and from neighboring properties (See Figure 4-3);	18.24.080(b)(1)(D): Balconies shall not be located within the daylight plane 18.24.050(b)(2) Transition to Lower Density Building Types When a building abuts a side and/or rear property line with a RE, RMD, R-1, or R-2 zoned parcel or a village residential or existing single-family residential use, the building shall break down the abutting façade by meeting all of the following standards: (A) A landscape screen that includes a row of trees with a minimum 1 tree per 25 linear feet and continuous shrubbery planting. This screening plant material shall be a minimum 72 inches (6 feet) in height when planted. Required trees shall be minimum 24" box size. (C) Within 40 feet of an abutting structure, no more than 15% of the confronting facing façade area shall be windows or other glazing. Additional windows are allowed in order to maintain light, if they are fixed and fully obscured. *To address Council Motion cii consider adding supplementary standards:* *New projects abutting a residential use and located within 20 feet of facing windows (except windows to garages or common areas) or balconies/decks shall meet the following standards along the facing façade:* • *Upper Story Window Privacy: Window sills on the 2nd floor and above shall be at least 5 feet above the finished floor level or angled at least 15 degrees away from facing windows.* *AND/OR* • *Stair/Corridor Window Privacy: Stair or corridor windows shall have permanent obscure glazing or exterior mounted permanent architectural privacy screens (e.g., lattice, decorative metal, minimum 85% solid) to at least 5 feet above the finished floor level* *AND/OR* • *Landscape Privacy: Privacy screening landscape shall be located to align with proposed second floor windows at maturity. Screening trees and shrubs shall be specified by botanical name with at least 50 percent of screening trees and shrubs being evergreen. Screening trees shall be specified and planted at 24-inch box size or larger and 8 feet height or taller. Screening shrubs shall be specified and planted at 15-gallon size or larger and 8 feet or taller.* *AND/OR* • *Balcony Limitations: No second-floor balconies are permitted along the facing side and/or rear façade. Balconies at and above the third story are allowed.*
E. Limiting sun and shade impacts on adjacent properties;	18.24.040(a) Building Orientation and Setbacks ~~Intent~~ Purpose Statement ...Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria: (1) Buildings that create a street frontage that are compatible with nearby buildings and land uses.

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Existing Context-Based Design Criteria	*Proposed Standard or Purpose Statement*
	(4) Transitional spaces and buffer areas between buildings, parcels, and sites through building setbacks that distinguish private and public spaces. (5) Buildings that provide side and rear setbacks and/or upper story step backs to create a compatible relationship with abutting lower density residential development. (7) Optimized building orientation for thermal comfort, shading, daylighting, and natural ventilation and other forms of passive design. *See setbacks and daylight plane standards in district regulations' development standards tables.* *No additional sun access or shade impact standards are proposed.*
F. Providing pedestrian paseos and mews to create separation between uses;	18.24.040(a) Building Orientation and Setbacks ~~Intent~~ Purpose Statement To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria… (4) Transitional spaces and buffer areas between buildings, parcels, and sites through building setbacks that distinguish private and public spaces. 18.24.020(b) Public Realm/Sidewalk Character (1) Sidewalk Widths (B) Publicly accessible sidewalks or walkways, with landscape strips, connecting through a development parcel (e.g., on a through lot) shall have a minimum six-foot width. (C) Pedestrian walkways that are designed to provide access to bicycles shall have a minimum width of eight feet, with two feet of clear space on either side.
G. Design with articulation, varied setbacks, and materials that minimize sound reflection to neighboring properties adjacent to the railroad.	18.24.050(b)(4) Special Conditions - Railroad Frontages All parcels with lot lines abutting railroad rights-of-way shall meet the following standards on the railroad-abutting facade: (A) A minimum facade break of at least 10 feet in width and six feet in depth for every 60 feet of façade length. (B) For portion of a building 20 feet or greater in height, a maximum continuous façade length shall not exceed 60 feet.
(5) Project Open Space	
Private and public open space shall be provided so that it is usable for the residents, visitors, and/or employees of a site.	18.24.080(a) Open Space ~~Intent~~ Purpose Statement To ensure that residents and visitors have access to usable open space and common facilities that provide recreational opportunities, promote a healthy environment, and enhance the experience of living in Palo Alto. Common and private open spaces should include the following characteristics:

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	(1) Be integrated into the site access and building circulation strategy (2) Be generous in dimension to provide usable space (3) Provide landscape elements that will support the health of the plants and enhance the character of place (4) Promote public health (5) Be located to provide easy access to private and common building areas, protected from the activities of commercial areas, and balance privacy and noise impacts to neighboring uses (6) Promote sustainable practices and opportunities for green infrastructure (7) Promote community safety through eyes on the street
A. The type and design of the usable private open space shall be appropriate to the character of the building(s), and shall consider dimensions, solar access, wind protection, views, and privacy;	18.24.080(a) Open Space ~~Intent~~ Purpose Statement To ensure that residents and visitors have access to usable open space and common facilities that provide recreational opportunities, promote a healthy environment, and enhance the experience of living in Palo Alto. Common and private open spaces should include the following characteristics: (2) Be generous in dimension to provide usable space (3) Provide landscape elements that will support the health of the plants and enhance the character of place (5) Be located to provide easy access to private and common building areas, protected from the activities of commercial areas, and balance privacy and noise impacts to neighboring uses (6) Promote sustainable practices and opportunities for green infrastructure 18.24.080(b)(1) Private Open Space. If Private Open Spaces is provided, it shall meet the following standards: … (A) Floor area shall include a clear space with a minimum dimension of a circle with a six-foot diameter. (B) Minimum clear height dimension of 8'-6" feet (C) Be accessed directly from a residential unit (D) Balconies shall not be located within the daylight plane (E) Notwithstanding subsection (a), ground floor patios shall meet the following minimum requirements: … (i) RM-20 and RM-30 districts: Minimum 100 square feet of area, the least dimension of which is eight feet for at least 75% of the area (ii) RM-40 districts: Minimum 80 square feet of area, the least dimension of which is six feet for at least 75% of the area (iii) Street facing private open space on the ground floor shall meet the finished floor height for ground floor residential standards in section 18.24.040(b)(4)
B. Open space should be sited and designed to accommodate different activities, groups and active and passive	18.24.080(a) Open Space ~~Intent~~ Purpose Statement To ensure that residents and visitors have access to usable open space and common facilities that provide recreational opportunities, promote a healthy environment, and enhance the experience of living in Palo Alto.

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uses, and should be located convenient to the users (e.g., residents, employees, or public);	18.24.080(b)(1) Private Open Space If Private Open Spaces is provided, it shall meet the following standards: (C) Be accessed directly from a residential unit 18.24.080(b)(2) Common Open Space If Common Open Space is provided, it shall meet the following standards: (A) Minimum size of 200 square feet (B) Area shall include a space with a minimum dimension of a circle with a 10-foot diameter. (D) Notwithstanding subsection (1), courtyards enclosed on four sides shall have a minimum dimension of 40 feet and have a minimum courtyard width to building height ratio of 1:1.25 (E) Include places to sit (F) A minimum 20% of landscaping
C. Common open spaces should connect to the pedestrian pathways and existing natural amenities of the site and its surroundings (See Figure 5-2);	18.24.080(a) Open Space ~~Intent~~ Purpose Statement … Common and private open spaces should include the following characteristics: (1) Be integrated into the site access and building circulation strategy (3) Provide landscape elements that will support the health of the plants and enhance the character of place 18.24.080(b)(2) Common Open Space If Common Open Space is provided, it shall meet the following standards: (C) A minimum of 60% of the area shall be open to the sky and free of permanent weather protection or encroachments. Trellises and similar open-air features are permitted. (F) A minimum 20% of landscaping
D. Usable open space may be any combination of private and common spaces;	*Add to development standards in Chapter 18.34.040(e).*
E. Usable open space does not need to be located on the ground (See Figure 5-1);	*Removed. Redundant with definition of usable open space in Chapter 18.04.030(124).*
F. Open space should be located to activate the street façade and increase "eyes on the street" when possible (See Figure 5-3);	18.24.080(a) Open Space ~~Intent~~ Purpose Statement …Common and private open spaces should include the following characteristics: (1) Be integrated into the site access and building circulation strategy (5) Be located to provide easy access to private and common building areas, protected from the activities of commercial areas, and balance privacy and noise impacts to neighboring uses

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	(7) Promote community safety through eyes on the street 18.24.040(b)(2)(B): An open space with a minimum dimension of 20 feet and minimum area of 450 square feet. The open space shall be at least one of the following: (i) A publicly accessible open space/plaza (ii) A space used for outdoor seating for public dining (iii) A residential Common Open Space adjacent to a common interior space and less than two feet above adjacent sidewalk grade. Fences and railing shall be a minimum 50% transparent. *[Choice in menu of options]*
G. Both private and common open space areas should be buffered from noise where feasible; and	*See noise standards in Section 9.10.030(a).* *See existing noise standards for rooftop open spaces in 18.40.230: Rooftop Gardens.* 18.24.080(a) Open Space ~~Intent~~ Purpose Statement …Common and private open spaces should include the following characteristics: (5) Be located to provide easy access to private and common building areas, protected from the activities of commercial areas, and balance privacy and noise impacts to neighboring uses 18.24.080(b)(1) Private Open Space. If Private Open Spaces is provided, it shall meet the following standards: … (C) Be accessed directly from a residential unit (D) Balconies shall not be located within the daylight plane (E) ...ground floor patios shall meet the following minimum requirements... (iii) Street facing private open space on the ground floor shall meet the finished floor height for ground floor residential standards in section 18.24.040(b)(4) 18.24.080(b)(2) If Common Open Space is provided, it shall meet the following standards... (A) Minimum size of 200 square feet (B) Area shall include a space with a minimum dimension of a circle with a 10-foot diameter. (C) Notwithstanding subsection (1), courtyards enclosed on four sides shall have a minimum dimension of 40 feet and have a minimum courtyard width to building height ratio of 1:1.25
H. Parking may not be counted as open space.	*Removed. Redundant with definition of usable open space in Chapter 18.04.030(124).*
(6) Parking Design	
Parking needs shall be accommodated but shall not be allowed to overwhelm	18.24.030(a) Site Access ~~Intent~~ Purpose Statement

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the character of the project or detract from the pedestrian environment, such that: A. Parking is located behind buildings, below grade or, where those options are not feasible, screened by landscaping, low walls, etc.;	To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. Site access should include the following elements: (3) Vehicle, loading and service access that is integrated into building and landscape design and located to prevent conflicts with pedestrians and cyclists, while also provided convenient access to building entries. 18.24.030(b)(3) Vehicle Access. (A) Vehicle access shall be located on alleys or side streets where available. (B) Except for driveway access and short-term loading spaces, off-street parking, off-street vehicle loading, and vehicular circulation areas are prohibited between the building and the primary building frontage. 18.24.030(b)(4) Loading Docks and Service Areas. Loading and service areas shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience as follows: (A) Loading docks and service areas shall be located on facades other than the primary building frontage: on alleys, from parking areas, and/or at the rear or side of building if building includes these frontages. When only primary building frontage is available, loading docks and service areas shall be recessed a minimum five feet from the primary façade and shall be screened in accordance with Chapter 18.23.050. (B) Loading dock and service areas located within setback areas shall be screened in accordance with Chapter 18.23.050 and separated from pedestrian access to the primary building entry to avoid impeding pedestrian movement and safety. 18.24.060(b)(7) Façade Design - Parking/Loading/Utilities (A) Entry Size: No more than 25% of the site frontage facing a street should be devoted to garage openings, carports, surface parking, loading entries, or utilities access (on sites with less than 100 feet of frontage, no more than 25 feet)
B. Structured parking is fronted or wrapped with habitable uses when possible (See Figure 6-1);	18.24.030(a) Site Access ~~Intent~~ Purpose Statement To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. Site access should include the following elements: (3) Vehicle, loading and service access that is integrated into building and landscape design and located to prevent conflicts with pedestrians and cyclists, while also provided convenient access to building entries.

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	18.24.060(b)(7)(B): Above grade structured parking levels facing a public right-of-way or publicly accessible open space/path, with the exception of vehicular alleys, shall be lined with commercial or habitable uses with a minimum depth of 20 feet.
C. Parking that is semi-depressed is screened with architectural elements that enhance the streetscape such as stoops, balcony overhangs, and/or art (See Figure 6-2);	18.24.030(a) Site Access ~~Intent~~ Purpose Statement (3) Vehicle, loading and service access that is integrated into building and landscape design and located to prevent conflicts with pedestrians and cyclists, while also provided convenient access to building entries. 18.24.060(b)(7) Façade Design - Parking/Loading/Utilities (C) Partially sub-grade parking shall not have an exposed façade that exceeds five feet in height above abutting grade at back of sidewalk. (D) Partially sub-grade parking shall be screened with continuous landscaping and shrubbery with minimum height of 3 feet and be within 10 feet of the sub-grade parking.
D. Landscaping such as trees, shrubs, vines or groundcover is incorporated into surface parking lots (See Figure 6-3); and	*Removed. Redundant with landscaping standards and guidelines in Chapter 18.54.040: Landscaping of Parking Areas*
E. Street parking is utilized for visitor or customer parking and is designed in a manner to enhance traffic calming on the street.	*Removed. Traffic calming and use of the public right-of-way are addressed by Public Works and Transportation Department.*
(7) Large (Multi-Acre) Sites	
Large (in excess of one acre) sites shall be designed so that street, block, and building patterns are consistent with those of the surrounding neighborhood, and such that:	*Sites over 1 acre in size are not uniquely addressed. Standards and purpose statements below would be broadly applicable and would not just apply to large sites.* 18.24.050(a) Building Massing ~~Intent~~ Purpose Statement To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. Building massing should include elements that: (1) Break down large building facades and massing to create a human-scaled building that enhances the context of the site (2) Are consistent in scale, mass and character to adjacent land uses and land use designations (3) Reinforce the definition and importance of the street (4) Provide rooflines and massing that emphasize and accentuate significant elements of the building such as entries, bays, and balconies, and shading elements where appropriate. (5) Provide harmonious transitions between abutting properties

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A. New development of large sites maintains and enhances connectivity with a hierarchy of public streets, private streets, walks and bike paths (integrated with the Palo Alto Bicycle Master Plan, when applicable);	18.24.030(a) Site Access ~~Intent~~ Purpose Statement To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. Site access should include the following elements: (1) Site circulation and access that presents a clear hierarchy and connectivity pattern both within a project and to adjacent sidewalks and transit stops. This hierarchy should prioritize pedestrians, bikes, vehicles, and utility/loading access in the order listed. This hierarchy may provide separate access for vehicles and other modes, or demonstrate how all modes are accommodated in shared access points. (2) Connections to side streets, open spaces, mews, alleys, and paseos
B. The diversity of building types increases with increased lot size (e.g., less than 1 acre = minimum 1 housing type; 1 - 2 acres = minimum 2 housing types; greater than 2 acres = minimum 3 housing types) (See Figure 7-1); and	18.24.050(a) Building Massing ~~Intent~~ Purpose Statement To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. 18.24.060(b)(2): Building facades shall use a variety of strategies including building modulation, fenestration, and façade articulation to create visual interest and express a variety of scales through a variety of strategies. *Additional standard would be required to regulate or define multiple building or housing types.*
C. Where a site includes more than one housing type, each housing type should respond to its immediate context in terms of scale, massing, and design (e.g., lower density building types facing or adjacent to existing single-family residences) (See Figure 7-1).	18.24.050(a) Building Massing ~~Intent~~ Purpose Statement To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. Building massing should include elements that: (5) Provide harmonious transitions between abutting properties 18.24.050(b)(1) Upper Floor Step Backs (A) When the height of the subject building is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building, an upper floor step back shall start within 2 vertical feet of the height of the adjacent building. The step back shall be a minimum depth of 6 feet along the primary building frontage, and the step shall occur for a minimum of 70% of the façade length. (B) Notwithstanding, subsection (a), when adjacent to a single-story building, the upper floor step back shall occur between 33 and 37 feet in height.
(8) Sustainability and Green Building Design	
Project design and materials to achieve sustainability and green building design	18.24.090(a) Materials ~~Intent~~ Purpose Statement:

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should be incorporated into the project. Green building design considers the environment during design and construction. Green building design aims for compatibility with the local environment: to protect, respect and benefit from it. In general, sustainable buildings are energy efficient, water conserving, durable and nontoxic, with high-quality spaces and high recycled content materials. The following considerations should be included in site and building design:	To promote the use of high quality, durable, sustainable, and attractive materials that exhibit a sense of permanence and contribute to the aesthetic quality of the development and to the urban design fabric of the community. 18.24.100(a) Sustainability and Green Building Design ~~Intent~~ Purpose Statement: To incorporate sustainability, green building, and environmental considerations into the project design and construction. Green building design aims for compatibility with the local environment: to protect, respect and benefit from it. In general, sustainable buildings are energy efficient, water conserving, durable and nontoxic, with high-quality spaces and high recycled content materials. The following considerations should be included in site and building design… 18.24.100(b): See Chapter 16.14: California Green Building Standards additional requirements for green building and sustainable design. Notwithstanding Section 18.24.010(c), these regulations may not be modified through alternative compliance.
A. Optimize building orientation for heat gain, shading, daylighting, and natural ventilation (See Figure 8-1);	18.24.100(a)(1): Optimize building orientation for thermal comfort, shading, daylighting, and natural ventilation, including operable windows
B. Design landscaping to create comfortable micro-climates and reduce heat island effects (See Figure 8-2);	18.24.100(a)(2): Design landscaping to create comfortable micro-climates and reduce heat island effects
C. Design for easy pedestrian, bicycle, and transit access;	18.24.030(a) Site Access ~~Intent~~ Purpose Statement To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context.
D. Maximize onsite stormwater management through landscaping and permeable pavement (See Figure 8-3);	18.24.100(a)(4): Maximize onsite stormwater management through landscaping and permeable pavement
E. Use sustainable building materials.	18.24.100(a)(5): Use sustainable building materials
F. Design lighting, plumbing and equipment for efficient energy use;	18.24.100(a)(6): Design lighting, plumbing and equipment for efficient energy use
G. Create healthy indoor environments;	18.24.100(a)(7): Create healthy indoor environments
H. Use creativity and innovation to build more sustainable environments. One example is establishing gardens with edible fruits, vegetables or other plants	18.24.100(a)(8): Use creativity and innovation to build more sustainable environments. One example is establishing gardens with edible fruits, vegetables or other plants to satisfy a portion of project open space requirements

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to satisfy a portion of project open space requirements (See Figure 8-2); and	
I. Provide protection for creeks and riparian vegetation and integrate stormwater management measures and open space to minimize water quality and erosion impacts to the creek environment.	*Removed. See Chapter 18.40.140 for guidelines and requirements within creek areas.*