



OBJECTIVE STANDARDS

Multifamily & Mixed Use Housing

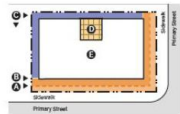
ARB Study Session

February 18, 2021

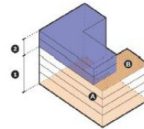
Agenda

1. Project Recap and Schedule
2. Changes Since October 15th & November 19th Meetings
3. Other Changes to Title 18 Policy/Standards for ARB/PTC Consideration

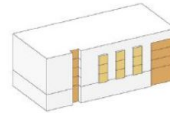
Large Urban
Scale Strategies



Site Design



Massing



Modulation

Fine Grained
Architectural Strategies



Facade Articulation



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Project Overview

The City's subjective design criteria and development regulations cannot be enforced for some multifamily and residential mixed-use projects, given changes in State law

Project proposes to transform Context-Based Design Criteria in Title 18 into Objective Standards

→ *Fundamental change in the way that cities must review and act on residential and residential mixed-use projects to comply with State law*

Topics and Sections

<i>Topic</i>	<i>Section</i>
Admin	18.24.010: Purpose and Applicability
Site Design	18.24.020: Public Realm/Sidewalk Character
	18.24.030: Site Access
	18.24.040: Building Orientation and Setbacks
Building Design	18.24.050: Building Massing
	18.24.060: Façade Design
	18.24.070: Residential Entries
	18.24.080: Open Space
	18.24.090: Materials
	18.24.100: Sustainability and Green Building Design



Section Organization

(A) Intent

- Drawn from context-based criteria, sometimes verbatim

(B) Standards

- Objective standard: measurement, ratio, and/or menu of options

18.24.050 Building Massing

(A) Intent

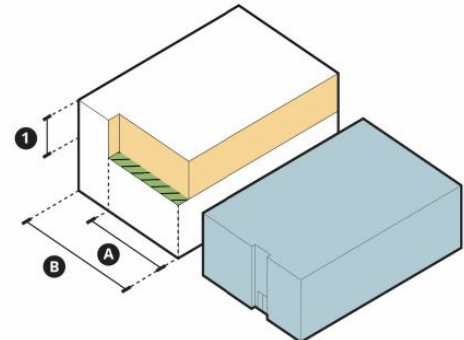
To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. Building massing should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

- Break down large building facades and massing to create a human-scaled building that enhances the context of the site
- Are consistent in scale, mass and character to adjacent land uses and land use designations
- Reinforce the definition and importance of the street
- Provide rooflines and massing that emphasize and accentuate significant elements of the building such as entries, bays, and balconies, and shading elements where appropriate.
- Provide harmonious transitions between adjacent properties

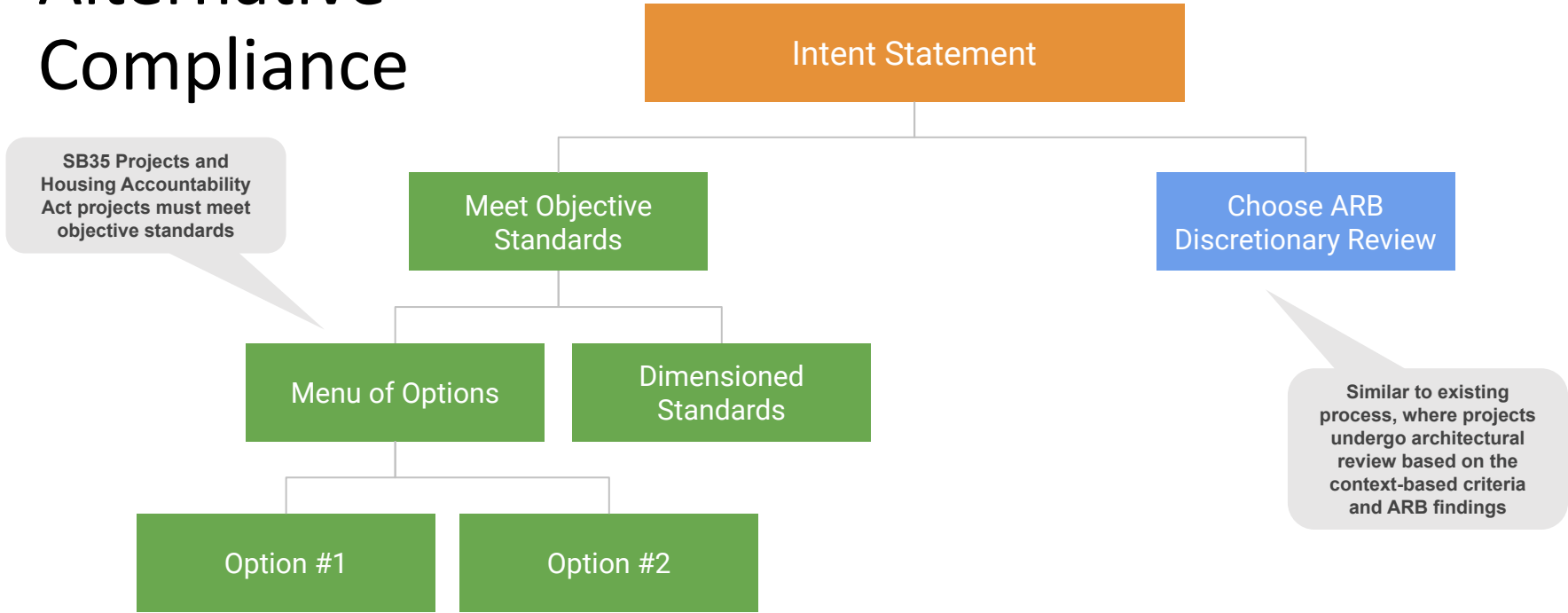
(B) Contextual Massing

(i) 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 six 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.



Alternative Compliance



Schedule

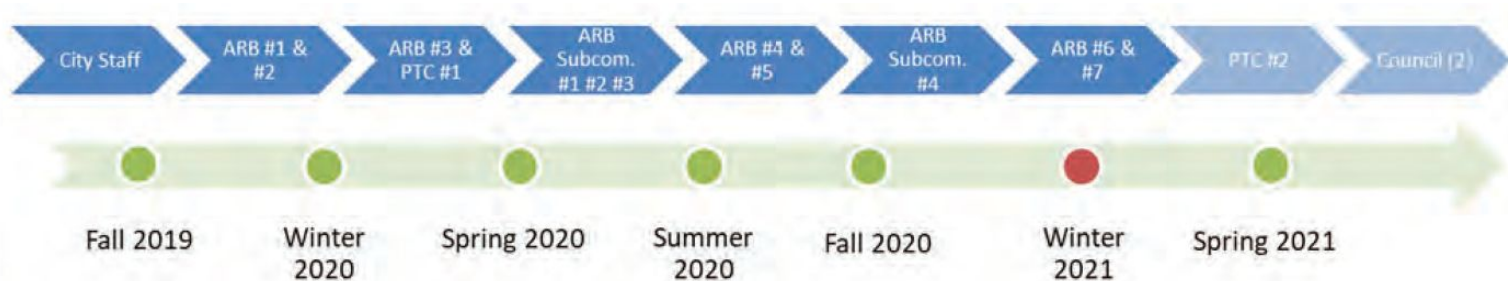
March 10, 2021 - PTC Study Session – **with Chair Thompson as Subcommittee representative**

March 18, 2021 – ARB Action

April 14 or 28, 2021 – PTC Action

May 24 or June 7, 2021 – City Council (1st Reading) – **with PTC rep and Chair Thompson as Subcommittee rep**

June 21, 2021 – City Council (2nd Reading)



Summary of 10/15 & 11/19 ARB Meetings

1. **Framework:** Generally supported the structure of the draft ordinance
2. **Applicability:**
 - New design standards apply to all multi-family residential and residential mixed-use project types
 - Non-residential projects would only need to comply with the intent statements
3. **Design Topics:** Debated a number of design details, menu of options' ideas, and specific measurements for individual design topics
4. **Graphics:** Expressed a range of perspectives about draft zoning graphics and made recommendations for changes regarding height, style, and fenestration

Stakeholder Outreach

- Staff contacted approximately 30 architects, developers and stakeholders who frequently use the Zoning Ordinance and design standards
- 4 responses

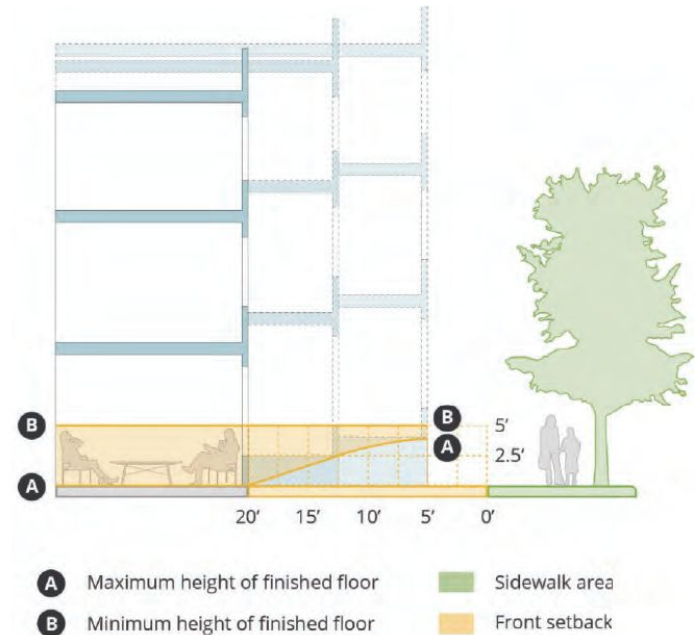


Changes Since 10/15 & 11/19 ARB Meetings

1. Ground Floor Residential Units
2. Graphics
3. Transitions to Lower Density Districts/Daylight Plane
4. Materials
5. Sustainability and Green Building

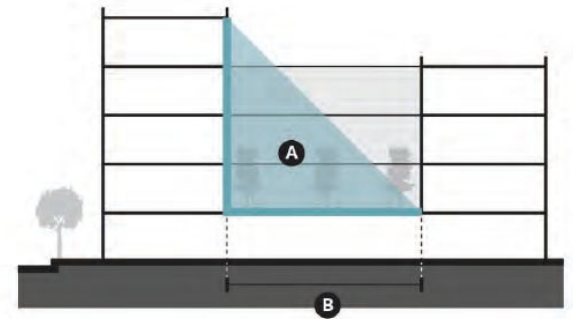
1. Ground Floor Residential Units

- Relationship between the setback of a residential unit from the back of walk, and the average height above the finished floor
- Standards intended to maintain privacy while providing presence on the street

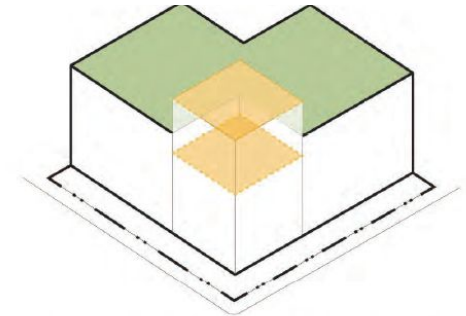


2. Graphics

- Cropping/isolating to key element
- 4 stories maximum
- Both more detailed and more generalized



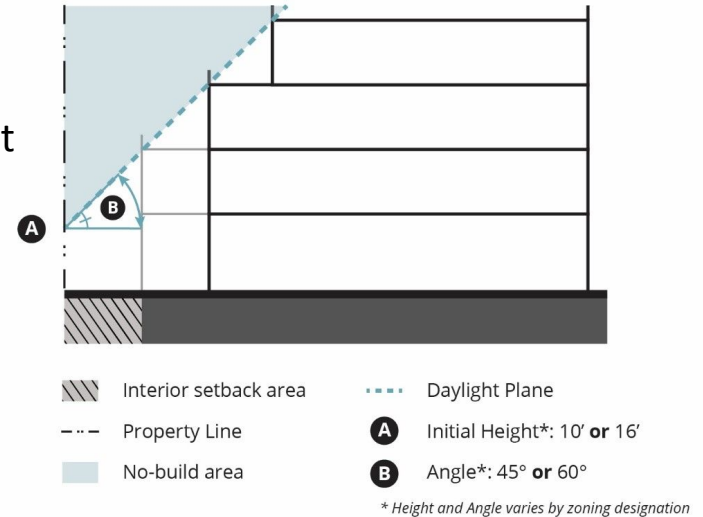
- A** Minimum courtyard width to building height ratio of 1:1.25 **B** 40' minimum dimension



- Orange** Corner element height $\leq 4'$ or $\geq 4'$ than abutting height **Green** Building height of abutting facade

3. Height Transitions

- Purpose: light, air, privacy, breaking down massing
- Continue to regulate daylight plane as specified by district regulations
- Removed some of the proposed design standards, but provide options through:
 - Landscape screening, or
 - Facade breaks on abutting elevation, or
 - Minimize transparent glazing



4. Materials

- Specified allowed vs. prohibited materials
- Primary (min. 65%) vs. secondary (max. 35%) vs. accent (max. 5%)



Table 1: Allowable and Prohibited Materials

<i>Material</i>	<i>Usage</i>
Brick (full dimensional)	P
Stone/masonry	P
Stucco	P
Glass (transparent, spandrel)	P
Finished wood, wood veneer, engineered wood, and wood siding	P
Factory or naturally finished flat, profiled, fluted, or ribbed metal panels	P
Fiber reinforced cement siding and panels	P
Terracotta	P
Concrete (poured in place or precast)	S
Concrete blocks with integral color (ground, polished, or glazed finishes)	S
Concrete blocks with integral color (split face finish)	S
Ceramic tile	S
Standing seam metal	S
Glass block	A
Corrugated metal	A

5. Sustainability and Green Building

- Retains existing context-based design criteria regarding sustainability as the intent statement
- Cross references existing sustainable design Chapter 16.14: Green Building Standards



Ironworks South, Sunnyvale: Studio T-Square



Ironworks North, Sunnyvale: Studio T-Square



Mosaica, San Francisco: Daniel Solomon



777 Broadway, Oakland: YHLA Architects



Other Notable Changes to Title 18 Standards



Rethink Legislative Actions into Objective Criteria

Title 18 offers flexible development standards to facilitate multi-family housing, but requires legislative action

- Consider converting these more generous standards into objective standards, and/or by right for certain project types

<i>Level of Review</i>	<i>Zoning Tool</i>	<i>Purpose</i>
Rezoning Required <i>(PTC/Council Action)</i>	Workforce Housing (WH)	Above Moderate (120-150% AMI)
	Affordable Housing (AH)	Below-Market and Moderate Income (up to 120% AMI)
	Pedestrian Transit Oriented Development (PTOD)	Encourage housing near Cal Ave. Station
No Rezoning <i>(City Staff/ARB Action)</i>	Housing Incentive Program (HIP)	Additional FAR, but require architectural review

Rewrite and Reorganize Performance Standards

Currently, Title 18 includes subjective design regulations in other subsections including 18.23: Performance Criteria and 18.40: General Standards

- Revise other zoning regulations as objective standards, including:
 - Landscape screening
 - Lighting impacts
 - Refuse storage/screening
- Reorganize to apply to all projects regardless of use in Chapter 18.40

Mechanical Lift Parking

Currently requires approval by Director or City Council

- Allow mechanical parking lifts by right
- ARB would continue to review as part of any project undergoing architectural review

