

SB-9 OBJECTIVE DESIGN STANDARDS

(IR GUIDELINES CROSSWALK)

The City’s Individual Review (IR) Program was established in 2001. The associated IR Guidelines were updated in 2005. These are intended to preserve the character of Palo Alto neighborhoods by implementing requirements relating to streetscape, massing, and privacy. These SB-9 Objective Design Guidelines are based upon these IR Guidelines, and arranged in accordance with the five (5) IR Guidelines as follows:

- GUIDELINE ONE: Site Planning: Garage, Driveway, and House
- GUIDELINE TWO: Neighborhood Compatibility for Height, Mass, and Scale
- GUIDELINE THREE: Resolution of Architectural Form, Massing, and Roof Lines
- GUIDELINE FOUR: Visual Character of Street Facing Facades and Entries
- GUIDELINE FIVE: Privacy from Second Floor Windows and Decks

Each IR Guideline is further broken down into Key Points. This document converts the existing discretionary Key Points into Objective Standards. To facilitate implementation of IR Guidelines in Eichler neighborhoods, these Standards reference information from the Eichler Neighborhood Design Guidelines adopted by Council on April 2, 2018.

Note: An SB-9 objective design standard shall not be applied if: 1) such standard would not enable two units, each having a minimum 800 square feet or 2) the maximum floor area allowed by the zoning code would not be feasible.

IR Key Point	IR Guideline Concept/ Key Point	SB-9 Objective Design Standards
1.1	DRIVEWAYS: Minimize driveway paving impacts in order to highlight yards and pedestrian entryways.	1.1A: DRIVEWAYS: One curb cut and driveway per street frontage. Shared driveways are encouraged but require an easement to which the City is a third party. 1.1B: DRIVEWAY WIDTH: 18-foot maximum driveway width (inclusive of uncovered parking) within a front or street side yard setback. 1.1C. PLANTING STRIP: A minimum two-foot wide, landscaped planting strip is required between a driveway and/or uncovered parking space and an interior lot line.

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		<p>1.1D WALKWAY SEPARATION: Walkways shall be separated from driveways by a minimum of 4 feet of landscape planting or extend sideways (that is, perpendicular) from driveway so that no additional parking or paved turnaround space is created in a front or street side yard beyond that of the maximum allowed driveway width.</p> <p>1.1F: DRIVEWAY MATERIALS: Driveway and uncovered parking surfaces that exceed 10 feet in width shall not have asphalt or grey concrete surfaces. They must have a decorative surface to blend with the landscape such pavers, brick, or colored concrete.</p>
1.2	<p>GARAGES & CARPORTS: Locate garages to be subordinate to and minimally visible, or significantly less prominent, than the house.</p>	<p>1.2A: GARAGE LOCATION: Attached or detached garages/carports must be located a minimum of 5 feet behind the forwardmost plane of the front facade or 3 feet behind the forwardmost plane of the street-side façade. The forwardmost façade plane may be a building wall or porch with posts/columns and must be at least 12 feet wide.</p> <p>1.2B: GARAGE WIDTH: An attached or detached garage/carport facing the street shall be no more than 30 percent of the total facade width facing that street, except that it may be 12 feet wide in any circumstance.</p> <p>1.2C: EICHLER TRACT GARAGES: In mapped Eichler Tracts, a garage or carport may be located forward of the front facade plane of the house so long as the garage or carport is:</p> <ul style="list-style-type: none"> (a) no more than 21 feet wide, (b) has a roof pitch of 3:12 (slope of 3 vertical feet for every 12 horizontal feet) or less, and (c) has a maximum height of no more than 12 feet above existing grade. <p>1.2D: DUPLEX PARKING REQUIREMENT: In the case of a duplex, when parking spaces are required, the parking space for each unit shall be a covered parking space.</p>
1.3	<p>SECOND FLOOR SIZE & LOCATION: Site planning (setbacks, yard areas, etc.) and footprint configuration (inclusive of upper</p>	<p>1.3A: SECOND FLOOR SIZE: The maximum floor area above the first-floor level:</p> <ul style="list-style-type: none"> (a) shall not exceed 35 percent of total gross floor area on the lot except as noted in subsection (b) or Standard 1.3B. (b) shall not exceed 30 percent of the total gross floor area where an abutting lot along a side lot line has a one-story home or home with no more than 500 square feet of second floor area.

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	<p>floor location/area) shall fit existing neighborhood patterns and take cues from adjacent lot conditions (see guideline examples).</p>	<p>1.3B: EICHLER TRACT SECOND FLOOR SIZE: Where a property is in a mapped Eichler Tract, and not in a single-story overlay zone, the maximum floor area of the second floor shall not exceed 25 percent of the total gross floor area on the lot.</p> <p>1.3C: FRONT SETBACK Where the contextual front yard setback does not apply, the front setback shall be no less than the average front setback of the homes on lots to either side of the subject lot. (Note: In all cases, the zoning minimum front setback or special setback would still apply.)</p> <p>1.3D: SECOND FLOOR STEPBACKS: Second floor area shall not be permitted within the standard side or rear setbacks of the underlying single family zoning district.</p> <p>1.3E. SECOND FLOOR AREA ON FLAG LOTS AND SUBSTANDARD LOTS: On flag lots (or similar lots without street frontage) and/or substandard lots, if the maximum allowed total floor area is greater than 70 percent of the buildable lot area, floor area may be placed on a second level. The maximum second floor area allowed shall be the area in excess of 70 percent of the buildable lot area or 300 square feet, whichever is greater.</p>
1.4	<p>LANDSCAPE SCREENING: Landscaped open space along interior lot lines between homes.</p>	<p>1.4A: SCREENING LANDSCAPE: Plant screening trees with a species having a typical mature height of at least 25 feet, and mature canopy width of 15 feet at a quantity of at least one per 25 linear feet along each interior lot line. Existing trees to be retained that are at least 25 feet tall and 15 feet wide may substitute for required planting on a one-to-one ratio. Three closely spaced tall screening shrubs with a mature height of at least 20 feet and mature width of at least 5 feet may be substituted for one screening tree.</p> <p>1.4B: PLANTING TYPE AND SIZE: 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.</p> <p>1.4C: PLANTING ADJACENT PUE’S: Where an easement such as a PUE exist along an interior lot line, trees are required to be planted on the same side of the easement as the building, but not within the easement.</p>

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1.5	<p>STEP BACKS NEXT TO SINGLE-STORY HOMES: Locate an upper floor well back from the front façade and/or away from side lot lines if the home is adjacent to small or single-story homes (see guideline examples).</p>	<p>1.5A: CONTEXTUAL FRONT MASSING STEPBACK: Where a home on an abutting lot across a side lot line is single-story or has a second-floor area less than 500 square feet, a proposed structure shall have a one-story building volume at least 15-foot wide and 15-foot deep at the front side of the house set forward of any second-floor street facing wall plane.</p> <p>1.5B: CONTEXTUAL SIDE MASSING STEPBACK: Where a home on an abutting lot across a side lot line is single-story or has a second-floor area less than 500 square feet, each proposed structure located within 20 feet of the side lot line shall step back the upper floor from the lower floor along that side of the structure at least 7 feet for at least 50 percent of the depth of the structure.</p> <p>1.5C: SIDE DAYLIGHT PLANE CLEARANCE: Where a home on an abutting lot across a side lot line is single-story or has a second-floor area no more than 500 square feet, the proposed structure(s) shall maintain at least 2 feet clearance from the second-floor roof edge or wall parapet to the side daylight plane as measured perpendicularly to the side daylight plane.</p> <p>1.5D: EICHLER TRACT SIDE DAYLIGHT PLANE CLEARANCE: In mapped Eichler Tracts the clearance from any roof edge to the side daylight plane as measured perpendicularly from the daylight plane shall be at least 4 feet.</p>
1.6	<p>GARAGE PLACEMENT: Avoid placing a second story such that it would emphasize the garage.</p>	<p>See Standard 1.2A</p>
2.1	<p>BUILDING HEIGHT/MASS: Avoiding overwhelming adjacent single-story homes with large masses, monumental forms, and sharp contrasts in height. Incorporate lower height and profile and</p>	<p>2.1A: UPPER FLOOR FRONT FAÇADE AREA: Where an abutting lot across a side lot line has a single-story home or home with no more than 500 square feet on the second floor, the front facade's visible wall area on the upper floor shall be no greater than 50 percent of the front facade's visible wall area on the first floor. Wall area includes the area defined by porches, windows, and wall surfaces under gables. On corner lots, the front facade shall be the facade at the shorter frontage.</p> <p>2.1B: ROOF HEIGHT FOR VARIED ROOF PITCHES: Roof height shall be limited to 27 feet for roofs with pitches 9:12 or greater, 25 feet for roofs with pitches 3:12, up to 9:12, and 22 feet for roofs with pitches less than 3:12. Properties in flood zones shall be permitted to increase building height by one-half foot for each foot that the base flood elevation exceeds existing grade.</p>

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	place more area on lower floor.	2.1C: EICHLER TRACT ROOF HEIGHTS: In mapped Eichler Tracts the maximum roof height shall not exceed 22 feet, as measured from existing grade to the roof surface for a pitched roof, or 20 feet for a flat roof surface or parapet. Properties in flood zones shall be permitted to increase building height by one-half foot for each foot that the base flood elevation exceeds existing grade.
2.2	MASS REDUCTION: Managing mass and scale from high floor levels, tall wall planes and boxy forms.	<p>2.2A: FIRST FLOOR LEVEL: The finished first floor level shall not be more than 18 inches above existing grade. In Eichler Tracts, the finished first floor level shall not be more than 12 inches above existing grade. In a flood zone, the first-floor level may be set at the minimum allowed above grade to meet code requirements. For a lot removed from the flood zone due to on-site grading, the measurement shall be taken from revised grade.</p> <p>2.2B: FLOOR-TO-FLOOR HEIGHT: The height from the first finished floor to the second finished floor shall not exceed 10'-6".</p> <p>2.2C: SECOND FLOOR WALL PLATE HEIGHT: The wall plate height (i.e., interior wall height at exterior wall) on the second floor shall not exceed 9 feet for roofs with pitches 3:12 or lower; 8'-6" for roofs with pitches greater than 3:12 up to 9:12; and 8 feet for roofs with pitches 9:12 or greater.</p> <p>2.2D: PARAPET HEIGHT: Parapets shall not exceed 1 foot above the roof surface over second floor roofs.</p>
2.3	ROOF EDGE HEIGHT CONTRAST TO NEIGHBOR: Limiting height contrast of adjacent roofs, including single story roof edges.	<p>2.3A: CONTEXTUAL FIRST FLOOR EAVE HEIGHT: The height of the first floor's street facing roof edges (i.e., eaves or parapets) shall not exceed 18 inches above the average height of the first-floor eave or parapet of the homes on the abutting lots at side lot lines as measured at those homes' eaves nearest the subject lot. This first-floor roof edge height limit shall also extend 15 feet back from the building corner. This standard shall be 24 inches within a flood zone if either of the abutting homes' first-floor level does not meet current flood zone regulations. This standard applies to the eave side of pitch roof forms and not the rake side such as at a gable.</p> <p>2.3B: CONTEXTUAL SECOND FLOOR EAVE HEIGHT: The height of the upper floor's street facing roof edge (eave or parapet) shall not exceed 18 inches above either:</p> <ul style="list-style-type: none"> (a) the average height of the upper floor street facing eave or roof edge of homes to each side, or (b) in the case of only one home having a second floor, the height of that home's eaves.

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2.4	FLOOR AREA WITHIN ROOF VOLUME: Place 2nd story floor area within the first-floor roof's volume to mitigate height, mass, and scale.	See Standard 1.3
2.5	MASSING PLACEMENT: Locate smaller volumes in front of large volumes and use roof pitches and forms to manage perceived height.	<p>2.5A: SINGLE-STORY BUILDING FORMS: At least one single-story building form (excluding garages) with dimensions no greater than 16 feet in height, no less than 8 feet in depth, and no less than 12 feet in width shall be placed on each street facing building side. Location shall be either:</p> <ul style="list-style-type: none"> (a) fully forward of the second floor's wall face, or (b) partially forward or aligned with the second floor's wall face if the one-story form is at a building corner. <p>2.5B: Within mapped Eichler Tracts, garages may serve as the form in Standard 2.5A, and no roof pitch shall exceed 3:12. (See Standard 3.2C).</p>
2.6	WALL HEIGHT/ATTIC SPACE: Avoiding tall wall heights and large unused attic spaces.	<p>2.6A: ATTIC HEIGHT: Unused attic spaces shall not exceed 5 feet in height.</p> <p>2.6B: EXTERIOR WALL HEIGHT: No exterior wall shall exceed 22 feet in height as measured from existing grade to the eave or parapet. Portions of walls under rakes such as at gables or shed roof forms may exceed this height.</p>
3.1	GARAGE AND ENTRY HEIGHT & MASS: The building's massing and roof forms should reduce mass and resolve building form with garage and entry forms subordinate in	<p>3.1A: GARAGE HEIGHT AND MASS: Maximum height of a roof over an attached garage shall not exceed 15 feet in height as measure from existing grade. The maximum garage wall plate height shall not exceed 10 feet.</p> <p>3.1B: ENTRY HEIGHT: Exterior entry forms shall not exceed 12 feet in height as measured from existing grade.</p>

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	scale to the principal building forms.	
3.2	CONSISTENT ROOF FORMS & PITCHES: Use consistent forms, roof pitches, and overhangs that are also based on a recognizable architectural style.	<p>3.2A: ROOF FORM VARIATION: No more than two types of roof forms shall be used (examples of two forms are hip and gable roofs or shed and flat roofs).</p> <p>3.2B: ROOF PITCH VARIATION: No more than two roof pitches shall be used (e.g., 4:12 and 12:12; 6:12 and flat).</p> <p>3.2C: ROOFLINES IN EICHLER TRACTS: In mapped Eichler Tracts rooflines shall meet the following: (a) roof pitches no more than 3:12, (b) gable, shed, butterfly or flat roof forms (note: hip roofs with flat roofs at eaves permitted; see Illustration 1D of the IR guidelines for example), and (c) 2-foot minimum overhangs at eave and rake sides of roof forms for at least 50 percent of roof edges.</p>
3.3	ROOF FORMS: Organized roof geometry with well-spaced primary and secondary forms and integrated roof forms on additions.	<p>3.3A: INCOMPLETE ROOF FORMS: Truncated hip and gable roof forms shall not be permitted at second floor roofs on two-story structures or roofs at single story structures.</p> <p>Note: A truncated roof form is where the roof planes do not extend to a ridgeline; rather they terminate with a flat roof or roof well.</p>
3.4	UNCLUTTERED MASSING: Avoid cluttered massing by using a few simple, well- proportioned forms.	<p>3.4A: GABLE ROOF FORMS: No more than three gable forms on an elevation facing a public street.</p> <p>3.4B: BAY WINDOWS: No more than two bay windows on an elevation facing a public street.</p>
3.5	ROOF PITCH NEXT TO 1-STORY HOMES: Use roof layout, ridge orientation, roof pitch,	3.5A: CONTEXTUAL ROOF PITCH: On properties adjacent to single story homes along either interior side lot line, roof pitches on new two-story buildings shall be 6:12 or lower.

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	eave height offsets and extensions, and horizontal roof lines to reduce mass and enhance form.	
4.1	<p>FAÇADE FOCAL POINTS: Facades should have unified visual character with architectural focal points (other than a garage) on each street side. Corner lot elevations should be equally well designed on both facades.</p>	<p>4.1A: FAÇADE VISUAL FOCAL POINT: Each street facing building elevation shall have a significant visual focal point, defined as either:</p> <ul style="list-style-type: none"> (a) at least 50 square feet of glazing in a large window, multi-panel window or glazed door, or bay window form, or (b) a roofed or trellised porch at least 6 feet deep and 8 feet wide and no more than 12 feet tall.
4.2	<p>FAÇADE COMPOSITON: Façades should be composed with attention to line, order/alignment of openings, proportion of windows and forms, hierarchy and spacing of focal points.</p>	<p>4.2A: WINDOW ALIGNMENT: Windows on two-story wall planes that face a street shall be aligned vertically unless there is a change in exterior materials from the lower floor to the upper floor.</p> <p>4.2B: FAÇADE ELEMENT SPACING: Focal points such as porches, large/featured windows, and bay windows shall be spaced at least 5 feet horizontally apart from each other when placed on the same level/floor.</p>
4.3	<p>MATERIALS & DETAILING: Architectural character/interest and supportive use architectural detailing and materials.</p>	<p>4.3A: WINDOW TO WALL DETAILING: Window frames shall be recessed at least 2 inches from the exterior wall face or have trim at least 3.5 inches wide on all four window sides. Stucco over foam shall not be used as window trim.</p> <p>4.3B: WINDOW PATTERNS: Window fenestration with divided lite appearance shall have exterior applied muntin bars (i.e., true or simulated divided lites).</p>

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		<p>4.3C: STUCCO TEXTURE: When stucco is used it shall be steel-troweled 'Smooth' or 'Santa Barbara' texture as described in the Technical Services Information Bureau, Chapter 5 - Plaster Textures & Acrylic Finishes (2011). For additions, stucco texture on the addition shall be allowed to match the stucco texture of the existing house.</p> <p>4.3D: EXTERIOR MATERIALS IN EICHLER TRACTS: In mapped Eichler Tracts, exterior wall cladding shall be vertical board channel or flush siding, wood tongue and groove board siding, wood nickel-gap siding, smooth fiber cement panels, or metal panels. Board-form concrete, concrete block, or stucco may be used as a secondary material but collectively these materials shall not account for more than 30 percent of all non-glazed wall surfaces.</p>
4.4	<p>ENTRY TYPES: Avoid monumental or over-scaled entries that stand out on the house do not meet the prevalent pattern of entry scale or entry type such as porch or courtyard in the neighborhood.</p>	<p>4.4A: CONTEXTUAL PORCH ENTRIES: If porches (i.e. roofed, street-facing porches with posts/column(s) and more than 3 feet deep), occur on at least 50 percent of homes on the block of the subject lot (counting only homes on the subject lot side of the street), the proposed house shall include a street-facing porch no less than 6 feet deep and 8 feet wide.</p> <p>4.4B: ENTRIES IN EICHLER TRACTS: In mapped Eichler Tracts an entry porch projecting forward of the front wall of the house shall not be used. A recessed void at the facade or a courtyard entry may be used in lieu of a porch. A covered trellis used as a colonnade or a side porch that does not project forward of the facade at the entry would not be considered an entry porch.</p>
4.5	<p>GARAGE DOORS: Garage door design should reflect the building architecture and the garage and garage door openings and panels modest scale relative to the rest of the facade.</p>	<p>4.5A: GARAGE DOOR DESIGN AND MATERIALS: The garage door shall match the material, color, and panel design pattern of the entry door or window fenestration.</p> <p>4.5B: GARAGE DOOR SIZE: The maximum garage door width shall be 16 feet and the maximum garage door height shall be 8 feet. If two single-wide garage doors are used instead of one double-wide door, each door's maximum width shall be 9 feet and maximum height 8 feet.</p>

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5.1	<p>PRIVACY CONDITIONS: Map existing and proposed privacy conditions.</p>	<p>5.1A: PRIVACY DIAGRAM: Site Privacy Diagram must show the proposed second-floor plan including windows, major on-site vegetation, and all elements on the neighboring property within 25 feet of the subject property line. For adjacent sites show major vegetation, building footprints, windows (indicate size and location), and patios within 25 feet of the property lines shall be provided in the project plan set.</p>
5.2	<p>WINDOW LOCATION/PRIVACY TREATMENT: Locate windows to reduce privacy impacts and mitigate impacts elsewhere.</p>	<p>5.2A: BEDROOM WINDOW LOCATION: Organize the second-floor plan so at least one bedroom has its largest/egress window facing the front lot line. On corner lots, at least one bedroom’s largest/egress window shall also face the street side lot line.</p> <p>5.2B: SECOND FLOOR WINDOW PRIVACY: For any window on an upper floor, facing an interior lot line that is located less than 20 feet from a side lot line or less than 30 feet from a rear lot line, one of the following shall be used:</p> <ul style="list-style-type: none"> (a) permanent obscure glazing, or (b) exterior mounted permanent architectural privacy screens that block views more than 70%, or (c) windows with sills above 5 feet from the finished floor level. <p>5.2C: STAIR WINDOW PRIVACY: Stair windows facing interior side lot lines within 20 feet of the lot line shall have permanent obscure glazing or exterior mounted permanent architectural privacy screens to at least 5 feet above the landing.</p> <p>5.2D: PRIVACY LANDSCAPE: Privacy screening landscape shall be located to align with proposed second floor windows across side and rear lot lines and between windows at facing units on a single property. Privacy screening landscape shall be evergreen and per size and planting standards shown in Standard 1.4.</p>
5.3	<p>WINDOW SIZE AND OPERATION: Limiting impacts through the size and operation (window type) of operable windows.</p>	<p>5.3A: SECOND FLOOR WINDOW SIZE ALONG SIDE LOT LINES: Any upper-level window or window grouping located less than 20 feet from a side interior lot line (measured perpendicularly) shall not have more than 30 square feet of glazing.</p>

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		5.3B: SECOND FLOOR OPERABLE WINDOWS ALONG SIDE LOT LINES: Operable casement windows on the upper level with a sill height less than 5 feet above the finished floor and within 20 feet of an interior side lot line shall be hinged so the windows open towards the public street. Horizontal sliding windows shall not be permitted facing and within 20 feet of an interior side lot line, unless the windowsill height is at least 5 feet above the finish floor level.
5.4	UPPER LEVEL DECKS & BALCONIES: Only permitted where they would have minimum privacy loss to side or rear facing properties under IR guidelines.	5.4A: SECOND FLOOR BALCONY LIMITATIONS: No more than one second floor deck/balcony shall be permitted per dwelling and shall: (a) only be permitted on a street facing facade, (b) be located at least 20 feet from any interior side lot line, and (c) be limited in size to no more than 40 square feet. 5.4B: ROOF DECK NOT PERMITTED: A roof deck (i.e., a deck above of the first level of a single-story building or second level of a two-story building) shall not be permitted.