

OBJECTIVE STANDARDS

Multifamily & Mixed Use Housing

ARB Public Hearing

April 1, 2021

(Continued from March 18, 2021)

Agenda

1. Objective Standards

- Changes since March 18th in response to ARB comments
- Continue discussion of ARB comments on design standards

2. Other updates to Title 18

- Height transitions (see 3/18 at-places memo)

Changes Since March 18th

Applicability

- Design standards apply to multifamily (3+ units)
- Does not include SFR + ADU + JADU

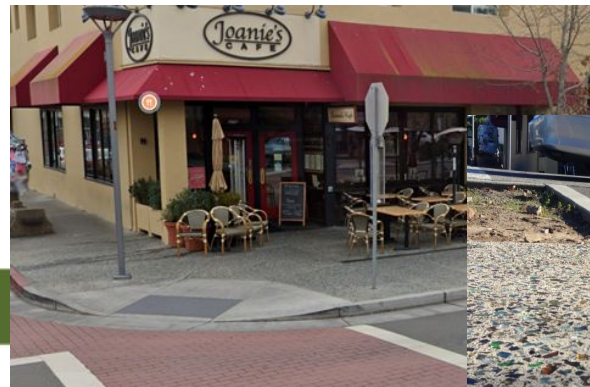
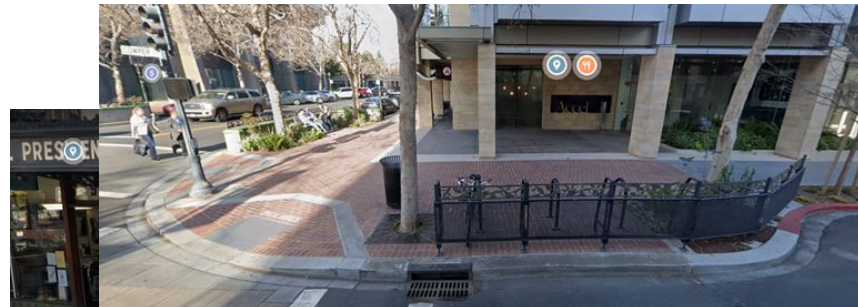


CITY OF
PALO ALTO

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)

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



Townhomes

- Treatment of end units:
 - Height to width ratio greater than 1.2:1
 - Minimum of 15% fenestration area
 - At least one facade modulation, min. depth of 18" and min. width of 1' (examples: wrap around porch, bay window)
- Allowance for townhomes on the interior of a lot



Facade Length

- b. Buildings ~~greater than 150-250~~ 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.
- c. 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 width greater than or equal to two times the depth.



Schedule

April 1, 2021 – ARB Action (design standards)

April 28, 2021 – PTC Action (design standards and other updates to Title 18)

May 24 or June 7, 2021 – City Council (1st Reading)

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



Staff Recommendation

Recommend to the City Council adoption of the draft objective design standards (Attachment A) that would, in concert with other Zoning Code amendments, modify Title 18 (Zoning) of the Palo Alto Municipal Code

Clarify Development Standards Language

18.16 (CC,CC(2),CS) **Consistent with memo**

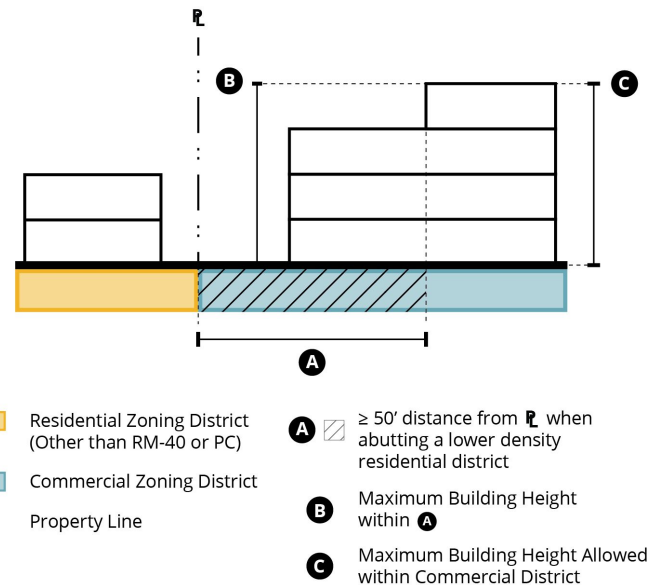
Existing: “Within 150 ft. of a residential zone district (other than an RM-40 or PC zone) abutting or located within 50 feet of the side.”

Proposed: “Within 50 ft. of a residential district (other than an RM-40 or PC zone)”

18.18 (CD, CDS, CDN) **Consistent with memo**

Existing: “Within 150 ft. of an abutting residential zone district ”

Proposed: “Within 150 ft. of an abutting residential district ”




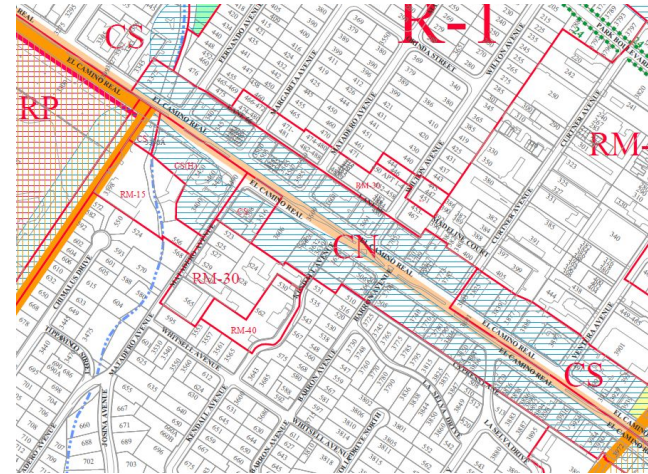
Zoning District	Proposal
RM-40	Within 50 feet of a more restrictive residential district or a site containing a residential use in a nonresidential district
CC, CC(2) and CS (non-residential)	Within 50 feet of an residential district (other than an RM-40 or PC zone)
CN, CC, CC(2) and CS (mixed-use and residential)	Within 50 feet of an residential district (other than an RM-40 or PC zone)
	(5) For sites in the CC(2) district, abutting an RM-40 zoned residential district or a residential Planned Community (PC) district, maximum height may be increased to 50 feet.
CD-C, CD-S, CD-N (non-residential)	Within 150 feet of an abutting residential district
CD-C, CD-S, CD-N (mixed-use and residential)	Within 150 feet of an abutting residential district
MOR, ROLM, ROLM(E), RP, RP(5), GM	Within 150 feet of an residential district (including Residential PC zones)
	Within 40 feet of an residential district (including Residential PC zones)
	delete footnote
exclusively residential use in the MOR & ROLM	no change
exclusively residential use in the ROLM(E)	no change
exclusively residential use in the RP & RP(5)	no change
PF	Within 150 feet of a residential district
AH	Within 50 feet of an residential district (other than an RM-40 or PC zone) (3)
	no change
WH	Within 50 feet of an residential district (other than an RM-40 or PC zone)
	The maximum height within 150 feet of any RE, R-1, R-2, RM-20, or applicable PC district shall be 35 feet; provided, however, that for a use where the gross floor area excluding any area used exclusively for parking purposes, is at least 60 percent residential, the maximum height within 150 feet of an RM-30 and/or RM-40 district shall be 50 feet
PC	
18.08.030	Residential District - RE, RMD, R-1 (20,000), R-1 (10,000), R-1 (8,000), R-1 (7,000), R-1, R-2, RM-20, RM-30, RM-40

Origins of ‘With 150 feet’ Threshold

- 150’ buffer zone on the Zoning Map identify properties that must follow performance criteria in Chapter 18.23:
- “applicable to all multiple family (RM-20, RM-30, and RM-40), commercial (CN, CS, CC, CC(2), and CD), and industrial (OR, MOR, ROLM, RP, and GM) zoning districts, and planned community (PC) districts that **are located within one hundred fifty feet of** any R-E, R-1, R-2, RM or PC district permitting single family or multi-family development within the city of Palo Alto, or of properties with existing residential uses...”
- Chapter 18.23 addressed refuse disposal, lighting, late night uses and activities, visual screening and landscaping, noise and vibration, parking, vehicle ped and bike access, air quality, hazardous materials

Special Regulations (citywide)

 Sites or portions of sites that are commercially zoned but within 150' of residential uses and therefore, subject to special height and setback regulations. (Note: these buffers do not exist within SOFA)



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