

PALO ALTO OBJECTIVE STANDARDS

Context-Based Design Criteria

LIST OF EXISTING CRITERIA BEING TRANSFORMED INTO OBJECTIVE CRITERIA

This document identifies existing design criteria that are proposed to be rewritten as objective standards within each new topic area/chapter. The first section cross references existing criteria and code sections (simplifying and generalizing language where there are subtle differences between zoning district criteria) and identifying proposed new location(s) for the standards. The second sections identifies the context-design criteria location and language verbatim.

18.24.020 Public Realm/Sidewalk Character

| | <i>Original Language</i> | <i>Original Section</i> | <i>Applicable Zones</i> | <i>Proposed Section</i> |
|-----|--|--|-------------------------|-------------------------|
| 2c. | 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 | 18.34.050(b)(1)(C) | PTOD | 18.24.020 |
| 2f. | Streetscape or pedestrian amenities that contribute to the area’s streetscape environment such as street trees, bulbouts, benches, landscape elements, and public art | 18.16.090(b)(1)(C) 18.18.110(b)(1)(C) 18.34.050(b)(1)(G) | CN CC CS CD PTOD | 18.24.020 |
| 2g. | 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 | 18.16.090(b)(1)(D) 18.18.110(b)(1)(D) 18.34.050(b)(1)(D) | CN CC CS CD PTOD | 18.24.020 |
| 4j. | Buildings set back from the property line to create an effective 12’ sidewalk on El Camino Real, 8’ elsewhere | 18.16.090(b)(3)(E) | CN CC CS CD | 18.24.020 |

18.24.030 Site Access

| | <i>Original Language</i> | <i>Original Section</i> | <i>Applicable Zones</i> | <i>Proposed Section</i> |
|-----|--|--|-------------------------|-------------------------|
| 2a. | Connectivity for pedestrians and cyclists with external and internal (if any) streets, pathways, or bike facilities | 18.34.050(b)(1)(A) | PTOD | 18.24.030 |
| 2b. | Pathways and streets that present a clear hierarchy and connectivity pattern both within a project and to adjacent sidewalks | 18.34.050(b)(1)(B) | PTOD | 18.24.030 |
| 2h. | Vehicle access from alleys or side streets where they exist, with pedestrian access from the public street | 18.16.090(b)(1)(E) 18.18.110(b)(1)(E) 18.34.050(b)(1)(H) | CN CC CS CD PTOD | 18.24.030 |

| | <i>Original Language</i> | <i>Original Section</i> | <i>Applicable Zones</i> | <i>Proposed Section</i> |
|-----|--|--|------------------------------|-------------------------|
| 5g. | Providing pedestrian paseos and mews to create separation between uses | 18.13.060(b)(2)(F) 18.16.090(b)(4)(F) 18.18.110(b)(4)(F) 18.34.050(b)(4)(F) | RM CN CC CS CD PTOD | 18.24.030 |
| 6c. | Common open spaces should connect to the pedestrian pathways and existing natural amenities of the site and its surroundings; | 18.13.060(b)(3)(C) 18.16.090(b)(5)(C) 18.18.110(b)(5)(C) 18.34.050(b)(5)(C) | RM CN CC CS CD PTOD | 18.24.030 18.24.080 |
| 8a | 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); | 18.13.060(b)(5)(A) 18.16.090(b)(7)(A) 18.18.110(b)(7)(A) 18.34.050(b)(7)(A) | RM CN CC CS CD PTOD | 18.24.030(A) |
| 9c | Design for easy pedestrian, bicycle, and transit access. | 18.13.060(b)(7)(C) 18.16.090(b)(8)(C) 18.18.110(b)(8)(C) 18.34.050(b)(8)(C) | RM CN CC CS CD PTOD | 18.24.030(A) |

18.24.040 Building Orientation and Setbacks

| | <i>Original Language</i> | <i>Original Section</i> | <i>Applicable Zones</i> | <i>Proposed Section</i> |
|-----|--|--|------------------------------|---|
| 1c. | Individual detached units shall be spaced a minimum of 3 feet apart; | 18.13.060(b)(6)(C) | RM | Move to RM development standards |
| 1d. | 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; | 18.13.060(b)(6)(D) | RM | Revise and move to RM development standards |
| 4l. | No side setback for midblock properties, allowing for a continuous street facade, except when abutting low density residential | 18.16.090(b)(3)(G) 18.18.110(b)(3)(G) | CN CC CS CD | Addressed in district regulations |
| 1e. | 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; | 18.13.060(b)(6)(E) | RM | Move to RM development standards |
| 1f. | Spaces between buildings shall be landscaped and/or shall provide for usable hardscape (patios, decks, etc.); | 18.13.060(b)(6)(F) | RM | Revise and move to RM development standards |
| 3d. | Placement and orientation of doorways, windows, and landscape elements to create strong, direct relationships with the street | 18.16.090(b)(2)(A) 18.18.110(b)(2)(A) 18.34.050(b)(2)(B) | RM CN CC CS CD PTOD | 18.24.040 |
| 4h. | Corner buildings that incorporate special features to reinforce important intersections and create buildings of unique architectural merit and varied styles | 18.34.050(b)(3)(C) | CN CC CS CD PTOD | 18.24.040 |

| | <i>Original Language</i> | <i>Original Section</i> | <i>Applicable Zones</i> | <i>Proposed Section</i> |
|-----|---|--|-------------------------|-----------------------------------|
| 4k. | A majority of the building frontage located at the setback line | 18.16.090(b)(3)(F) 18.18.110(b)(3)(F) | CN CC CS CD | Addressed in district regulations |
| 10a | Minimum front setbacks shall be determined by the Architectural Review Board upon review pursuant to criteria set forth in Chapter 18.76 and the context-based criteria outlined in Section 18.13.060. Arterial roadways do not include residential arterials | 18.13.040(a)(2) | RM | Addressed in district regulations |
| 10b | Minimum street side setbacks in the RM-40 zone may be from 0 to 16 feet and shall be determined by the Architectural Review Board upon review pursuant to criteria set forth in Chapter 18.76 and the context-based criteria outlined in Section 18.13.060 | 18.13.040(a)(3) | RM-40 | Addressed in district regulations |

18.24.050 Building Massing

| | <i>Original Language</i> | <i>Original Section</i> | <i>Applicable Zones</i> | <i>Proposed Section</i> |
|-----|--|--|------------------------------|-----------------------------------|
| 1b. | Overall development intensity (FAR, landscape coverage, open space) shall be calculated across the entire site to comply with the RM-15 zone standards; | 18.13.060(b)(6)(B) | RM-15 | Addressed in district regulations |
| 3j. | Upper floors set back to fit in with the context of the neighborhood | 18.16.090(b)(2)(H) 18.18.110(b)(2)(H) | CN CC CS CD | 18.24.050 |
| 4b. | Limiting facades such that no more than 70%, and no more than 100 continuous linear feet, of the street facade exceeds a height of 25 feet | 18.34.050(b)(3)(E) | PTOD | 18.24.050 |
| 3c. | Reinforcing the definition and importance of the street with building mass | 18.16.090(b)(2)(G) | CD | 18.24.050 |
| 4e. | Maintaining view corridors from Colorado Avenue and El Dorado Avenue west to the hills | 18.34.050(b)(3)(H) | PTOD | move to PTOD district regs |
| 4f. | Rooflines that emphasize and accentuate significant elements of the building such as entries, bays, and balconies | 18.13.060(b)(1)(B) 18.16.090(b)(3)(A) 18.18.110(b)(3)(A) 18.34.050(b)(3)(B) | RM CN CC CS CD PTOD | 18.24.060 |
| 5a. | Design with articulation, varied setbacks, and materials that minimize sound reflection to neighboring properties adjacent to the railroad | 18.34.050(4)(G) | PTOD | 18.24.050 |
| 5c. | 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 | 18.13.060(b)(2)(B) 18.16.090(b)(4)(B) 18.18.110(b)(4)(B) 18.34.050(b)(4)(B) | RM CN CC CS CD PTOD | 18.24.050 |

| | <i>Original Language</i> | <i>Original Section</i> | <i>Applicable Zones</i> | <i>Proposed Section</i> |
|-----|---|--|------------------------------|-----------------------------------|
| 5f. | Limiting sun and shade impacts on abutting properties | 18.13.060(b)(2)(E) 18.16.090(b)(4)(E) 18.18.110(b)(4)(E) 18.34.050(b)(4)(E) | RM CN CC CS CD PTOD | 18.24.050(B)(ii) |
| 5h. | 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 | 18.34.050(b)(3)(D) | PTOD | 18.24.050(D) |
| 8b | 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) | 18.13.060(b)(5)(B) 18.16.090(b)(7)(B) 18.18.110(b)(7)(B) 18.34.050(b)(7)(B) | RM CN CC CS CD PTOD | Not addressed |
| 8c | 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) | 18.13.060(b)(5)(C) 18.16.090(b)(7)(C) 18.18.110(b)(7)(C) 18.34.050(b)(7)(C) | RM CN CC CS CD PTOD | 18.24.050 (Generalized) |
| 10g | Residential density shall be computed based upon the total site area, irrespective of the percent of the site devoted to commercial use | 18.16.060(b)(3) | CN CC CS | Addressed in district regulations |

18.24.060 Façade Design

| | <i>Original Language</i> | <i>Original Section</i> | <i>Applicable Zones</i> | <i>Proposed Section</i> |
|-----|---|--|------------------------------|-----------------------------|
| 1i. | Architectural treatment shall be carried along the sidewalls of detached units, particularly sidewalls facing streets and pathways. | 18.13.060(b)(6)(I) | RM-15 | 18.24.060 (Generalized) |
| 2d. | Ground floor uses that are appealing to pedestrians through well-designed visibility and access | 18.16.090(b)(1)(A) 18.18.110 (b)(1)(A) 18.34.050(b)(1)(E) | CN CC CS CD PTOD | 18.24.060 |
| 2e. | On primary pedestrian routes (PTOD added text: such as Park Boulevard and California Avenue), climate and weather protection where possible, such as covered waiting areas, building projections and colonnades, and awnings | 18.16.090(b)(1)(B) 18.18.110(b)(1)(B) 18.35.050(b)(1)(F) | CN CC CS CD PTOD | 18.24.060 |
| 3a. | Facade articulation reflecting the rhythm of nearby commercial and residential areas such as California Avenue | 18.34.050(b)(2)(A) | PTOD | 18.24.060. (Generalized) |
| 3b. | Entries and windows that face onto the street + 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 maintaining a pedestrian scale | 18.13.060(b)(1)(E) 18.16.090(b)(2)(C) 18.18.110(b)(2)(C) 18.34.050(b)(2)(D) 18.34.050(b)(2)(E) | RM CN CC CS CD PTOD | 18.24.060 |

| | <i>Original Language</i> | <i>Original Section</i> | <i>Applicable Zones</i> | <i>Proposed Section</i> |
|-----|---|--|------------------------------|-------------------------|
| 3d. | Placement and orientation of doorways, windows, and landscape elements to create strong, direct relationships with the street | 18.13.060(b)(1)(C) 18.16.090(b)(2)(A) 18.18.110(b)(2)(A) 18.34.050(b)(2)(B) | RM CN CC CS CD PTOD | 18.24.060 |
| 3e. | Facades that include projecting eaves and overhangs, porches, and other architectural elements that provide human scale and help break up building mass | 18.13.060(b)(1)(D) 18.16.090(b)(2)(B) 18.18.110(b)(2)(B) 18.34.050(b)(2)(C) | RM CN CC CS CD PTOD | 18.24.060 18.24.070 |
| 3f. | 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 | 18.13.060(b)(2)(E) 18.16.090(b)(2)(C) 18.18.110(b)(2)(C) 18.34.050(b)(2)(E) | RM CN CC CS CD PTOD | 18.24.060 18.24.070 |
| 3g. | Residential units and storefronts that have a presence on the street and are not walled-off or oriented exclusively inward | 18.13.060(b)(1)(F) 18.16.090(b)(2)(D) 18.18.110(b)(2)(D) 18.34.050(b)(2)(F) | RM CN CC CS CD PTOD | 18.24.060 18.24.070 |
| 3h. | Elements that signal habitation such as entrances, stairs, porches, bays and balconies that are visible to people on the street | 18.13.060(b)(2)(G) 18.16.090(b)(2)(G) 18.34.050(b)(2)(E) | RM CN CC CS CD | 18.24.060 18.24.070 |
| 3i. | All exposed sides of a building designed with the same level of care and integrity; Reinforcing the definition and importance of the street with building mass | 18.13.060(b)(1)(H) 18.16.090(b)(2)(F) 18.18.110(b)(2)(F) | RM CN CC CS CD | 18.24.060 |
| 4a. | Buildings that include pedestrian-scaled detail, articulation and craftsmanship of the facade | 18.34.050(b)(3)(A) | PTOD | 18.24.060 |
| 4f. | Rooflines that emphasize and accentuate significant elements of the building such as entries, bays, and balconies | 18.13.060(b)(1)(B) 18.16.090(b)(3)(A) 18.18.110(b)(3)(A) 18.34.050(b)(3)(B) | RM CN CC CS CD PTOD | 18.24.050 |
| 4g. | Design with articulation, setbacks, and materials that minimize massing, break down the scale of buildings, and provide visual interest | 18.13.060(b)(1)(A) 18.16.090(b)(3)(B) 18.18.110(b)(3)(B) 18.34.050(b)(3)(D) | RM CN CC CS CD PTOD | 18.24.060 |
| 4i. | Building facades articulated with a building base, body and roof or parapet edge | 18.16.090(b)(3)(D) 18.18.110(b)(3)(D) | CN CC CS CD | 18.24.060 |
| 7g | 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); | 18.16.090(b)(6)(G) 18.18.110(b)(6)(G) | CN CC CS CD | 18.24.060 |
| 7a. | Parking is located behind buildings, below grade or, where those options are not feasible, screened by landscaping, low walls, etc. | 18.13.060(b)(4)(A) 18.16.090(b)(6)(A) 18.18.110(b)(6)(A) 18.34.050(b)(6)(A) | RM CN CC CS CD PTOD | 18.24.030 18.24.060 |
| 7b. | Structured parking is fronted or wrapped with habitable uses when possible | 18.13.060(b)(4)(B) 18.16.090(b)(6)(B) 18.18.110(b)(6)(B) 18.34.050(b)(6)(B) | RM CN CC CS CD PTOD | 18.24.060 |

| | <i>Original Language</i> | <i>Original Section</i> | <i>Applicable Zones</i> | <i>Proposed Section</i> |
|----|--|--|------------------------------|-------------------------|
| 7c | Parking that is semi-depressed is screened with architectural elements that enhance the streetscape such as stoops, balcony overhangs, and/or art; | 18.13.060(b)(4)(C) 18.16.090(b)(6)(C) 18.18.110(b)(6)(C) 18.34.050(b)(6)(C) | RM CN CC CS CD PTOD | 18.24.060 |

18.24.070 Residential Entries

| | <i>Original Language</i> | <i>Original Section</i> | <i>Applicable Zones</i> | <i>Proposed Section</i> |
|-----|---|--|------------------------------|-------------------------------------|
| 2d. | Ground floor uses that are appealing to pedestrians through well-designed visibility and access | 18.16.090(b)(1)(A) 18.18.110 (b)(1)(A) 18.34.050(b)(1)(E) | CN CC CS CD PTOD | 18.24.060 18.24.070 |
| 3b. | Entries and windows that face onto the street + 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 maintaining a pedestrian scale | 18.13.060(b)(1)(E) 18.16.090(b)(2)(C) 18.18.110(b)(2)(C) 18.34.050(b)(2)(D) 18.34.050(b)(2)(E) | RM CN CC CS CD PTOD | 18.24.060 18.24.070 |
| 3d. | Placement and orientation of doorways, windows, and landscape elements to create strong, direct relationships with the street | 18.13.060(b)(1)(C) 18.16.090(b)(2)(A) 18.18.110(b)(2)(A) 18.34.050(b)(2)(B) | RM CN CC CS CD PTOD | 18.24.040 18.24.060 18.24.070 |
| 3e. | Facades that include projecting eaves and overhangs, porches, and other architectural elements that provide human scale and help break up building mass | 18.13.060(b)(1)(D) 18.16.090(b)(2)(B) 18.18.110(b)(2)(B) 18.34.050(b)(2)(C) | RM CN CC CS CD PTOD | 18.24.060 18.24.070 |
| 3f. | 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 | 18.13.060(b)(2)(E) 18.16.090(b)(2)(C) 18.18.110(b)(2)(C) 18.34.050(b)(2)(E) | RM CN CC CS CD PTOD | 18.24.060 18.24.070 |
| 3g. | Residential units and storefronts that have a presence on the street and are not walled-off or oriented exclusively inward | 18.13.060(b)(1)(F) 18.16.090(b)(2)(D) 18.18.110(b)(2)(D) 18.34.050(b)(2)(F) | RM CN CC CS CD PTOD | 18.24.040 18.24.060 18.24.070 |
| 3h. | Elements that signal habitation such as entrances, stairs, porches, bays and balconies that are visible to people on the street | 18.13.060(b)(2)(G) 18.16.090(b)(2)(G) 18.34.050(b)(2)(E) | RM CN CC CS CD | 18.24.070 |

18.24.080 Open Space

| | <i>Original Language</i> | <i>Original Section</i> | <i>Applicable Zones</i> | <i>Proposed Section</i> |
|-----|--|--|------------------------------|--|
| 6a. | 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; | 18.13.060(b)(3)(A) 18.16.090(b)(5)(A) 18.18.110(b)(5)(A) 18.34.050(b)(5)(A) | RM CN CC CS CD PTOD | Difficult to transform into objective standard |

| | <i>Original Language</i> | <i>Original Section</i> | <i>Applicable Zones</i> | <i>Proposed Section</i> |
|-----|---|--|------------------------------|--|
| 6b. | 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) | 18.13.060(b)(3)(B) 18.16.090(b)(5)(A) 18.18.110(b)(5)(B) 18.34.050(b)(5)(A) | RM CN CC CS CD PTOD | 18.24.080 |
| 6c. | Common open spaces should connect to the pedestrian pathways and existing natural amenities of the site and its surroundings; | 18.13.060(b)(3)(C) 18.16.090(b)(5)(C) 18.18.110(b)(5)(C) 18.34.050(b)(5)(C) | RM CN CC CS CD PTOD | 18.24.080 |
| 6d. | Usable open space may be any combination of private and common spaces | 18.13.060(b)(3)(D) 18.16.090(b)(5)(D) 18.18.110(b)(5)(D) 18.34.050(b)(5)(D) | RM CN CC CS CD PTOD | Addressed in district regulations |
| 6e. | 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) | 18.13.060(3)(F) 18.16.090(b)(5)(E) 18.18.110(b)(5)(E) | RM CN CC CS CD PTOD | 18.24.080 and addressed in district regulations |
| 6f. | Open space should be located to activate the street façade and increase “eyes on the street” when possible | 18.13.060(b)(3)(E) 18.16.090(b)(5)(F) 18.18.110(b)(5)(F) 18.34.050(b)(5)(F) | RM CN CC CS CD PTOD | 18.24.080 |
| 6g. | Both private and common open space areas should be buffered from noise where feasible through landscaping and building placement; | 18.13.060(b)(3)(G) 18.16.090(b)(5)(G) 18.18.110(b)(5)(G) 18.34.050(b)(5)(G) | RM CN CC CS CD PTOD | Addressed in Noise Ordinance Difficult to transform into objective standard |
| 6h. | 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 | 18.13.060(b)(3)(H) 18.16.090(b)(5)(H) 18.18.110(b)(5)(H) | RM CN CC CS CD PTOD | 18.24.080 |
| 6i. | Parking may not be counted as open space. | 18.13.060(b)(3)(I) 18.16.090(b)(5)(I) 18.18.110(b)(5)(I) 18.34.050(b)(5)(H) | RM CN CC CS CD | Addressed in definition of usable open space (18.04) |
| 10e | Usable Open Space (Private and Common). Each project shall, at a minimum, have a portion of the site, as prescribed in Table 2, developed into permanently maintained usable open space, including private and common usable open space areas. Usable open space shall be located protected from the activities of commercial areas and adjacent public streets and shall provide noise buffering from surrounding uses where feasible. | 18.13.040(e)(2) | RM | Addressed in district regulations |

| | <i>Original Language</i> | <i>Original Section</i> | <i>Applicable Zones</i> | <i>Proposed Section</i> |
|-----|---|-------------------------|-------------------------|---|
| 10f | <p>Each dwelling unit shall have at least one private usable open space area contiguous to the unit that allows the occupants of the unit the personal use of the outdoor space. The minimum size of such areas shall be as follows:</p> <p>(i) Balconies (above ground level): 50 square feet, the least dimension of which shall is 6 feet.</p> <p>(ii) Patios or yards in the RM-20 and RM-30 districts: 100 square feet, the least dimension of which is 8 feet for at least 75% of the area.</p> <p>(iii) Patios or yards in the RM-40 district: 80 square feet, the least dimension of which is 6 feet for at least 75% of the area.”</p> | 18.13.040(e)(2)(A) | RM | 18.24.080 |
| 10g | <p>The minimum designated common open space area on the site shall be 10 feet wide and each such designated area shall comprise a minimum of 200 square feet. In the RM-30 and RM-40 districts, part or all of the required private usable open space areas may be added to the required common usable open space in a development, for purposes of improved design, privacy, protection and increased play area for children, upon a recommendation of the Architectural Review Board and approval of the Director.</p> | 18.13.040(e)(2)(B) | RM | 18.24.080 and addressed in district regulations |
| 10h | <p>Required usable open space: (1) may be any combination of private and common open spaces; (2) does not need to be located on the ground (but rooftop gardens are not included as open space except as provided below); (3) minimum private open space dimension six feet; and (4) minimum common open space dimension twelve feet.</p> | 18.16.060(b)(2) | CN CC CS | 18.24.080 and addressed in district regulations |
| 10i | <p>For 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. In order to qualify as usable open space, the rooftop garden shall meet the requirements set forth in Section 18.40.230.</p> | 18.18.060(b)(1) | CD | 18.24.080 |
| 10j | <p>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. In order to qualify as usable open space, the rooftop garden shall meet the requirements set forth in Section 18.40.230.</p> | 18.16.060(b)(2) | CN CS CC | 18.24.080 |

18.24.090 Materials

| | <i>Original Language</i> | <i>Original Section</i> | <i>Applicable Zones</i> | <i>Proposed Section</i> |
|-----|---|--|------------------------------|-------------------------|
| 4g. | Design with articulation, setbacks, and materials that minimize massing, break down the scale of buildings, and provide visual interest | 18.13.060(b)(1)(A) 18.16.090(b)(3)(B) 18.18.110(b)(3)(B) 18.34.050(b)(3)(D) | RM CN CC CS CD PTOD | 18.24.060 18.24.090 |
| 9e | Use sustainable building materials | 18.13.060(7) 18.16.090(8) 18.18.110(8) 18.34.050(8) | RM CN CC CS CD PTOD | 18.24.090 18.24.100 |

18.24.100 Sustainability and Green Building Design

| | <i>Original Language</i> | <i>Original Section</i> | <i>Applicable Zones</i> | <i>Proposed Section</i> |
|----|--|--|------------------------------|-------------------------|
| 9 | 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 | 18.13.060(7) 18.16.090(8) 18.18.110(8) 18.34.050(8) | RM CN CC CS CD PTOD | 18.24.100 |
| 9a | Optimize building orientation for heat gain, shading, daylighting, and natural ventilation | 18.13.060(7) 18.16.090(8) 18.18.110(8) 18.34.050(8) | RM CN CC CS CD PTOD | 18.24.100 |
| 9b | Design landscaping to create comfortable microclimates and reduce heat island effects. | 18.13.060(7) 18.16.090(8) 18.18.110(8) 18.34.050(8) | RM CN CC CS CD PTOD | 18.24.100 |
| 9c | Design for easy pedestrian, bicycle, and transit access. | 18.13.060(7) 18.16.090(8) 18.18.110(8) 18.34.050(8) | RM CN CC CS CD PTOD | 18.24.100 |
| 9d | Maximize onsite stormwater management through landscaping and permeable pavement | 18.13.060(7) 18.16.090(8) 18.18.110(8) 18.34.050(8) | RM CN CC CS CD PTOD | 18.24.100 |
| 9e | Use sustainable building materials | 18.13.060(7) 18.16.090(8) 18.18.110(8) 18.34.050(8) | RM CN CC CS CD PTOD | 18.24.100 |
| 9f | Design lighting, plumbing, and equipment for efficient energy and water use. | 18.13.060(7) 18.16.090(8) 18.18.110(8) 18.34.050(8) | RM CN CC CS CD PTOD | 18.24.100 |

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| 9g | Create healthy indoor environments. | 18.13.060(7) 18.16.090(8) 18.18.110(8) 18.34.050(8) | RM CN CC CS CD PTOD | 18.24.100 |
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Original Language, by Topic, Code Section, and Zoning District

Housing Variety and Units on Individual Lots

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| 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: | | | |
| 1a. | Setbacks and daylight planes along the perimeter of the site shall conform to RM-15 zone standards; | 18.13.060(b)(6)(A) | RM-15 |
| 1b. | Overall development intensity (FAR, landscape coverage, open space) shall be calculated across the entire site to comply with the RM-15 zone standards; | 18.13.060(b)(6)(B) | RM-15 |
| 1c. | Individual detached units shall be spaced a minimum of 3 feet apart; | 18.13.060(b)(6)(C) | RM-15 |
| 1d. | 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; | 18.13.060(b)(6)(D) | RM-15 |
| 1e. | 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; | 18.13.060(b)(6)(E) | RM-15 |
| 1f. | Spaces between buildings shall be landscaped and/or shall provide for usable hardscape (patios, decks, etc.); | 18.13.060(b)(6)(F) | RM-15 |
| 1g. | Sidewall windows should be designed with privacy features such as obscure glass or glass block; | 18.13.060(b)(6)(G) | RM-15 |
| 1h. | Windows on sidewalls opposite each other should be above eye level or should be offset to prevent views into adjacent units; and | 18.13.060(b)(6)(H) | RM-15 |
| 1i. | Architectural treatment shall be carried along the sidewalls of detached units, particularly sidewalls facing streets and pathways. | 18.13.060(b)(6)(I) | RM-15 |

Site Design: Pedestrian and Bicycle Circulation (Large Sites)

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| The design of new projects shall promote pedestrian walkability, a bicycle friendly environment, and connectivity through design elements such as: | | | |
| 2a. | Connectivity for pedestrians and cyclists with external and internal (if any) streets, pathways, or bike facilities | 18.34.050(b)(1)(A) | PTOD |
| 2b. | Pathways and streets that present a clear hierarchy and connectivity pattern both within a project and to adjacent sidewalks | 18.34.050(b)(1)(B) | PTOD |
| 2c. | 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 | 18.34.050(b)(1)(C) | PTOD |
| 2d. | Ground floor uses that are appealing to pedestrians through well-designed visibility and access | 18.16.090(b)(1)(A) 18.18.110 (b)(1)(A) 18.34.050(b)(1)(E) | CN CC CS CD PTOD |
| 2e. | On primary pedestrian routes (PTOD added text: such as Park Boulevard and California Avenue), climate and weather protection where possible, such as covered waiting areas, building projections and colonnades, and awnings | 18.16.090(b)(1)(B) 18.18.110(b)(1)(B) 18.35.050(b)(1)(F) | CN CC CS CD PTOD |
| 2f. | Streetscape or pedestrian amenities that contribute to the area's streetscape environment such as street trees, bulbouts, benches, landscape elements, and public art | 18.16.090(b)(1)(C) 18.18.110(b)(1)(C) | CN CC CS CD PTOD |
| 2g. | 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 | 18.16.090(b)(1)(D) 18.18.110(b)(1)(D) 18.34.050(b)(1)(D) | CN CC CS CD PTOD |
| 2h. | Vehicle access from alleys or sidestreets where they exist, with pedestrian access from the public street | 18.16.090(b)(1)(E) 18.18.110(b)(1)(E) 18.34.050(b)(1)(H) | CN CC CS CD PTOD |

Street Building Facades

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| 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: | | | |
| 3a. | Facade articulation reflecting the rhythm of nearby commercial and residential areas such as California Avenue | 18.34.050(b)(2)(A) | PTOD |
| 3b. | Entries and windows that face onto the street + 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 | 18.34.050(b)(2)(D) 18.34.050(b)(2)(E) | PTOD |

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| | buildings should have a more prominent building entrance, while maintaining a pedestrian scale | | |
| 3c. | Reinforcing the definition and importance of the street with building mass | 18.16.090(b)(2)(G) | CD |
| 3d. | Placement and orientation of doorways, windows, and landscape elements to create strong, direct relationships with the street | 18.16.090(b)(2)(A) 18.18.110(b)(2)(A) 18.34.050(b)(2)(B) | RM CN CC CS CD PTOD |
| 3e. | Facades that include projecting eaves and overhangs, porches, and other architectural elements that provide human scale and help break up building mass | 18.13.060(b)(1)(D) 18.16.090(b)(2)(B) 18.18.110(b)(2)(B) 18.34.050(b)(2)(C) | RM CN CC CS CD PTOD |
| 3f. | 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 | 18.13.060(b)(2)(E) 18.16.090(b)(2)(C) 18.18.110(b)(2)(C) | RM CN CC CS CD PTOD |
| 3g. | Residential units and storefronts that have a presence on the street and are not walled-off or oriented exclusively inward | 18.16.090(b)(2)(D) 18.18.110(b)(2)(D) 18.34.050(b)(2)(F) | RM CN CC CS CD PTOD |
| 3h. | Elements that signal habitation such as entrances, stairs, porches, bays and balconies that are visible to people on the street | 18.13.060(b)(2)(G) 18.16.090(b)(2)(G) 18.34.050(b)(2)(E) | RM CN CC CS CD |
| 3i. | All exposed sides of a building designed with the same level of care and integrity; Reinforcing the definition and importance of the street with building mass | 18.13.060(b)(1)(H) 18.16.090(b)(2)(F) 18.18.110(b)(2)(F) | RM CN CC CS CD |
| 3j. | Upper floors set back to fit in with the context of the neighborhood | 18.16.090(b)(2)(H) 18.18.110(b)(2)(H) | CN CC CS CD |

Massing and Setbacks

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| Buildings shall be designed to minimize massing and conform to proper setbacks through elements such as: | | | |
| 4a. | Buildings that include pedestrian-scaled detail, articulation and craftsmanship of the facade | 18.34.050(b)(3)(A) | PTOD |
| 4b. | Limiting facades such that no more than 70%, and no more than 100 continuous linear feet, of the street facade exceeds a height of 25 feet | 18.34.050(b)(3)(E) | PTOD |
| 4c. | 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 | 18.34.050(b)(3)(F) | PTOD |

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| 4d. | Application of daylight plane requirements for R-1 and R-2 adjacencies to property boundaries adjacent to the railroad right-of-way | 18.34.050(b)(3)(G) | PTOD |
| 4e. | Maintaining view corridors from Colorado Avenue and El Dorado Avenue west to the hills | 18.34.050(b)(3)(H) | PTOD |
| 4f. | Rooflines that emphasize and accentuate significant elements of the building such as entries, bays, and balconies | 18.34.050(b)(3)(B) | RM CN CC CS CD PTOD |
| 4g. | Design with articulation, setbacks, and materials that minimize massing, break down the scale of buildings, and provide visual interest | 18.34.050(b)(3)(D) | RM CN CC CS CD PTODe |
| 4h. | Corner buildings that incorporate special features to reinforce important intersections and create buildings of unique architectural merit and varied styles | 18.34.050(b)(3)(C) | CN CC CS CD PTOD |
| 4i. | Building facades articulated with a building base, body and roof or parapet edge | 18.16.090(b)(3)(D) | CN CC CS CD |
| 4j. | Buildings set back from the property line to create an effective 12' sidewalk on El Camino Real, 8' elsewhere | 18.16.090(b)(3)(E) | CN CC CS CD |
| 4k. | A majority of the building frontage located at the setback line | 18.16.090(b)(3)(F) | CN CC CS CD |
| 4l. | No side setback for midblock properties, allowing for a continuous street facade, except when abutting low density residential | 18.16.090(b)(3)(G) | CN CC CS CD |

Low-Density Residential Transitions

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| 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: | | | |
| 5a. | Design with articulation, varied setbacks, and materials that minimize sound reflection to neighboring properties adjacent to the railroad | 18.34.050(4)(G) | PTOD |
| 5b. | Transitions of development intensity from higher density development building types to building types that are compatible with the lower intensity surrounding uses | 18.13.060(2)(A) | RM CN CC CS CD PTOD |
| 5c. | 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 | 18.13.060(2)(B) | RM CN CC CS CD PTOD |
| 5d. | Respecting privacy of neighboring structures, with windows and upper floor balconies positioned so they minimize views into neighboring properties | 18.13.060(2)(C) | RM CN CC CS CD PTOD |
| 5e. | Minimizing sight lines into and from neighboring properties | 18.13.060(2)(D) | RM CN CC CS |

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| | | | CD PTOD |
| 5f. | Limiting sun and shade impacts on abutting properties | 18.13.060(2)(E) | RM CN CC CS CD PTOD |
| 5g. | Providing pedestrian paseos and mews to create separation between uses | 18.13.060(2)(F) | RM CN CC CS CD PTOD |
| 5h. | 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; | 18.34.050(3)(D) | PTOD |

Open Space

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| Private and public open space shall be provided so that it is usable for the residents, visitors, and/or employees of a site | | | |
| 6a. | 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; | 18.13.060(3)(A) | RM CN CC CS CD PTOD |
| 6b. | 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) | 18.13.060(3)(B) | RM CN CC CS CD PTOD |
| 6c. | Common open spaces should connect to the pedestrian pathways and existing natural amenities of the site and its surroundings; | 18.13.060(3)(C) | RM CN CC CS CD PTOD |
| 6d. | Usable open space may be any combination of private and common spaces | 18.13.060(3)(D) | RM CN CC CS CD PTOD |
| 6e. | 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) | 18.13.060(3)(F) | RM CN CC CS CD PTOD |
| 6f. | Open space should be located to activate the street façade and increase “eyes on the street” when possible | 18.13.060(3)(E) | RM CN CC CS CD PTOD |
| 6g. | Both private and common open space areas should be buffered from noise where feasible through landscaping and building placement; | 18.13.060(3)(G) | RM CN CC CS CD PTOD |
| 6h. | 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 | 18.13.060(3)(H) | RM CN CC CS CD PTOD |

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| 6i. | Parking may not be counted as open space. | 18.13.060(3)(I) | RM CN CC CS CD |
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Parking Design

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| 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: | | | |
| 7a. | Parking is located behind buildings, below grade or, where those options are not feasible, screened by landscaping, low walls, etc | 18.13.060(4)(A) | RM CN CC CS CD PTOD |
| 7b. | Structured parking is fronted or wrapped with habitable uses when possible | 18.13.060(4)(B) | RM CN CC CS CD PTOD |
| 7c | Parking that is semi-depressed is screened with architectural elements that enhance the streetscape such as stoops, balcony overhangs, and/or art; | 18.13.060(4)(C) | RM CN CC CS CD PTOD |
| 7d | Landscaping such as trees, shrubs, vines, or groundcover is incorporated into surface parking lots | 18.13.060(4)(D) | RM CN CC CS CD PTOD |
| 7e | 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 | 18.13.060(4)(E) | RM CN CC CS CD |
| 7f | Street parking is utilized for visitor or customer parking and is designed in a manner to enhance traffic calming | 18.13.060(4)(F) | RM CN CC CS CD PTOD |
| 7g | 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); | 18.16.090(6)(G) | CN CC CS CD |
| 7h | 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 | 18.16.090(6)(H) | CN CC CS CD |
| 7i | Parking is accessed from side streets or alleys when possible. | 18.13.060(4)(G) | CN CC CS CD |

Large (Multi-Access) Sites

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| <p>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:</p> | | | |
| 8a | 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); | 18.16.090(7)(A) | RM CN CC CS CD PTOD |
| 8b | 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) | 18.16.090(7)(B) | RM CN CC CS CD PTOD |
| 8c | 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) | 18.16.090(7)(C) | RM CN CC CS CD PTOD |

Sustainability and Green Building Design

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| <p>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:</p> | | | |
| 9a | Optimize building orientation for heat gain, shading, daylighting, and natural ventilation | 18.16.090(8)(A) | RM CN CC CS CD PTOD |
| 9b | Design landscaping to create comfortable microclimates and reduce heat island effects. | 18.16.090(8)(B) | RM CN CC CS CD PTOD |
| 9c | Design for easy pedestrian, bicycle, and transit access. | 18.16.090(8)(C) | RM CN CC CS CD PTOD |
| 9d | Maximize onsite stormwater management through landscaping and permeable pavement | 18.16.090(8)(D) | RM CN CC CS CD PTOD |
| 9e | Use sustainable building materials | 18.16.090(8)(E) | RM CN CC CS CD PTOD |
| 9f | Design lighting, plumbing, and equipment for efficient energy and water use. | 18.16.090(8)(F) | RM CN CC CS |

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| | | | CD PTOD |
| 9g | Create healthy indoor environments. | 18.16.090(8)(G) | RM CN CC CS CD PTOD |
| 9h | 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 | 18.16.090(8)(H) | RM CN CC CS CD PTOD |
| 9i | 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. | 18.16.090(8)(I) | RM CN CC CS CD PTOD |
| 9j | Encourage installation of photovoltaic panels | 18.16.090(8)(J) | CN CC CS CD |

Unsorted (TBD)

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| 10a | Minimum front setbacks shall be determined by the Architectural Review Board upon review pursuant to criteria set forth in Chapter 18.76 and the context-based criteria outlined in Section 18.13.060. Arterial roadways do not include residential arterials. | 18.13.040(a)(2) | |
| 10b | Minimum street side setbacks in the RM-40 zone may be from 0 to 16 feet and shall be determined by the Architectural Review Board upon review pursuant to criteria set forth in Chapter 18.76 and the context-based criteria outlined in Section 18.13.060 | 18.13.040(a)(3) | |
| 10c | Setbacks for lot lines adjacent to an arterial street, expressway or freeway, as designated in the Palo Alto Comprehensive Plan, shall be a minimum of twenty-five feet (25'), except that lesser setbacks may be allowed or required by the Planning Director, upon recommendation by the Architectural Review Board, where prescribed by the context-based criteria outlined in Section 18.13.060. Special setbacks of greater than 25 feet may not be reduced except upon approval of a design enhancement exception or variance. | 18.13.040(b)(1)(A) | |
| 10d | The following features may extend beyond the daylight plane established by the applicable district, provided that such features do not exceed the height limit for the district unless permitted to by Section 18.40.090 of this code: <ul style="list-style-type: none"> i. Television and radio antennas; ii. Chimneys and flues that do not exceed 5 feet in width, provided that chimneys do not extend past the required daylight plane a distance exceeding | 18.13.040(b)(2)(B) | |

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| | <p>the minimum allowed pursuant to Chapter 16.04 of this code.</p> <p>iii. Cornices and eaves, excluding flat or continuous walls or enclosures of usable interior space, provided such features do not extend past the daylight plane more than 4 feet, and so long as they do not encroach into the side setback greater than 2 feet.</p> | | |
| 10e | <p>Usable Open Space (Private and Common). Each project shall, at a minimum, have a portion of the site, as prescribed in Table 2, developed into permanently maintained usable open space, including private and common usable open space areas. Usable open space shall be located protected from the activities of commercial areas and adjacent public streets and shall provide noise buffering from surrounding uses where feasible.</p> | 18.13.040(e)(2) | |
| 10f | <p>“Each dwelling unit shall have at least one private usable open space area contiguous to the unit that allows the occupants of the unit the personal use of the outdoor space. The minimum size of such areas shall be as follows:</p> <p>(i) Balconies (above ground level): 50 square feet, the least dimension of which shall be 6 feet.</p> <p>(ii) Patios or yards in the RM-20 and RM-30 districts: 100 square feet, the least dimension of which is 8 feet for at least 75% of the area.</p> <p>(iii) Patios or yards in the RM-40 district: 80 square feet, the least dimension of which is 6 feet for at least 75% of the area.”</p> | 18.13.040(e)(2)(A) | |
| 10g | <p>The minimum designated common open space area on the site shall be 10 feet wide and each such designated area shall comprise a minimum of 200 square feet. In the RM-30 and RM-40 districts, part or all of the required private usable open space areas may be added to the required common usable open space in a development, for purposes of improved design, privacy, protection and increased play area for children, upon a recommendation of the Architectural Review Board and approval of the Director.”</p> | 18.13.040(e)(2)(B) | |
| 10f | <p>Required usable open space: (1) may be any combination of private and common open spaces; (2) does not need to be located on the ground (but rooftop gardens are not included as open space except as provided below); (3) minimum private open space dimension six feet; and (4) minimum common open space dimension twelve feet.</p> | 18.16.060(b)(2) | |
| 10g | <p>Residential density shall be computed based upon the total site area, irrespective of the percent of the site devoted to commercial use</p> | 18.16.060(b)(3) | |

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| 10h | <p>On CS and CN sites on El Camino Real and on CC(2) sites, where the retail shopping (R) combining district or the retail preservation provisions of Section 18.40.180 do not apply, exclusively residential uses are allowed subject to the standards in Section 18.16.060(b) and the following additional requirements:</p> <p>(A) Residential units shall not be permitted on the ground-floor of development fronting on El Camino Real unless set back a minimum of 15 feet from the property line or the 12-foot effective sidewalk setback along the El Camino Real frontage, whichever is greater. Common areas, such as lobbies, stoops, community rooms, and work-out spaces with windows and architectural detail are permitted on the ground-floor El Camino Real frontage.</p> | 18.16.060(c)(1)(A) | |
| 10i | <p>On CS and CN sites on El Camino Real and on CC(2) sites, where the retail shopping (R) combining district or the retail preservation provisions of Section 18.40.180 do not apply, exclusively residential uses are allowed subject to the standards in Section 18.16.060(b) and the following additional requirements:</p> <p>(B) Parking shall be located behind buildings or below grade, or, if infeasible, screened by landscaping, low walls, or garage structures with architectural detail.</p> | 18.16.060(c)(1)(B) | |
| 10j | <p>All uses, whether permitted or conditional, shall be conducted in such a manner as to preclude nuisance, hazard, or commonly recognized offensive conditions or characteristics, including creation or emission of dust, gas, smoke, noise, fumes, odors, vibrations, particulate matter, chemical compounds, electrical disturbance, humidity, heat, cold, glare, or night illuminations. Prior to issuance of a building permit, or occupancy permit, or at any other time, the building inspector may require evidence that adequate controls, measures, or devices have been provided to ensure and protect the public interest, health, comfort, convenience, safety, and general welfare from such nuisance, hazard, or offensive condition</p> | 18.16.060(g) | |
| 10k | <p>All new development, including approved modifications that add thirty percent or more floor area to existing uses, shall provide adequate and accessible interior areas or exterior enclosures for the storage of recyclable materials in appropriate containers. The design, construction and accessibility of recycling areas and enclosures shall be subject to approval by the architectural review board, in accordance with design guidelines adopted by that board and approved by the city council pursuant to Section 18.76.020.</p> | 18.16.060(h)(3)(C)(i) | |
| 10l | <p>Vehicular access to CC(2) zoned sites on California Avenue which requires vehicular movement across the sidewalk on California Avenue shall be prohibited, except where required by law and as applied to parcels owned, leased or controlled by the City.</p> | 18.16.060(l) | |

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| 10m | Nonresidential uses that involve the use or storage of hazardous materials in excess of the exempt quantities prescribed in Title 15 of the Municipal Code, including but not limited to dry cleaning plants and auto repair, are prohibited in a mixed use development with residential uses | 18.18.110(b)(1) | |
| 10n | Vehicular access to CD-C zoned sites on University Avenue which requires vehicular movement across the sidewalk on University Avenue shall be prohibited, except where required by law and as applied to parcels owned, leased or controlled by the City. be prohibited, except where required by law and as applied to parcels owned, leased or controlled by the City. | 18.18.110(m) | |
| 10o | Parking required by this chapter may be provided by off-site parking, provided that such off-site parking is within a reasonable distance of the site using it or, if the site is within an assessment district, within a reasonable distance of the assessment district boundary and approved in writing by the director of planning and community environment. The director shall assure that sufficient covenants and guarantees are provided to ensure use and maintenance of such parking facilities, including an enforceable agreement that any development occurring on the site where parking is provided shall not result in a net reduction of parking spaces provided, considering both the parking previously provided and the parking required by the proposed use. | 18.18.110(c) | |
| 10p | (i) Refuse disposal and structures and enclosures shall be accessible to all residents or users of the property. (ii) Compostable materials and recyclable materials facilities shall be located, sized, and designed to encourage and facilitate convenient use. (iii) Refuse disposal areas shall be screened from public view by masonry or other opaque and durable material, and shall be enclosed and covered. Gates or other controlled access shall be provided where feasible. Chain link enclosures are strongly discouraged. (iv) Refuse disposal structures and enclosures shall be architecturally compatible with the design of the project. (v) The design, construction and accessibility of refuse disposal areas and enclosures shall be subject to approval by the Architectural Review Board, in accordance with design guidelines adopted by that Board and approved by the Council pursuant to Section 18.76.020. | 18.23.020(B) | |
| 10q | (v) Interior lighting shall be designed to minimize nighttime glow visible from and/or intruding into nearby properties and shall be shielded to eliminate glare and light spillover beyond the perimeter property line of the development. (vi) Light fixtures shall not be located next to driveways or intersections, which obstruct clear sight distance triangles. (vii) Lighting of the building exterior, parking areas and pedestrian ways should be of the lowest intensity and | 18.23.030(B) | |

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| | energy use adequate for its purpose, and be designed to focus illumination downward to avoid excessive illumination above the light fixture. (viii) Pedestrian and security lighting fixtures should be directed downward. Architectural lighting that projects upward from the ground as used in landscaping, courtyards, or building accent should be directed so as not to affect abutting land uses. | | |
| 10r | (i) Unnecessary continued illumination, such as illuminated signs or back-lit awnings, should be avoided. Internal illumination of signs, where allowed, should be limited to letters and graphic elements, with the surrounding background opaque. Illumination should be by low intensity lamps. (ii) Timing devices should be considered for exterior and interior lights in order to minimize light glare at night without jeopardizing security of employees. At the time of project approval the project applicant must demonstrate how interior and exterior lighting sources will be reduced after operating hours or when the use of the facility is reduced. | 18.23.030(C) | |
| 10s | (i) Retail (including restaurants) or service commercial businesses abutting or within 50 feet of residentially zoned properties or properties with existing residential uses located within nonresidential zones, that are open or with operations or activities between the hours of 10:00 p.m. and 6:00 a.m. shall be operated in a manner to protect residential properties from excessive noise, odors, lighting or other nuisances from any sources during those hours. (ii) Where planning or building permits are required or for a change in use that results in any such commercial business in the CN or CS zone districts, operating or with activities between the hours of 10:00 p.m. and 6:00 a.m., a conditional use permit shall be obtained and conditions of approval shall be applied as deemed necessary to ensure the operation is compatible with the abutting (or within 50 feet of) residential property. Said use permit shall be limited to operations or activities occurring between 10:00 p.m. and 6:00 a.m. | 18.23.040(B) | |
| 10t | Privacy of abutting residential properties or properties with existing residential uses located within nonresidential zones (residential properties) should be protected by screening from public view all mechanical equipment and service areas. Landscaping should be used to integrate a project design into the surrounding neighborhood, and to provide privacy screening between properties where appropriate. | 18.23.050(A) | |

Visual, Screening and Landscaping

Privacy of abutting residential properties or properties with existing residential uses located within nonresidential zones (residential properties) should be protected by screening from public view all mechanical equipment and service areas. Landscaping should be used to integrate a project design into the surrounding neighborhood, and to provide privacy screening between properties where appropriate.

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| 11a. | Walls facing residential properties shall incorporate architectural design features and landscaping in order to reduce apparent mass and bulk | 18.23.050(B) | |
| 11b. | Loading docks and exterior storage of materials or equipment shall be screened from view from residential properties by fencing, walls or landscape buffers | 18.23.050(B) | |
| 11c. | All required interior yards (setbacks) abutting residential properties shall be planted and maintained as a landscape screen. | 18.23.050(B) | |
| 11d. | Rooftop equipment or rooftop equipment enclosures shall not extend above a height of 15 feet above the roof, and any enclosed rooftop equipment nearest residential property shall be set back at least 20 feet from the building edge closest to the residential property or a minimum of 100 feet from the residential property line, whichever is closer. Roof vents, flues and other protrusions through the roof of any building or structure shall be obscured from public view by a roof screen or proper placement. See Section 18.40.090 (height limit exceptions) for further restrictions. | 18.23.050(B) | |
| 11e. | For sites abutting residential properties, a solid wall or fence between five and eight feet in height shall be constructed and maintained along the residential property line where privacy or visual impacts are an issue. | 18.23.050(B) | |
| 11f. | A minimum 10-foot planting and screening strip shall be provided abutting a low density residential district (R-1, R-2, or RMD). | 18.23.050(B) | |
| 11g. | All exterior mechanical and other types of equipment, whether installed on the ground or attached to a building roof or walls, shall be screened from public and, if visible and feasible, from overhead view. | 18.23.050(B) | |

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| 11h. | For landscape buffers to provide a visual screen, trees and shrubs in the buffer area shall be installed in a manner that provides maximum visual separation of residential uses from the commercial or industrial use, taking into consideration topography and sight lines from residences | 18.23.050(B) | |
| 11i. | Size and density of plant materials shall be in proportion to the size of planting areas and the mass of the structure. | 18.23.050(B) | |
| 11j. | Plant material selection shall take into consideration solar orientation, drought tolerance, maintenance requirements and privacy screening. | 18.23.050(B) | |
| 11k. | Plant material species and container sizes shall allow for a mature appearance within five years | 18.23.050(B) | |
| 11l. | Roof vents, flues and other protrusions through the roof of any building or structure should be clustered where feasible and where visual impacts would thereby be minimized | 18.23.050(C) | |
| 11m. | Windows, balconies or similar openings above the first story should be offset so as not to have a direct line-of-sight into the interior living areas of adjacent units within the project or into units on abutting residential property. | 18.23.050(C) | |
| 11n. | Building elevations facing residential property should not have highly reflective surfaces, such as reflective metal skin and highly reflective glazing. The paint colors should be in subdued hues. | 18.23.050(C) | |
| 11o. | Increased setbacks or more restrictive daylight planes may be proposed by the applicant, or recommended by the architectural review board, as mitigation for the visual impacts of massive buildings. | 18.23.050(C) | |
| 11p. | Appropriate landscaping should be used to aid in privacy screening. | 18.23.050(C) | |
| 11q. | Planting strips and street trees should be included in the project | 18.23.050(C) | |
| 11r. | Textured and permeable paving materials should be used, where feasible, in pedestrian, driveway and parking areas in order to visually reduce paved areas and to allow for retention and/or infiltration of storm water to reduce pollutants in site runoff. | 18.23.050(C) | |
| 11s. | Landscaping material associated with screening should have adequate room to grow and be protected from damage by cars and pedestrian traffic. | 18.23.050(C) | |

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| 11t. | Where rooftops are visible from offsite, they should be treated to minimize aesthetic impacts, including the use of rooftop gardens or other green spaces, where feasible. | 18.23.050(C) | |
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Landscaping

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| <p>The purpose of this section is to encourage creative and sustainable landscape design that enhances structures, open space areas, streetscapes and parking areas. Sustainable landscape design preserves native plant species to the maximum extent feasible, consumes less water and provides permeable surfaces for storm water management and groundwater recharge. Tree shading and appropriate landscape design can contribute to economic vitality and public health, and can reduce the need for frequent infrastructure repair. Landscaping provides recreation areas, cleans the air and water, prevents erosion, offers fire protection, replaces ecosystems displaced by development, and is water efficient.</p> | | | |
| 12a. | Landscaping should retain or enhance native vegetation in hillside, baylands or other natural open spaces areas or adjacent to such areas. The existing natural vegetation and land formations should remain in a natural state unless modification is found to be necessary or appropriate for a specific use allowed through architectural or site design review. | 18.40.130(C) | |
| 12b | In the selection of new landscaping, preference shall be given to natural, indigenous and drought resistant plants and materials. Non-indigenous landscaping should be limited to the immediate area around a structure or structures. | 18.40.130(C) | |
| 12c | Site development plans shall, to the maximum extent feasible, provide for the retention of existing vegetation and land formations, and shall include an erosion and sediment control element setting forth reasonable mitigation measures in accord with the grading and subdivision ordinances of the city. | 18.40.130(C) | |
| 12d | Landscaping shall, to the maximum extent feasible, integrate and accommodate existing trees and vegetation to be preserved; make use of water-conserving plants, materials and irrigation systems; and be clustered in natural appearing groups, as opposed to being placed in rows or regularly spaced. | 18.40.130(C) | |
| 12e | Colors of roofing materials shall blend with the natural landscape and be nonreflective. All roof mounted equipment shall be screened in a manner that protects the viewshed from adjacent properties, including from views from above. | 18.40.130(C) | |
| 12f | Planting of invasive plant species shall not be permitted and removal of invasive species may be required as part of landscape plan requirements. | 18.40.130(C) | |

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| 12g | To the maximum extent feasible, existing vegetation shall be retained or enhanced to maintain contiguous wildlife habitat. | 18.40.130(C) | |
| 12h | Riparian vegetation shall be retained or enhanced within natural stream corridors, and best practices for development shall be used to protect riparian habitat and water quality of adjacent streams. | 18.40.130(C) | |
| 12i | In the R-1, R-2, and RMD zones, a minimum of 50% of the required front setback area shall be landscaped, subject to the limitations of Section 18.12.040(h). Planting in the right-of-way shall not count towards fulfillment of the required landscape area. | 18.40.130(D) | |
| 12j | Street trees may be required to be planted in the right-of-way frontage of any residential structure subject to individual review for a new second story or addition to a second story, or for other discretionary review in the R-1, R-2, or RMD zones. | 18.40.130(D) | |
| 12j | Trees planted near public bicycle trails or curbs shall be of a species and installed in a manner that prevents physical damage to sidewalks, curbs, gutters and other public improvements. | 18.40.130(D) | |
| 12k | Trees and shrubs shall be planted so that at maturity they do not interfere with service lines (a minimum of five feet from water lines and ten feet from sanitary sewer lines) and traffic safety visibility areas. | 18.40.130(D) | |
| 12l | All proposed light wells and below-grade basements shall be screened to minimize visibility from public rights-of-way or other public properties. | 18.40.130(D) | |
| 12m | Utilities (e.g., transformer cabinets, pads, fiber optic trenching and above ground cabinets, large water check valves) and underground utilities shall not be placed within required landscaped areas, except where they will not preclude appropriate planting of trees and will be predominantly screened from public view. | 18.40.130(E) | |
| 12n | All landscaping within multi-family, commercial, and industrial zoning districts shall be equipped with automatic irrigation systems. Backflow preventers shall be located near the main structure to the maximum extent feasible, and shall be predominantly screened from public view. | 18.40.130(E) | |
| 12o | For all development within commercial and industrial zoning districts, lawn areas shall not exceed 15 percent of the planting area on a property. Required common areas, active recreation areas, and areas located within the public right-of-way between the curb and public sidewalk shall not count against such lawn area. | 18.40.130(E) | |

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| 12p | Landscaping within surface parking areas shall include tree plantings designed to result in 50 percent shading of parking lot surface areas within 15 years. | 18.40.130(E) | |
| 12q | All required perimeter yards shall be landscaped. The landscaping of these yards shall, at a minimum, consist of a combination of living vegetation, such as trees, shrubs, grasses or ground cover materials. The director may, however, allow a combination of hardscape and landscape to satisfy landscape requirements where the visual quality and screening functions of the hardscape/landscape area are maintained. Landscape buffering and screening shall be designed to create compatible relationships of scale and appearance with neighboring properties. | 18.40.130(E) | |
| 12r | Plant material shall be maintained in a healthy, disease-free, growing condition at all times. All required planting areas shall be maintained free of weeds, debris, and litter. The planning director may specify conditions of approval to assure that dead or diseased plantings are replaced in a timely manner and with adequate replacement plantings. | 18.40.130(E) | |
| 12s | Rooftop gardens, edible gardens, and other sustainable agricultural landscaping alternatives are encouraged for multi-family, commercial, industrial, and multi-family developments. Rooftop gardens are particularly encouraged where the rooftop is highly visible from neighboring properties | 18.40.130(F) | |
| 12t | Structural soils, as specified by the director of planning and community environment, shall be preferred where planting in compacted soil areas, such as parking lots and sidewalks. | 18.40.130(F) | |
| 12u | Landscape swales, permeable paving and other landscape features should be incorporated into site design to the maximum extent feasible to accommodate filtration of storm water runoff from impervious areas, particularly from parking lots. | 18.40.130(F) | |
| 12v | (4) All projects requiring discretionary review within the multi-family, commercial, or industrial zoning districts should, where feasible, include the following: (a) Incorporation of recycled water usage into the design of landscape and irrigation systems. (b) Consideration of plants suitable for irrigation with recycled water. (c) The installation of the infrastructure necessary to connect the irrigation system to the city's recycled water supply, if available in the foreseeable future. | 18.40.130(F) | |

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| 12w | The director may allow a combination of hardscape and landscape to satisfy landscape requirements where permeable surface materials are used and where the visual quality and screening functions of the hardscape/landscape area are maintained, as specified in the conditions of approval | 18.40.130(F) | |
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