

City of Palo Alto Objective Design Standards: Checklist

Objective Design Standards Checklist

The Objective Design Standards Checklist is a tool to evaluate a project's compliance with the Zoning Ordinance (Chapter 18.24). The Checklist is not the Zoning Ordinance. Applicants shall be responsible for meeting the standards in the Zoning Ordinance. To simplify evaluation of the Zoning Ordinance, language in the Checklist may vary from the Zoning Ordinance. (Note: sf = square feet)

If a standard is not applicable to applicant's project, please write N/A in Applicant's Justification column.

18.24.020 Public Realm/Sidewalk Character

Check	Standard	Sheet #	Applicant's Justification
(b)(1) Sidewalk Widths			
<input type="checkbox"/>	<p>(A) In the following districts, public sidewalk width (curb to back of walk) is at least:</p> <ul style="list-style-type: none"> Commercial Mixed-Use District: CN, CS, CC, CC(2), CD-C, CD-S, CD-N, PTOD: 10 ft El Camino Real: 12 ft San Antonio Road, from Middlefield Road to East Charleston Road: 12 ft <p>And consists of:</p>		Does not apply (RM-30 Zone District and not any of these streets (despite the address, frontage is on Los Robles))
	Pedestrian clear path width of 8 foot minimum: _____ feet		
	Landscape or furniture area width of 2 foot minimum: _____ feet		
<input type="checkbox"/>	If the existing public sidewalk does not meet the minimum standard, a publicly accessible extension of the sidewalk, with corresponding public access easement, shall be provided.		
<input type="checkbox"/>	(B) Public sidewalks or walkways connecting through a development parcel (e.g. on a through lot with a public access easement, leading to a commercial entry) must be at least 6 feet wide.		<i>Not applicable; not a through Lot</i>
<input checked="" type="checkbox"/>	<p>(C) The width of walkways designed to provide bicycle access (e.g. pathway to bike racks/lockers) must be at least 12 feet wide, consisting of:</p>		<i>Complies</i>
	Pedestrian clear path width (8 feet min.): 8'2"		
	Clear space/buffer – (2 feet min. on each side of path): 3'11"ft & 4' ft	A1.10A	<i>Walkways meeting requirement provided from sidewalk to bike racks</i>

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Check	Standard	Sheet #	Applicant's Justification
(B)(2) Street Trees			
<input checked="" type="checkbox"/>	1. One street tree provided for every 30 linear feet of public sidewalk length and located within six feet of the sidewalk.	L0.03	Sufficient number of trees provided along Los Robles streetscape
	a. Length of parcel frontage/public sidewalk length: 581' 4"ft		
	b. Street Trees required (i.e. frontage/30 feet): 19 trees		
	c. Street Trees provided: 22 trees		
(B)(3) Accent Paving			
<input type="checkbox"/>	Parcels abutting University Avenue between Alma Street and Webster include accent paving along the project frontages, as indicated below:		Not Application
	• Brick paving at corners		
	• Brick trim mid-block		
<input type="checkbox"/>	Parcel abutting California Avenue between El Camino Real and Park Blvd include decorative glass accent paving along project frontages		Not Applicable
(B)(4) Mobility Infrastructure			
Pick One	<input checked="" type="checkbox"/> (A) On-site micromobility infrastructure (e.g. bike racks/lockers) is located within 30 feet of the primary building entry and/or on a path leading to the primary building entry; OR	A0.11	Proposed short-term bike racks are within a path leading to the primary building entry
	<input type="checkbox"/> Existing micromobility infrastructure (e.g. bike racks/lockers) is already located within 50 feet of project site and located in a public right-of-way.		
Pick One	<input checked="" type="checkbox"/> (B) Primary building entries shall provide at least one seating area or bench within 30 feet of building entry and/or path leading to building entry. On arterials (see Map T-5), except Downtown, seating areas or benches shall not be located between the sidewalk and the curb; OR	A2.10	Courtyard seating is located within 30 feet of the path leading to the primary building entry
	<input type="checkbox"/> Existing seating areas or benches that are already located in the public right-of-way within 50 feet of the building entry.		

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18.24.030 Site Access

Check	Standard	Sheet #	Applicant's Justification
(b)(1) Through Lot Connections			
<input type="checkbox"/>	Through lots located more than 300 feet from an intersecting street or pedestrian walkway shall provide a publicly accessible sidewalk or pedestrian walkway (with public access easements) connecting the two streets.		Not Applicable, not a through lot
(b)(2) Building Entries			
<input type="checkbox"/>	Primary Building Entries shall be located from a public right-of-way. If there is no public right-of-way adjacent to the building, entries shall be located from a private street or Pedestrian Walkway.	A1.10A	Primary building entry accessed from a short walkways leading from the public ROW
(b)(3) Vehicle Access			
<input type="checkbox"/>	(A) Vehicle access shall be located on alleys or side streets when they abut the property.		Not Applicable, no alleys adjacent site
<input type="checkbox"/>	(B) Except for driveway access and short-term loading spaces (e.g. taxi), off-street parking, off-street vehicle loading (delivery trucks), and vehicular circulation areas are prohibited between the building and primary building frontage.	A1.10	No parking or circulation area is located between the building frontage and street.
(b)(4) Loading Docks and Service Areas			
Loading and service areas shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience as follows:			
<input checked="" type="checkbox"/>	(A) Loading docks and service areas shall be located on façades that do not face a primary building frontage	A0.13	Trash staffing area is located at the rear of the building, with trash pickup planned along an internal street
<input checked="" type="checkbox"/>	(B) Loading docks and service areas located within setback areas shall be screened by a solid fence, or wall, or dense landscaping and separated from pedestrian access to the primary building entry to avoid impeding pedestrian movement/safety.	A0.13	There are no loading docks or service area located within setback areas. Trash is at the rear of the building.

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18.24.040 Building Orientation and Setbacks

Check	Standard	Sheet #	Applicant's Justification
(b)(1) Building Corner Elements (less than 40 feet in height)			
Corner buildings less than 40 feet in height and end units of townhouses (all end units) or other attached housing products that face the street shall include <u>all of the following</u> features on their secondary building frontage (where B is the primary frontage):			
Check All	<input type="checkbox"/>	(A) height and width of corner element shall have a ratio greater than 1.2:1.	A3.10 Complies
		a. Secondary building frontage height: 36 feet	
		b. Secondary building frontage length: 22 feet	
		c. Secondary building frontage height to width ratio: ~28	
	<input type="checkbox"/>	(B) minimum of 15 percent fenestration area.	
		a. Total secondary building frontage façade area: 6286 sf	
		b. Secondary building frontage façade fenestration area: 1532sf	
	c. Percent of fenestration area <u>24.4</u> %		
<input type="checkbox"/>	(C) At least one facade modulation with a minimum depth of 18 inches and a minimum width of two feet.		
(b)(2)(A) & (B) Treatment of Buildings Corners on Corner Lots (40+ feet in height)			
Corner Buildings 40 feet or taller in height shall include <u>at least one</u> of the following special features:			
Check One or More within A or B	A. Street wall is located at the minimum front yard setback or build-to line for a minimum aggregated length of 40 feet on both facades meeting at the corner and includes <u>one or more</u> of the following building features:		Not Applicable, less than 40 feet in height
	<input type="checkbox"/>	i. An entry to ground floor retail or primary building entrance located within 25 feet of the corner of the building.	
	<input type="checkbox"/>	ii. A different material application and/or fenestration pattern from the rest of the façade.	
	<input type="checkbox"/>	iii. A change in height of at least 4 feet greater or less than the height of the adjacent/abutting primary façade.	
Check One On	B. An open space with a minimum dimension of 20 feet and minimum area of 450 square feet. The open space shall be <u>at least one</u> of the following		

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	<input type="checkbox"/>	i. A publicly accessible open space/plaza.		
	<input type="checkbox"/>	ii. A space used for outdoor seating for public dining.		
	<input type="checkbox"/>	iii. A residential Common Open Space adjacent to a common interior space (i.e. lobby, retail, etc.) and less than two feet above adjacent sidewalk grade. Fences and railing shall be a minimum 50% open/transparent.		
(b)(3) Primary Building Entry				
The primary building entry meets <u>at least one</u> of the following standards:				
Check One or More	<input type="checkbox"/>	A. Faces a public right-of-way.		
	<input checked="" type="checkbox"/>	B. Faces a publicly accessible pedestrian walkway.	A0.14	Primary building entry faces a publicly accessible pedestrian walkway connected to the sidewalk
	<input type="checkbox"/>	C. Is visible from a public right-of-way through a forecourt or front porch that meets the following standards:		
		i. For residential buildings with <u>fewer than seven units</u> , building entry forecourts or front porch minimum dimensions of (min. 36 sf and min. dimension of 6 feet required): ____ sf and ____ ft. min. dimension ii. For commercial buildings or residential buildings with <u>seven or more units</u> , building entry forecourts or front porch minimum dimensions of (min. 100 sf and a min. width of 8 feet required): 100 sf and 8'2" min. width	A0.14	Primary building entry is located off of a forecourt of the specified size
(b)(4) Ground Floor Residential Units				
A. Finished Floor Height for Ground Floor Units				
<input type="checkbox"/>	The finished floor of ground floor residential units, when adjacent to a public right-of-way, must be within the minimum and maximum heights according to setback distance from back of walk identified in Figure 2a and 2b of the Zoning Ordinance. Calculate minimum ground floor finished floor height:		A0.14	0 feet required
C h e	<input type="checkbox"/>	Setback adjacent to public right of way: 20 feet		

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	<input type="checkbox"/>	Minimum ground floor finished floor height: 0_ feet $y = \left(-\frac{4}{15}\right)(x) + \frac{16}{3} \text{ where } x = \text{setback length from back of walk, in feet}$ $\text{and } y = \text{ground floor finished floor height, in feet}$		
	<input type="checkbox"/>	Sites with slopes greater than 2% along building façade – Average height of finished floor: _____ feet		
	<input type="checkbox"/>	Sites located in flood zones – the minimum ground floor finished floor height shall be defined by FEMA, less flood zone elevation: _____ feet		
B. Setback Trees				
Pick One	<input type="checkbox"/>	Ground floor units with a setback greater than 15 feet must have at minimum an average of one tree per 40 linear feet of facade length, within the setback area.	A1.10	One tree provided in setback area at los robles avenue along the single ground floor 2BR frontage
		Setback length: 30 feet		
		Amount of linear frontage: 25 feet		
		Trees required: 1 tree		
		Trees provided: 1 tree		
C and D. Front Setback				
Pick One	<input checked="" type="checkbox"/>	C. Ground floor residential entries are setback a minimum of 10 feet from the back of public sidewalk; OR	A1.10A	Building setback 30 feet; no ground floor entries facing the street
	<input type="checkbox"/>	D. Where no minimum building setback is required, all ground floor residential units must be set back a minimum 5 feet from back of public sidewalk.		
Check	Standard		Sheet #	Applicant's Justification
E. Unit Entry				
Pick One	<input type="checkbox"/>	A minimum 80% of ground floor residential units that face a public right-of-way or publicly accessible path, or open space shall have a unit entry with direct access to the sidewalk, path, or open space for minimum.		Concession requested under state density bonus law
		a. Total number of ground floor residential units facing a public right-of-way, publicly accessible path, or open space: 0 units		

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		b. 80% of total units in (a): ____ units		
		c. Subset of number of units in (a) that have a unit entry with direct access to the sidewalk, path, or open space: ____ entries		
(b)(5) Front Yard Setback Character				
Required setbacks provide a hardscape and/or landscaped area to create a transition between public and private space. The following standards apply, based on intended use and exclusive of areas devoted to outdoor seating, front porches, door swing of building entries, and publicly accessible open space and meet the following:				
Check All that Apply	☒	(A). Ground-floor retail or retail like uses have a minimum of 10% of the required setback as landscape or planters.	A0.14	Property management office is the only retail-like use at the ground floor along the street frontage
		i. Minimum setback area (setback x frontage x 10%): 66.5 sf		
		ii. Landscape or planter area in required setback: 359.4 sf		
	☒	(B). Ground-floor residential uses have a minimum of 60% landscaped area in the required setback area.	A0.14	Only one ground floor unit has street frontage along Los Robles Avenue
		i. Minimum setback area (setback x frontage x 60%): 375 sf		
		ii. Landscape area in required setback: 500 sf		
(A) Each detached dwelling unit shall have at least one usable side yard, at least six feet wide, between the house and fence or other structure, to provide outdoor passage between the front and rear yards.				Not Applicable

18.24.050 Building Massing

Check	Standard	Sheet #	Applicant's Justification
(b)(1) Upper Floor Step Backs and Daylight Planes			

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	<input type="checkbox"/>	(A) When the height of the subject building is more than 20 feet above the average height (i.e. average of low and high roof elevations) of an adjacent building(s), an upper floor step back shall start within two vertical feet of the average height of the adjacent building. The step back shall be a minimum depth of six feet along both the façade on the primary building frontage and the façade facing the adjacent building, and the step shall occur for a minimum of 70% of each façade length.		Not applicable since the subject building is not 20 feet taller than the average height of the adjacent building
		i. Proposed building height: _____ feet		
		ii. Average building height of the adjacent building(s): _____ feet		
		iii. Building height where upper floor step back begins: _____ feet		
	<input type="checkbox"/>	(B) Notwithstanding, subsection (A), when adjacent to a single-story building, the upper floor step back shall occur between 33 and 37 feet in height.		
	<input type="checkbox"/>	(C) If a project meets the following criteria, a daylight plane with an initial height of 25 feet above grade at the property line and a 45-degree angle shall be required. This daylight plane is required if all of these criteria are met: <ul style="list-style-type: none"> i. The project is not subject to a daylight plane requirement, pursuant to district regulations in Title 18; and ii. The project proposes a building which is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building(s); and iii. The project abuts residential units in the side or rear yard. 		Daylight plane requirement as per zoning only applies to rear property line and interior side yard property line
(b)(2) Privacy and Transitions to Residential Uses				
When a building abuts a residential use on an interior side and/or rear property line, the building shall break down the abutting façade and maintain privacy by meeting <u>all</u> of the following:				
Check All	<input type="checkbox"/>	(A) Landscape Screening. A landscape screen that includes a row of trees with a minimum one tree per 25 linear feet and continuous shrubbery planting. This screening plant material shall be a minimum 72 inches (6 feet) in height when planted. Required trees shall be minimum 24" box size.	L4.11, L4.12	Continuous planting area shown along interior side and rear property lines. 16 trees currently shown at the side property line (14 required), and 9 along the rear property line (7 required)

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	<input type="checkbox"/>	(B) Façade Breaks. A minimum façade break of 4 feet in width, 2 feet in depth, and 32 square feet of area (i.e. 8 ft tall minimum) for every 36 to 40 feet of façade length		Concession requested under state density bonus law
	<input type="checkbox"/>	(C) Maximum Amount of Transparent Windows. Within 40 feet of an abutting structure, no more than 15% of the facing façade area shall be windows or other glazing. Additional windows are allowed in order to maintain light, if fixed and fully obscured		Not applicable, no part of the building is within 20 feet of facing residential windows
	<input type="checkbox"/>	(D) Windows. Within 30 feet of facing residential windows (except garage or common space windows) or private open space on an adjacent residential building, facing windows on the subject site shall meet the following: (i) Window sills at and above the 2nd floor shall be at least five feet above finished floor; or (ii) Windows shall have opaque or translucent glazing at or below five feet above finished floor; or (iii) Windows shall be angled up to 30 degrees (parallel to window) to face away from the adjacent privacy impacts; and (iv) Landscape screening shall be 24-inch box size or larger and eight+ feet height at planting; 50% evergreens; and located to align with proposed second floor windows at maturity.		Not applicable. No part of the building is within 30 feet of facing residential windows
	<input type="checkbox"/>	(E). Balconies: Within 30 feet of residential windows (except garage or common space windows) or private open space on an adjacent residential building, balconies and decks on the subject site shall be designed to prevent views: (i) No sight lines to the adjacent property window or open space are permitted within five feet above the balcony or deck flooring and a 45-degree angle downward from balcony railing. (ii) Submit section view of proposed balcony/deck and abutting residential windows and/or private open space. (iii) Provide balcony/deck design measure which may include: a. Minimum 85% solid railing b. Obscure glass railing c. Barrier with min. 18" horizontal depth from railing (e.g., landscape planter)		Not applicable since proposed building has no balconies

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(b)(3)(A) & (B) Maximum Façade Length facing a street or public path					
Buildings 70 feet in length or greater and greater than 25 feet in height					
Pick One Category	<input type="checkbox"/>	For building facades 70 feet in length or greater and facing a public street, right-of-way, or publicly accessible path shall not have a <u>continuous</u> façade plane greater than 70% of the façade length without an upper floor modulation, of at least 2 feet in depth	A3.10	Continuous facades annotated in south elevation	
		façade length featuring continuous plane: 27 feet, 7 inches			
		Total Façade length: 123 feet			
		Percent of façade length without upper floor modulation (a/b) (maximum 70%): 22.4%			
	Buildings 250 feet in length or greater				
	<input type="checkbox"/>	(A) Buildings 250 feet in length or greater, which face a public street, right-of-way, or publicly accessible path, shall have <u>at least one vertical façade break</u> with a minimum area greater than 400 square feet and a width greater than or equal to <u>two times</u> the depth		Not applicable since street elevation is 123 feet	
		a. Total Building length: _____ feet			
		b. Number of vertical façade breaks: ____ breaks add width, depth, area			
	Buildings between 150 feet and 250 feet in length				
	<input type="checkbox"/>	(B) Buildings 150 to 250 feet in length, which face a public street, right-of-way, or publicly accessible path, shall have <u>at least one vertical façade break</u> with a minimum area greater than 64 square feet and a minimum width of 8 feet and minimum depth of 4 feet.		Not applicable since street elevation is 123 feet	
	a. Total Building length: _____ feet				
	b. Number of vertical façade breaks: ____ breaks, add width, depth, area				
Check	Standard		Sheet #	Applicant's Justification	
(b)(4) Special Conditions: Railroad Frontages					
All parcels with lot lines abutting railroad rights-of-way shall meet the following standards on the railroad-abutting façade(s):				Not applicable, does not abut railroad ROW	

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Check All	<input type="checkbox"/>	(A) A minimum facade break of at least 10 feet in width and six feet in depth for every 60 feet of façade length.		
	<input type="checkbox"/>	(B) For portions of a building 20 feet or greater in height shall not have a continuous façade length that exceeds 60 feet.		
(b)(5) Diversity of Housing Types				
<input type="checkbox"/>	A diversity of housing types (e.g. detached units, attached rowhouses/townhouses, condominiums or apartments, mixed use) are required for projects on large lots: <ul style="list-style-type: none"> • Less than one acre lots: minimum 1 housing types • 1 to 2-acre lots: minimum 2 housing types; or • More than 2-acre lots: minimum 3 housing types 		A1.10	The apartment site is 1.69 acres and features an apartment building with multiple unit types. The complete development (4.5 acres) features multiple housing types- apartments, RV trailers, and manufactured homes

18.24.060 Façade Design

Check Two or More	Standard	Sheet #	Applicant's Justification
(c)(1) Base-Middle-Top			
<input type="checkbox"/>	Buildings three stories or taller and on lots wider than 50 feet shall be designed to differentiate a defined base or ground floor, a middle or body, and a top, cornice, or parapet cap. Each of these elements shall be distinguished from one another for a minimum of 80% of the façade length through use of three or more of the following four techniques:		
<input type="checkbox"/>	i. Variation in Building Modulation: Building modulation shall extend for a minimum 80% of the façade length feet, and shall include one or more of the following building features.		
Check one or more if selected	<input type="checkbox"/> a. Horizontal shifts. Changes in floor plates that protrude and/or recess with a minimum dimension of 2 feet from the primary facade.		
	<input type="checkbox"/> b. Upper floor step backs. A horizontal step back of upper-floor façades with a minimum 5 foot stepback from the primary façade for a minimum of 80% of the length of the façade		

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	<input type="checkbox"/>	c. Ground floor step back. A horizontal shift of the ground floor facade with a minimum depth of 2 feet for a minimum 80% of the length of the façade. Ground floor step backs shall not exceed the maximum setback requirements, where stated		
<input checked="" type="checkbox"/>	ii. Variation in Façade Articulation: Façade articulation modulation shall include <u>one or more</u> of the following building features.			
Check one or more if selected	<input type="checkbox"/>	a. Horizontal and/or Vertical Recesses or Projections. Recesses or projections such as a pattern of recessed grouping of windows, recessed panels, bay windows or similar strategies. The recess or projection shall be a minimum 4 inches in depth.	A3.10- A3.12	Pattern of recessed and projections, coupled with window groupings shown on each façade. However, the projections are not a minimum of 4 feet in depth; therefore also complies with datum lines
	<input type="checkbox"/>	b. Horizontal and/or Vertical Projections. Projections such as shading, weather protection devices, decorative architectural details, or similar strategies.		
	<input checked="" type="checkbox"/>	c. Datum Lines. Datum lines that continue the length of the building, such as parapets or cornices, with a minimum 4 inches in height or a minimum 2 inches in depth and include a change in material		Façade design includes a box-like framing feature of a different material/color that acts as a datum line.
<input checked="" type="checkbox"/>	iii. Variation in <u>two</u> of the following:			
Check two if selected	<input checked="" type="checkbox"/>	a. Fenestration Size	A0.14	Variety of fenestration size and projection shown
	<input type="checkbox"/>	b. Fenestration Proportion		
	<input type="checkbox"/>	c. Fenestration Pattern		
	<input checked="" type="checkbox"/>	d. Fenestration Depth <u>or</u> Projection		
<input checked="" type="checkbox"/>	iv. Variation in <u>two</u> of the following:			
Check two if selected	<input checked="" type="checkbox"/>	a. Façade Material	A0.14	Variety of materials and colors shown
	<input type="checkbox"/>	b. Facade Material Size		

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	<input type="checkbox"/>	c. Façade Texture and Pattern		
	<input checked="" type="checkbox"/>	d. Façade Color		

(c)(2) Façade Composition

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

Check Three or More	<input checked="" type="checkbox"/>	A. Vertical and horizontal recesses such as a pattern of recessed grouping of windows or recessed panels. The recess shall be a minimum 4 inches in depth.	A3.10- A3.12	Pattern of recesses and projections, coupled with window groupings shown on each façade
	<input type="checkbox"/>	B. Vertical and horizontal projections such as shading and weather protection devices or decorative architectural details. Projections shall be a minimum 4 inches in depth.		
	<input checked="" type="checkbox"/>	C. Datum lines that continue the length of the building, such as cornices, with a minimum 4 inches in depth, or a minimum 2 inches in depth and include a change in material.	A3.10- A3.12	Façade design includes a box-like framing feature of a different material/color that acts as a datum line
	<input type="checkbox"/>	D. Balconies, habitable projections, or Juliet balconies (every 20 to 40 feet) with a minimum 4 inches in depth.		
	<input checked="" type="checkbox"/>	E. Screening devices such as lattices, louvers, shading devices, or perforated metal screens.	A3.11, A3.14	Perforated metal sunshades shown along the West Elevation
	<input checked="" type="checkbox"/>	F. Use of fine-grained building materials, such as brick or wood shingles, not to exceed 8 inches in either height or width.	A3.14	One of the proposed materials-cement fiber board lap siding is a fine-grain material, with exposure less than 8 inches
	<input checked="" type="checkbox"/>	G. Incorporate a minimum of three colors, materials, and/or textures across the whole building.	A3.14	Multiple color and materials shown

(c)(3) Compatible Rhythm and Pattern

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

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<input type="checkbox"/>	i. For continuous façades less than 100 feet in length, the façade shall have vertically oriented patterns of vertical recesses or projections, façade articulation, and/or fenestration.	-	Not applicable since no façade is less than 100 feet in length
ii. For continuous façades 100 feet or greater in length, the façade shall include either:			
Check One	<input type="checkbox"/> a. A vertical recess or change in façade plane with a minimum 2 feet deep vertical shift modulation for a minimum 4 feet in width to establish a vertical rhythm between 20 to 50 feet in width; OR		The façade articulation employs a pattern of projections and recesses to highlight the rhythm of housing units
	<input type="checkbox"/> b. A vertical recess or projection with a minimum depth of 2 feet that establishes the vertical rhythm between 10 to 16 feet in width		
(B) Residential mixed-use buildings			
Check One or More	<input type="checkbox"/> i. Vertical Patterns and Modulation: Façades shall use vertical patterns of building modulation, façade articulation, and fenestration.		Does not apply, exclusively residential
	<input type="checkbox"/> ii. Horizontal Patterns and Modulation: Façades that use horizontal articulation and fenestration patterns shall use a vertical massing strategy with a minimum 4 feet wide and 2 feet deep vertical shift in modulation at least once every 50 feet of façade length.		
(C) Storefronts			
<input type="checkbox"/>	Storefront uses shall express a vertical rhythm not to exceed 30 to 50 feet in width.		Doesn't apply, exclusively residential
(c)(4) Emphasize Building Elements & Massing			
(A)(i) Building Entries within Façade Design. Primary building entries shall be scaled proportionally to the number of people served (amount of floor-area or number of units accessed). Building entries inclusive of doorway and façade plane shall meet the following minimum dimensions:			
Check All	<input type="checkbox"/> a. Individual residential entries: 5 feet in width		
	<input type="checkbox"/> b. Shared residential entry, such as mixed-use buildings: 8 feet in width		
	<input type="checkbox"/> c. Commercial building entry: 20 feet in width		
	<input type="checkbox"/> d. Storefront entry: 6 feet in width		

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(ii) Primary building entries (not inclusive of individual residential entries) shall include a façade modulation that includes <u>at least one</u> of the following:			
Check One or More	<input checked="" type="checkbox"/>	a. Recess or projection from the primary façade plane (minimum 2 feet).	AO.14 Primary building entry is recessed over 8 feet
	<input checked="" type="checkbox"/>	b. Weather protection that is a minimum 4 feet wide and 4 feet deep by recessing the entry, providing an awning or using a combination of these methods	AO.14 Upper floor overhang provides weather protection at the main entry
(c)(5) Storefront/Retail Ground Floors			
<input type="checkbox"/>	A. Ground floor height shall be a minimum 14 feet floor-to-floor OR shall maintain a 2 nd floor datum line of an abutting building.		Not Applicable, no retail proposed
	a. Ground floor height (minimum 14 feet): _____ feet; OR		
	b. Height of 2 nd floor datum line of abutting building: _____ feet		
<input type="checkbox"/>	B. Transparency shall include a minimum 60 percent transparent glazing between 2 and 10 feet in height from sidewalk, providing unobstructed views into the commercial space.		
	a. Façade area between 2 feet and 10 feet: _____ square feet		
	b. Transparent glazing area between 2 feet and 10 feet: _____ square feet		
	c. Percentage of transparent glazing (minimum 60%): _____ %		
<input type="checkbox"/>	C. If provided, bulkheads and solid base walls measure between 12 and 30 inches from finished grade		
<input type="checkbox"/>	D. Primary entries shall include weather protection by recessing the entry, providing an awning or using a combination of these methods.		
	a. Weather protection width (minimum 6 feet): _____ feet		
	b. Weather protection depth (minimum 4 feet): _____ feet		
<input type="checkbox"/>	E. Awnings, canopies and weather protection: (i) When transom windows are above display windows, awnings, canopies and similar, weather protection elements shall be installed between transom and display windows. These elements should allow for light to enter the storefront through the transom windows and allow the weather protection feature to shade the display window. (ii) Awnings may be fixed or retractable		
(c)(6) Other Non-Residential Ground Floors			
<input type="checkbox"/>	(A) Ground floor height must be a minimum 14 feet floor-to-floor OR match the 2 nd floor datum line of an abutting building		Project is 100% residential

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Pick One	<input type="checkbox"/>	Ground floor height (minimum 14 feet): _____ feet; OR		
	<input type="checkbox"/>	Height of 2 nd floor datum line of abutting building: _____ feet		
<input type="checkbox"/>	(B) Minimum of 50% transparent glazing between 4 and 10 feet in height from sidewalk or terrace grade, providing unobstructed views into the commercial space			
		Façade area between 4 feet and 10 feet: _____ square feet		
		Transparent glazing area: _____ square feet		
		Percentage of transparent glazing (minimum 50%): _____ %		
<input type="checkbox"/>	(C) Primary entries include weather protection that is a minimum 6 feet wide and 4 feet deep by recessing the entry, providing an awning or using a combination of these methods.			
		Weather protection width (minimum 6 feet): _____ feet		
		Weather protection depth (minimum 4 feet): _____ feet		
(c)(7) Parking/Loading/Utilities				
(A) Entry Size				
<input type="checkbox"/>	No more than 25% of the site frontage facing a street shall be devoted to garage openings, carports, surface parking, loading entries, or utilities access. On sites with less than 100 feet of frontage, no more than 25 feet.			Concession requested in accordance with state density bonus law
		Site frontage: 228 feet		
		Frontage devoted to garage openings, carports, surface parking, loading entries, or utilities access: 129'7"		
		Percent of frontage devoted to garage openings, carports, surface parking, loading entries, or utilities access _____ %		
(B) Above Ground Structured Parking				
<input type="checkbox"/>	Above grade structured parking levels facing a public right-of-way or publicly accessible open space/path, with the exception of vehicular alleys, must be lined with commercial or habitable uses with a minimum depth of 20 feet			No above ground parking proposed
(C)&(D) Partially Sub-Grade Structured Parking				
<input type="checkbox"/>	Partially sub-grade parking must not have an exposed façade that exceeds 5 feet in height above abutting grade at back of sidewalk.			No sub-grade parking proposed

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<input type="checkbox"/>	Partially sub-grade parking must be screened with continuous landscaping and shrubbery with minimum height of 3 feet and be located within 10 feet of the sub-grade parking.		
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18.24.070 Residential Entries

Pick One or More (A – E)	Standard	Sheet #	Applicant's Justification
(b)(1) Ground Floor Unit Entries			
Where ground floor residential unit entries are required, <u>one or more</u> of the following entry types shall be provided:			
<input type="checkbox"/>	(A) Stoop		
Check All if Selected	<input type="checkbox"/>	(i) Stoops provide entry access for a maximum of two ground floor units.	Not Applicable, ground floor residential unit entries not required
	<input type="checkbox"/>	(ii) Stoop heights are within one step of finished floor height of adjacent unit.	
	<input type="checkbox"/>	(iii) Stoop entry landings are a minimum 5 feet in depth	
	<input type="checkbox"/>	(iv) The maximum stoop height from the back of sidewalk grade is 5 feet.	
<input type="checkbox"/>	(B) Porch		
Check All if Selected	<input type="checkbox"/>	(i) Porches provide entry access for a maximum of one ground floor unit.	Not Applicable, ground floor residential unit entries not required
	<input type="checkbox"/>	(ii) Porch heights are within one step of finished floor height of adjacent unit.	
	<input type="checkbox"/>	(iii) Porches are large enough so a 6-foot by 6-foot square can fit inside	
	<input type="checkbox"/>	(iv) The maximum porch height from the back of sidewalk grade is 5 feet.	
<input type="checkbox"/>	(C) Patio Entry		
Check All if Selected	<input type="checkbox"/>	(i) Patio entries provide access for a maximum of two ground floor units.	Not Applicable, ground floor residential unit entries not required
	<input type="checkbox"/>	(ii) Patio entries are large enough so a 5-foot by 5-foot square can fit inside of the patio for each unit	
	<input type="checkbox"/>	(iii) The patio shall include at least one of the following features to define the transition between public and private space:	
	Pick One	<input type="checkbox"/>	

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		<input type="checkbox"/>	b. Fence: not to exceed 36 inches in height located between the sidewalk and the patio with a gate or fence opening to provide access		
		<input type="checkbox"/>	c. Metal, Wood, or Stone Wall: not to exceed 36 inches in height located between the sidewalk and the patio with gate or opening, AND a minimum 18-inch landscape strip is located between the wall and the abutting pedestrian way and entirely landscaped		
<input type="checkbox"/>	(D) Terrace				
Check All if Selected	<input type="checkbox"/>	(i) Terraces provide entry access for multiple ground floor units.			Not Applicable, ground floor residential unit entries not required
	<input type="checkbox"/>	(ii) Terraces are a maximum height of 30 inches above the grade of the back of the adjacent sidewalk or accessway.			
	<input type="checkbox"/>	(iii) Walls, fences and hedges on Terraces are a maximum of 42 inches tall and have a minimum transparency of 40 percent.			
<input type="checkbox"/>	(E) Frontage Court				
Check All if Selected	<input type="checkbox"/>	(i) Frontage courts provide entry access for multiple ground floor units.			Not Applicable, ground floor residential unit entries not required
	<input type="checkbox"/>	(ii) The minimum frontage court width along a primary frontage is 25 feet.			
	<input type="checkbox"/>	(iii) The maximum frontage court width along a primary frontage is 50% of the facade length or 80 feet, whichever is less.			
	<input type="checkbox"/>	(iv) The minimum Frontage Court depth is 25 feet.			
	<input type="checkbox"/>	(v) The maximum Frontage Court depth is 50 feet or a ratio not to exceed 2:1 depth to width.			

18.24.080 Open Space

Check	Standard	Sheet #	Applicant's Justification
(b)(1) Private Open Space			
<input type="checkbox"/>	(A) Floor area includes clear space with a minimum dimension of a circle with a six-foot diameter.		Not Applicable, no private open space proposed in accordance with waiver
<input type="checkbox"/>	(B) Minimum clear height dimension of 8'-6" feet.		
<input type="checkbox"/>	(C) Directly accessible from a residential unit.		

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<input type="checkbox"/>	(D) Balconies are not located within the daylight plane.		
(b)(1)(E) Private Open Space - Ground Floor Patios			
<input type="checkbox"/>	(i) RM-20 and RM-30 districts: Minimum 100 square feet of area, the least dimension of which is 8 feet for at least 75% of the area.		
<input type="checkbox"/>	(ii) RM-40 districts: Minimum 80 square feet of area, the least dimension of which is 6 feet for at least 75% of the area		
<input type="checkbox"/>	(iii) Street facing private open space on the ground floor shall meet the finished floor height for ground floor residential standards in section 18.24.040(b)(4)		
(b)(2) Common Open Space			
<input type="checkbox"/>	(A)&(B) Minimum 200 square feet of area. Area shall include a space with a minimum dimension of a circle with a 10-foot diameter.	A0.04	Overall common open space has an area of 5,463 sf; area can accommodate an 10' circle
<input type="checkbox"/>	(C) A minimum of 60% of the area shall be open to the sky and free of permanent weather protection or encroachments. Trellises and similar open-air features allowed	A1.10A	420 sf of the common open space is covered by a trellis, leaving 92.3% open to sky
<input type="checkbox"/>	(D) Notwithstanding subsection (1), courtyards enclosed on four sides shall have a minimum dimension of 40 feet and have a minimum courtyard width to building height ratio of 1:1.25		Not Applicable, courtyard if not enclosed
<input type="checkbox"/>	(E) Common open space provides seating.	L1.11-L.1-13	Variety of seating shown
<input type="checkbox"/>	(F) Common open space has a minimum 20% of landscaping.	A0.04	Façade design also includes a box-like framing feature of a different material/color that acts as a datum line.
<input type="checkbox"/>	(G) Planting in above grade courtyards has minimum soil depth of 12 inches for ground cover, 20 inches for shrubs, and 36 inches for trees.	—	Not Applicable

18.24.090 Materials

Check	Standard	Sheet #	Applicant's Justification
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City of Palo Alto Objective Design Standards: Checklist

<input type="checkbox"/>	(b)(1) Primary, secondary, and accent materials are allowed or prohibited as in the Residential and Residential Mixed-use Material List, which may be updated from time to time by the Director of Planning with a recommendation by the ARB. See webpage for list - https://www.cityofpaloalto.org/News-Articles/Planning-and-Development-Services/Multifamily-Mixed-Use-Objective-Standards	A3.14	Materials comply
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18.24.100 Sustainability and Green Building Code

Check	Standard	Sheet #	Applicant's Justification
<input type="checkbox"/>	(b) See Chapter 16.14: California Green Building Standards additional requirements for green building and sustainable design. Notwithstanding Section 18.24.010(c), these regulations may not be modified through alternative compliance.	A0.07	Project complies with GalGreen Tier 2 and is proposed to be all electric