

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 checked="" 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>	C.2	Complies
	Pedestrian clear path width of 8 foot minimum: <u> 12 </u> feet	C.2	Complies
	Landscape or furniture area width of 2 foot minimum: <u> 11.5 </u> feet	C.2	Complies
<input checked="" 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.	C.2	Complies
<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.		N/A
<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>		
	Pedestrian clear path width (8 feet min.): <u> 12 </u> ft	C.2	Complies
	Clear space/buffer – (2 feet min. on each side of path, ground cover is allowed): <u> </u> ft & <u> </u> ft		

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Check	Standard		Sheet #	Applicant's Justification
(B)(2) Street Trees				
<input type="checkbox"/>	1. One street tree provided for every 30 linear feet of public sidewalk length and located within six feet of the sidewalk.		C.2/L-5.1	A waiver is requested to reduce street trees by 5 trees
		a. Length of parcel frontage/public sidewalk length: Parcel 1 – 250 ft Parcel 3 – 350 ft		
		b. Street Trees required (i.e. frontage/30 feet): Parcel 1 – 8 trees, Parcel 3 – 12 trees		
		c. Street Trees provided: Parcel 1 – 7 trees, Parcel 3 – 8 trees (-5)		
(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:			N/A
		<ul style="list-style-type: none">Brick paving at corners		
		<ul style="list-style-type: none">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			N/A
(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	L-2.2	4 bike rack spaces provided
	<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	L-2.1, L-2.2	One bench provided at 4345 El Camino, one bench needed at 4335 El Camino
	<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.		N/A
(b)(2) Building Entries			
<input checked="" 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.	A08	All units are accessible from a public or private street, as well as from a public or private walkway.
(b)(3) Vehicle Access			
<input checked="" type="checkbox"/>	(A) Vehicle access shall be located on alleys or side streets when they abut the property.	A08	Vehicle access from Cesano Ct. to private street
<input checked="" 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.	A08	Complies
(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 type="checkbox"/>	(A) Loading docks and service areas shall be located on façades that do not face a primary building frontage		N/A
<input 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.		N/A

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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 or other attached housing products that face the street shall include all of the following features on their secondary building frontage:			
Check All	<input checked="" type="checkbox"/>	(A) height and width of corner element shall have a ratio greater than 1.2:1. For townhomes, the width would be equal to the smaller side of one unit?	A15.4, A17.6 Complies based on front width of corner units
		a. Secondary building frontage height: <u>43'10</u> feet	
		b. Secondary building frontage length: <u>varies 14-21</u> feet	
		c. Secondary building frontage height to width ratio: <u>varies 3.13:1 to 2.09:1</u>	
	<input type="checkbox"/>	(B) minimum of 15% fenestration area.	A15.4, A17.6 Varies, 12.7%-21% Some adjustment needed so each building individually complies
		a. Total secondary building frontage façade area: <u> </u> sf	
		b. Secondary building frontage façade fenestration area: <u> </u> sf	
		c. Percent of fenestration area <u> </u> %	
	<input checked="" type="checkbox"/>	(C) At least one facade modulation with a minimum depth of 18 inches and a minimum width of two feet.	A15.4, A17.6 Complies
(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:	N/A to townhome development, see above
	<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.	

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	<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 or More within A or B	B. An open space with a minimum dimension of 20 feet and minimum area of 450 sf. The open space shall be <u>at least one</u> of the following			N/A to townhome development, see above
	<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 checked="" type="checkbox"/>	A. Faces a public right-of-way.	A08	Complies
	<input checked="" type="checkbox"/>	B. Faces a publicly accessible pedestrian walkway.	A08	Complies
	<input type="checkbox"/>	C. Is visible from a public right-of-way through a forecourt or front porch that meets the following standards:		
		<div style="padding-left: 20px;">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</div> <div style="padding-left: 20px;">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): ____ sf and ____ ft. min. width</div>		
(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:			

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Check All that Apply	<input type="checkbox"/>	Setback adjacent to public right of way: 17' and 14'10" feet		
	<input checked="" type="checkbox"/>	Minimum ground floor finished floor height: _0.8 and 1.4_ feet $y = \left(-\frac{4}{15}\right)(x) + \frac{16}{3}$ <i>where x = setback length from back of walk, in feet and y = ground floor finished floor height, in feet</i>		A waiver is requested to provide finished floor heights at grade
	<input type="checkbox"/>	Sites with slopes greater than 2% along building façade – Average height of finished floor: _____ feet		N/A
	<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		N/A
B. Setback Trees				
☒	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.			Complies
	Facade length: _77.3_ feet at 17 ft setback only		A08, A15	
	Trees required: _2_ tree(s) (i.e. façade length / 40)			
	Trees provided: _4_ tree(s)		L-5.4	
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	A08	Complies
	<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.		

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Check	Standard	Sheet #	Applicant's Justification
E. Unit Entry			
	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.	A07	All units comply
<input checked="" type="checkbox"/>	a. Total number of ground floor residential units facing a public right-of-way, publicly accessible path, or open space: <u>29</u> units		
	b. 80% of total units in (a): <u>23</u> units		
	c. Subset of number of units in (a) that have a unit entry with direct access to the sidewalk, path, or open space: <u>29</u> 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	<input type="checkbox"/>	(A). Ground-floor retail or retail like uses have a minimum of 10% of the required setback as landscape or planters.	
		i. Minimum setback area (setback x frontage x 10%): _____ sf	
		ii. Landscape or planter area in required setback: _____ sf	
	<input checked="" type="checkbox"/>	(B). Ground-floor residential uses have a minimum of 60% landscaped area in the required setback area.	74% landscaped
		i. Minimum setback area (setback x frontage x 60%): <u>2,407</u> sf	
		ii. Landscape area in required setback: <u>2,970</u> sf	
(b)(6) Side Yard Setback Character			

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<input type="checkbox"/>	(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.		N/A
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18.24.050 Building Massing

Check	Standard	Sheet #	Applicant's Justification
(b)(1) Upper Floor Step Backs and Daylight Planes			
	<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.		N/A
	<div>i. Proposed building height: <u>46'9" – 48'</u> feet</div>		
	<div>ii. Average building height of the adjacent building(s): <u>49</u> feet</div>		
	<div>iii. Building height where upper floor step back begins: <u> </u> feet</div>		
	<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.		N/A
	<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: <div> <div>i. The project is not subject to a daylight plane requirement, pursuant to district regulations in Title 18; and</div> <div>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</div> <div>iii. The project abuts residential units in the side or rear yard.</div> </div>		N/A
(b)(2) Privacy and Transitions to Residential Uses			

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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 checked="" 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.	L1.1, L1.2	Does not meet. Landscape screening is not provided on the right side property line of 4345 El Camino/Parcel 3
	<input checked="" type="checkbox"/>	(B) Façade Breaks. A minimum façade break of 4 feet in width, 2 feet in depth, and 32 sf of area (i.e. 8 ft tall minimum) for every 36 to 40 feet of façade length	A17.7	Complies
	<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		A waiver is requested for Buildings 4-5 (facing 2700 El Camino, Mountain View apartment building)
		(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.		A waiver is requested for Buildings 4-5
		(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		A waiver is requested for Buildings 4-5

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		b. Obscure glass railing c. Barrier with min. 18" horizontal depth from railing (e.g. planter)		
(b)(3)(A) & (B) Maximum Façade Length - facing a street or public path				
Pick One Category	Buildings 70 feet in length or greater and greater than 25 feet in height			
	<input checked="" 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	A15, A15.4, A16, A16.4, A17, A17.5	All buildings comply
		Largest façade length featuring continuous plane: <u>43'2"</u> feet		
		Total Façade length: <u>77'3</u> feet		
		Percent of façade length without upper floor modulation (a/b) (maximum 70%): <u>55.9%</u> %		% varies from 14.4-55.9% depending on the building
	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 sf and a width greater than or equal to <u>two times</u> the depth		N/A
		Total Building length: _____ feet		
		Number of vertical façade breaks: _____ area		
		Width: _____ feet, Depth: _____ feet, Area: _____ sf		
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 sf and a minimum width of 8 feet and minimum depth of 4 feet.		N/A	
	Total Building length: _____ feet			

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		Number of vertical façade breaks: ____ area		
		Width: ____ feet, Depth: ____ feet, Area: ____ sf		
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):				N/A
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 checked="" 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 			1 housing type, each lot is less than an acre

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:		

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<input checked="" type="checkbox"/>	i. Variation in Building Modulation: Building modulation shall extend for a minimum 80% of the façade length feet, and shall include <u>one or more</u> of the following building features.		A15, A16, A17	Complies, see diagrams in plans
Check one or more if selected	<input checked="" 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.	A15, A16, A17	Unit 3 Left Elevation does not Comply
	<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		
	<input checked="" 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, where stated	A15, A16, A17	Complies, see diagrams in plans
<input 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 checked="" 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.	A15.4, A16.4, A17.5	Complies, 4 inch recess used for multi-story window groupings
	<input type="checkbox"/>	b. Horizontal and/or Vertical Projections. Projections such as shading, weather protection devices, decorative architectural details, or similar strategies.		
	<input 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		
<input type="checkbox"/>	iii. Variation in <u>two</u> of the following:			
Check two if selected	<input checked="" type="checkbox"/>	a. Fenestration Size	A15.4, A16.4, A17.5	Five different window sizes are used overall, in various groupings and proportions
	<input checked="" type="checkbox"/>	b. Fenestration Proportion		
	<input checked="" type="checkbox"/>	c. Fenestration Pattern		
	<input type="checkbox"/>	d. Fenestration Depth or Projection		
<input type="checkbox"/>	iv. Variation in <u>two</u> of the following:			
Check one if selected	<input checked="" type="checkbox"/>	a. Façade Material	A15.4,	Three materials, plus the

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	<input type="checkbox"/>	b. Façade Material Size	A16.4, A17.5	roofing material are provided in three different color schemes for the buildings. The textures include stucco, siding, and brick.
	<input checked="" 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.	A15.4, A16.4, A17.5	Complies, see plans
	<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 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.		
	<input checked="" type="checkbox"/>	D. Balconies, habitable projections, or Juliet balconies (every 20 to 40 feet) with a minimum 4 inches in depth.	A15.4, A16.4, A17.5	Complies, see plans
	<input type="checkbox"/>	E. Screening devices such as lattices, louvers, shading devices, or perforated metal screens.		
	<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.	A15.4, A16.4, A17.5	Complies, see plans
	<input checked="" type="checkbox"/>	G. Incorporate a minimum of three colors, materials, and/or textures across the whole building.	A15.4, A16.4, A17.5	Complies, see (c)(1)(iv) above

(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 checked="" 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.	A15.4, A16.4,	Complies, see plans
ii. For continuous façades 100 feet or greater in length, the façade shall include either:			
Check One	<input checked="" 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	A17.5	Complies, see plans
	<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.		N/A
	<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.		N/A
(C) Storefronts			
<input type="checkbox"/>	Storefront uses must express a vertical rhythm not to exceed 30 to 50 feet in width.		N/A
(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 shall meet the following minimum dimensions:			
Check All	<input checked="" type="checkbox"/> a. Individual residential entries: 5 feet in width		Unit type 4 does not meet this
	<input type="checkbox"/> b. Shared residential entry, such as mixed-use buildings: 8 feet in width		N/A
	<input type="checkbox"/> c. Commercial building entry: 20 feet in width		N/A
	<input type="checkbox"/> d. Storefront entry: 6 feet in width		N/A
(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	<input type="checkbox"/> a. Recess or projection from the primary façade plane (minimum 2 feet).		N/A

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<input 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			N/A
(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.			N/A
	<input type="checkbox"/>	a. Ground floor height (minimum 14 feet): _____ feet; OR		
	<input type="checkbox"/>	b. Height of 2 nd floor datum line of abutting building: _____ feet		
<input type="checkbox"/>	B. Transparency shall include a minimum 60% transparent glazing between 2 and 10 feet in height from sidewalk, providing unobstructed views into the commercial space.			N/A
	<input type="checkbox"/>	a. Façade area between 2 feet and 10 feet: _____ sf		
	<input type="checkbox"/>	b. Transparent glazing area between 2 feet and 10 feet: _____ sf		
	<input type="checkbox"/>	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			N/A
<input type="checkbox"/>	D. Primary entries shall include weather protection by recessing the entry, providing an awning or using a combination of these methods.			N/A
	<input type="checkbox"/>	a. Weather protection width (minimum 6 feet): _____ feet		
	<input type="checkbox"/>	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			N/A
(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			N/A
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			N/A

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		Façade area between 4 feet and 10 feet: _____ sf		
		Transparent glazing area: _____ sf		
		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.			N/A
	Weather protection width (minimum 6 feet): _____ feet			
	Weather protection depth (minimum 4 feet): _____ feet			
(c)(7) Parking/Loading/Utilities				
(A) Entry Size				
<input checked="" 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.			No garage openings, carports, or loading areas face a public street.
	Site frontage: _____ feet			
	Frontage devoted to garage openings, carports, surface parking, loading entries, or utilities access: _____ feet			
	Percent of frontage devoted to garage openings, carports, surface parking, loading entries, or utilities access _____ %			Incidental utility access >25%
(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			N/A
(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.			N/A
<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.			N/A

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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 checked="" type="checkbox"/>	(A) Stoop			
Check All if Selected	<input checked="" type="checkbox"/>	(i) Stoops provide entry access for a maximum of two ground floor units.	A15, A16, A17	
	<input checked="" type="checkbox"/>	(ii) Stoop heights are within one step of finished floor height of adjacent unit.		Each stoop serves one unit
	<input checked="" type="checkbox"/>	(iii) Stoop entry landings are a minimum 5 feet in depth		Complies
	<input checked="" type="checkbox"/>	(iv) The maximum stoop height from the back of sidewalk grade is 5 feet.		Complies
<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.	N/A	
	<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.	N/A	
	<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 or More	<input type="checkbox"/>	a. Row of shrubs: not exceeding 42 inches in height located between the sidewalk and the patio. One gallon size and max 3 feet on center	
	<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		

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		<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.			N/A
	<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%.			
<input type="checkbox"/>	(E) Frontage Court				
Check All if Selected	<input type="checkbox"/>	(i) Frontage courts provide entry access for multiple ground floor units.			N/A
	<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 checked="" type="checkbox"/>	(A) Floor area includes clear space with a minimum dimension of a circle with a six-foot diameter.	A15, A16, A17	All units have at least one balcony meeting these requirements
<input checked="" type="checkbox"/>	(B) Minimum clear height dimension of 8'-6" feet.		
<input checked="" type="checkbox"/>	(C) Directly accessible from a residential unit.		
<input type="checkbox"/>	(C) Balconies are not located within the daylight plane.		N/A

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(b)(1)(E) Private Open Space - Ground Floor Patios			
<input type="checkbox"/>	(i) RM-20 and RM-30 districts: Minimum 100 sf of area, the least dimension of which is 8 feet for at least 75% of the area.		N/A
<input type="checkbox"/>	(ii) RM-40 districts: Minimum 80 sf of area, the least dimension of which is 6 feet for at least 75% of the area		N/A
<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)		A waiver is requested for 18.24.040(b)(4), open space is provided at grade, protected by residential fences and buildings
(b)(2) Common Open Space			
<input checked="" type="checkbox"/>	(A)&(B) Minimum 200 sf of area. Area shall include a space with a minimum dimension of a circle with a 10-foot diameter.	A10	Common open space exceeds these dimensions
<input checked="" 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	L-2.1, L2.2	Complies
<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		N/A
<input checked="" type="checkbox"/>	(E) Common open space provides seating.	L-2.1, L2.2	Seating is provided
<input checked="" type="checkbox"/>	(F) Common open space has a minimum 20% of landscaping.	A10	Insufficient data provided, may meet requirement
<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.		N/A

18.24.090 Materials

Check	Standard	Sheet #	Applicant's Justification
<input checked="" 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	A23 - A23.2	Proposed materials comply

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	for list - https://www.cityofpaloalto.org/News-Articles/Planning-and-Development-Services/Multifamily-Mixed-Use-Objective-Standards		
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18.24.100 Sustainability and Green Building Code

Check	Standard	Sheet #	Applicant's Justification
<input checked="" 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.	GB-1	