

LAND USE AND DEVELOPMENT STANDARDS

6

This chapter provides land use regulations and standards applicable to all future Development Projects in the Specific Plan Area (as defined in the Municipal Code). The development standards in this section specify basic physical requirements for new construction and substantial improvement projects, including building placement on single sites, the three-dimensional form of buildings, and public access to and through development sites. The chapter covers the following topics:

- 6.1 Land Use Standards
- 6.2 Building Height and Stepback Standards
- 6.3 Active Frontage Standards
- 6.4 Site Design Standards
- 6.6 Building Design Standards
- 6.6 Additional Development Standards
- 6.7 Ecological Development Standards

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The standards are meant to ensure that the use and physical character of development achieves the vision outlined in Chapter 4 by creating an active urban business and arts district with appealing architecture, welcoming public open space, and a safe pedestrian environment. Furthermore, the standards are designed to promote financial feasibility and land use flexibility in potential new development.

Citywide regulations in the [East Palo Alto Development Code](#) not in conflict with the Specific Plan will continue to apply to the Plan Area. When in conflict, the land use and development standards in this document supersede the standards in Chapter 18 of the Municipal Code. Existing and previously entitled developments in the Plan Area may have their own approvals and requirements, which may supersede the requirements in this plan, unless additional approvals are required or these pre-existing entitlements have expired, in which case the standards of this Plan shall apply.

This chapter contains both objective development and design standards and design guidelines. Objective standards are those that do not involve subjective judgement and are uniformly verifiable by reference to an external and uniform benchmark available and knowable by both the applicant and the public. All development projects shall comply with objective standards or seek exceptions/variances. Non-residential projects should demonstrate how they meet the intent of design guidelines; however, residential, and mixed-use residential projects that qualify for SB330 or SB35 or other state mandated ministerial review are not required to comply with design guidelines (though objective standards still apply).

How to Use this Chapter:

What is the zoning for a given parcel?

See Figure 6.1, Land Use Zones to identify the zone in which the parcel is located. The desired character in each zone is described in Section 6.1.1.

What land uses are allowed in each zone?

Review Table 6-1 to identify allowed uses [P means a permitted use, AUP means administrative use permit required, and CUP means a conditional use permit is required, i.e. the use may be permitted if certain conditions are met]. See Section 6.1.2 for additional land use standards and regulations. For all properties in the Plan Area, the City's requirements for nonconforming uses will govern the continued existence of land uses that do not match the underlying zone.

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What is the maximum allowed development intensity/density?	See Table 6-2 for the maximum allowed floor area ratios and residential densities by zone. These may be exceeded through State density bonus for residential uses, and through achievement of a Standard or Exemplary bonus for major office or R&D developments.
What are the maximum heights allowed?	See Figure 6-3 for maximum allowed heights in feet. Heights are not strictly regulated by land use zone but rather by the height map. Additional stepback standards apply, see Section 6.3.3.
What are the special rules for active ground floors?	Review Figure 6-15 to determine where active frontages are identified. See Section 6.4 for special requirements for specific land uses and ground-floor building design that apply along the identified frontages.
What other requirements in this Chapter apply?	<ul style="list-style-type: none">• Review Section 6.5 for site design standards, such as block size and on-site open space requirements.• Review Section 6.6 for building design standards, such as articulation and massing breaks.• Review Sections 6.7 and 6.8 for all other standards, including for green building and sustainability.
What other chapters should be reviewed for standards?	<ul style="list-style-type: none">• Review Chapter 7 for standards for privately-owned public open space and shoreline-adjacent development.• Review Chapter 8 for standards relating to street design, multimodal design, and TDM/parking standards.• Review Chapter 10 for requirements (including fiscal impact and residual value analysis), priorities, and targets related to Community Benefits.• Review Chapter 11 for project review procedures, procedures for obtaining an Allocation from the Development Capacity, Reserves, and Trip Cap.
What other City requirements apply?	Comply with the Planning Pre-Submittal Process Follow the City's Community Outreach Guidelines Review the latest Development Impact Fee Schedule Design Review by the Director or Planning Commission may apply per Chapter 18.86 .

6.1 Land Use

6.1.1 Land Use Zones

The Plan Area has been divided into seven land use zones that are intended to capture the community's desires for Ravenswood Business District/4 Corners. In addition, three residential overlay zones implement the vision for maximizing development of housing in the Plan Area. Each land use zone regulates allowable land use, floor area ratio, residential density, and other design standards. The standards that follow are organized by zone.

The Specific Plan includes the following land use zones:

- 1) 4 Corners Gateway.** Intended to support an enlivened, thriving “downtown” for East Palo Alto focused on and around the intersection of University Avenue and Bay Road. Accommodates multi-story mixed-use buildings that have retail stores or community facilities on the ground floor, with housing and/or offices above.
- 2) Bay Road Central.** Intended to make Bay Road a lively, inviting place that creates a strong connection between 4 Corners and Cooley Landing. Accommodates multi-story mixed-use buildings that have individual residential entries, retail stores, or storefront-type offices on the ground floor, with housing (or offices to a lesser extent) on upper floors.
- 3) Ravenswood Employment Center.** Intended to support the development of a variety of job-creating uses, including high-quality research and development (R&D) facilities and associated offices. Also accommodates businesses that fabricate and produce goods, distribute merchandise, or repair equipment, provided that they do not negatively affect surrounding uses or properties.
- 4) Industrial Transition.** Accommodates low-intensity light industrial, manufacturing, and repair businesses that do not attract large amounts of traffic or adversely affect nearby homes. Provides spaces for local businesses. Serves as a transition between single-family homes and more intense employment areas.
- 5) Waterfront Office.** Intended to create a higher-intensity, urban office district within the Plan Area. Accommodates professional offices, research & development facilities, limited light industrial uses, and supporting retail or similar uses.
- 6) Urban Residential.** Intended to provide for the development of a variety of housing types at moderate densities. Accommodates

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attached single family (such as townhomes, duplexes, triplexes, and fourplexes) and multi-family apartments or condominiums.

- 7) Parks and Recreation.** Intended to be placed on those parcels dedicated to conservation of existing open space and development of traditional parks, greenways, recreational/community facilities, and other “public” spaces within the Plan Area.

Additionally, the Specific Plan provides for the following **Residential Overlay** zones which are regulated according to their respective provisions in the City’s [Development Code](#) (see Figure 6-1: Land Use Map for where overlays apply):

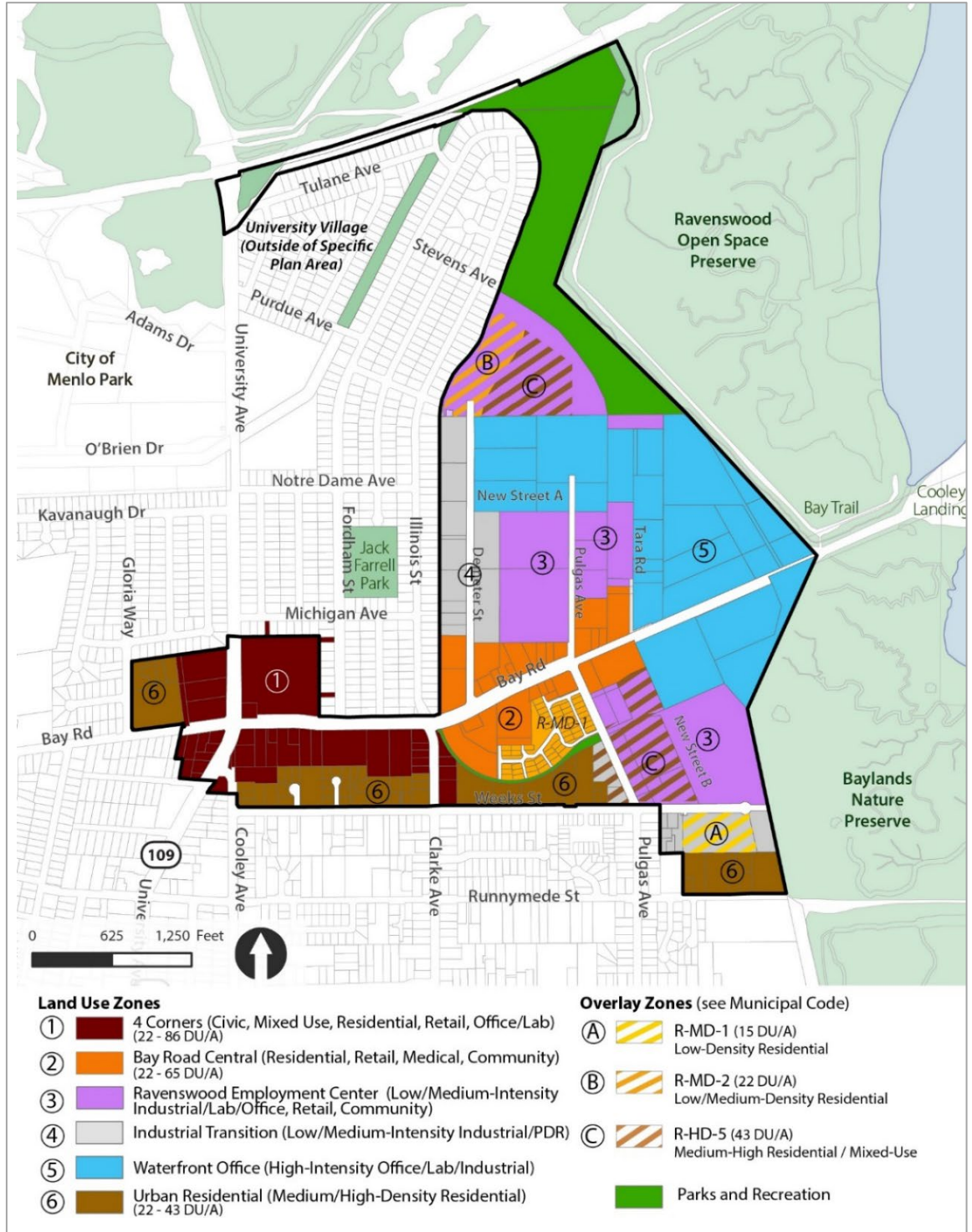
- R-MD-1: 2.5 stories, 15 du/acre base; up to 22 du/acre potentially achievable with standard 50% State Density Bonus (SDB) for inclusionary affordable housing
- R-MD-2: 3 stories, 22 du/acre; up to 33 du/acre with 50% SDB
- R-HD-5: 5 stories, 43 du/acre; up to 65 du/acre with 50% SDB

(The actual density bonus achievable through SDB will depend upon the amount and type of inclusionary housing proposed, on a project-by-project basis, and could potentially exceed the numbers shown here)

For residential portions of projects, allowable land uses and maximum density regulations from the overlay zones will apply as provided in Chapter 18 of the Development Code (for R-MD-1, R-MD-2, and R-HD-3) as it pertains to residential uses. Other development standards of this Plan, including setbacks, stepbacks, and active frontages, still apply.

The Plan Area’s land use zones and overlays are shown in Figure 6-1:

Figure 6-1. Land Use Zones Map



6.1.2 General Land Use Standards

- 1 Allowed Uses.** Permitted uses in each zone are provided in Table 6-1. All uses not permitted by right, AUP, or CUP are prohibited.
- 2 Land Use Definitions.** See use type definitions in Appendix B.
- 3 Active Neighborhood-Serving Uses.** Active uses shall be required in ground floor spaces as shown on Figure 6-11. These ground floor spaces shall comply with Active Frontage Design and Land Use Standards in Section 6.4.
- 4 Affordable Housing.** Development projects with residential uses are subject to the City's Inclusionary Zoning Ordinance which requires 20% of units to be dedicated to Extremely Low-, Low-, and Moderate-income households or 100% below market rate projects.
- 5 Community Benefits Requirements.** Development projects requesting an allocation of office/R&D Development Capacity at the Standard or Exemplary Tier are required to submit a Community Benefits Narrative/Scorecard and related analyses (see Chapter 10 for details). This includes an affordable housing program.
- 6 Existing City Fees and Programs.** As applicable, all development projects must provide the City-specified impact fees and satisfy other statutory requirements and ordinances.
- 7 Required Provision of Open Space.** Where open space types are identified in the Parks and Open Space Network (see Chapter 7), developments are required to provide publicly accessible open space which will be credited toward the park dedication requirements and/or Parks and Trail impact fees as applicable.
- 8 Parks and Recreation Zone.** For parcels zoned as Open Space in Figure 6-1, the regulations shall be as provided in the Zoning Ordinance for Parks and Recreation (PR) districts.
- 9 Biosafety Lab Uses.** Tenants proposing biosafety laboratories shall provide a list of chemicals and biosafety accident prevention practices when obtaining a conditional use permit and/or business license for operation in the City of East Palo Alto and with all planning and building permit applications. Tenants shall also contact Menlo Fire Protection District for additional approvals. See Table 6-1 under Research and Development (Restricted) for additional BSL standards.
- 10 Hazardous Materials.** Building and Fire Codes shall apply at the building permit review stage for hazardous uses and hazardous material storage. Other outside regulatory requirements may apply.

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Table 6-1: Allowed Land Uses

Land Use	4 Corners Gateway/Bay Road Central		Ravenswood Employment Center	Industrial Transition	Waterfront Office	Urban Residential	Other Additional Requirements
	Ground (1)	Upper					
Residential							
Accessory Dwelling Units	—	P	—	—	—	P	Muni Code Chapter 18.96
Agriculture, Community Gardens Only	P	—	P	P	P	P	
Animal Keeping, Noncommercial	—	—	—	P	—	P	Muni Code Section 18.48.050
Duplex (Two-Family Dwellings)	—	—	—	—	—	P	
Emergency Shelters	—	—	—	P	—	—	
Family Day Care Home	—	P	P	—	P	P	Gov Code § 1597.40
Home Occupation / Home Business	—	HBP	—	—	—	HBP	Muni Code Section 18.48.100
Live/Work Units (or Work/Live)	P	CUP	CUP	P	—	CUP	See Section 6.6.2
Multiple-Family Dwellings	CUP	P	—	—	—	P	
Single-Family Dwelling, Attached	—	—	—	—	—	P	
Single-Family Dwelling, Detached—Lot Size No Greater Than 5,000 Square Feet	—	—	—	—	—	CUP	
Single Room Occupancy Facilities (SROs)	—	—	—	—	—	P	
Supportive Housing (includes LBNCs)	—	P	—	—	—	P	Gov Code § 65583(a)(5)
Transitional Housing	—	AUP	—	—	—	AUP	Gov Code § 65583(a)(5)
Visitor Accommodations – Bed & Breakfast Inn or Short-Term Lodging	—	CUP	—	—	—	CUP	
Care Uses							
Adult and Child Day Care	P	P	P	CUP	P	P	Muni Code Section 18.48.050
Congregate Care Homes	—	—	—	—	—	CUP	
Convalescent Facilities	—	—	—	—	—	CUP	

Land Use	4 Corners Gateway/Bay Road Central		Ravenswood Employment Center	Industrial Transition	Waterfront Office	Urban Residential	Other Additional Requirements
	Ground (1)	Upper					
Day Care, Accessory Use Only	CUP	P	P	CUP	P	P	
Residential Care Facility—Seven or More	—	CUP	—	—	—	CUP	Gov Code § 6515.1 et seq.
Residential Care Facility—Six or Fewer	—	AUP	—	—	—	P	Gov Code § 6515.1 et seq.
Public & Quasi-Public							
Clubs, Charitable Institutions and Organizations	P	P	P	P	P	CUP	
Community Use, Assembly	P	P	P	P	P	—	
Community Use, Non-Assembly	P	P	P	P	P	P	
Community Facilities and Institutions	P	P	P	P	P	P	
Public Assembly/Meeting Facilities	AUP	AUP	AUP	—	AUP	AUP	
Religious Assembly/Church	CUP	CUP	CUP	CUP	CUP	CUP	
Park, Plaza, or Recreational Facility	P	—	P	P	P	P	Allowed in PR zone with AUP.
Public or Quasi-Public Facilities and Uses	P	P	P	P	P	P	
Public Safety Facility	P	P	P	P	P	P	
Temporary Uses	TUP	TUP	TUP	TUP	TUP	TUP	Muni Code Chapter 18.94
School, Private	CUP	CUP	CUP	—	CUP	P	
School, Public	CUP	CUP	CUP	—	CUP	P	
Commercial							
Alcoholic Beverage Sales (on-site and off-site, and accessory use) (2)	CUP	—	CUP	CUP	CUP	—	Gov Code § 6506 Section 18.480.030
Animal Sales and Services—Boarding Allowed	CUP	—	—	CUP	—	—	
Animal Sales and Services—No Boarding	P	—	—	P	—	—	
Automated Teller Machine (ATM)	P	—	P	P	P	—	
Bank or Financial Service/Institution	AUP	AUP	AUP	—	P	—	

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Table 6-1: Allowed Land Uses

Land Use	4 Corners Gateway/Bay Road Central		Ravenswood Employment Center	Industrial Transition	Waterfront Office	Urban Residential	Other Additional Requirements
	Ground (1)	Upper					
Business Support Service	P	—	P	P	P	—	
Catering Services	—	—	P	P	—		
Commercial Recreation, Indoor	P	CUP	CUP	CUP	CUP	—	
Commercial Recreation, Outdoor	—	—	P	P	P	—	
Dry Cleaning Establishments (Retail Only)	AUP	—	AUP	—	—	AUP	
Drive-Through Establishment	—	—	—	—	—	—	
Food and Beverage Sales, Convenience	P	—	P	CUP	P	—	
Food and Beverage Sales, Supermarket	P	CUP	P	CUP	P	—	
Health/Fitness Facility (Small)	P	P	AUP	AUP	AUP	—	
Health/ Fitness Facility (Large)	AUP	AUP	AUP	CUP	AUP	—	
Hospitals	—	—	—	—	—	—	
Artist, Instructional or Production Studio	P	P	P	P	P	—	
Medical Clinic or Lab (including Emergency Health Care Facilities/Urgent Care)	CUP	CUP	CUP	CUP	—	—	
Medical/Dental Office	CUP	AUP	P	P	P	—	
Personal Services, Low-Impact/General (Nail/Beauty Salon, Laundromat, Massage)	P	CUP	P	P	P	—	
Personal Services, Moderate-Impact/Restricted	AUP	—	AUP	AUP	AUP	—	
Printing and Shipping Services	P	P	P	P	P	—	
Office – Business (Small)	P	P	P	P	P	—	
Office – Professional and Corporate (Large)	AUP (3)	AUP (3)	P	—	P	—	
Food Service (No Alcohol, Fast Food, or Late Hours)	P	P	P	P	P	—	
Food Service (With Alcohol Sales, Fast Food, or Late Hours), at a Bonafide Eating Establishment	P	AUP	AUP	AUP	AUP	—	

Land Use	4 Corners Gateway/Bay Road Central		Ravenswood Employment Center	Industrial Transition	Waterfront Office	Urban Residential	Other Additional Requirements
	Ground (1)	Upper					
General Retail Sales (less than 10,000 sq. ft.)	P	CUP	P	P	—	—	
General Retail Sales (10,000 sq. ft. or greater)	CUP	CUP	CUP	P	—	—	
Shopping Center	—	—	CUP	—	—	—	
Vehicle Service and Repair	—	—	—	CUP	—	—	
Vehicle/ Equipment Rentals, Office Only	—	—	—	CUP	—	—	
Visitor Accommodations – Hotels + Motels	P	P	CUP	—	CUP	—	
Industry, Manufacturing and Production, and Warehousing Uses							
Manufacturing and Production—Heavy	—	—	—	—	—	—	
Manufacturing and Production –General, Small (Less than 5,000 sq. ft.)	—	—	P	P	P	—	
Manufacturing and Production –General, Large	—	—	AUP	AUP	AUP	—	
Manufacturing and Production –Light, Small	CUP	—	P	P	P	—	—
Manufacturing and Production –Light, Large	—	—	AUP	AUP	AUP	—	
Maintenance and Repair	—	—	P	P	—	—	
Handicraft Industry	P	P	P	P	P	—	
Storage (Mini Storage)	—	—	—	CUP	—	—	
Recycling Facility, Small Collection	—	—	CUP	CUP	—	—	
Recycling Facility, Large Collection	—	—	—	CUP	—	—	
Research and Development, General	—	P	P	P	P	—	
Research and Development, Restricted (Laboratory) (4)	—	CUP	AUP	—	AUP	—	
Water Storage Facilities	—	—	P	P	P	P	
Warehousing, Wholesaling, and Distribution	—	—	AUP	P	AUP	—	
Transportation, Communications, and Utilities							
Communication Facilities	—	P	P	P	P	—	

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Table 6-1: Allowed Land Uses

Land Use	4 Corners Gateway/Bay Road Central		Ravenswood Employment Center	Industrial Transition	Waterfront Office	Urban Residential	Other Additional Requirements
	Ground (1)	Upper					
Heliports and Helistops	—	—	—	—	—	—	
Outdoor Advertising Structures/Signs							Muni Code Chapter 18.32
Outdoor Storage and Display	—	—	—	—	—	—	
Parking Facility	CUP (5)	CUP	CUP	CUP	CUP	—	
Public Utilities—Major	CUP	—	CUP	CUP	CUP	CUP	
Public Utilities—Minor	P	—	P	P	P	P	
Public Utility Antenna and Satellite Dishes	(6)	(6)	(6)	(6)	(6)	(6)	Gov Code § 6518.1 et seq.
Vehicle Depot	—	—	CUP	—	—	—	
Wireless Telecommunication Facilities							Muni Code Chapter 18.42

- (1) For additional use regulations that apply to ground floors in identified frontage zones, see Section 6.2 Active Frontages.
- (2) Alcohol Beverage Service that is on-site/on-sale in conjunction with a bonafide eating establishment is considered as ancillary to the primary business and is not subject to a separate CUP or other use permit.
- (3) Office - Professional and Corporate is not allowed in Bay Road Central.
- (4) Special standards apply for developments proposing Biosafety Level Facilities. BSL 1 and BSL 2 are permitted with an AUP in REC, WO, and Industrial zones and are conditionally permitted in Upper floors in 4 Corners Gateway. BSL 3 is conditionally permitted in REC, WO, and Upper 4 Corners Gateway zones, subject to findings by staff that the proposed use is buffered adequately from residential uses and will be subject to an annual safety compliance inspection by the relevant County agency and/or the Fire Department. BSL 4 is prohibited in all zones.
- (5) Parking structures located on Bay Road or within residential mixed-use buildings shall be wrapped with another ground-floor use along all street frontages; the ground-floor use shall have a depth of at least 20 feet. This requirement also applies to the frontage of any parking structure along the East-West Connector. See Section 6.4.1 for details.
- (6) Permit requirement determined according to the provisions in Chapter 24.5 of the Zoning Ordinance.

6.1.3 Development Intensity

STANDARDS

- 1 Allowed maximum non-residential floor area and residential density.** Maximum allowed floor area is defined for each Land Use Zone in Table 6-3, and minimum/maximum densities are defined for each Zone in Table 6-2. Allowed floor area and density is based on the gross parcel area.
- 2 Non-developable areas.** Maximum allowed floor area is not reduced by non-developable portions of a site, except for portions of a site located in the Parks and Recreation zone.
- 3 FAR Exemptions.** Calculation of maximum floor area ratio does not include neighborhood-serving retail or subsidized community space provided to satisfy the Active Frontage requirements. The total floor area exemption shall not exceed 10% of the project’s development gross square footage. Tenant amenity space is not exempted from FAR calculations.
- 4 Aggregated FAR.** At city discretion, floor area ratio can be aggregated over two or more different land use zones using a weighted average, provided the site’s total Maximum FAR and the maximum allowable building height in each zone is not exceeded.
- 5 Transportation, park, and open space dedications and easements.** Any new dedication or easement for a street, path, or other transportation connection or open space shall not be deducted from a site’s gross lot area for the purposes of calculating FAR. Setbacks shall be measured after dedications are provided. See Implementation Chapter Figure 11-4 for a map of desired dedications and easements.

Table 6-2. Residential Density Standards

Land Use Zone	4 Corners Gateway	Bay Road Central	Ravenswood Employment Center	Industrial Transition	Waterfront Office	Urban Residential
Minimum Density	22	22	--	--	--	22
Maximum Density	86	65	--	--	--	43

Table 6-3. Non-Residential Intensity Standards (Tiers)

	4 Corners Gateway	Bay Road Central	Ravenswood Employment Center	Industrial Transition Zone	Waterfront Office	Urban Residential
Base Maximum FAR	1.0	0.50 (office/retail) 1.0 (hotel and medical office)	0.35	0.75	0.5	--
Standard Tier Maximum FAR	1.5	0.75 (office/retail) 1.5 (hotel and medical office)	0.50	--	0.95	--
Exemplary Tier Maximum FAR	2.0	1.0 (office/retail) 2.0 (hotel and medical office)	0.75	--	1.5	--

See Chapter 10 for standards and targets associated with the Standard and Exemplary Tier.

6.1.4 Setbacks

STANDARDS

- 1 Required setbacks.** All developments shall meet the minimum setback requirements as established in Table 6-4 for building frontages along streets and public open spaces.
 - a. Front setbacks are measured from defined property lines. Setback standards assume the lot is measured from the new property line after dedication, which will typically coincide with the back of the publicly dedicated sidewalk. Side and rear setbacks where no transportation facility is provided are also measured from the property line.
 - b. For new privately owned publicly accessible streets, front setbacks are measured from the edge of the public access easement or public right-of-way as established on each section’s dimensional standards in the Mobility Chapter.
 - c. Levee setbacks are measured from the BCDC jurisdictional line, as established by individual project applicants in consultation with BCDC.

2 Special Build-to Requirements.

- a. Four Corners Gateway: 65% of building frontage shall be built to within 20' of the Bay Road or University Avenue-facing property line, after any required dedications. Public open space/plazas at least 20' wide
 - b. Bay Road Central: 50% of building frontage shall be built to within 20' of the Bay Road-facing property line, after any required dedications.
- 3 Change in grade.** Applicants that raise their building development pads to meet Design Flood Elevations shall provide for usable, pleasant, and ADA-compliant grade changes between the sidewalk and the finish grade. This includes at least 10' wide sidewalk/planter strip before grading up through ramps, stairs, or other strategies. Buildings with finish grades four feet or higher from the sidewalk grade shall have multiple access points from the sidewalk, at least one per 75 feet of frontage.
- 4 Parking in setbacks.** Surface parking (excepting ADA-required parking) is prohibited within 30' of the back of publicly accessible sidewalk. Driveways parallel to the street frontage are prohibited within the minimum setback.
- 5 Dedications for public right-of-way/sidewalk.** The City may, at its discretion, request dedication of up to 10' of frontage for portions of developments fronting onto existing public roads for public right-of-way, sidewalk, and/or landscaping. Where required to achieve critical transportation improvements, Public Works may request more than 10' of frontage.
- 6 ROW Encroachments.** Awnings, canopies, and similar non-structural elements located at least 9' above grade may encroach into the public right-of-way, subject to City approval.
- 7 Projections and Overhangs.**
- a. Major architectural elements, such as balconies and bay windows, may encroach into the front setback areas a maximum of 4', provided the total area of all elements does not exceed 35% of the building façade area. This encroachment is subject to design review.
 - b. Minor architectural elements, such as building overhangs or cantilevers, may encroach into the front setback areas a maximum of 8', provided the total vertical dimension of the overhang is less than 4' and is located at least 14 feet above grade.
- 8 Underground Parking Encroachment.** Underground parking shall not encroach under public streets or dedicated public parks and shall not be located under Public Utility Easements (PUEs). Underground parking, when fully below grade, may encroach into setbacks and below privately held open areas, subject to development review.

Table 6-4. Setback and Build-To Development Standards

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Standard	4 Corners Gateway	Bay Road Central	Ravenswood Employment Center	Waterfront Office	Industrial Transition	Urban Residential
Front (Pulgas, Tara, Demeter, Emerson)			Min 10'	Min 10'	Min 10'	Min 5'
University Ave	Min 8' Max 25'					
Bay Road	Min 6'; Min 12' for residential or storefront Max 25'		Min 30' * (average) Max 60'	Min 30' * (average) Max 60'		Min 15'
Exterior Side**	Min 10'	Min 10'	Min 10'	Min 20'	Min 10'	Min 10'
Rear	Min 30' (plus transition)	Min 30'	Min 20'		Min 30'	Min 20'
Inner levee edge	Min 50'					
Adjacent to major greenway***	Min 15'					

*Front setbacks may be reduced to 25' where 10'+ of right-of-way is provided to the City for widening Bay Road.

**For interior side setbacks, see Building Separation Standards within 6.2.3 Stepbacks.

***See 6.2.3 Stepbacks for locations of major greenways.

6.1.5 Lot Coverages

STANDARDS

1 Maximum and minimum coverages. All developments shall adhere to the coverage standards in Table 6-5.

Table 6-5: Landscaping and Paving Coverage

	4 Corners Gateway	Bay Road Central	Ravenswood Employment Center	Waterfront Office	Industrial Transition	Urban Residential
Landscape Area (Minimum)	10% of lot area	0% of lot area	5% of lot area	10% of lot area	5% of lot area	5% of lot area
Paving Coverage (Maximum)	15%	N/A	30%	25%	35%	N/A

6.2 Community and Local Employment Uses

The East Palo Alto community has expressed the need for certain land uses to be provided through the development of the Plan Area. These favored or desired uses are described and defined below. Certain uses have additional design or performance standards, due to their unique nature; see Table 6-6 below.

STANDARDS

- 1 Community Benefits.** To count as a community benefit for achievement of Standard or Exemplary targets, these spaces shall be leased to a local resident, locally owned enterprise, or non-profit organization; and tenants shall pay below-market rents in perpetuity (or the space shall be deeded to the City).
- 2 Off-Site Facilities.** Subject to City discretion, a project shall receive equal credit for community spaces/uses constructed off-site.

Table 6-6. Community and Local Employment Land Use Framework

Category	Land Use Correlation	Guidance
Community Space		
Local Retail/Startup	<ul style="list-style-type: none"> • Eating and Drinking (Restaurant/Bar) • Personal Services • Convenience Sales & General Retail Sales • Dance Hall • Commercial Recreation, Indoor • Fitness/Health • Production Studio • Medical/Dental Office 	6.4 Active Frontage
Community Center, Library/Civic Space, Club/Non-Profit Organization, Workforce Training	<ul style="list-style-type: none"> • Public or Quasi-Public Facility • Community Assembly and Non-Assembly • Community Facilities and Institutions • Clubs, Charitable Institutions & Organizations • Office (Business/Small) • Adult/Childcare 	7.4 Community Facilities
Local Employment Space		
Maker/Flex Small-scale fabricating spaces, less than 5,000 square feet per space	<ul style="list-style-type: none"> • Manufacturing/Production —Light, Small • Manufacturing/Production —General, Small • Maintenance and Repair • Handicraft Industry • Production Studio • Live/Work 	6.2.1 Flex Space
PDR/Light Industrial Medium-scale light industrial space, at least 30,000 total square feet	<ul style="list-style-type: none"> • Warehousing, Wholesaling, and Distribution • Manufacturing/Production —Light, Large • Manufacturing/Production —General, Large • Maintenance and Repair 	

6.2.1 Maker and Flex Spaces

Maker or “flex” spaces are intended to foster a diversity of smaller, locally owned and operated businesses in the Plan Area. They are intended to enhance the creativity and ingenuity of East Palo Alto residents by providing creation space with floor area designed for and leased to production, distribution, repair businesses, art or crafting, clean manufacturing, construction industries, start-up spaces, or other similar flex or maker spaces.

STANDARDS

- 1 Design and Location.** Spaces shall be located on the ground floor, have easy loading access (close proximity to a warehouse door or loading dock), and have a floor-to-floor height of at least 18 feet.
- 2 Entrances.** Roll-up doors, large bay doors, or other similar treatments should be employed to facilitate loading, pick-up, and delivery of materials.
- 3 Size.** Creation space leases shall be limited to 30,000 square feet per lessee and shall be subdividable into approximately 10,000 square feet or smaller spaces.
- 4 Uses.** See Table 6-6 for allowed land uses under Local Employment Space.
- 5 Residential Adjacency.** Creation space shall not be located directly adjacent to residential uses (or within 40’ of a residential property line).

6.2.2 Live/Work Standards

STANDARDS

- 1 Floor area requirements.** The net total floor area of a live/work space shall be a maximum of 3,000 square feet (minimum of 1,500 square feet).
- 2 Separation and access.** Each live/work unit shall be separated from other live/work units or other uses in the structure. Access to each live/work unit shall be provided from shopfronts, directly from the street from common access areas, corridors, or halls; and the access to each unit shall be clearly separate from other live/work units or other uses within the structure.
- 3 Active frontage.** Live/work units shall have a frontage designed to the minimum design standards of the Active Non-Retail.
- 4 Facilities to accommodate commercial or light industrial activities.** A live/work unit shall be designed to accommodate commercial or industrial uses as evidenced by the provision of ventilation, interior storage, flooring, and other physical improvements of the type commonly found in exclusively commercial or light industrial facilities used for the same work activity.
- 5 Building and fire code compliance.** Any building which contains a live/work occupancy shall comply with the latest edition of the CBC and applicable building and life safety policies for such occupancies.

Figure 6-2: Example Live/Work Floor Plan



Example site plan of a three-story live/work unit, with office and maker space situated below a residential townhouse (Probuilder.com)

6.3 Building Heights & Stepbacks

Future development in the Plan Area will be designed to minimize the impact of tall, bulky buildings.

6.3.1 Maximum Building Height

STANDARDS

- 1 **Allowed Maximum Height.** Heights are regulated by Figure 6-3. For reference, maximum height is based on assumed height of 15' for office floor, 16' per R&D/life science floor plus 24' for a loading/service ground floor, or 10' per residential floor plus 15' for a mixed-use ground floor. This is an average height per floor, inclusive of space between floors.
- 2 **Height Measurements.**
 - a. Maximum building height is measured from the Design Floor Elevation (DFE) / finish floor grade to the roofline or roof edge. Maximum height does not include parapets less than 4' in height.
 - b. Base Floor Elevation (BFE) and Design Floor Elevation (DFE) are measured from sea level (NAD 83 / NAVD 88).

- 3 Floor-to-Floor Heights.** For Urban Residential, the minimum floor-to-floor heights shall be 10 feet and the maximum shall be 14 feet on the ground floor for a non-residential use such as a school or meeting space.
- 4 Rooftop Mechanical Exception Standards.**
- a. All rooftop equipment shall be set back from the parapet or roof edge at a ratio of at least 1:1.15 (the height of equipment closest to the edge compared to its distance from the edge), and no less than 10' from edge regardless of height.
 - b. Maximum of 30% total roof coverage for rooftop equipment that exceeds the maximum height by more than 15'.
 - c. Maximum of 15% total roof coverage for equipment that exceeds the maximum height by more than 20'. Rooftop equipment that exceeds 30' in height (excepting electrical or external communication equipment) shall count towards the building's maximum height.
 - d. Rooftop Mechanical Equipment may protrude into the levee stepback zone for no more than 10' in any dimension provided that it is screened from the view of the Bay Trail.
 - e. All roof-mounted mechanical, electrical, and external communication equipment, such as satellite dishes and microwave towers, shall be screened from public view or architecturally integrated into the building.
 - f. Roof-mounted equipment greater in height than the parapet wall shall be screened to a height equal to the height of the equipment.
- 5 Design Flood Elevation (DFE).** DFE, or the minimum elevation of the finish floor of buildings above Base Floor Elevation (BFE), is per Figure 6-3. All buildings shall have a ground floor finish grade elevation of at least 11 feet above sea level (NAD 83 / NAVD 88). Buildings located in portions of the Flood Zone shall have higher DFEs as indicated on Figure 6-3 equaling the Base Flood Elevation of 11' plus a minimum of 2.5'-4'-5' of expected sea level rise; this Design Flood Elevation (DFE) increases as buildings are located closer to the shoreline. Areas subject to flooding from the 100-year storm should be elevated in conformance with FEMA flood protection standards and buildings shall meet all current FEMA Flood Zone standards (subject to change).
- 6 Ground Floor Residential.** Ground floor residential units that are not elevated above sidewalk grade shall be setback a minimum of 12 feet from back of walk. Ground floor residential units greater than 8 feet above sidewalk grade shall be set back a minimum 15 feet from back of walk.
- 7 Palo Alto Airport Comprehensive Land Use Plan Compliance.** Applicants shall demonstrate compliance with the PAA Comprehensive Land Use Plan (CLUP). Regardless of maximum building heights allowed in Figure 6-2, all

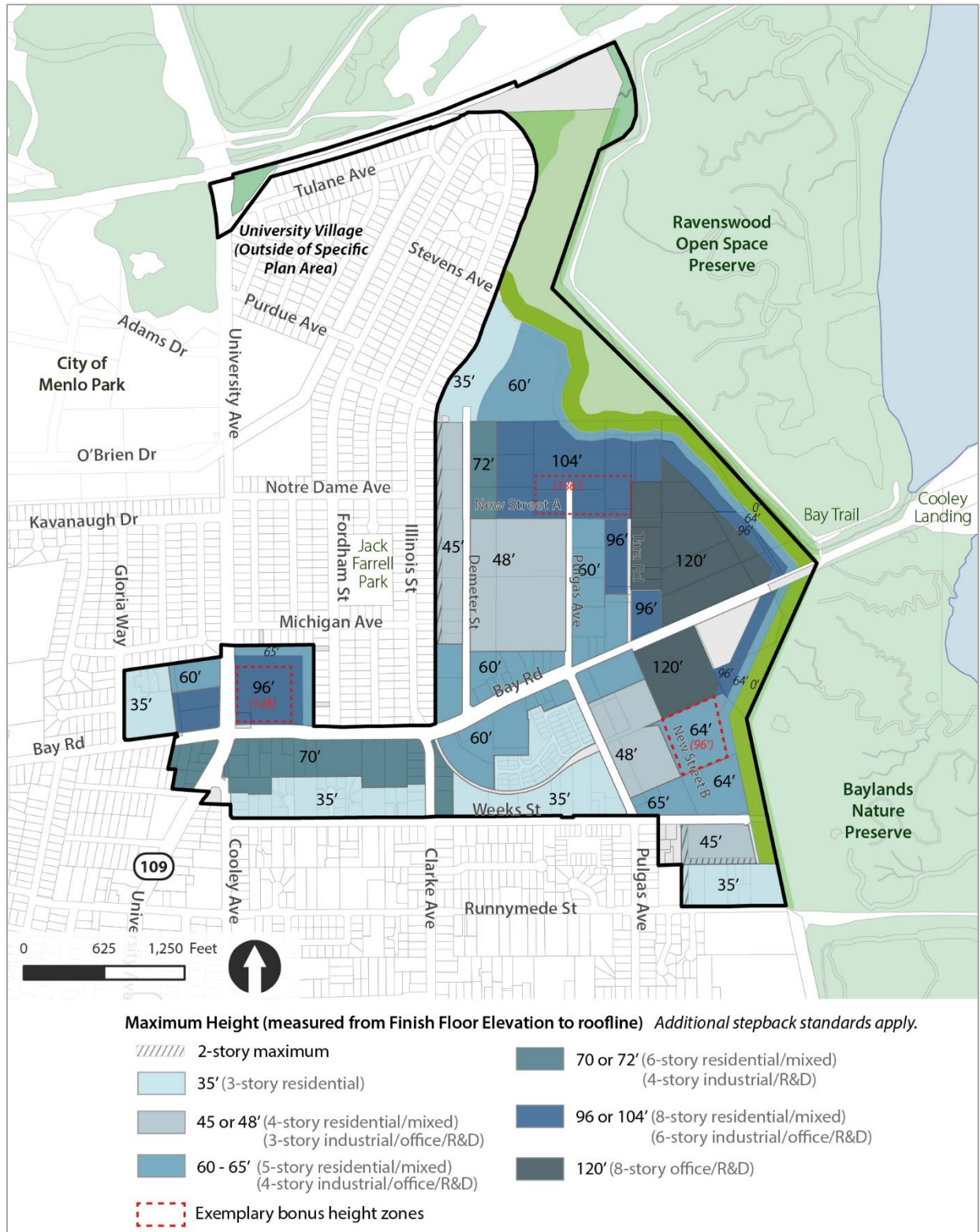
buildings shall meet the height standards set forth by the PAA ALUC, unless permitted to override these regulations by a 4/5ths vote of Council.

6.3.2 High-Rise Buildings

STANDARDS

- 1 Upper Floor Mass Reduction.** Buildings greater than 65' in height shall provide variety in building heights and reduce the massing of upper floors:
 - No floor plate above 96' in building height shall be greater than 30,000 square feet in size.
 - Portions of high-rise buildings greater than 96' in height shall be spaced no less than 100 feet apart to minimize shadowing of streets, open space, and other buildings (measured by a circular offset from building perimeter at its outermost point). Buildings facing each other on different axes may have reduced separation (80' minimum).
 - For portions of residential buildings above 65 feet in height, no building dimension shall exceed 180 feet in length.
 - Residential buildings shall have a 15% reduction in floor area for floors above 65 feet in height (compared to the floor plate of the ground floor).
- 2. Standalone Parking Structures.** Standalone parking structures shall not exceed 90' in height.

Figure 6-3: Maximum Height Map

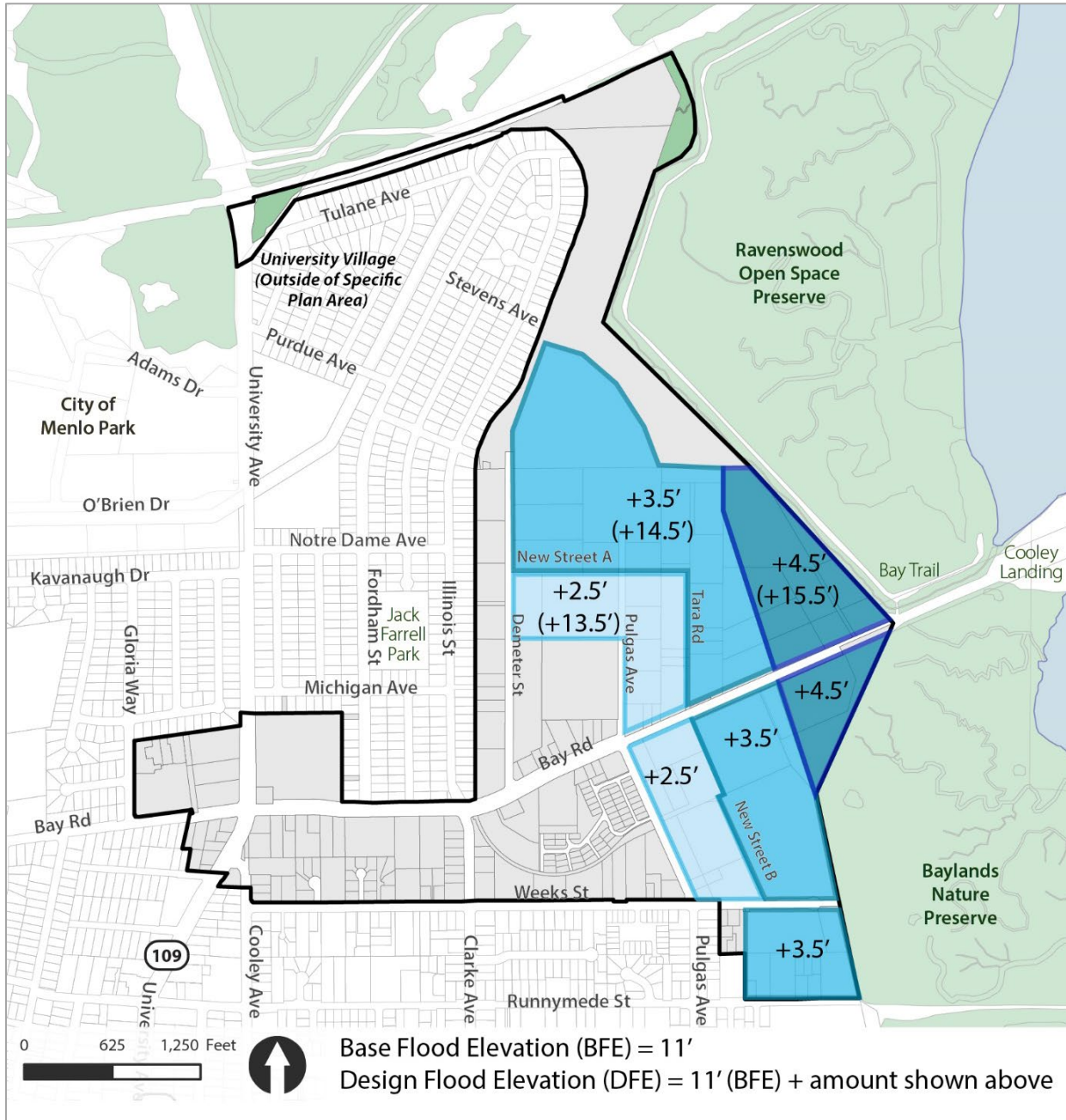


Height is measured from finish floor (Design Flood Elevation) to roofline.

6 LAND USE AND DEVELOPMENT STANDARDS

The figure below establishes the minimum Design Flood Elevations (DFEs) for new development in the Plan Area. Finish floors must be raised to or above these minimums to ensure approval of C-LOMRs by FEMA.

Figure 6-4: Minimum Design Flood Elevations (DFEs)



Measurements are taken from above sea level (11' above sea level, NAD 83).

6.3.3 Special Height Zones (Stepbacks)

STANDARDS

- 1 Stepbacks for view corridors and transition zones.** All projects shall comply with the view corridor and transition standards which are summarized in Figure 6-5. The stepback bands shown on the figure are illustrative in nature; projects shall use the dimensional cross-sections and standards listed below to confirm compliance. The following view corridor and transition zones apply:
 - a. Bay Road View Corridor
 - b. Major View Corridors
 - c. Minor View Corridors
 - d. Waterfront-Levee Transition Zone
 - e. Four Corners Transition Zone
 - f. Residential-Adjacent Industrial Transition Zone
 - g. University Village Transition Zone
- 2 Minimum building separations.** For buildings taller than 48', there shall be a minimum distance of 45' between buildings. For buildings lower than 48' in total height, there shall be a minimum of 20' between buildings. See Figures 6-7 through 6-14 for minimum building separations along view corridors. See the Mobility chapter for additional section dimensions for mobility connections.
- 3 Measuring as an average.** All stepbacks and minimum building separations may be measured as an average across an entire façade plane (with a minimum stepback or separation of 10' regardless of average).
- 4 Setbacks in lieu of stepbacks.** The minimum levee and view corridor stepbacks do not apply to buildings that are setback beyond/outside the vertical plane of the required stepback (i.e., the setback exceeds the stepback).
- 5 Adjustments to required stepbacks.** At the discretion of the Director, building massing may extend into a required levee stepback area or major/minor view corridor stepback area (except the Bay Road stepback area) if an equivalent or greater amount of floor area/building massing volume is reduced from the same or an adjacent façade. See Figure 6-6.

6 LAND USE AND DEVELOPMENT STANDARDS

Figure 6-5: Transition and View Corridor Locations (See below for minimum setback dimensions and other standards).

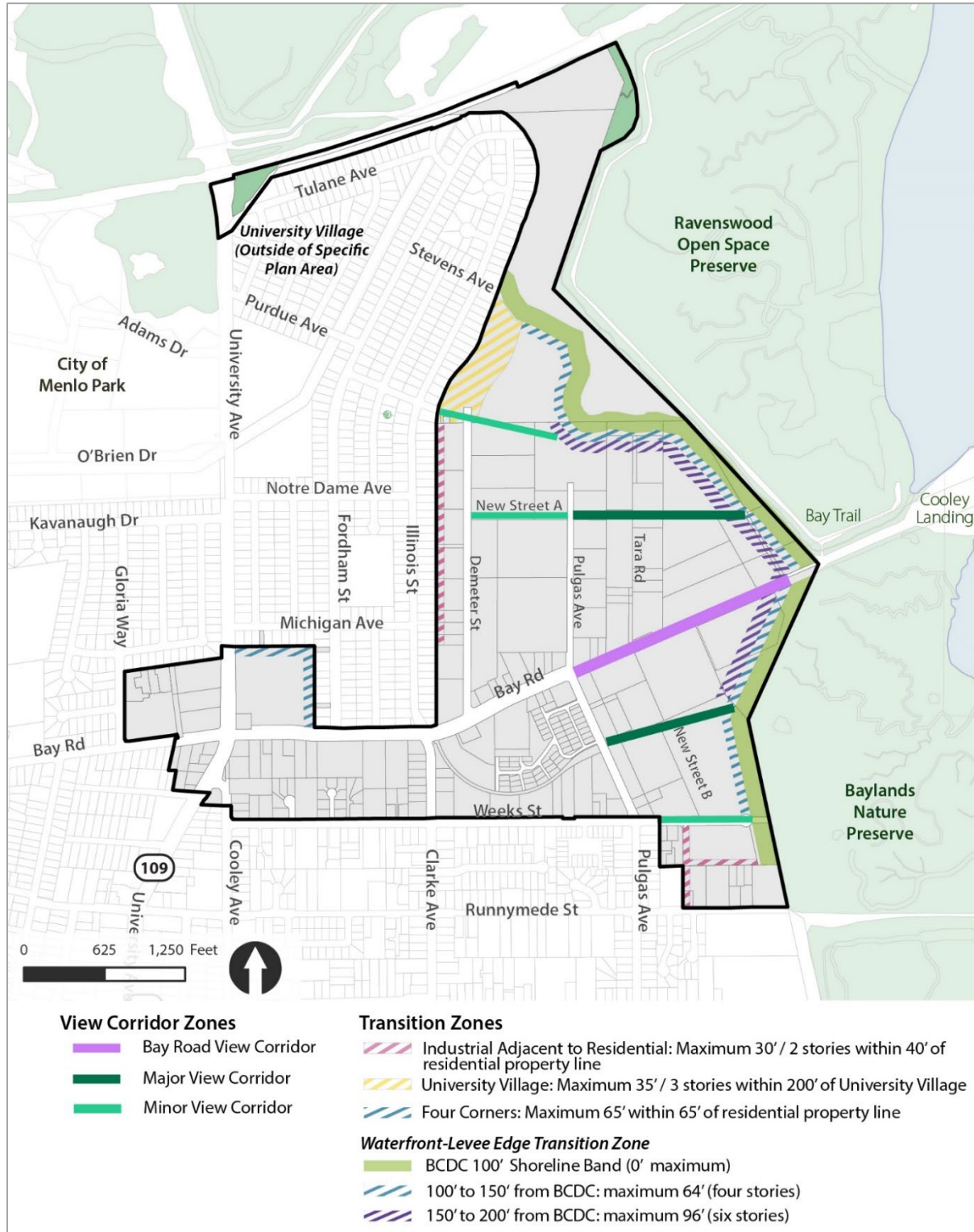
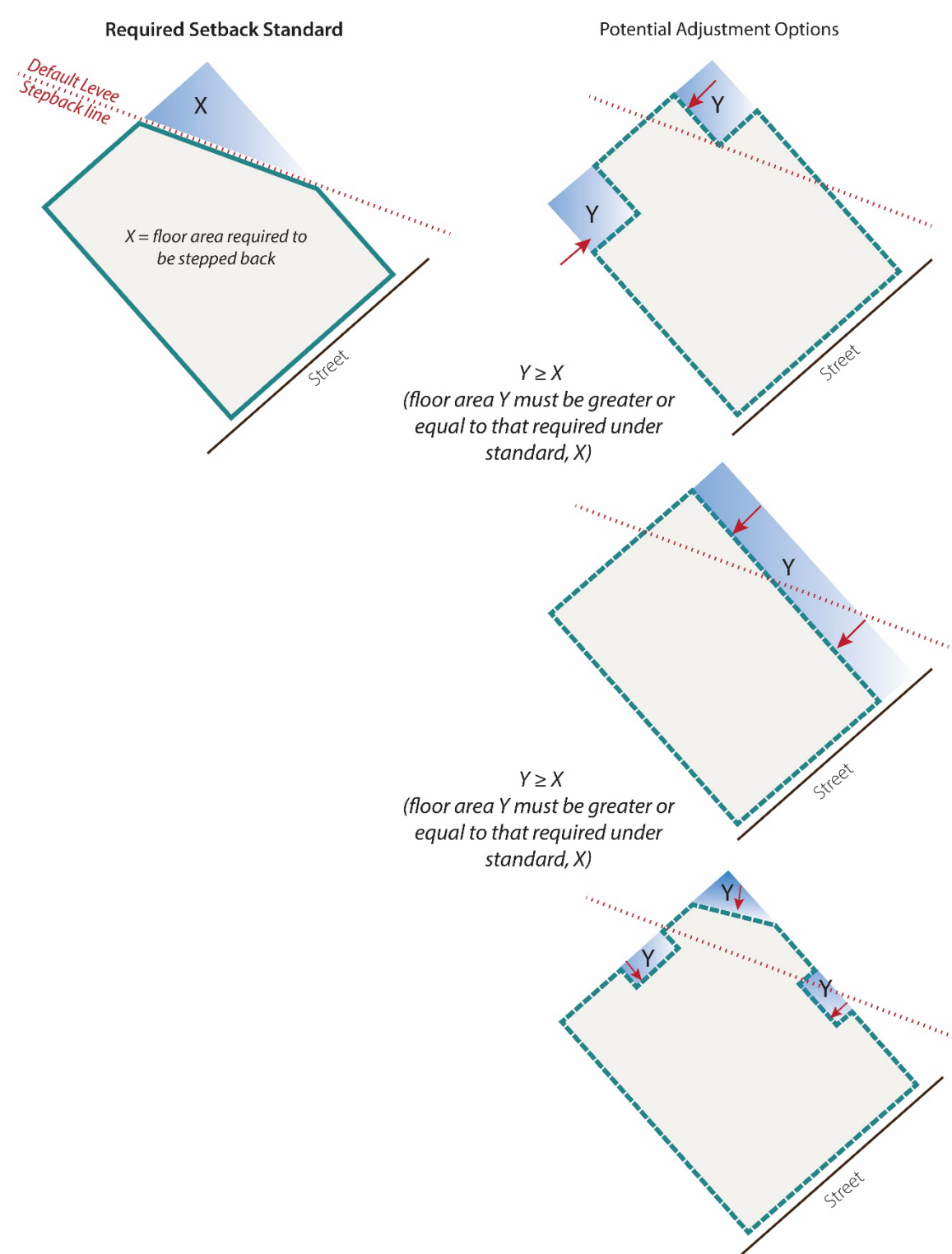


Figure 6-6: Adjustments to required Stepbacks



Bay Road View Corridor

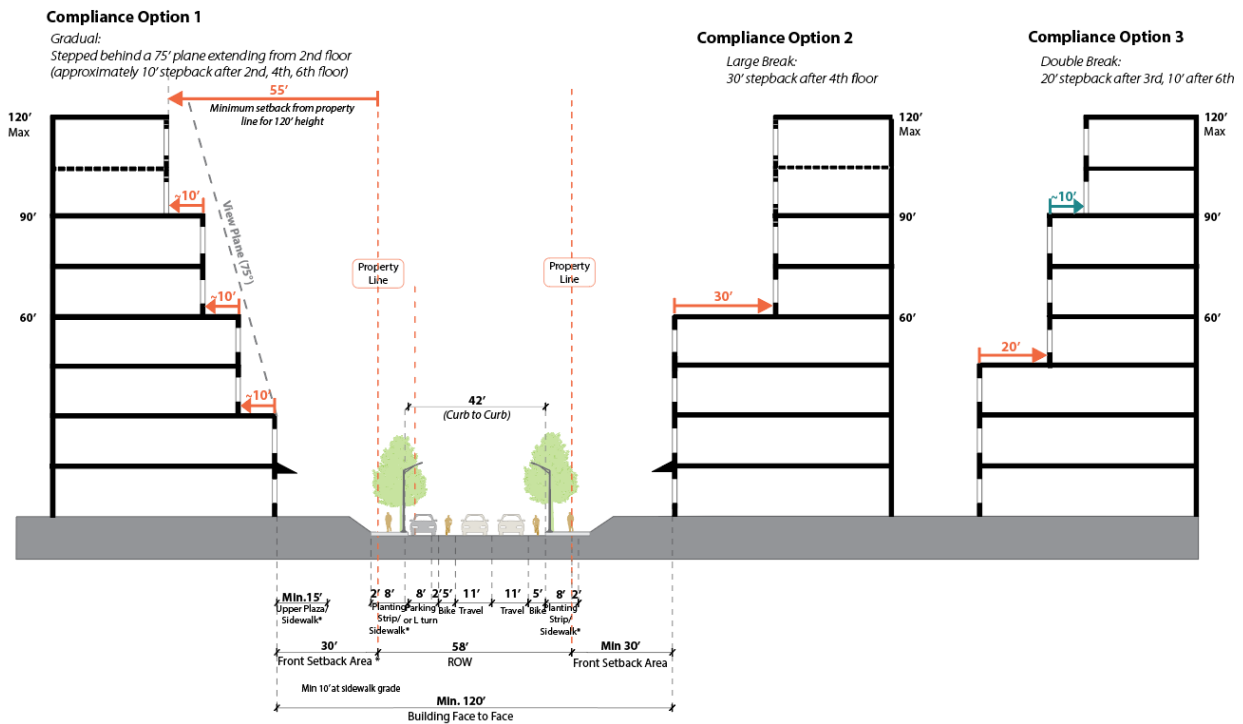
STANDARDS

- 1 **Minimum building separation across Bay Road is 120'.**
- 2 **Stepback.** To achieve a minimum setback of 55' from property line to building portions above the 6th floor, applicants shall choose one of the following compliance options:
 - **Compliance Option 1: Gradual;** Stepped behind a 75' plane extending upwards from the 2nd floor (approximately a 10' stepback after the 2nd floor, 4th floor, and 6th floor)
 - **Compliance Option 2: Large break;** 30' stepback after 4th floor
 - **Compliance Option 3: Two breaks;** 20' stepback after 3rd floor, 10' after 6th floor

Additional Standards:

A minimum 10' setback shall be provided at the street grade, and a minimum 20' wide plaza shall be provided approximately at the finish grade of the first floor.

Figure 6-7: Bay Road View Corridor



Major View Corridors

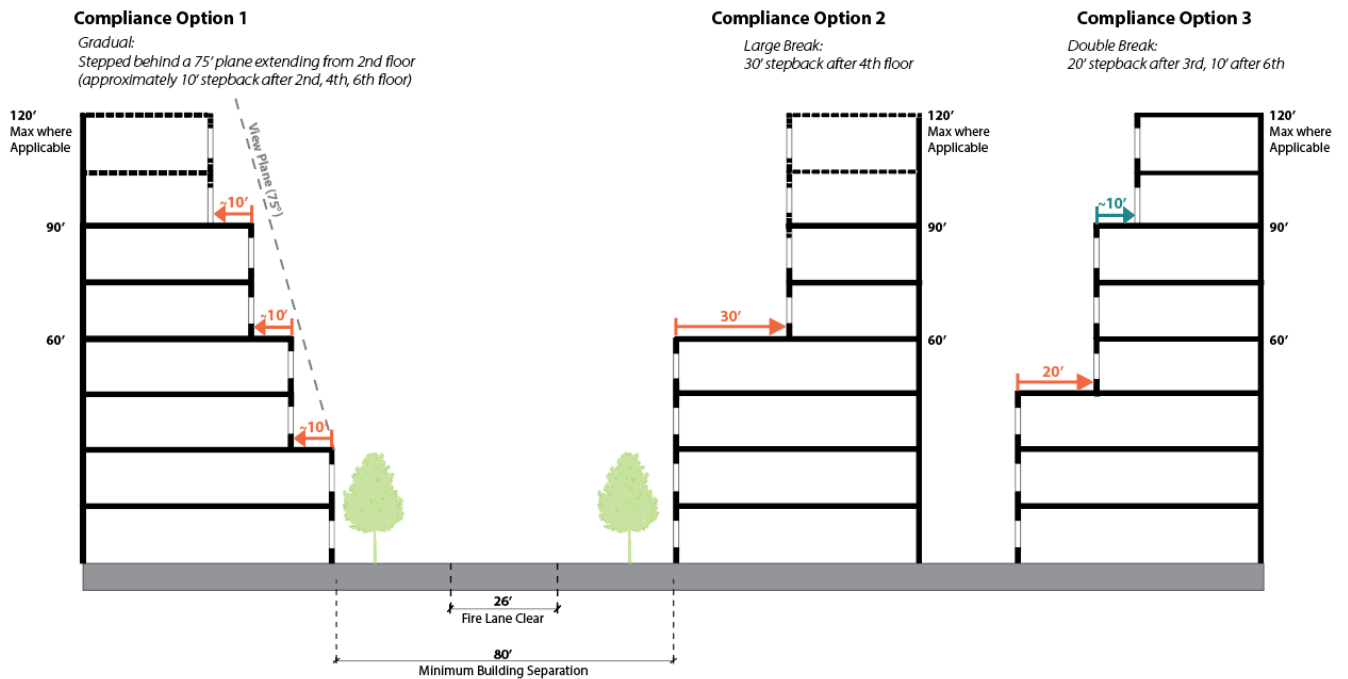
STANDARDS

- 1 Minimum 80' building separation.**
- 2 Stepbacks.** Applicants shall choose one of the following compliance options:
 - **Compliance Option 1:** Gradual; Stepped behind a 75' plane extending upwards from the 2nd floor (approximately a 10' stepback after 2nd floor, 4th floor, and 6th floor)
 - **Compliance Option 2: Large break:** 30' stepback after 4th floor
 - **Compliance Option 3: Two breaks;** 20' stepback after 3rd floor, 10' after 6th floor

Additional Guidelines

- Building stepbacks along major view corridors should widen, if possible, as the corridor approaches the Bayfront and levee.

Figure 6-8: Major View Corridors

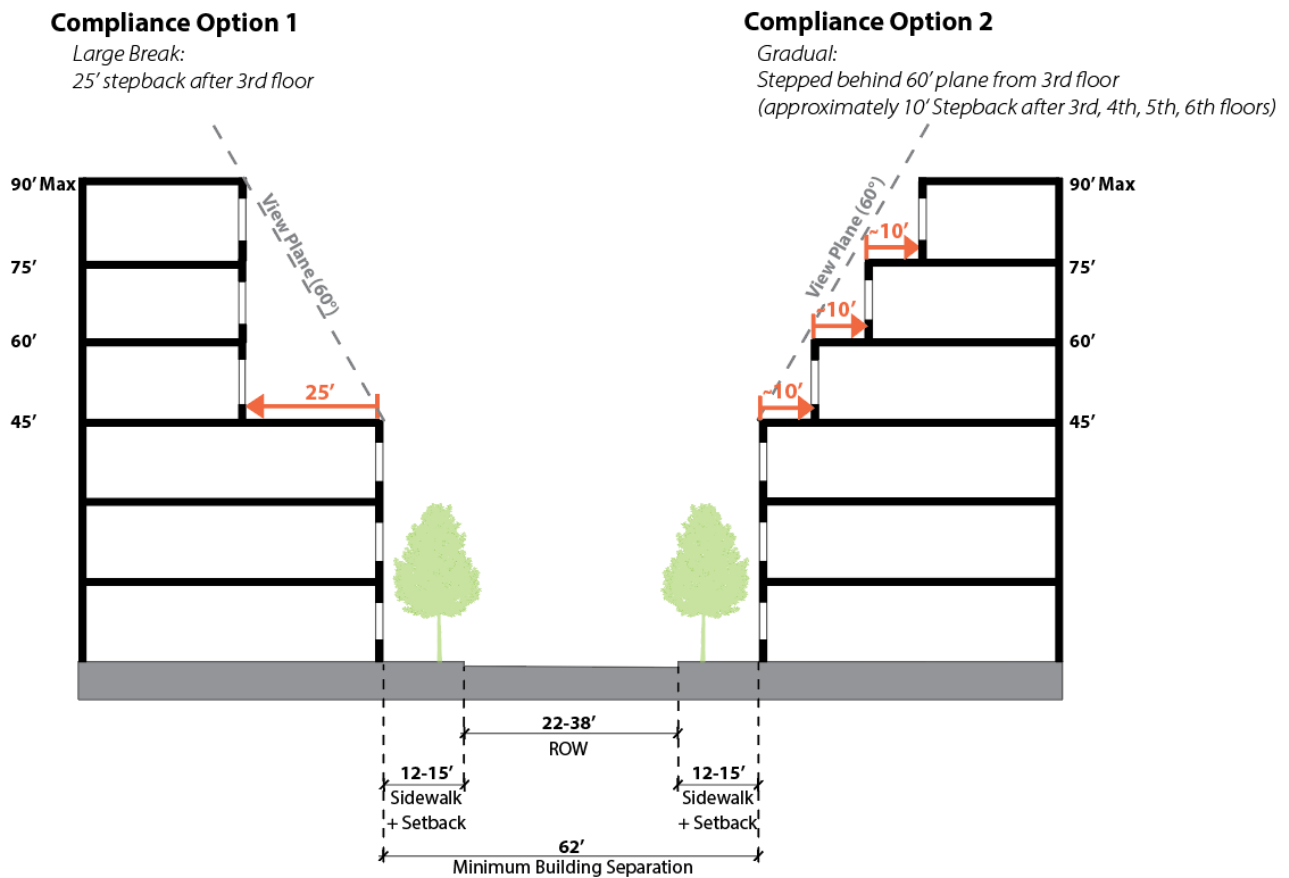


Minor View Corridors

STANDARDS

- 1 **Minimum 62' building separation.**
- 2 **Stepbacks.** Applicants shall choose one of the following compliance options:
 - **Compliance Option 1: Large Break;** single 25' stepback at the 3rd floor
 - **Compliance Option 2: Gradual;** Stepped behind a plane extending upwards 60° from the 3rd floor (approximately 10' stepback every floor)

Figure 6-9: Minor View Corridors



Waterfront-Levee Transition Zone

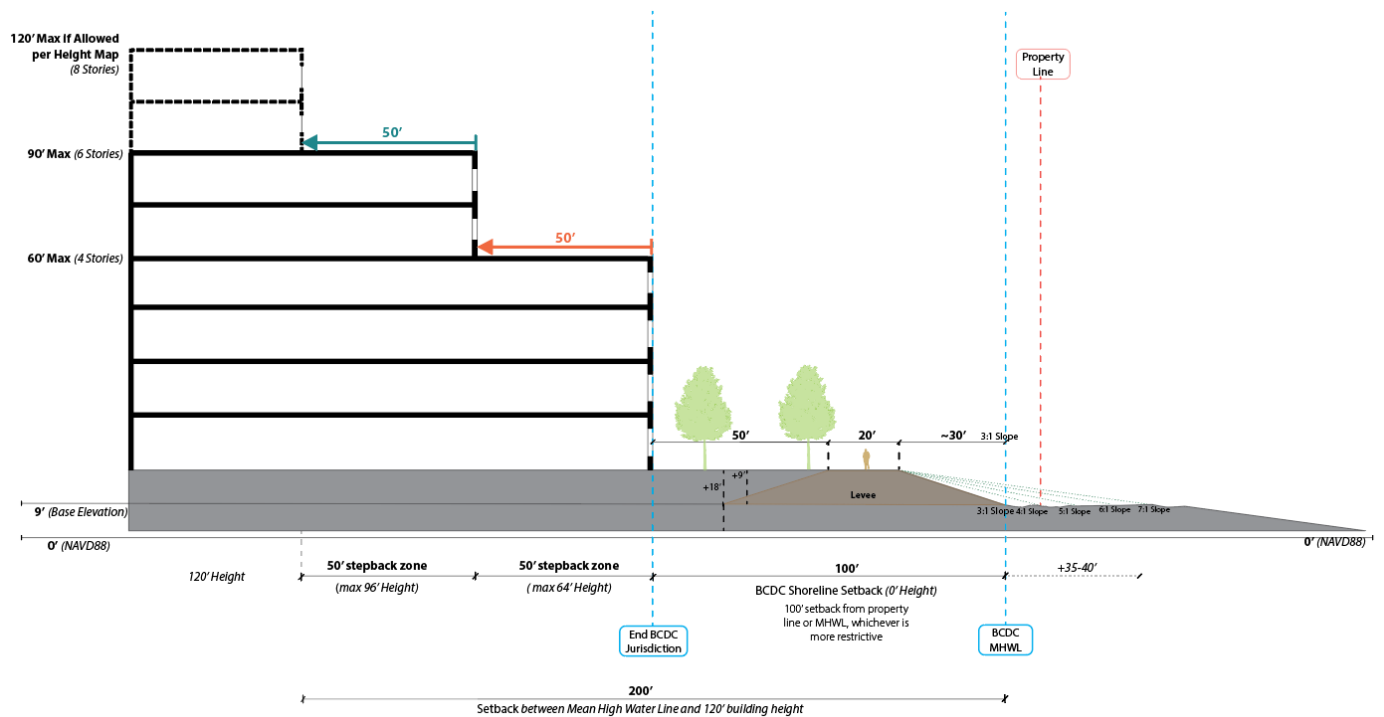
STANDARDS

- 1 Building Setback from Levee.** Buildings shall be setback a minimum of 50' from the inner edge of the levee prism or flood wall.
- 2 Stepbacks.** Upper floors of buildings shall be stepped back from the waterfront, as measured from the limit of BCDC's 100' jurisdiction:
 - Between 100 to 150 feet from MHWL, maximum height of buildings is 64'
 - Between 150 to 200 feet from MHWL, maximum height of buildings is 96'
 - Beyond 200 feet; up to 120' maximum height (or 136' through exemplary zoning bonus)

Additional Standards

- As illustrated in Figure 6-4, adjustments providing equal or greater massing reductions are permitted at Director discretion.
- BCDC's 100' jurisdictional band is measured from the Mean High Water Line (with an additional five feet where tidal marshes are located).
- Buildings, other than minor recreational facilities or utilities-related structures, shall not be located within the 100' BCDC jurisdictional zone..

Figure 6-10: Waterfront-Levee Transition Zone



Four Corners Neighborhood Transition Zone

STANDARDS

1 Transition Zone. For the parcel located at the northeast corner of Bay Road and University Ave, the following height standards apply:

- Rear and side setbacks are minimum 30' from property line; no buildings are allowed in this setback area.
- Between 30' and 65' from property line, a maximum height of 65'
- Beyond 65' from property line, a maximum height of 96' (higher heights are possible through exemplary project bonus)

Additional Standards. Screening requirements apply as follows:

- Minimum 15' of landscaping width
- 1 tree per 20 linear feet (large canopy trees strongly encouraged)
- Screens which protrude more than five feet from parking structures (and occupy more than 50% of façade area) shall count as building facades for setback purposes.

Figure 6-11: Four Corners Transition

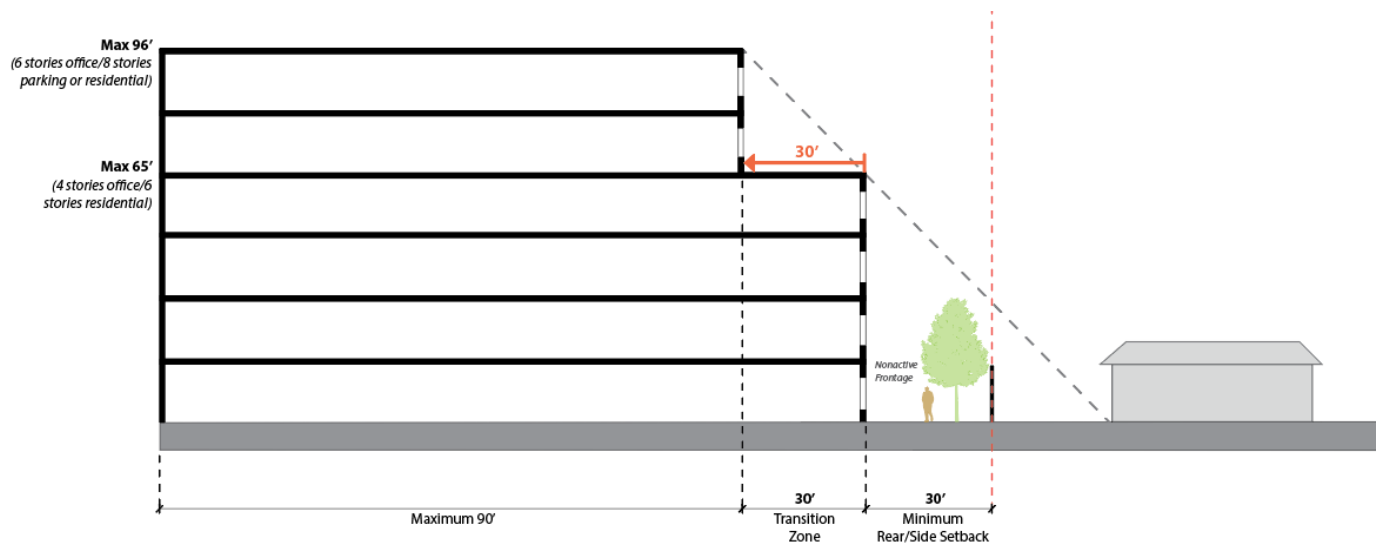
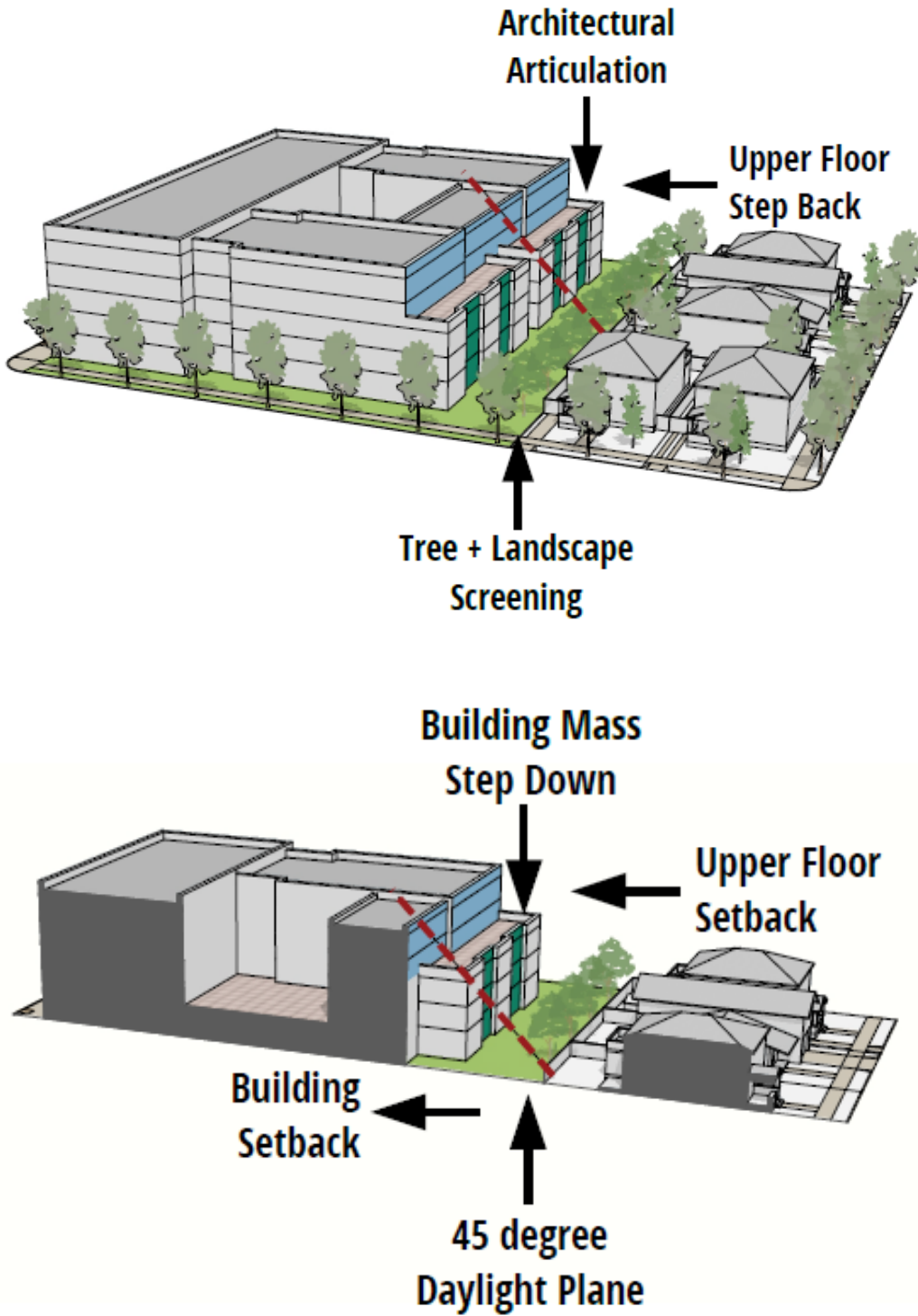


Figure 6-12: Mass Reduction Strategies

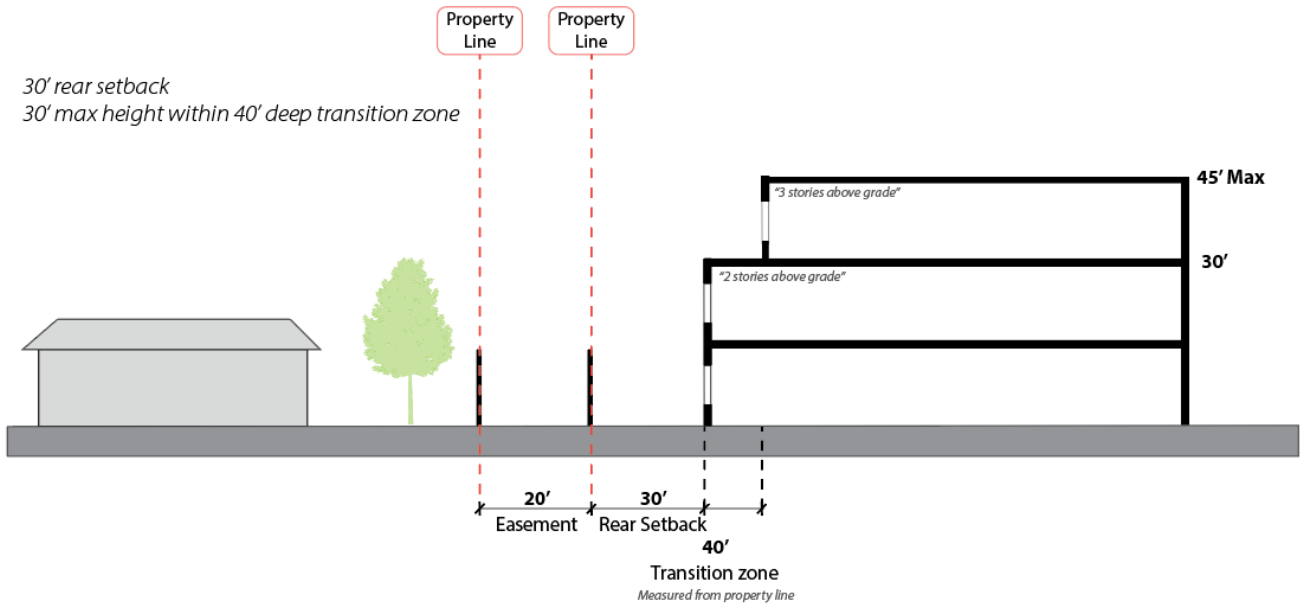


Residential-Adjacent Industrial Transition Zone

STANDARDS

- 1 Transition.** Within the Industrial Transition zone, a maximum of two stories (or 30') maximum height within 40 feet of adjoining residential properties.

Figure 6-13: Industrial Transition

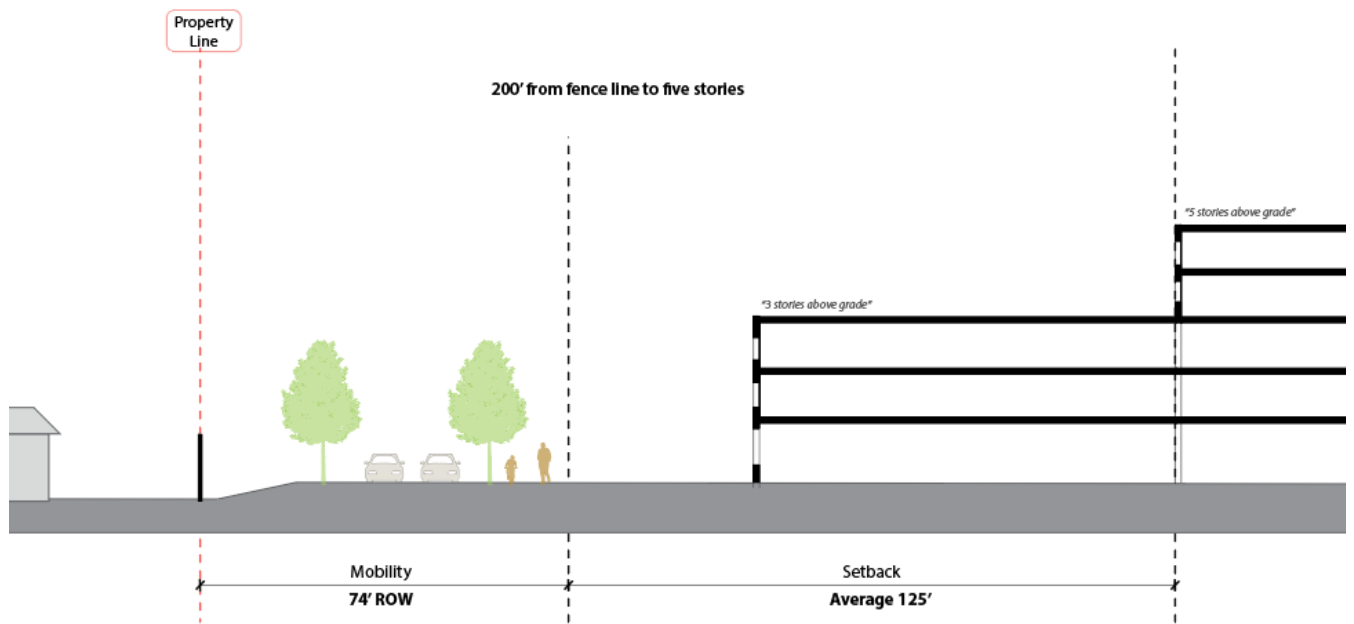


University Village Neighborhood Transition Zone

STANDARDS

- 1 Transition Zone.** Adjacent to the University Village neighborhood, a maximum of three stories (or 35') within 200 feet of rear property lines. May be measured as an average across a façade (no less than 190 feet).
- 2 Minimum setback.** Buildings shall be set back a minimum of 15' from the edge of any multiuse path.

Figure 6-14: University Village Transition



6.4 Active Ground-Floor Frontages

A livable, vibrant, and walkable district has ground floors that energize the public realm, provide eyes on the street, promote gathering and community cohesion, and offer goods and services that are necessary for daily life. Activating buildings with the right treatments and the appropriate land uses is critical to fostering a welcoming and lively Plan Area. The active frontages mechanism is based around:

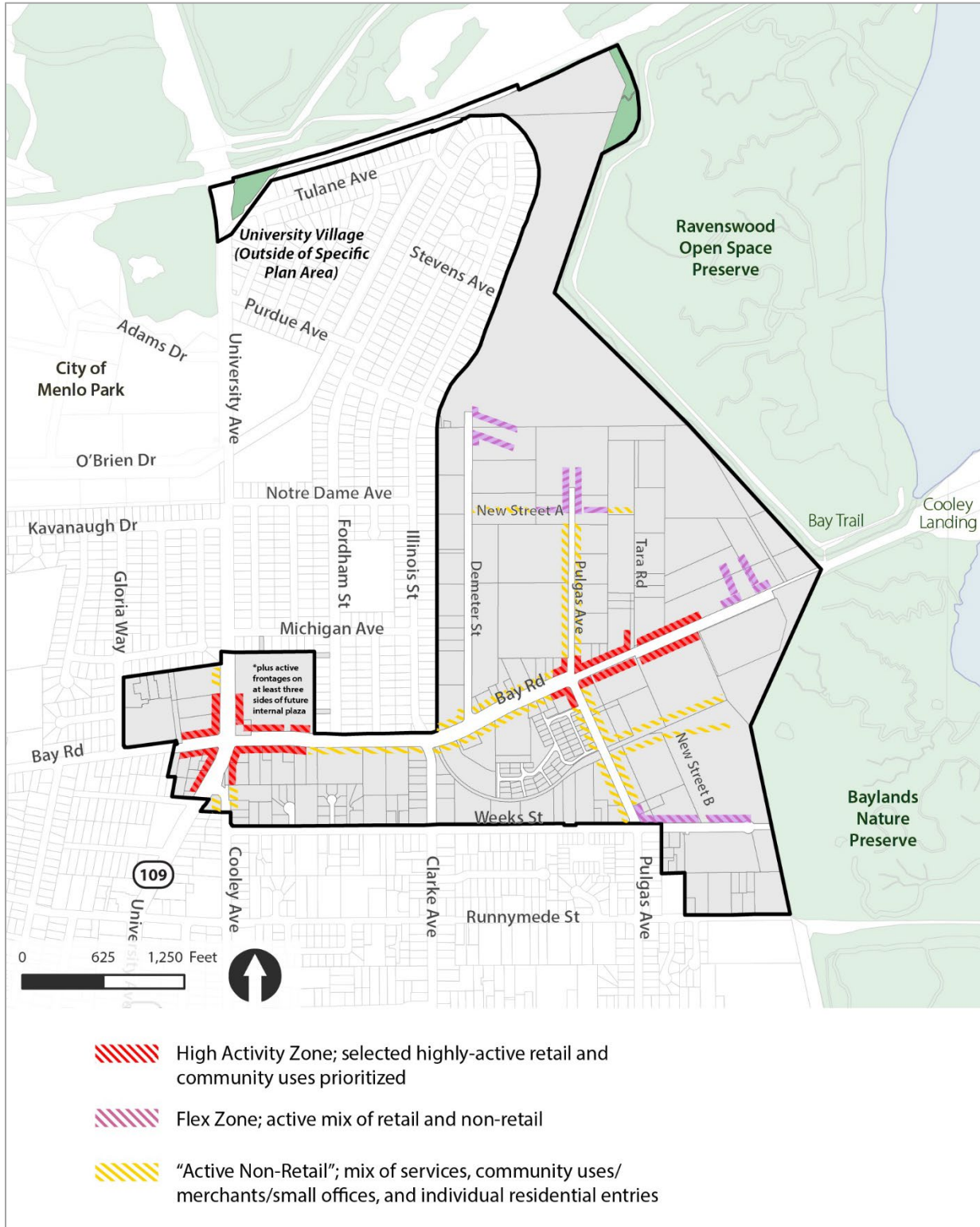
- **Special use standards.** Three distinct zones (High Activity, Flex, Active Non-Retail) each with different priority uses, underpin the concept of appropriately activating Bay Road and other key street frontages.
- **Special design standards.** Minimum ground floor height and storefront depth, minimum average entrance frequency, and minimum percentage transparency.

The active frontages concept is intended to support a lively “Main Street” environment along key segments of Bay Road, as well as a community spine running from Purdue Avenue to Weeks Street. The concept is based around three zones with varying frontage activation:

- The **High Activity** zone is intensely focused on maximum pedestrian interest and socializing and is therefore strictly limited to a handful of land uses with the highest amounts of foot traffic and activity.
- The **Flex** zone mixes shops with civic and community uses, as well as small offices (especially medical) and personal services - retail is present but is not the predominant use.
- The **Active Non-Retail** zone is meant to connect High Activity and Flex Zones, with retail discouraged in favor of other types of small office spaces, lobbies, and individual unit entries (either stoops or patios).

Figure 6-15 illustrates the locations of the three required active ground-floor frontages within the Plan Area. This does not preclude active frontages in other locations yet indicates the areas that are essential to a comprehensive district strategy.

Figure 6-15: Active Frontages



6.4.1 Design for all Active Frontage Zones

STANDARDS

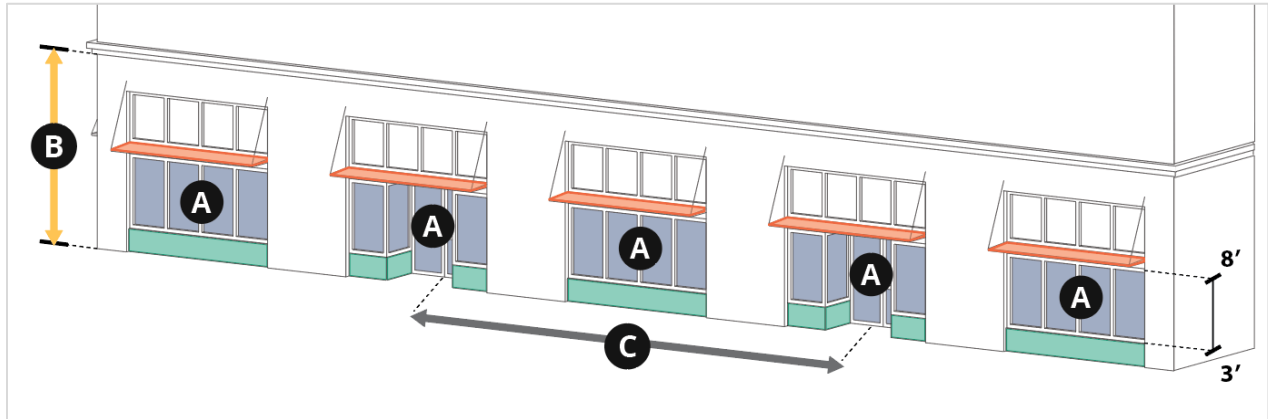
- 1 Design of Active Frontages.** Buildings with frontages in the locations identified on Figure 6-15 shall follow the design standards listed in Table 6-7.
- 2 Active facades throughout Plan Area.** To the maximum extent possible, all ground floor building frontages facing public streets and public parks shall include doors and/or windows to living, working, neighborhood commercial, or similar spaces. Frontages facing service streets, alleys, rear lot lines, or private open space are not typically expected to have active uses.
- 3 Blank wall avoidance.** Long blank walls (longer than 25') without openings such as doors or windows are prohibited along facades facing public streets, public open space, or private streets with public access easements in High Activity Zones.
- 4 Minimum Storefront Depth.** Ground floor retail and commercial storefronts shall have a minimum depth of 25 feet (uses lining parking structures may be 20 feet deep). The average depth shall be at least 30'.
- 5 Storefront Depth in High Activity Zones.** 50% of storefronts in High Activity Zones shall be deeper than 40'.
- 6 Terraces.** Terraces with shopfronts shall be considered active frontages (a terrace is an elevated portion of the front setback area that is separated and set back from the sidewalk/street).
- 7 Ground floor accessibility.** Ground floor storefronts shall meet all necessary ADA requirements.
- 8 Liner for parking structures.** Parking structures located on Bay Road (or the East-West Connector) or within residential mixed-use buildings shall be wrapped with another ground-floor use along all street frontages; the ground-floor use shall have a depth of at least 20 feet.

Table 6-7: Active Frontage Design Standards

	Standard	High Activity	Flex Zone	Active Non-Retail
A*	Minimum Transparency between 3' and 8'	70%	60%	50% suggested
B*	Minimum Ground Floor Height	16'	16'	16' 12' for residential
C*	Entrance Frequency	Every 50' on average	Every 75' on average	Every 80' on average

*See Figure 6-16 below.

Figure 6-16: Active Frontage Ground-Floor Design Components



6.4.2 Land Uses in Active Frontage Zones

STANDARDS

- 1 **Active Use.** To ensure that frontages are properly activated and utilized by the community, projects located within a High Activity or Flex Zone as shown on Figure 6-16 shall provide the minimum active square footage indicated by Table 6-7. The uses considered active for each frontage type are listed in the table. Projects that meet or exceed these minimum requirements shall be granted:
 - o FAR exemption for the square footage of neighborhood-serving uses
 - o Up to 25% flexibility on parking maximums for these land uses
- 2 **Small-format retail policy.** To provide spaces that are attractive to local small business owners, projects shall provide a minimum of two (2) small format storefronts per street-facing frontage identified on the Active Frontages map. Each small storefront shall have a maximum size of 1,500 sf. Single-use retail-only projects are exempt.

Table 6-8: Active Frontage Land Uses

Frontage Zone	Minimum Active Square Footage	Active Uses (public open space is exempt from frontage calculations)	Other Appropriate Uses in Zone
High Activity	Minimum 0.075 FAR or 20,000 sq ft, whichever is greater for projects over 150,000 sq ft. Minimum 2,500 sq ft for all other projects.	At least 70% of active frontages shall be retail or commercial storefronts with the following uses: eating and drinking establishments (food service with and without alcohol sales), convenience sales, personal services, clubs and nonprofit institutions. Subsidized community/retail uses comply.	Residential or office lobby, townhouse or multifamily residential (with individual entries), civic space, public assembly, public

6 LAND USE AND DEVELOPMENT STANDARDS

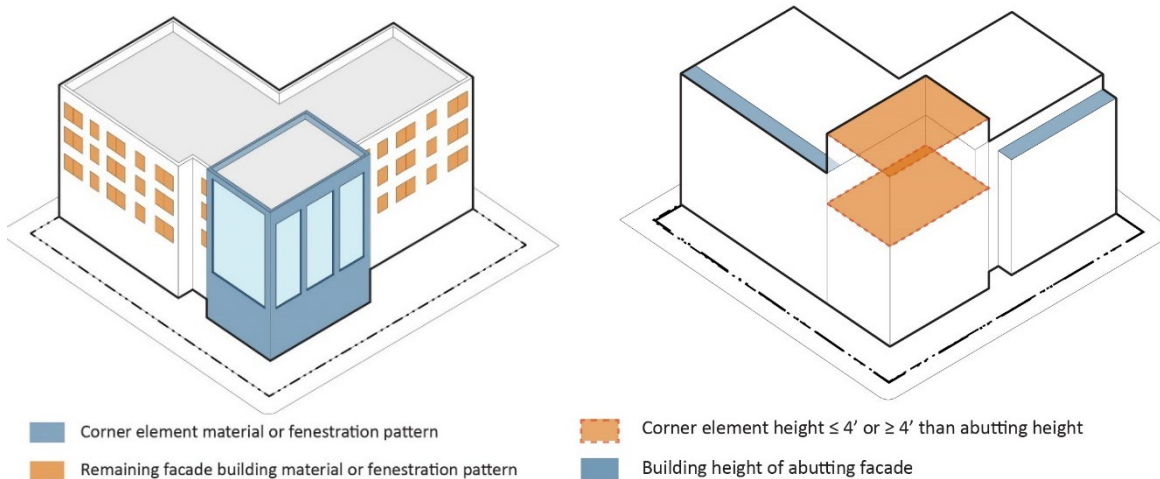
Flex	Minimum 0.05 FAR or 2,500 sq ft., whichever is greater.	At least 60% of active frontages shall be retail or commercial storefronts with the following uses: general retail sales, eating and drinking establishments, convenience and supermarket, personal services, studio, live/work, fitness/health, childcare, or clubs and nonprofit institutions. Subsidized community/retail uses comply.	facility, public park, community garden.
Active Non-Retail	No minimum.	It is recommended that at least 50% of building frontage is composed of the following uses: medical/dental office, small office (business), personal services (general), live/work, fitness/health, or production studio.	

6.4.3 Corner Treatments

Building corners are locations where special building and open space design can provide a sense of place, wayfinding, and architectural interest.

GUIDELINES

- 1 Corners.** Buildings in active frontage zones should locate structures or publicly accessible plazas/open spaces at corners. Surface and structured parking are not permitted (podium parking is discouraged unless wrapped). Treatments such as a change in height or a distinctive corner material are recommended.
- 2 Pedestrian access at corners.** When buildings are located at the corner, building entrances should be located within 30' of the corner. When plazas/open spaces are located at the corner, the building shall have direct pedestrian access off the plaza.



6.5 Site Design

Site design establishes standards regulating block design, building placement and setbacks, and similar topics. These standards support the health and safety of residents, employees, and visitors by providing standards to ensure a walkable block structure and safe pedestrian experience, minimize the heat island effect, and improve district identity and image.

6.5.1 Block Structure and Building Placement

A core community goal for the Plan Area is to create a walkable block structure and new pedestrian and bicycle circulation. This smaller grained block pattern allows for an enhanced mobility network that maximizes access to daily amenities and services, supporting the concept of the 15-minute neighborhood.

STANDARDS

- 1 Maximum Block Perimeter.** Developments shall not exceed the maximum block perimeter specified in Table 6-8.
- 2 Breaks in Blocks.** Blocks may be broken by private or public streets, publicly accessible service streets/fire access streets, or greenways or paseos (if designed as required by Chapter 8, Mobility).
- 3 Accessible Building Entrances.** All buildings and storefronts shall have the primary entry located onto a public street, pedestrian paseo/greenway, or publicly accessible open space/plaza.

Table 6-9: Maximum Block Perimeter

	4 Corners Gateway	Bay Road Central	Ravenswood Employment Center	Industrial Transition	Waterfront Office	Urban Residential
Block Perimeter	1,200'	N/A	1,800'	N/A	1,800'	1,200'

GUIDELINES

- 1 Building Orientation.** All mixed-use buildings should be oriented toward the street, so that they frame the pedestrian environment. Office and industrial buildings that adjoin a street should be oriented toward the street.
- 2 Open Space Arrangement.** Buildings should be arranged to create well defined areas for plazas, green spaces, and pedestrian facilities.
- 3 Building Location.** Buildings with active frontages should be located as close as possible to the front setback line or immediately behind a public or semi-private space, such as outdoor seating for a restaurant. Large front setbacks are discouraged. Setbacks should be landscaped and/or hardscaped.



6.5.2 On-site Private and Common Usable Open Space & Landscaping STANDARDS

- 1 Usable Open Space Requirements.** Developments shall provide the private and/or common open space as indicated in Table 6-9 below. Any combination of private and common open space (that conforms to the below standards) can be used to satisfy the per square foot requirements. 100% affordable housing projects may request a reduction in the required usable open space.
- 2 Private Open Space.** Private open space areas in multi-family residential and residential mixed-use projects are intended for private use for each dwelling unit and may include balconies (covered or uncovered), private gardens, private yards, terraces, decks, and porches, among others. Spaces may be provided that do not meet the standards below, but they may not be counted toward the required Usable Open Space.
 - a. Residential Access. Shall be directly accessible from a residential unit.

- b. Balcony Dimensions. Balconies shall have a minimum dimension of 6 feet in one dimension.
- c. Balcony Floor Area. Balconies shall have a minimum floor area of 30 square feet. Ground floor balconies shall have a minimum floor area of 50 square feet.
- d. Floor To Ceiling. Floor to ceiling height shall have a minimum dimension of 9 feet.
- e. Coverage. May be covered but not fully enclosed.
- f. Ground Level Privacy. Ground level private open space shall be screened or buffered from adjacent private or common open space and dwellings by landscaping, fencing, walls, trellises, or other screening elements.

3 Common Usable Open Space: For residential and mixed-use projects with residential uses, private common open spaces are outdoor open spaces that are shared and accessible only to building residents and their visitors. Common open spaces may include courtyards, gardens, play areas, outdoor dining areas, recreational amenities, and rooftop open spaces. Spaces may be provided that do not meet the standards below, but they may not be counted toward the required Usable Open Space.

- a. Residential Adjacencies. Shall be immediately adjacent to common spaces, hallways, or residential units.
- b. Resident Access. Shall be accessible to all residents.
- c. Minimum Dimensions. Shall have a minimum width and length of 20 feet.
- d. 3-Side Enclosed Courtyards. A courtyard enclosed by three sides of a building shall have a minimum width that is equal to or greater than 75% of the highest height of the adjoining faces.
- e. Fully Enclosed Courtyards. Fully enclosed courtyards shall have one minimum dimension that is equal to or greater than the highest height (up to 80 feet) of the adjoining facades.
- f. Sky Visibility. 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 are permitted.
- g. Landscaping. Minimum 20% of the required open space area shall be planted with trees, ground cover, and/or shrubs.
- h. Permanent Seating. Shall have permanent seating.

Table 6-10: Private & Common Usable Open Space Area (Base Projects)

	4 Corners Gateway	Bay Road Central	REC	Industrial Transition	Waterfront Office	Urban Residential
Non-Residential Public and Common Usable¹	5% of lot area must be common or public. ²	5% of lot area must be common or public. ²	N/A	N/A	5% of lot area must be common or public. ²	N/A
Residential Common Usable or Private Open Space³	75 sf per unit	100 sf per unit	N/A (per Code, if in overlay zone)	N/A	N/A (per Code, if in overlay zone)	150 sf per unit

¹Public open space targets for Standard and Exemplary Tier targets are found in Chapter 10.

²No more than 20% of the required open space area may be provided as common usable.

³Public Open Space requirements for residential projects are per Quimby Act.

GUIDELINES

- 1 Publicly Accessible Spaces:** Publicly accessible plazas and open spaces should be landscaped and should incorporate high-quality paving materials such as stone, concrete, pavers, or brick.
- 2 Adjacent grades.** Match grades when constructing new open space adjacent to a future mobility connection or neighboring open space. The first development to occur may be required to utilize retaining walls to prevent disruption to neighboring properties.
- 3 Residential Internal Open Space.** Internal open spaces should be designed to allow for maximum solar access and natural sunlight.
- 4 Employee Spaces.** Employees should be provided with break and gathering open spaces that are an adequate size and are located in areas buffered from vehicle traffic and circulation.
- 5 Public Art.** Encourage the provision of art in internal open space areas.
- 6 Spatial Organization.** Landscaping should be used at the edges of paths and open space areas to help define the spatial organization of the site.
- 7 Edge Definition.** Landscaping should be designed to help define the perimeter of the property.
- 8 Plant Selection.** Plants should be chosen that are well-adapted to the climate of East Palo Alto. These plants may include native or other drought resistant plants.
- 9 Shading.** Trees with leafy canopies should be used to provide shade for sidewalks and buildings.

10 Turf Grass Limitation. The amount of turf grass in landscaping should be minimized, and alternatives to turf should be used where practical. Consult the City’s Water Efficient Landscaping Ordinance for additional requirements.

11 Building Activation. Landscaping should be used to activate building façades; soften building contours; highlight important architectural features; screen less attractive elements; add color, texture, and visual interest; and provide shade.

For additional guidance on parks, streetscape, and street trees, see Chapter 7 & 8.



6.5.3 Access & Loading

STANDARDS

- 1 Pedestrian Access.** One pedestrian access point per 200 linear feet of street frontage shall be provided from the street to parking structures (or public waterfront access), or where buildings are longer than 200 feet, access shall be provided between every building.
- 2 Driveways.** Driveways shall be minimized to the extent feasible on the primary bike network to minimize conflicts between cyclists and vehicles. Driveways shall not exceed 26’ in width.
- 3 Curb Cuts.** Each project site should be limited to one curb cut (including driveways, service streets and alleys) per 200 feet of public street frontage, unless otherwise required for emergency vehicle access (or two curb cuts per

parking garage frontage). Curb cuts should be located a minimum of 50 feet from street corners.

- 4 Loading Screening.** Loading docks, and equipment areas shall be screened from adjacent properties and publicly accessible streets and paths with fencing or walls, and landscaping. Designated loading docks, bays, and spaces shall be located in the rear or interior side yard areas.
- 5 Side Street Loading.** Street-side loading shall be prohibited unless the loading dock is set back at least 50 feet from the street; is screened with materials that have a similar color, texture, roof style, and architectural detailing to the overall site and building design; and is screened by an opaque screen up to a height of 8 feet.

GUIDELINES

- 1 Loading & Delivery Areas.** The impact of service, delivery, and storage areas should be mitigated by locating these areas on the sides or backs of buildings, away from public streets and pedestrian circulation wherever possible.
 - a. An exception to this rule is that where R&D or industrial uses are adjacent to residential uses, then these functional areas should be located away from the residential uses.
 - b. An exception to this rule is when it conflicts with local trash and recycling provider (Recology) pick-up standards.
- 2 Unobstructed Circulation.** Loading areas and service entrances should be located so as to not interfere unreasonably with pedestrian and vehicular movement on the site.
- 3 Common Access Point.** Where possible, service vehicle access should be provided through a common access point that is shared with other vehicles.
- 4 Hiding Places.** Limited visibility should be provided into service, delivery, and storage areas to avoid creating hiding places.

6.5.4 Parking

STANDARDS

- 1 Surface Parking Location.** Surface parking shall be located behind buildings. If that is not feasible, surface parking may be located beside buildings if screened from the street with low walls and landscaping.
 - a. Waterfront Office and Ravenswood Employment Center.. Surface parking shall be prohibited in front setbacks (and all Bay Road frontages).
 - b. 4 Corners Gateway, Bay Road Central and Urban Residential. Surface parking shall be prohibited in front setbacks (and all Bay Road frontages).

- a. Industrial Transition. Surface parking between buildings and public streets is permitted in front setbacks but shall be limited to two parking rows and a drive aisle.
- 2 Surface Parking Screening.** Surface parking lots shall be screened from adjacent publicly accessible streets.
- 3 Surface Parking Landscaping.** There shall be a minimum of 15 feet of setback between surface or structured parking areas and public streets. Each off-street surface parking area shall provide landscape coverage equivalent to twenty (20) square feet of landscaping for each parking space.
- 4 Structured Podium Parking Liner.** Above grade structured parking structures facing a public street or publicly accessible open space shall be predominantly lined or wrapped with commercial or habitable uses with a minimum depth of 20 feet.
- 5 Structured Parking Location.** To the maximum extent feasible, structured parking garages shall face private streets, internal streets, and alleyways.
- 6 Structured Parking Access.** All parking facilities shall submit a parking access plan that demonstrates satisfaction of the following standards:
 - a. Buffer from the sidewalk by pedestrian-oriented uses;
 - b. Access control designed to accommodate peak demand without causing vehicle queuing in the public right-of-way;
 - c. An appropriate number and location of entries and exits;
 - d. Adequate internal circulation; and
 - e. Signage for drivers and pedestrians.
 - f. On-site queuing space shall be provided for vehicles waiting to be unloaded from automated parking facilities.
- 7 Structured Parking Garage Height Exception.** Elevator overruns are permitted to exceed the maximum height within a zone.
- 8 Structured Parking Garage Screening.** Screening shall not be so large and dense that the screening elements (such as walls or landscaping) limit sight lines for safety and security. Architectural treatments shall be combined with landscaping or trees to effectively lessen the visual impact of the garage.



6.6 Building Design

Building design establishes standards regulating building height and setbacks, massing, façade articulation, ground floor design, usable open space, and other building elements.

6.6.1 Building Massing

STANDARDS

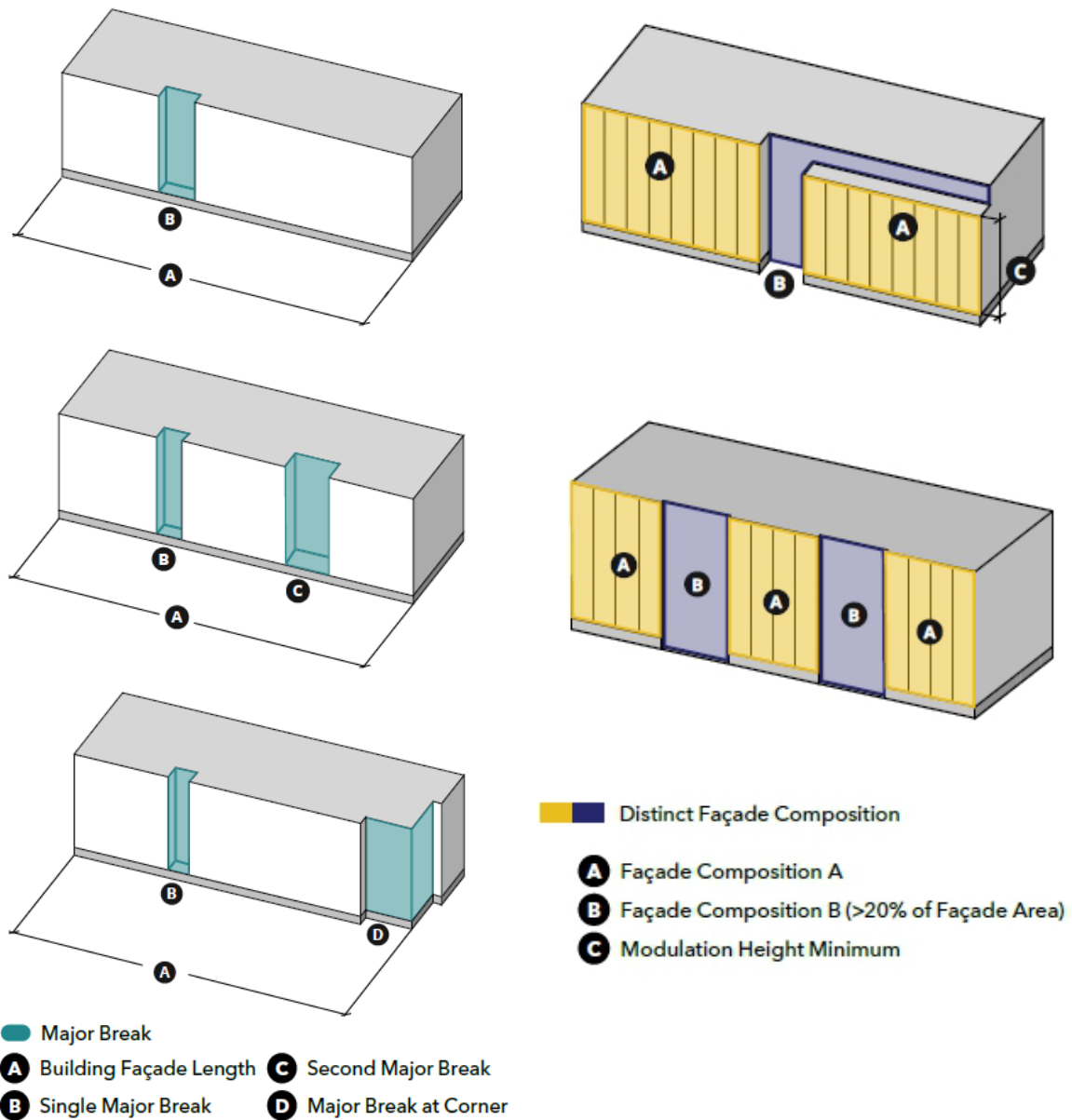
- 1 Maximum Building Length.** Buildings shall not exceed the following lengths:
 - a. 350' in Mixed Use zones (4 Corners Gateway, Bay Road Central, Waterfront Office)
 - b. 550' in Office/R&D zones (REC and Industrial)
- 2 Upper Floor Major Façade Breaks.** For all buildings, façades above the ground floor (or second floor if mixed-use) shall incorporate structural or design elements to break large expanses into smaller parts. A major break is defined as 20' wide and 10' deep. A major break may extend to the corner of a building with a maximum width of 80 feet. Windows, doors, and other openings should be designed to help implement this standard. See Figure 6-16 for additional visual guidance.
 - a. 4 Corners Gateway and Bay Road Central zones: one major break is required for buildings over 150' long, two breaks are required for buildings over 250' long.
 - b. Waterfront Office and REC zones: one major break is required for buildings over 300' long, two major breaks are required for buildings over 400' long.
- 3 Distinct Façades.** Building façades greater than 200 feet in length shall have at least two distinct façade compositions with at least two unique features of fenestration scale; rhythm and pattern; material and color; modulation of building form; or façade articulation. Each of the composition shall account for a minimum 15% of the total façade.
- 4 Residential Minor Breaks.** The façade planes of residential-only and mixed-use residential buildings shall not exceed 150 feet in length without a façade break, either major (defined above) or minor. A minor break is defined as 2' deep and 4' wide.
- 5 Human-Scaled Rhythm.** Residential-only and mixed-use residential building façades shall establish a human-scaled rhythm with smaller individual building bay widths of 20 to 60 feet.

GUIDELINES:

- 1 Various Buildings.** Large development projects should be designed as a complex of buildings rather than a single large structure.

- 2 Massing Breaks.** Building massing should be broken up into smaller masses, particularly on upper levels, to avoid large monolithic structures and to allow for eastward view corridors.
- 3 Human Scale.** Buildings should be designed with the human scale in mind, incorporating overhangs, changes in wall planes and building height, vertical elements, and other architectural features to break up the bulk of a single building and provide visual interest.

Figure 6-17: Building Articulation Examples



6.6.2 General Ground-Floor Design

GUIDELINES

- 1 Identity.** Ground-floor façades should be designed to give individual identity and visual interest to each individual establishment.
- 2 Scale.** Commercial frontages should be broken up into similar 20'-35' wide modules.
- 3 Distinct Tenant Bays.** Where multiple tenant spaces are incorporated into a building, individual tenant spaces should be located within distinct building bays. This can be achieved by any of the following:
 - a. Placing a column, pier, or pilaster between façade elements.
 - b. Applying a vertical slot or recess between façade elements.
 - c. Providing variation in plane along the building wall.
 - d. Varying the building wall by recessing storefront entrances or creating a niche for landscaping or for a pedestrian area.
 - e. Varying wall materials.
- 4 Active Interiors.** On façades that face a public street, windows that provide views into active interiors should be used, and long stretches of blank walls should be avoided wherever possible.
- 5 Visual Transparency.** The ground-floor façades of mixed-use buildings should incorporate a high percentage of windows to increase visual transparency. Clear glass should be used in ground floor windows and doors to promote visibility into the ground floor space.
- 6 Fenestration Proportionality.** Ground-floor retail windows should utilize a larger window proportion than upper-floor windows.
- 7 Fronting onto Roundabouts.** Projects that are adjacent to roundabouts should be designed with buildings and/or public open spaces that complement the curved form of the intersection and enhance the movement of people, bicycles, and other users around the roundabout. Placing lobbies, public art, street furnishings, or unique landscaping is suggested.



6.6.3 Façade Design & Composition

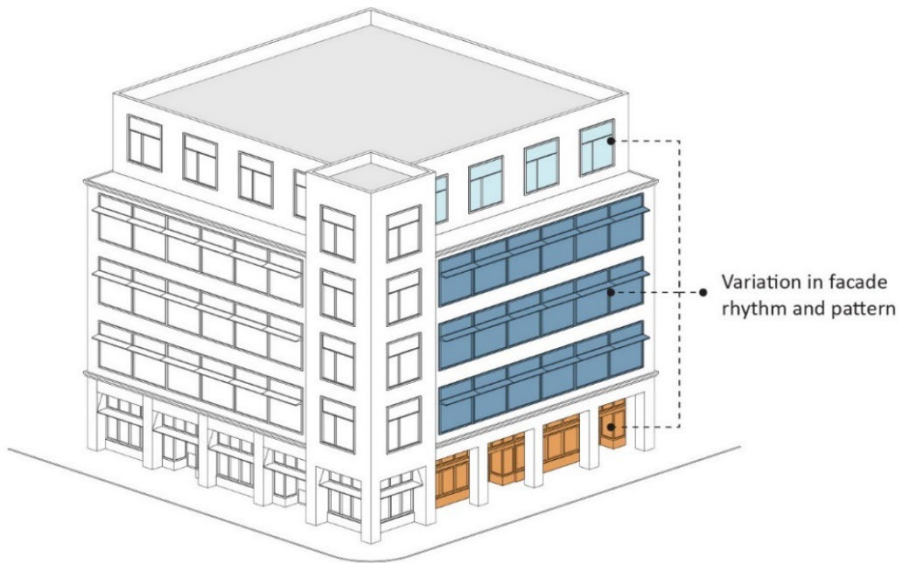
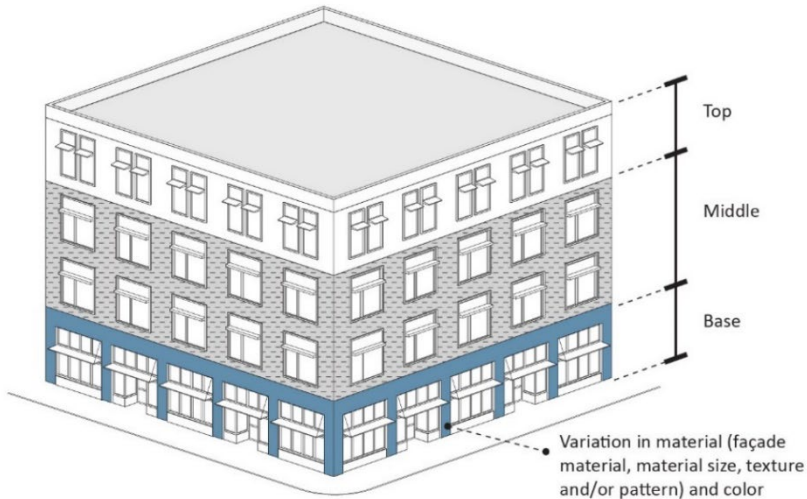
GUIDELINES

- 1 Base / Middle / Top.** Building façades should be designed to have a distinct base, middle, and top. As illustrated in Figure 6-18, one or more of the following elements should be used to articulate a building façade:
 - a. Variation in the details for the top of a building, including cornice lines, parapets, eaves, brackets, and other detailing.
 - b. Variation in the details for the body, or middle, of the building, including awnings, overhangs, canopies, pilasters, columns, slots, decorative lighting, and window boxes.
 - c. Variation in the details for the base of a building, including recessed entry areas, covered outdoor areas, and alcoves.
- 2 All Building Elevations.** All facades of a building facing a street or public space should be treated with variations in massing and articulation.
- 3 Visible Public Art.** Public building frontages should include public art visible to the public that also complements the general building design and character.
- 4 Details.** Façade details should appear integral to the architectural and structural design of the building rather than tacked onto the surface.
- 5 Industrial Façade Treatments.** Regardless of construction type, industrial or creation/flex developments should include decorative façade treatments that minimize the sense of a boxy, “tilt-up” style building.

Figure 6-18: Examples of Base/Middle/Top Building Variation



6 LAND USE AND DEVELOPMENT STANDARDS



6.6.4 Residential Windows and Entries

STANDARDS

- 1 Flush windows.** Windows that are flat or “flush” with the façade are prohibited unless applied to a portion of a building that is part of a recessed façade modulation with a minimum 4 inches in depth.

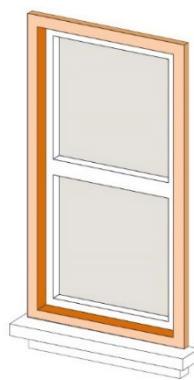
GUIDELINES

- 1 Entrance Orientation & Prominence.** Main building entrances should be oriented toward the sidewalk and include architectural features that give them prominence.
- 2 Entrance Access.** Building entries should be accessible directly from the sidewalk.
- 3 Corner Entrances.** Where feasible, the main entrance of a corner building should be located at the corner.
- 4 Proportionality.** Façade openings and windows should be vertically proportioned, with a greater height than width.
- 5 Upper-floor Detailing.** Upper-floor windows should be enhanced with architectural details such as sills, molded surrounds, and lintels.

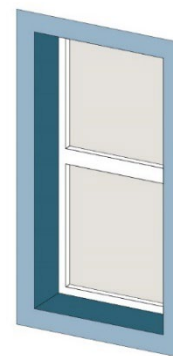
6.6.5 Non-Residential Windows and Entries

GUIDELINES

- 1 Main Entrance Prominence.** Main building entrances should be emphasized by architectural features that give them prominence.
- 2 Primary Entries.** Wherever possible, the main office and visitor entrance should be oriented towards the street.
- 3 Distinguished Entry Types.** Architectural detailing and materials should be used to distinguish between visitor and employee/service entries.
- 4 Visitor Entrances.** Visitor entrances to buildings should be clearly visible from a public street.
- 5 Recessed Windows.** Recessed windows are strongly encouraged. Other means of accentuating the windows, such as distinctive color treatments, should also be considered in order to create a sense of depth on the façade.
- 6 Operability.** Operable windows, or other means of providing workers with self-controllable access to fresh air, should be used where possible.



Minimum 1" window recess + trim



Minimum 3" recess

6.6.6 Materiality

STANDARDS

- 1 **Prohibited Siding Materials.** Plywood, vinyl, T1-11, plastic (and plastic laminate), and fiberglass, shall be prohibited siding materials.

GUIDELINES

- 1 **Contextual Sensitivity.** Materials should be chosen to respect the climate and traditions of the surrounding area.
- 2 **Material Type.** Genuine materials should be used rather than simulated materials. Where one building material is used to simulate another, it should be used in a way that is in keeping with the character and properties of the material being simulated.
- 3 **Consistent Palette.** The colors and materials used on the exterior of a building should adhere to an appropriately varied palette.
- 4 **Building Differentiation.** Changes in color or materials should be used to differentiate between different components of a building, utilizing both a primary and secondary material.
- 5 **Façade Accent Materials.** Any accent materials should be used on all visible façades of the building, not only the front.



6.7 Additional Development Standards

6.7.1 General Exception

STANDARDS

- 1 Exceptions to Identified Objective Design Standards.** Applicants may petition for exceptions to the following standards: 5% or 5 ft deviation from stepbacks and view corridor requirements, 10% or 10 ft deviation from building articulation standards, 10% deviation from active frontage standards.

6.7.2 Performance Standards

STANDARDS

- 1 Air Contaminants.** No smoke, soot, flash, dust, cinders, dirt, acids, fumes, vapors, odors, toxic or radioactive substance, waste or particulate, solid, liquid, or gaseous matter shall be introduced into the outdoor atmosphere, alone or in any combination, in a quantity or at a duration that interferes with safe occupancy of the site or surrounding sites. In addition, all uses shall be subject to any emission limits determined by the Bay Area Air Quality Management District (BAAQMD).
- 2 Hazardous Materials.** Industries utilizing hazardous materials may be permitted provided that strict performance standards are achieved and impacts to neighboring properties are minimized to the fullest extent feasible. Any development proposing use of substances on the State Regulated Substances List must follow the regulations of the California Accidental Release Prevention Program (CalARP), which requires businesses that produce, handle, process, distribute, or store certain chemicals over a threshold quantity to develop a Risk Management Program and prepare a Risk Management Plan (RMP). The RMP must consider the proximity to sensitive populations located in schools, residential areas, health care facilities, and day care facilities. The RMP must also consider external events such as seismic activity or levee failure.
- 3 Electrical Emission.** There shall be no electrical emission beyond the property line that would adversely affect other uses or adjacent property owners.
- 4 Glare and Heat.** There shall be no reflection or radiation, directly or indirectly, or glare or heat beyond the property line that would constitute a nuisance or hazard, or that would be recognized by a reasonable person as offensive. This requirement shall not be interpreted as prohibiting nighttime illumination of a property.
- 5 Noise.** All noise shall be controlled so as not to become objectionable due to intermittence, duration, heat frequency, impulse character, periodic character, or shrillness.
- 6 Vibration.** There shall be no activity that causes ground vibration that is readily discernable beyond the property line.

6.7.3 Wayfinding & Signage

STANDARDS

- 1 Sign Regulations.** Signs shall be subject to the sign regulations contained in the Zoning Code regarding exempt signs, prohibited signs, and general sign regulations, unless otherwise specified in this Specific Plan.
- 2 Prohibited Signs.** Cabinet and monument signs are prohibited. Façade, awning, and storefront signs only.
- 3 Glare.** No sign shall be illuminated such that the primary source of light causes excessive glare toward residential uses. Only signs located in commercial and office districts may be internally illuminated.
- 4 Façade Interaction.** Wall signs that project from the wall shall be designed as individual letters and icons directly attached to a building façade, rather than as a “box” sign with a single background and frame attached to a building.

GUIDELINES

- 1 Unified district wayfinding palette.** The applicants are strongly encouraged to develop and implement a unified wayfinding palette across the District, that celebrates the Arts and Innovation aspects of the Plan Area.
- 2 Building Integration.** Signs attached to a building should be designed as integral components of the building in terms of size, shape, color, texture, and lighting and should not cover or obscure the architectural features of a building.
- 3 Legibility.** Signs should be designed to be easily legible. Legibility can be optimized by providing high contrast between the sign content and its background.
- 4 Multi-tenant signage.** Multi-tenant buildings are encouraged to develop a master sign program to ensure consistency across different tenants.

6.7.4 Fencing & Walls

STANDARDS

- 1 Fences.** Fences and walls shall not be built where the Public Mobility Map shows new public streets or publicly-accessible connections, except existing fences and walls may be reconstructed (up to 7’ with a minor variance) to maintain screening and security on sites built prior to adoption of this Plan. Within setback areas, small decorative fences and landscaping (up to 4’) may be allowed, if access to the street or connection is provided at frequent points. Fencing for residential private open spaces is allowed (up to 6’).
- 2 Visibility Obstructions.** Fences and walls that are tall enough to obscure buildings shall not be used between buildings and public rights-of-way. Exceptions shall be made for fences and walls that are necessary to screen maintenance or service areas.

- 3 **Chain-Link Fencing.** Coated chain-link fencing shall not be used except where it is not visible from public rights-of-way. Uncoated chain-link fencing and barbed-wire or razor-wire fencing shall not be used.

GUIDELINES

- 1 **Design Cohesion.** Fences and walls should use similar materials, heights, and construction techniques throughout a development. These design elements should reflect the material, colors, and design details of nearby buildings.
- 2 **Transparency.** Fences and walls should generally be semi-transparent. They should be opaque only at interior property lines or where shielding maintenance or service areas.

6.7.5 Trash & Refuse

STANDARDS

- 1 **Refuse Screening.** Refuse areas shall be screened from public view.
- 2 **Refuse Drainage.** Covered trash storage areas shall be sloped so that spills and wash water flow to area drains connected to the sanitary sewer system, subject to the local sanitary sewer agency's authority and standards.
- 3 **Refuse Area.** Refuse areas shall be designed to fit the number of trash and recycling bins required to accommodate all waste generated by building users. Refuse and waste disposal shall abide by the Chapter 8.32 of the Municipal Code.
- 4 **Refuse Enclosure.** Refuse enclosures shall be constructed of durable materials with a similar color, texture, roof style, and architectural detailing to the overall site and building design.
- 5 **Refuse Truck Access.** Refuse areas shall be designed to accommodate truck access.

6.7.6 Utilities

STANDARDS

- 1 **Utility Location.** Utilities shall not be located on primary building facades if feasible (primary facades are those facing public streets or major public open spaces). Utilities are strongly discouraged within front setback areas, public rights-of-way (except where required by PG&E), along mid-block pedestrian connections, or within 50 feet of a corner. Ground-based equipment is discouraged from the front setback area, particularly the pedestrian zone.
- 2 **Utility Screening.** Utility cabinets and meters shall be contained in the building or otherwise fully screened from public view. Backflow prevention devices shall be fully screened from public view through the use of landscaping, berms, low walls, or other screening techniques.

- 3 Storage Screening.** Outdoor storage, including company-operated vehicles other than passenger vehicles, shall be screened from public view using any combination of walls, berms, and landscaping.
- 4 Underground Utilities.** Where required by the City, new utilities and utility service line connections shall be underground. Certain types of ground-based equipment may be above ground if necessary.

6.8 Ecology & Sustainability

6.8.1 Green Building

STANDARDS

- 1 City REACH Code.** Developments shall meet the requirements of the City Building and Energy REACH Code per Chapter 15 of the Municipal Code.

GUIDELINES:

- 1 Green Roofs.** Green roofs should be encouraged to improve water quality, improve energy efficiency, reduce stormwater runoff.
- 2 Building Orientation.** Buildings should be oriented to the sun in a way that provides natural heating and daylighting and maximizes energy efficiency.
- 3 Renewable Energy.** New buildings should incorporate on-site renewable energy systems such as solar panels, other photovoltaic systems, and wind turbines where practical.
- 4 Recycled Water.** When the City has made recycled water available to properties in the Plan Area, developments should connect and integrate with this purple pipe system. Dual plumbing for buildings is permitted.
- 5 Durability.** Building materials should be chosen based in part on their durability.
- 6 Recycled Materials.** Materials that incorporate recycled content should be used where appropriate.
- 7 Material Sourcing Radius.** Materials produced within a 500-mile radius of East Palo Alto should be used where possible.
- 8 Wood Products.** Wood products that have been harvested and produced according to Forest Stewardship Council (FSC) requirements should be used where possible.
- 9 Cool Roofing Materials.** Cool roofing materials should be used to maximize energy savings. Cool roofing materials have a high reflectivity and emissivity; they reflect the sun's rays from the roof (reflectivity) and radiate away any absorbed heat (emissivity).
- 10 Construction Waste.** Construction waste should be recycled, salvaged, or reused rather than disposed of in landfills or incinerators. Materials such as excavated soil or concrete should be reused on-site where possible.

11 Recycling Facilities. Recycling should be encouraged by providing appropriate and convenient recycling facilities, including a recycling collection area that serves the entire building and provides space for the collection and separation of recyclable materials.

12 Bay Views. Buildings should be sited to maximize views from public streets to notable natural features that surround the area, especially the San Francisco Bay and adjoining wetlands.

13 Heat and Glare Control. Non-reflective coatings, low-emissivity glass, and external shade devices should be used for heat and glare control.

6.8.2 Stormwater & Low Impact Development

STANDARDS

1 Permit Requirements. Projects shall meet the Municipal Regional Permit Requirements per NPDES Permit Number CA5612008.

2 C-3 Standards. The most restrictive C-3 requirements shall be used for the design of stormwater management systems for projects. This also includes employing Best Management Practices (BMPs) pre-, during, and post-construction.

GUIDELINES

1 Stormwater Reuse. Cisterns and other design features should be used to capture, store, and reuse stormwater.

2 Paved Parking. The amount of paved parking area should be minimized, and pervious parking materials should be considered where feasible.

3 Detention Features. Stormwater detention features should be used to minimize runoff into streets and parking lots. Stormwater detention features include drainage swales and detention basins.

4 Roof Runoff Diversion. Stormwater runoff from roofs should be diverted to vegetated swales or detention areas rather than storm drains.

6.8.3 Lighting

STANDARDS

1 Full Cutoff Light shielding. All exterior lighting shall be shielded from the top, directed downward, and avoid excessive light trespass. Streetlamps shall be oriented toward the ground and shall include cutoffs to minimize illumination of the night sky.

2 Lighting Near Habitat Areas. Within 100 feet inland of the edge of BCDC shoreline boundary, exterior light design shall be further limited to minimize the potential to impact open spaces. Within these areas the following standards shall apply:

6 LAND USE AND DEVELOPMENT STANDARDS

- a. Light fixtures shall be designed and maintained to only illuminate pathways and other surfaces or features necessary for safety, building entrances, and circulation. Light shall be diverted away from habitats and wetlands.
- b. Interior and exterior lighting that is not necessary for safety, building entrances, or circulation shall be automatically shut off from 10 pm to sunrise.
- c. All light fixtures near habitat areas shall have a light temperature of $\leq 2,700$ kelvin.

3 Parking Lighting. Parking lots shall be designed with a greater number of shorter, low-wattage, tightly spaced fixtures rather than a lesser number of taller, higher-wattage fixtures.

4 Pedestrian Lighting. Lighting improvements shall be provided in areas with higher levels of pedestrian activity, such as along Bay Road or Pulgas Street, at bus-boarding areas, and on all new greenways and paseos, adding lighting fixtures when necessary. In addition to streetlights, pedestrian-scaled light fixtures up to 16 feet tall should be used throughout the Plan Area to provide a unified identity.

5 Uplighting. Uplighting shall be designed to light buildings rather than the sky.

6 Safety. Exterior lighting shall be placed to mitigate security concerns, especially in parking lots, pedestrian paths/trails, outdoor gathering spaces, building entries, and any other pedestrian-accessible areas.

GUIDELINES

1 Crime Prevention. CPTED (Crime Prevention through Environmental Design) strategies should be employed to improve safety in new and existing parks and plazas by adding appropriate lighting and visibility; increasing natural surveillance by trimming surrounding vegetation and allowing views in and out of spaces; properly maintaining lighting and landscaping in public spaces.

2 Design Compatibility. Exterior lighting should be designed as an integral part of the building and landscape design and should complement and enhance the selected style of the building.

3 Pedestrian Movement. The placement of light fixtures should not interfere with pedestrian movement.

4 Roadway & Pedestrian Lighting. Roadway lighting and pedestrian-scaled lighting should be designed in conjunction with one another to create a safe and attractive environment for pedestrians, bicyclists, and drivers.

5 Safety and Conflict Zones. Greater amounts of lighting should be provided in areas where there are safety concerns and where there is potential for conflict between pedestrians and vehicles, such as at intersections.

- 6 Pedestrian Scaled Lighting.** Sidewalks should be illuminated through the use of pedestrian-scaled lighting, typically 10 to 16 feet in height, in high intensity pedestrian areas such as Bay Road.
- 7 Smart Lighting.** Smart lighting systems and strategies should be used to reduce ecological harm, and to improve energy efficiencies, safety, time of day use, and illumination levels.
- 8 Targeted Lighting.** Shield or confine light spread to targeted areas by appropriately selecting, retrofitting, and locating lighting to limit glare, sky glow, and light intrusion.

6.8.4 Bird Safe Standards

This section provides development requirements that are intended to reduce the number of bird strikes against buildings. These requirements will reduce the likelihood of building collision fatalities - typically occurring between ground floor and 40 feet above grade in what is referred to as the 'façade collision zone' or 'strike zone' - through careful selection of materials, façade treatments, and reduction of light pollution from indoor sources.

For the purposes of this section, the following definitions shall apply:

- **Bird hazard.** Specific aspects of a building that pose a danger to birds in flight, either because of the building's location or because of building features that increase the risk of bird-building collisions.
- **Façade collision zone.** The portion of a building that is most likely to sustain bird strikes from local and migrant birds. This portion includes the building façade, beginning at grade and extending upwards for 60 feet. It also includes glass façades that are adjacent to landscaped roofs with an area of at least two acres, and that extend upwards at least 60 feet from the roof level.
- **Feature collision zone.** Any building feature other than a building façade that has an unbroken glazed segment at least 24 square feet in area. Includes free-standing glass walls, wind barriers, skywalks, balconies, and rooftop greenhouses.

STANDARDS

- 1 Applicability.** The standards in this section apply to development located less than 1,000 feet from any shoreline open space, open water, or wetlands. All new construction (other than attached or detached single family homes) and building additions and/or building alterations that create a bird hazard shall adhere to the Bird-Safe Design Standards of this section.
- 2 Façade Glazing.** Bird-safe glazing treatments shall be used such that no more than 10 percent of a building façade consists of untreated glazing.

6 LAND USE AND DEVELOPMENT STANDARDS

- 3 Façade Collision Zone Treatment.** Bird-safe glazing treatments shall be used on the entirety of a façade collision zone's glazing.
- 4 Bird-Safe Glazing Details.** Bird-safe glazing treatments shall include vertical elements that are at least one-quarter inch wide, with a minimum spacing of four inches. In addition, treatments shall include horizontal elements that are at least one-eighth inch wide, with a maximum spacing of two inches.
- 5 Glazing Design.** Bird-friendly glazing treatments can include the use of opaque glass, the covering of clear glass surface with patterns, the use of paned glass with fenestration patterns, and the use of external screens over non-reflective glass. All façade glazing shall have reflectivity ratings no greater than 30%.
- 6 Modification.** The City may waive or reduce any of this chapter's bird safe design requirements based on analysis by a qualified biologist indicating that proposed construction will not pose a collision hazard to birds. Similarly, it may impose additional design measures if proposed measures are deemed insignificantly protective of bird strikes.

GUIDELINES

- 1 Glazing Treatments.** Bird-safe glazing treatments may include any of the following: a) fritting, b) netting, c) permanent stencils, d) frosted glass, e) exterior screens, f) Physical grids placed on the exterior of glazing, or g) ultraviolet (UV) patterns visible to birds.

Figure 6-19: Examples of Bird-Safe Treatments

