



DISCUSSION ITEMS

Agenda Item # 1

AGENDA REPORT SUMMARY

Meeting Date: February 23, 2021

Subject: Zoning Text Amendment ZTA 20-0003 to repeal and replace the design control sections of the Los Altos Municipal Code and codify objective zoning standards pursuant to recent changes to state law.

Prepared by: Guido F. Persicone, Planning Services Manager

Reviewed by: Jon Biggs, Community Development Director &
Jolie Houston, City Attorney

Approved by: Brad Kilger, Interim City Manager

Attachments:

1. Objective Standards Ordinance
2. Draft Objective Design Standards

Study Sessions Meeting Links

3. June 30, 2021

Meeting Link: https://los-altos.granicus.com/MediaPlayer.php?view_id=7&clip_id=1642

4. September 9 2020 Meeting Link:

https://los-altos.granicus.com/GeneratedAgendaViewer.php?view_id=7&clip_id=1673

5. October 27, 2021 Meeting Link: <https://www.losaltosca.gov/citycouncil/page/special-joint-city-councilplanning-commission-study-session-objective-standards>

Planning Commission Public Hearings Meeting Links

6. November 5, 2021 Planning Commission Agenda: https://los-altos.granicus.com/GeneratedAgendaViewer.php?view_id=7&clip_id=1693

7. December 3, 2021 Planning Commission Agenda: https://los-altos.granicus.com/GeneratedAgendaViewer.php?view_id=7&clip_id=1710

8. January 21, 2021 Planning Commission Link:

<https://www.losaltosca.gov/planningcommission/page/planning-commission-47>

Initiated by:

City Council

Fiscal Impact:

\$300,000 was allocated by the Council on March 17, 2020 for this effort. However, the City will be reimbursed by the State per the SB 2 and LEAP grants.



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Environmental Review:

The proposed Ordinance relates to organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment, and therefore is exempt from California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15061(b)(3), which states the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment” as the Ordinance has no potential to result in a direct, or reasonably foreseeable, indirect impact on the environment; and pursuant to CEQA Guidelines Section 15308 (Actions by Regulatory Agencies for the Protection of the Environment), in that the proposed Objective Standards will preserve the scenic quality of the City of Los Altos by establishing enforceable development standards and design guidelines that are intended to protect the existing community character.

Policy Question(s) for Planning Commission Consideration:

- Will this effort result in preparation of a development code that will provide adequate and appropriate direction that can be relied on by the community to guide change in Los Altos?

Summary:

- City staff and the consultants (Lisa Wise Consulting and Opticos) are requesting a review of the proposed Objective Standards via a study session on February 23, 2021 so that an ordinance can be introduced and adopted by the City Council in the near term.

Staff Recommendation:

Review the presented material and provide clear direction to city staff during the February 23, 2021 study session.

Purpose

Prepare objective zoning standards to guide future development in Los Altos.

Background

The City of Los Altos has undertaken a planning effort to prepare objective design standards for the mixed use, commercial and multifamily zoning districts within the City of Los Altos. The City is undertaking this project to conform with recent State law changes that require local jurisdictions to adopt objective standards and streamline the review and permitting processes for housing development. State law defines objective standards as those that:

“involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available



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and knowable by both the development applicant and public official prior to submittal.¹”

Project Timeline

On January 28, 2019, the City Council adopted a resolution directing City staff to accept Senate Bill 2 (SB 2) grant funds from the State of California in order to prepare objective zoning standards. Following the conclusion of this meeting, a Request for Proposals (RFP) was sent out via the City website, to all interested parties and consulting firms. After release of the RFP a Pre-Bid Conference call was organized by City staff. Five consulting firms participated in this pre bid meeting allowing them to ask questions and to receive clear direction from City staff regarding the information needed in the RFP submittal package. February 28, 2020 was the deadline to submit a proposal to Los Altos. On this date, the City received one proposal from Lisa Wise Consulting (LWC) in conjunction with Opticos Design.

On March 17, 2020, the City Council authorized a contract with the consultant team (Lisa Wise Consultant in conjunction with Opticos Design) to prepare objective zoning standards to help guide future development in the City in light of recent changes to state law.² While the contract was approved by the City Council, a subcommittee was formed of Councilmembers Bruins and Pepper to iron out the project schedule and the final language of the agreement. After two meetings with the consultant team in April, the contract was ready for signature and fully executed by the City on April 30, 2020.

In April/May 2020 the consultant team conducted a thorough background assessment of relevant multifamily and residential mixed-use objective design standards including but not limited to the General Plan, the Housing Element, the Zoning Code and the Downtown Design Guidelines among other relevant documents and reports.

On June 10th and 11th of 2020, approximately 30 interviews were conducted with key project stakeholders including local architects, city staff, community members, downtown business owners, and appointed and elected officials.

On June 30, 2020, a joint Planning Commission and City Council meeting occurred to review the project. The purpose of the June 30, 2020 meeting was to provide the City Council the broad themes that have been garnered from a review of the existing Los Altos codes and from comments/feedback provided by the stakeholders.

¹ Government Code Section GC 65913.4

² See SB 330, SB 35, AB 1485 and AB 881 for modifications to State law that require more clear zoning standards moving forward.



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On July 14th, 15th, 16th, 2020, based on feedback from the City Council, additional outreach was done to capture all stakeholder voices for this project. Eight additional stakeholders were interviewed by the consultants.

On September 9, 2020, a joint meeting of the Planning Commission and City Council occurred to discuss the Draft Objective Standards. The focus of this meeting was to ensure that the Annotated Framework was consistent with Council direction.

On October 27, 2020, a joint meeting of the Planning Commission and City Council occurred. The focus of this meeting was to further clarify City Council direction prior to the Planning Commission reviewing the document during subsequent public hearings.

On November 5, 2020, the Planning Commission held its first public hearing on the objective standards and following a lengthy discussion on all elements of the draft code, directed staff and the consultant team to develop some modifications based on its feedback and return with the revisions.

On December 3, 2020, the second Planning Commission public hearing of the objective standards was held. The Commissioners conducted another thorough review of the draft regulations and following its review developed some specific adjustments they felt would enhance the overall effectiveness of the standards.

On January 21, 2021 the third Planning Commission public hearing occurred. After a review of the modifications, the Commission recommended approval to the Council of the objective zoning standards, subject to a few other adjustments.

At the conclusion of three (3) joint Commission/Council study sessions, three (3) Planning Commission public hearings and over fourteen (14) hours of public testimony and deliberation this item is now ready for City Council review. Attached with this agenda report is the latest version of the Objective Standards that incorporates the input and recommendations of the Planning Commission.

The links provided earlier in this agenda report will allow the City Council access to the complete packets and information provided for the joint City Council/Planning Commission Study Sessions and the Planning Commission Public Hearings.

Options

- 1) Provide direction to city staff regarding the objective zoning standards so a public hearing on Zoning Text Amendment ZTA 20-0003 can be scheduled for the City Council in the near term.



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Advantages: Allows the project to remain on schedule and ready for completion in the near term.

Disadvantages: There is no disadvantage in providing more concise objective zoning standards.

- 1) Continue the item to a future City Council meeting for additional study and deliberation.

Advantages: Additional direction can be provided to city staff and the consultant enhancing the overall work product.

Disadvantages: Completion of the project, a City Council priority, could be jeopardized.

Recommendation

The staff recommends Option 1.

ORDINANCE NO. 2021-___

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS
AMENDING TITLE 14 (ZONING) BY CREATING OBJECTIVE ZONING
STANDARDS FOR STREAMLINED AND MINISTERIAL RESIDENTIAL
DEVELOPMENT**

WHEREAS, on January 1, 2018, Senate Bill 35, intended to help address California’s housing shortage, went into effect requiring streamlined and ministerial review process for multifamily and mixed-use housing projects meeting specific qualifications; and

WHEREAS there is a continued effort by the State of California to require jurisdictions to utilize a ministerial and streamlined process for specified housing projects; and

WHEREAS this ministerial and streamlined process requires objective standards to address a variety of site development and design concerns typically resolved during a discretionary review process; and

WHEREAS, as defined by Government Code 65400, objective zoning standards and objective design review standards mean standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal; and

WHEREAS, on November 5, 2020, December 3, 2020 and January 21, 2021 the Planning Commission held a duly noticed public hearings on, Zoning Code Text Amendment (ZTA 20-003).

WHEREAS, on January 21, 2021, the Planning Commission recommended approval of the proposed zoning text amendment to the City Council; and

WHEREAS, this Ordinance implements Policy 1.4 and Policy 2.4 of the of the City’s 2015-2023 Housing Element by evaluating the design review process and by ensuring the orderly development of multifamily housing within Los Altos; and

WHEREAS, based on all the evidence presented in the administrative record, including but not limited to the staff reports for the proposed Objective Standards, the proposed Ordinance relates to organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment, and therefore is exempt from California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15061(b)(3), which states the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment as the Ordinance has no potential to result in a direct, or reasonably foreseeable, indirect impact on the environment; and pursuant to CEQA Guidelines Section 15308 (Actions by Regulatory Agencies for the Protection of the Environment), in that the proposed Objective Standards will preserve the scenic quality of the City of Los Altos by establishing enforceable development standards and design guidelines that are intended to protect the existing community character.

WHEREAS, the streamlining of multifamily housing development projects will assist the City of Los Altos in achieving State and regional goals for the construction of new affordable units as defined in the Regional Housing Needs Allocation (RHNA) process;

NOW THEREFORE, the City Council of the City of Los Altos does hereby ordain as follows:

SECTION 1. AMENDMENT OF CODE: Title 14 of the Los Altos Municipal Code is hereby amended and replaced with the new standards and shall read as follows:

R3-4.5-14.16.0100- Design Controls-repealed and replaced with Objective Design Standards, identified as Exhibit A to this ordinance.

R3-5-14.18.120-Design Controls-repealed and replaced with Objective Design Standards, identified as Exhibit A to this ordinance.

R3-3-14.20.120-Design Controls-repealed and replaced with Objective Design Standards, identified as Exhibit A to this ordinance.

R3-1.8-14.22.110-Design Controls-repealed and replaced with Objective Design Standards, identified as Exhibit A to this ordinance.

R3-14.24.110-Design Controls-repealed and replaced with Objective Design Standards, identified as Exhibit A to this ordinance.

CN-14.40-150-Design Controls-repealed and replaced with Objective Design Standards, identified as Exhibit A to this ordinance.

CD-14.44.130-Design Controls-repealed and replaced with Objective Design Standards, identified as Exhibit A to this ordinance.

CRS-14.48.130-Design Controls- repealed and replaced with Objective Design Standards, identified as Exhibit A to this ordinance.

CT-14.50.170-Design Controls- repealed and replaced with Objective Design Standards, identified as Exhibit A to this ordinance.

CD/R3-14.52.110-Design Controls-repealed and replaced with Objective Design Standards, identified as Exhibit A to this ordinance.

CRS/OAD-14.54.130-Design Controls-repealed and replaced with Objective Design Standards, identified as Exhibit A to this ordinance.

14.66.275-Street Frontages for All Multi Family Zones and Commercial Zones that Support Residential Mixed-Use Development as referenced in Exhibit A (Objective Design Standards)

14.66.280- Common Design Standards to All Multi-Family Zones and Commercial Zones that Support Residential Mixed-Use Development as referenced in Exhibit A (Objective Design Standards).

SECTION 2. CONSTITUTIONALITY. If any section, subsection, sentence, clause or phrase of this code is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

SECTION 3. CEQA. The City Council finds the adoption of this ordinance to be statutorily exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to pursuant to Section 15262 of the CEQA Guidelines.

SECTION 4. PUBLICATION. This ordinance shall be published as provided in Government Code section 36933. Within 15 days of the passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Council members voting for and against the ordinance, to be published in an adjudicated newspaper. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within 15 days, shall cause a summary of the ordinance, prepared by the City Attorney and with the names of the City Council members voting for and against the ordinance, to be published in an adjudicated newspaper, and shall post in the office of the City Clerk a certified copy of the full text of the ordinance, along with the names of those City Council members voting for and against the ordinance. The publication of a summary of the ordinance in lieu of the full text of the ordinance is authorized only where the requirements of Government Code Section 36933(c)(1) are met.

SECTION 5. EFFECTIVE DATE. This ordinance shall be effective upon the commencement of the thirty-first day following the adoption date.

The foregoing ordinance was duly and properly introduced at a regular meeting of the City Council of the City of Los Altos held on _____, 2021 and was thereafter, at a regular meeting held on _____, 2021 passed and adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Neysa Fligor Mayor

ATTEST

Andrea Chelemengos MMC, City Clerk

Exhibit A-City of Los Altos Objective Design Standards



City of Los Altos Objective Design Standards

Public Review Draft

February 2021

Prepared for:

City of Los Altos
1 N. San Antonio Road
Los Altos, CA 94022

Prepared by:

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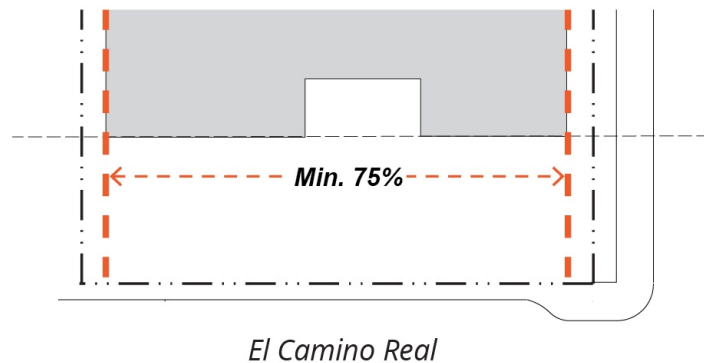
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Revised 14.40.150 Design Control (CN)

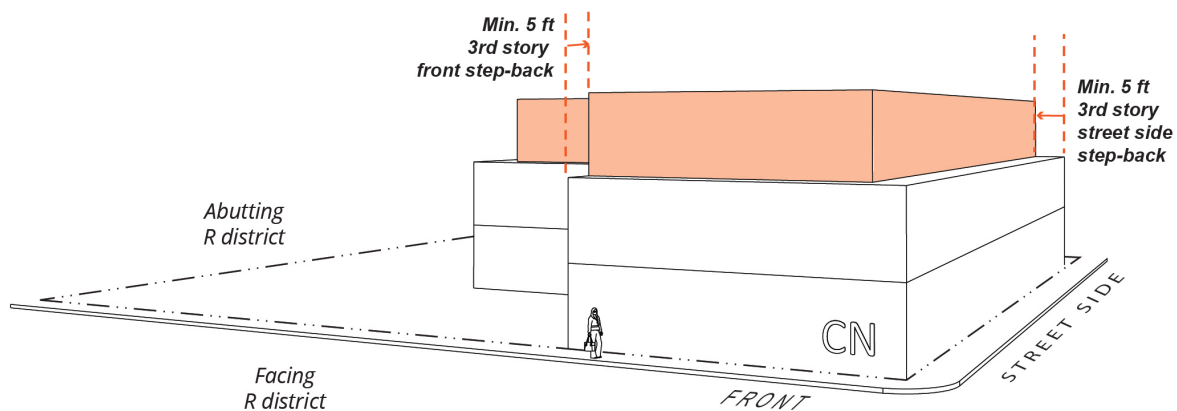
- A. **Building Placement.** A minimum 75 percent of ground-floor building frontages facing El Camino Real must be built at the minimum setback line. This standard applies to the building frontage only (exclusive of side setbacks).



B. Building Massing and Articulation.

1. Upper-story Step-backs.

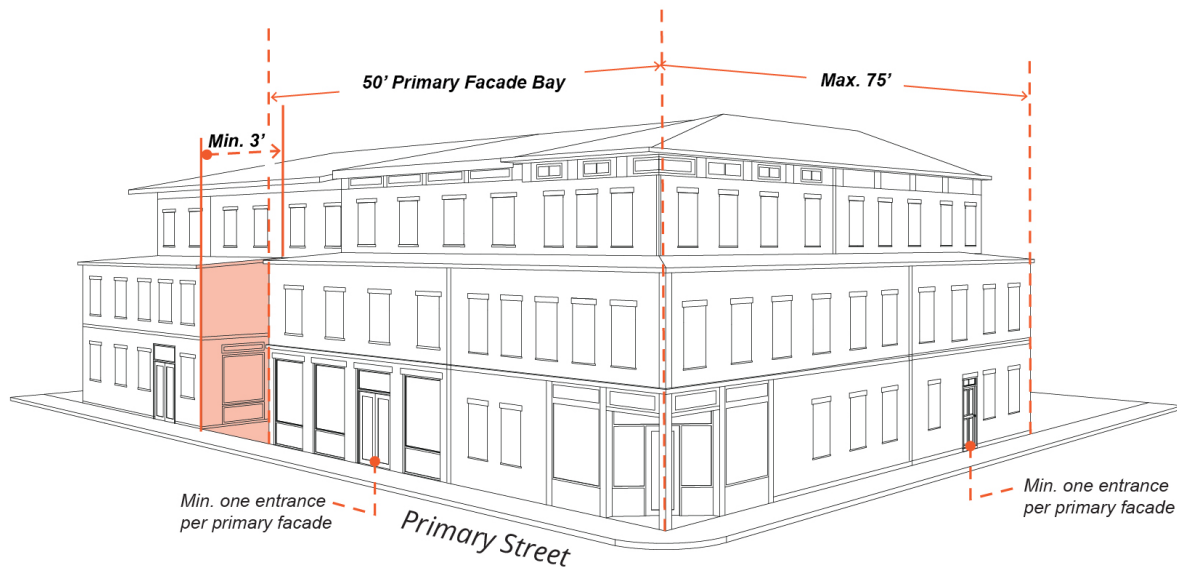
- Front:* Minimum 5 feet from ground floor façade for third story and above along all frontages except those facing El Camino Real.
- Street Side:* Minimum 5 feet from ground floor façade for third story and above along all street sides except those facing El Camino Real.
- Side Interior and Rear where Abutting R-1 District:* Minimum 5 feet from ground floor façade for third story and above.



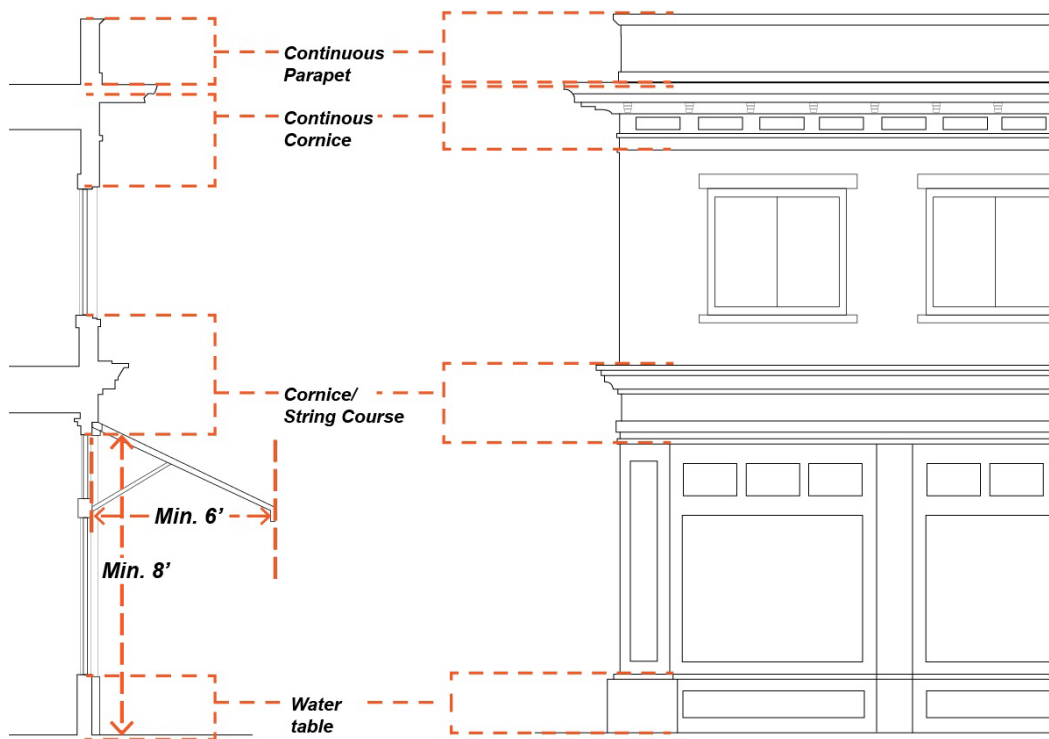
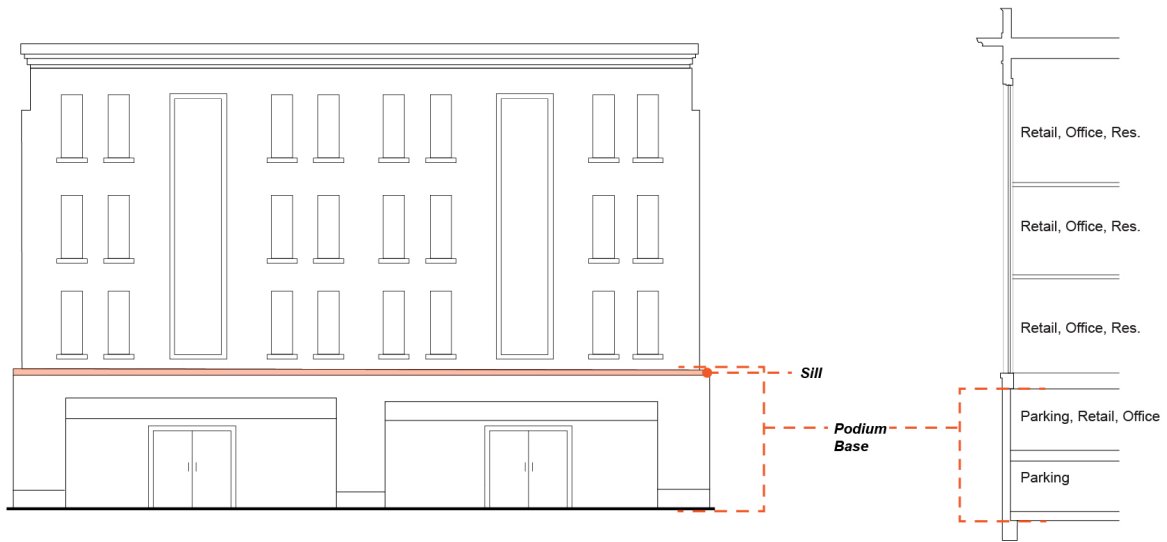
2. Vertical Articulation.

- When a building façade exceeds 75 feet in length along a right of way, it must be separated into primary façade bays no greater than 50 feet and secondary façade bays defined by a recess a minimum of 3 feet deep.
- A minimum one entrance shall be provided per primary façade bay.

- c. The eave/roof of a secondary façade bay shall be no higher than the corresponding elements of the primary façade bay.



3. **Horizontal Articulation.** New facades and façade modifications along a street or civic space shall be designed to visually express a base, middle, and top.
- a. One or more of the following patterns shall be used to define the base:
 - i. Water table: Base material extends from grade to between 8 and 54 inches above grade.
 - ii. Podium: The base material encompasses the lowest story (or stories) of the building, with or without mezzanine(s), and terminates in a sill, string course, or cornice at its upper bound. (Multi-story buildings only.)
 - iii. Water table + Cornice/String Course: A water table using the base material is combined with a cornice or string course at the lowest story's upper bound, including any mezzanine. (Multi-story buildings only.)
 - b. The top of each building mass/bay shall be defined by elements spanning the full length of the façade of the mass/bay. Such elements may include a cornice, eave and/or gable(s), or other elements listed under B.6. These elements shall be consistent with the overall architectural style of the building mass/bay.

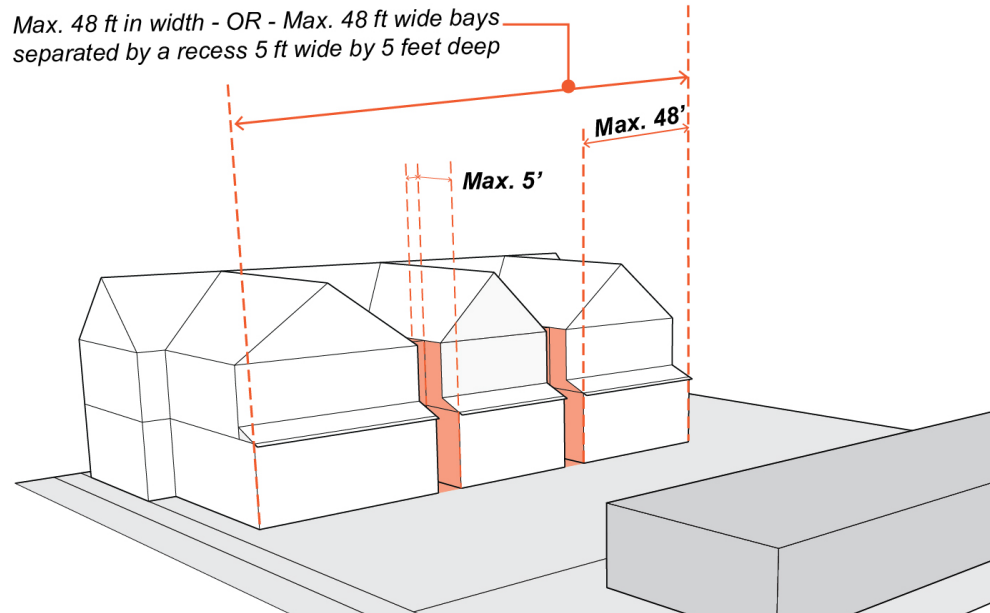


4. **Adjacencies.**

a. *Facades Adjacent to an R-1 District.*

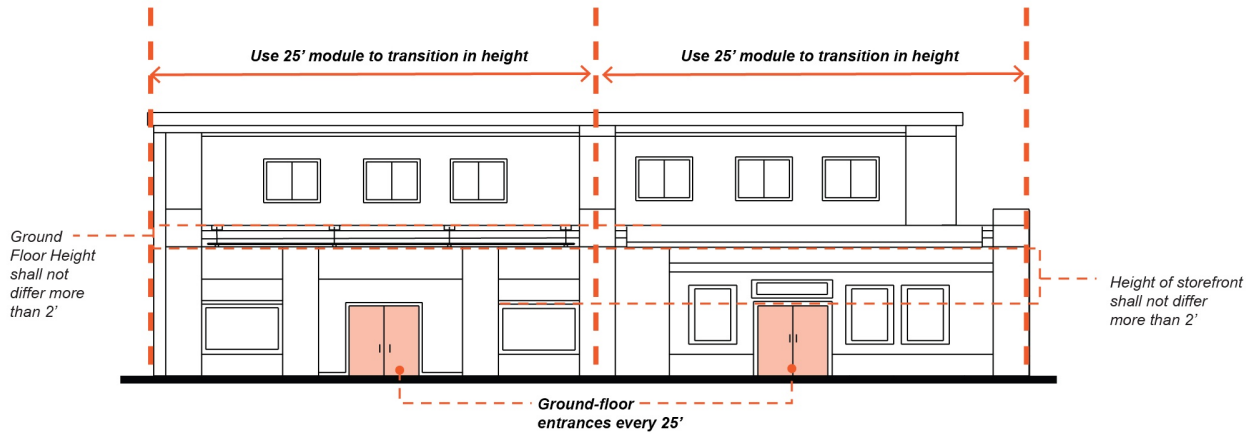
- i. Building façade planes abutting an R-1 district may not exceed 48 feet in width.

- ii. When a building façade abutting an R-1 district exceeds 48 feet in width, it must be separated into façade bays no greater than 48 feet by a recess 5 feet wide and 5 feet deep.
- iii. Balconies, roof decks and other habitable outdoor space is not allowed on upper-story facades abutting R-1 zones.
- iv. Sliding glass doors, French doors, and floor-to-ceiling windows are not allowed on upper-story facades abutting R-1 zones.



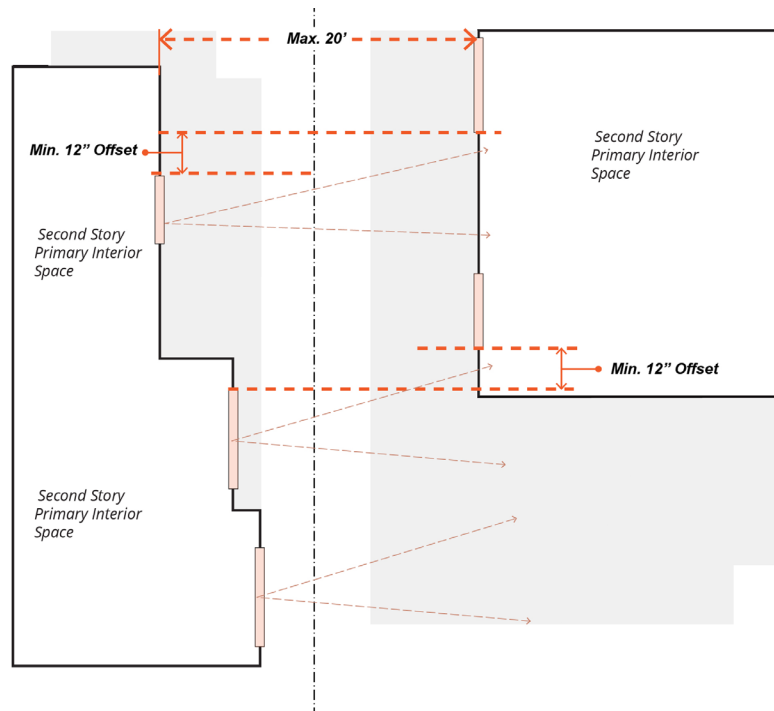
- b. *Storefront Facades Adjacent to Storefront Facades.*
 - i. The height of a storefront shall not differ from the height of any adjacent storefront by more than 2 feet.
 - ii. The height of ground story shall not differ from height of any adjacent ground story by more than 2 feet.

- iii. Storefronts may transition in height using a module of 25 feet in length along a right-of-way.



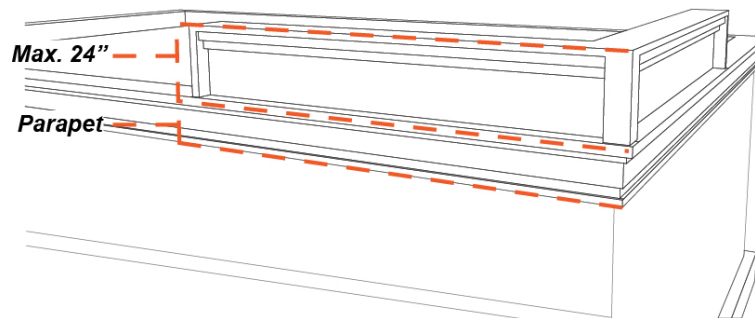
- c. *Compatibility with Adjacent Shorter Buildings with Height Difference of One Story or More.* When adjacent to an existing shorter building with a height difference of one story or more, a proposed building must utilize two or more of the following strategies:
 - i. Incorporate the uppermost floor into the roof form
 - ii. Break the mass of the building into smaller modules through changes in wall plane, setbacks, and/or height
 - iii. Match window heights and/or proportions
 - iv. Relate roof cornices and moldings at floor lines

5. **Privacy and Line of Sight.** Where a new or existing primary interior residential space has an uninterrupted line of sight to windows of a primary interior space at the same floor level within 20 feet, the glazing of the new building shall be offset horizontally from the existing glazing by a minimum of 12 inches.



6. **Roofline and Roof Design.**
- a. Roof designs shall be limited to:
 - i. Hipped
 - ii. Gable
 - iii. Shed
 - iv. Dormer
 - v. Parapet
 - (a) When used on the first or second floor, a parapet longer than 25 feet in length must include at least one but not more than two of the following design elements to break up the length of the parapet:
 - (1) Steps
 - (2) Curves
 - (3) Angled surfaces
 - (b) Parapet shall be limited to 25 percent of cumulative roof perimeter on the third floor and above.

- (c) The length of a parapet segment on the third floor and above may not exceed 25 feet.
- b. Building façades facing an R-1 district must have a hipped or gable roof and may incorporate dormers.
- c. Roofline/parapet at corners shall not exceed roofline/parapet of adjacent wallplanes by more than 24 inches.



C. Building Design.

1. *Façade Design.*

- a. Building facades shall be arranged in an orderly composition of bays, defined by vertically aligned openings alternating horizontally with solid walls or columns. The pattern shall be visually expressed through the spacing of openings, recesses, eaves, inset panels, cornices, overhangs, trellises, exposed rafters, columns, or bay windows. The pattern may be shared between the ground floor and upper stories provided the ground floor exhibits enhanced detail or modulation.
- b. Residential facades shall incorporate at least one element that signals habitation, such as exterior stairs, bay windows, or balconies.

Non-glazed wall areas (blank walls) at the ground level must be enhanced with architectural details, landscaping, and/or landscaped trellises or lattices.

2. *Pedestrian-Scaled Entrances.*

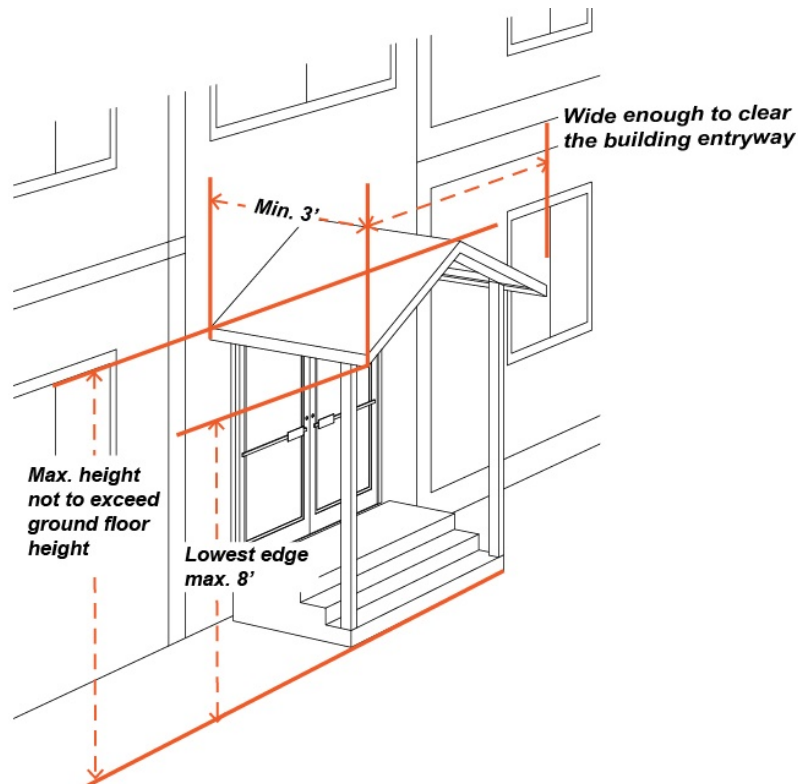
- a. Building entrances must incorporate at least one of the following entry features. See Section 14.66.275: Entrance Type Standards for design standards applicable to each entrance type listed.
 - i. Stoop
 - ii. Dooryard
 - iii. Shopfront
 - (a) Shopfronts more than 25 feet in width must incorporate variations in bulkhead, awnings, materials and/or color to visually articulate the shopfront into modules not to exceed 25 continuous feet.
 - iv. Gallery

- v. Arcade
- vi. Forecourt
 - (a) Forecourts must feature at least one entry to a shop and/or second floor use.
 - (b) Forecourts for buildings more than 70 feet in length along a right-of-way must have a minimum depth of 20 feet from front façade.
 - (c) The size of the forecourt must be appropriate relative to the size of the building. The maximum ratio of building height to forecourt is 2:1 (height < 2 x width).
 - (d) Forecourt must be enclosed on at least three sides by buildings.
 - (e) Forecourt must remain open to the sky (arbors and trellises are allowed).

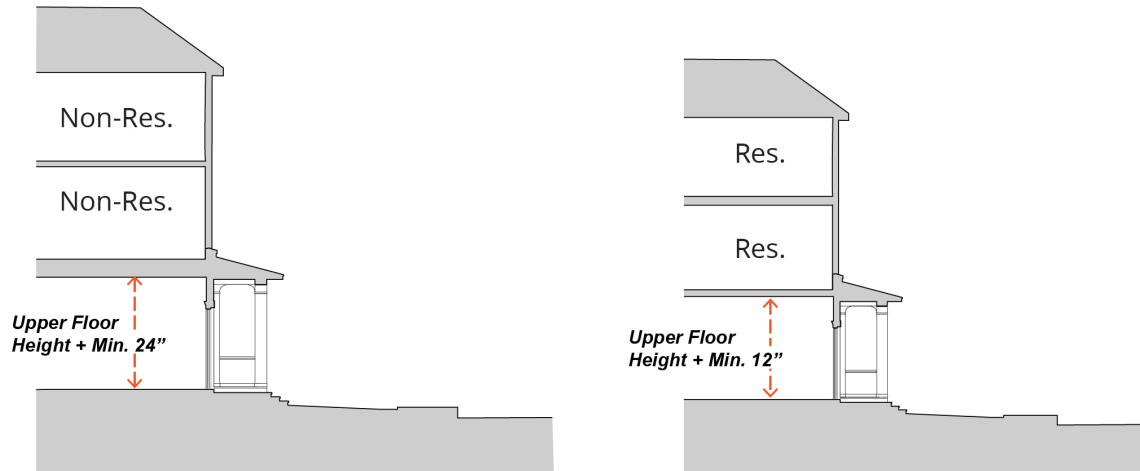


- b. *Primary Entrance Location(s).* The building entrance shall be located along the primary right-of-way.
- c. *Individual entries.* Ground floor residential units facing a street must provide individual entries along the street frontage.
- d. *Corner entrances.* Chamfered corners must incorporate a building entrance. Any required entrances may be provided on the corner of the building assuming one of the intersecting sides is a primary frontage.
- e. *Street-facing entries to upper floors.* Street-facing entries to upper floors shall be equal in quality and detail to storefronts. This standard may be satisfied through one or more of the following:
 - i. Dedicated awning, canopy, or other roof element

- ii. Stairs with a single color applied to treads and a contrasting color or pattern applied to risers.
 - iii. Dedicated light fixture(s)
 - iv. Decorative street address numbers or tiles
 - v. Plaque signs for upper-floor business tenants
- f. *Entry Protection.* Primary street-facing entrances shall be protected by a recess in the building frontage at least 3 feet deep or by a projection extending outward at least 3 feet measured horizontally from the entrance, and wide enough to clear the building entryway on both sides.
- i. Protection may be coterminous with an accent element.
 - ii. Protection may take the form of an extended eave, overhang, awning, door canopy, gallery, arcade frontage, or other element that provides shade and shelter from the elements.
 - iii. The lowest edge of a projecting awning or door canopy shall be no higher than 8 feet above sidewalk level.
 - iv. Recessed entries shall differentiate pavement within the recess through the use of a dedicated paving material or pattern.
- g. Accent elements demarcating building frontage, entrance, and common open space areas shall not exceed the height of the ground floor story. Roof elements are excepted.



3. **Ground Floor Floor-to-Ceiling Height.**
 - a. Minimum 24 inches taller than typical upper floor floor-to-ceiling height where upper floors are non-residential.
 - b. Minimum 12 inches taller than typical upper floor floor-to-ceiling where upper floors are residential.



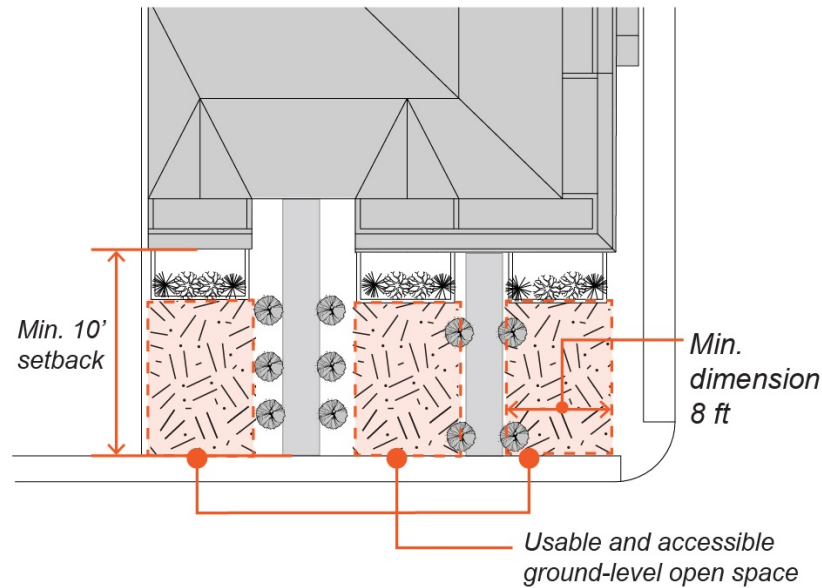
4. **Interior Courtyard.** Interior courtyards must be:
 - a. Partially visible from street and must be linked to street by clear a circulation element.
 - b. Enclosed on at least two sides by buildings
 - c. Open to the sky (arbors and trellises are allowed)
 - d. A minimum width of 20 feet and a minimum area of 400 square feet.
5. **Paseos.** Paseos must be:
 - a. A minimum width of 10 feet for through-block paseos
 - b. A minimum width of 4 feet for entries to courtyards or individual single businesses.

D. Window Design.

1. Window frames, backbands, and sills.
 - a. All windows shall have a sill.
 - i. The sill shall extend horizontally beyond the window opening or frame/casing (if present) at each end.
 - ii. The sill shall be sloped toward the outside.
 - iii. The sill shall have a drip at its outer edge.
2. Vinyl windows are prohibited on facades visible from a right-of-way.
3. Tinted glass is not allowed.

E. Building Materials.

1. Primary cladding materials allowed:
 - a. Stucco (minimum 2-coat stucco, synthetic stucco or EIFS not allowed)
 - b. Siding (lap, vertical, panelized, or shingle)
 - i. Wood or cement fiberboard only; vinyl and aluminum not allowed.
 - ii. Wood siding shall be painted.
 - c. Stone
 - d. Brick
 - e. Tile
 2. Secondary cladding materials allowed:
 - a. Stucco (minimum 2-coat stucco, synthetic stucco not allowed, EIFS not allowed)
 - b. Siding (lap, vertical, panelized, or shingle)
 - i. Wood or cement fiberboard only; vinyl and aluminum not allowed.
 - ii. Vinyl and aluminum siding are not permitted.
 - c. Stone (building base only)
 - d. Brick (building base only)
 - e. Tile (for bulkheads below display windows and decorative accents only)
 - f. Ribbed metal
 - g. Cor-ten Steel
 - h. Concrete Masonry Units (building base only, and not allowed on any façade facing a right-of-way or a single-family zone)
 - i. Concrete (building base only, board-form only, cast concrete not permitted)
- F. Ground Level Open Space.** Where any required front, rear, or side yard setback is 10 feet or greater, on-site ground-level open space shall be provided within the setback.
1. The ground level open space shall be usable and accessible.
 2. The minimum dimension for ground level open space shall be 8 feet.



G. Landscaping, Paving and Pedestrian Amenities.

1. Landscape elements shall be integrated with the building architecture, parking, and streetscape. Recommended patterns shall include, but are not limited to:
 - a. Planters for flowers and shrubs within street frontage.
 - b. Landscape buffers between parking spaces and building facades.
 - c. Landscaping within and/or on walls adjacent to courtyards, open spaces, and setbacks.
2. Within the Loyola Corners Specific plan Overlay district, landscaping, paving and pedestrian amenities shall be as specified in the Loyola Corners Specific Plan.

H. Service Areas and Screening.

1. Service areas must be located at the rear of lot.
2. Service areas must be enclosed in enclosures that are architecturally consistent with primary building in terms of materials, colors, and style.

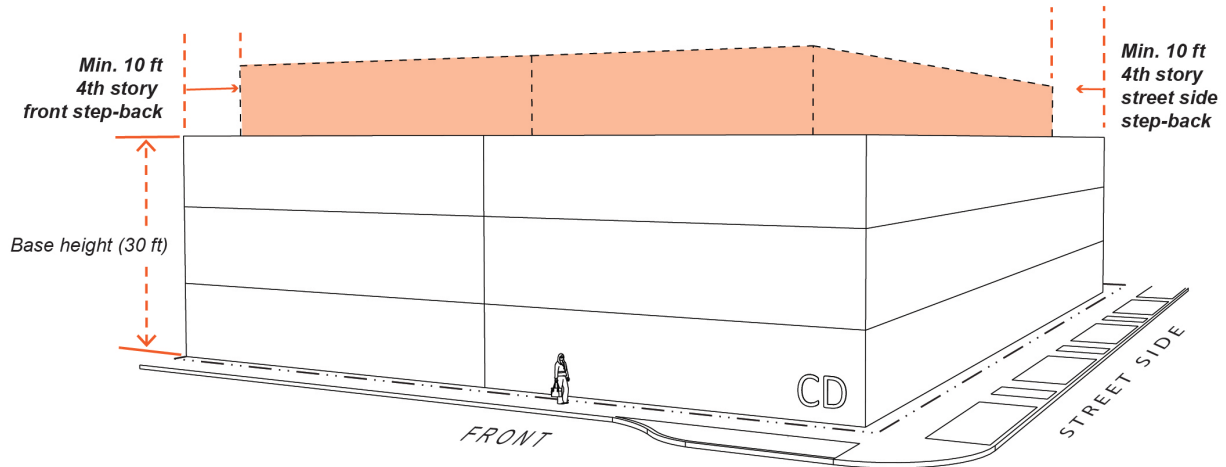
- I. **Additional Design Standards.** See Section 14.66.280 for additional design standards applicable to all residential mixed-use development in the CN District.

Revised 14.44.130 Design Control (CD)

A. Building Massing and Articulation.

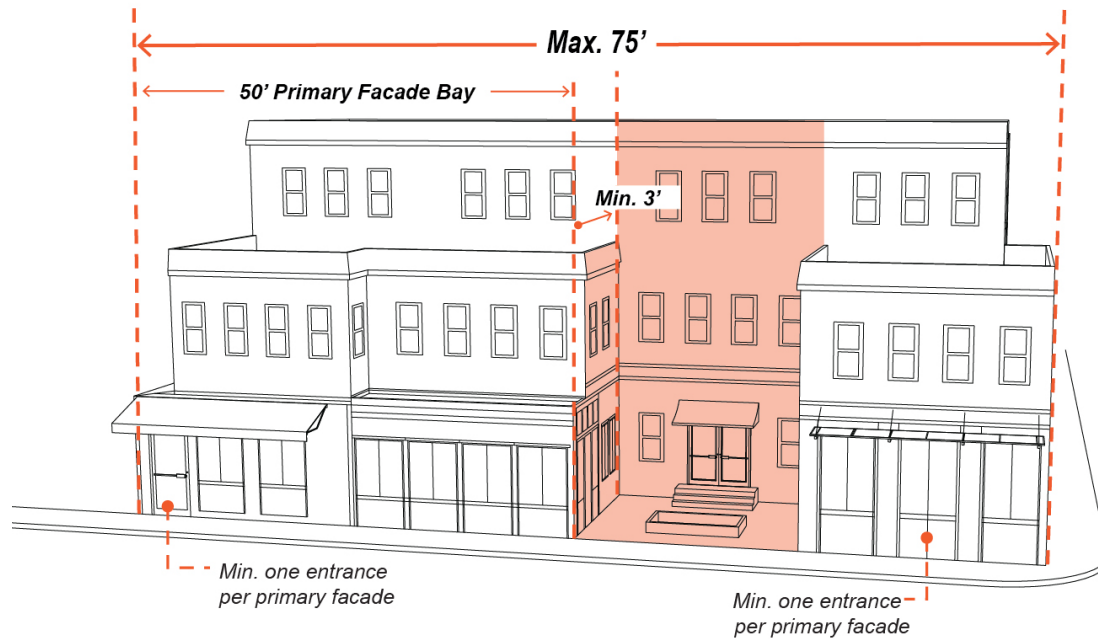
1. Upper-story Step-backs.

- a. *Front:* Minimum 10 feet from ground floor façade for fourth story and above.
- b. *Street Side:* Minimum 10 feet from ground floor façade for fourth story and above.

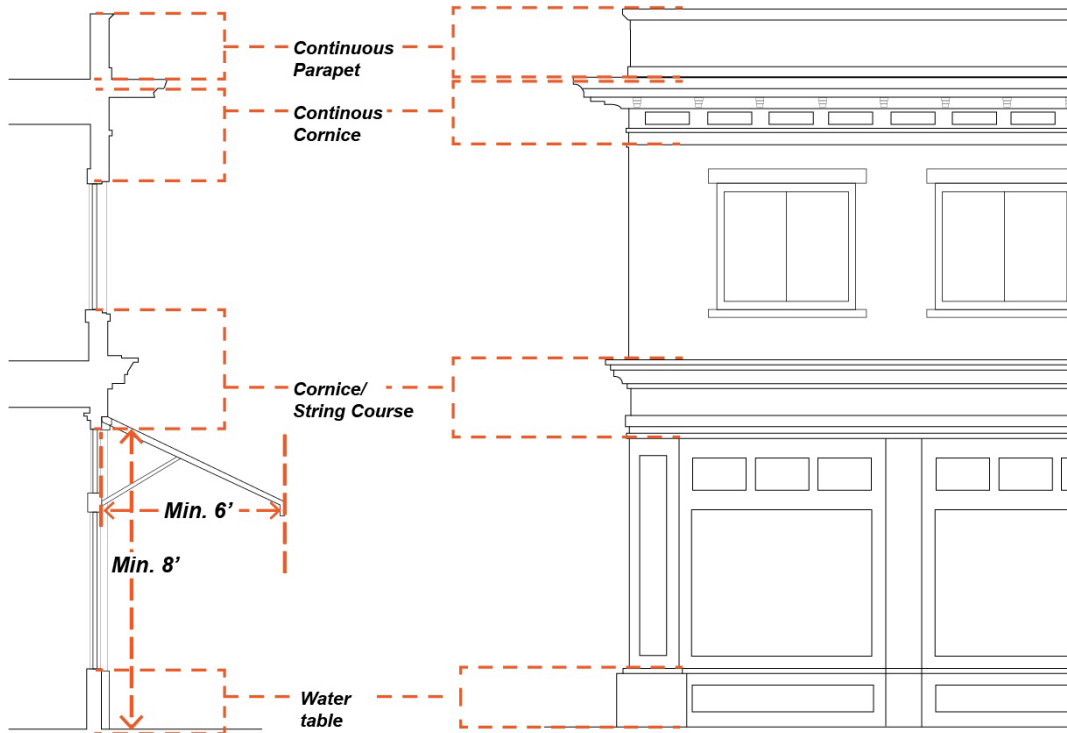
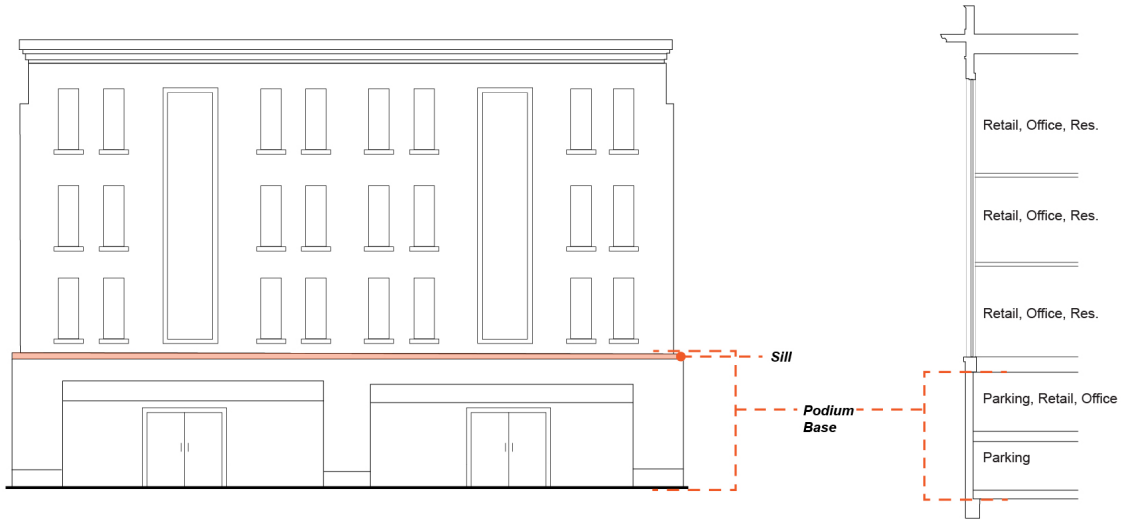


2. Vertical Articulation.

- a. When a building façade exceeds 75 feet in length along a right of way, it must be separated into primary façade bays no greater than 50 feet and secondary façade bays defined by a recess a minimum of 3 feet deep.
- b. A minimum one entrance shall be provided per primary façade bay.
- c. The eave/roof of a secondary façade bay shall be no higher than the corresponding elements of the primary façade bay.



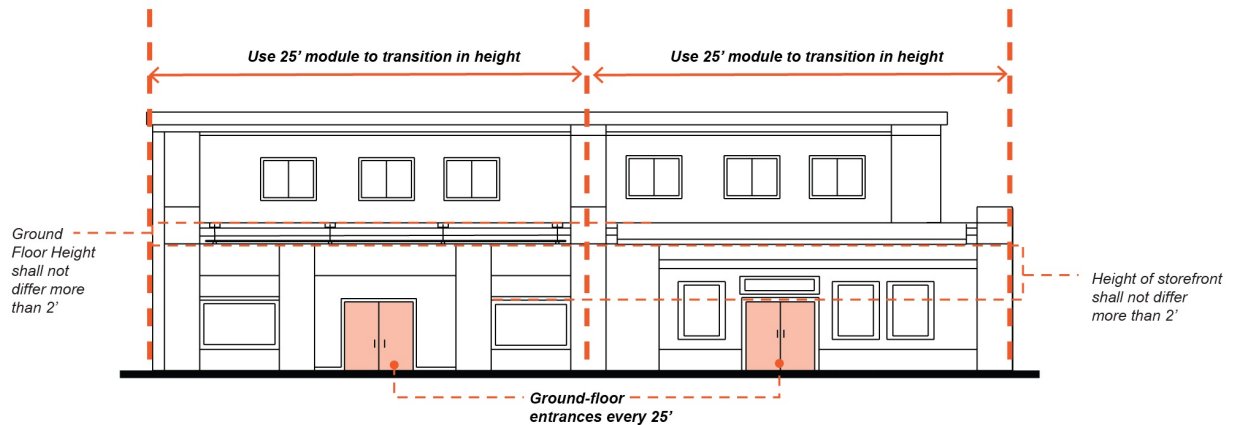
3. **Horizontal Articulation.** New facades and façade modifications along a street or civic space shall be designed to visually express a base, middle, and top.
 - a. One or more of the following patterns shall be used to define the base:
 - i. Water table: Base material extends from grade to between 8 and 54 inches above grade.
 - ii. Podium: The base material encompasses the lowest story (or stories) of the building, with or without mezzanine(s), and terminates in a sill, string course, or cornice at its upper bound. (Multi-story buildings only.)
 - iii. Water table + Cornice/String Course: A water table using the base material is combined with a cornice or string course at the lowest story's upper bound, including any mezzanine. (Multi-story buildings only.)
 - b. The top of each building mass/bay shall be defined by elements spanning the full length of the façade of the mass/bay. Such elements may include a cornice, eave and/or gable(s), or other elements listed under A.6. These elements shall be consistent with the overall architectural style of the building mass/bay.



4. **Adjacencies.**

a. *Storefront Facades Adjacent to Storefront Facades.*

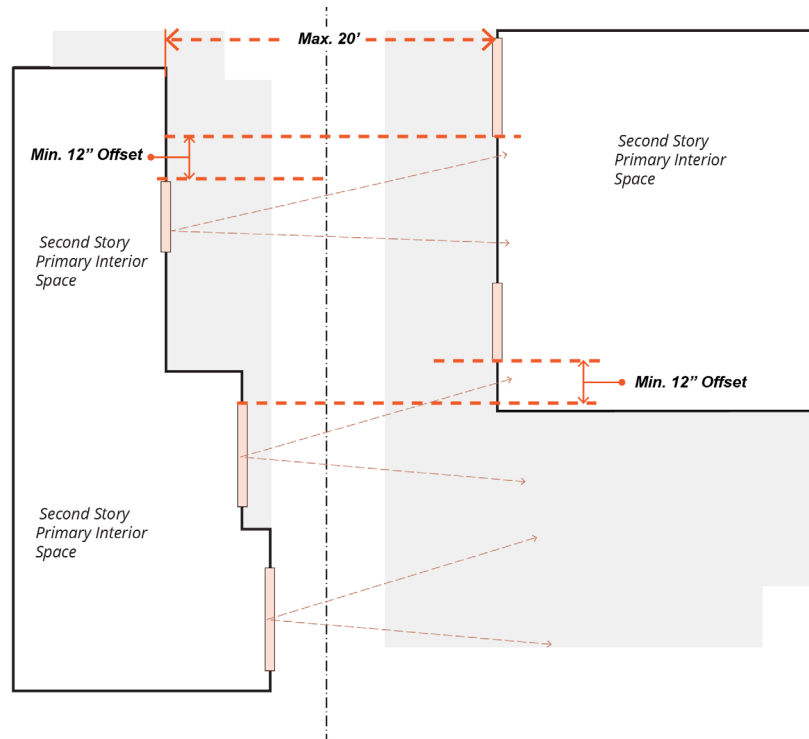
- i. The height of a storefront shall not differ from the height of any adjacent storefront by more than 2 feet.
- ii. The height of ground story shall not differ from height of any adjacent ground story by more than 2 feet.
- iii. Storefronts may transition in height using a module of 25 feet in length along a right-of-way.



b. *Compatibility with Adjacent Shorter Buildings with Height Difference of One Story or More.* When adjacent to an existing shorter building with a height difference of one story or more, a proposed building must utilize two or more of the following strategies:

- i. Incorporate the uppermost floor into the roof form
- ii. Break the mass of the building into smaller modules through changes in wall plane, setbacks, and/or height
- iii. Match window heights and/or proportions
- iv. Relate roof cornices and moldings at floor lines

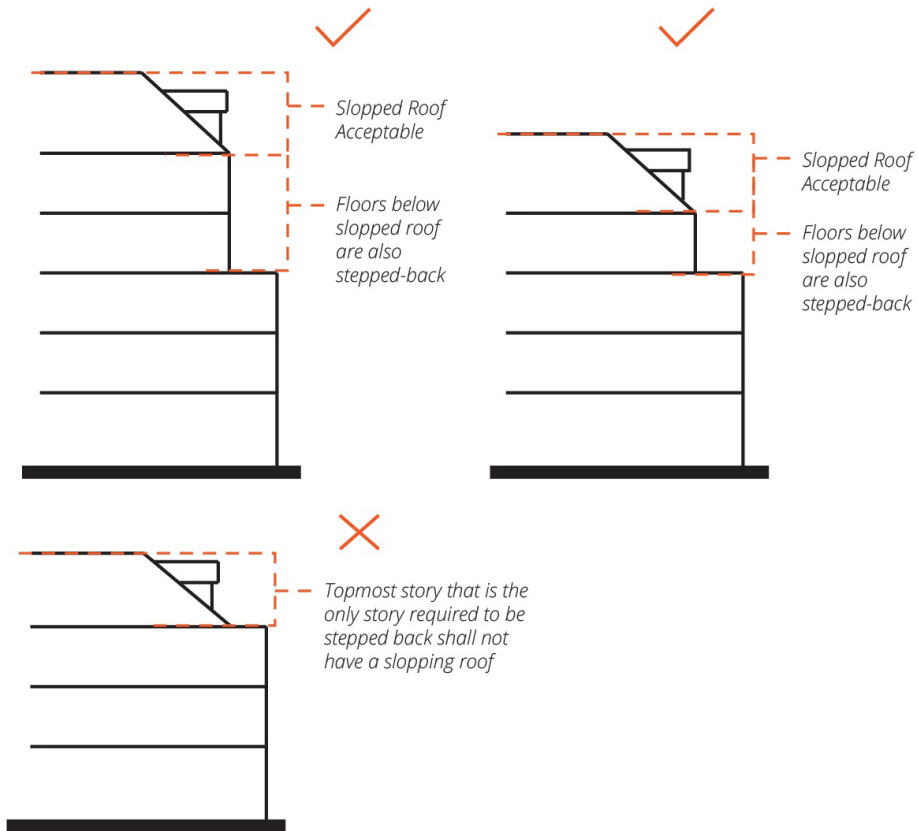
5. **Privacy and Line of Sight.** Where a new or existing primary interior residential space has an uninterrupted line of sight to windows of a primary interior space at the same floor level within 20 feet, the glazing of the new building shall be offset horizontally from the existing glazing by a minimum of 12 inches.



6. **Roofline and Roof Design.**
- a. Roof designs shall be limited to:
 - i. Hipped
 - ii. Gable
 - iii. Mansard
 - (a) Applicable for buildings 3 or more stories.
 - iv. Dormer
 - v. Parapet.
 - (a) When used on the first or second floor, a parapet longer than 25 feet in length must include at least one but not more than two of the following design elements to break up the length of the parapet:
 - (1) Steps
 - (2) Curves
 - (3) Angled surfaces
 - (b) Parapet shall be limited to 25 percent of cumulative roof perimeter on the third floor and above.

(c) The length of a parapet segment on the third floor and above may not exceed 25 feet.

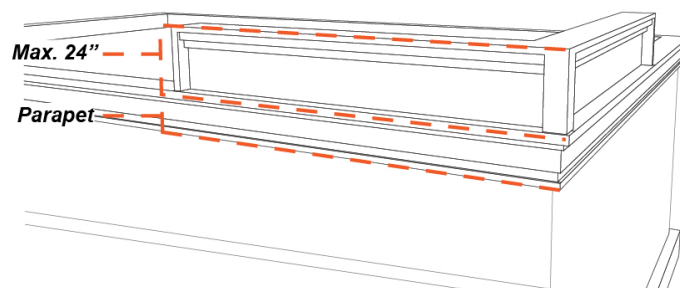
b. When more than one story is stepped-back from a ground floor street-facing facade, the top floor must, and other floors may, be embedded in a sloped roof form.



c. Building façades facing an R-1 district must have a hipped or gable roof and may incorporate dormers.

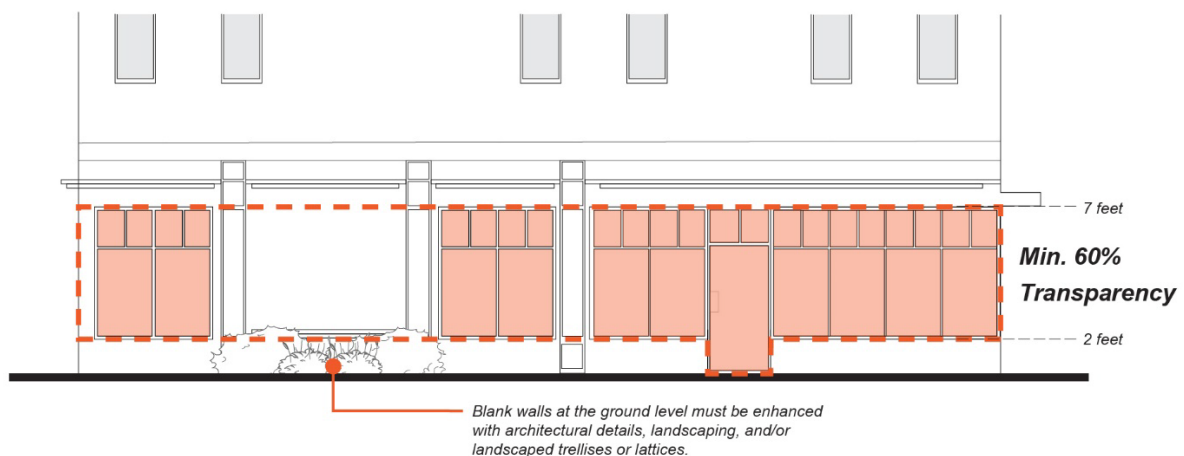
d. Butterfly roof forms must be part of an integrated water catchment system, when used.

e. Roofline/parapet at corners shall not exceed roofline/parapet of adjacent wallplanes by more than 24 inches.



B. Building Design.

1. ***Façade Design.***
 - a. Building facades shall be arranged in an orderly composition of bays, defined by vertically aligned openings alternating horizontally with solid walls or columns. The pattern shall be visually expressed through the spacing of openings, recesses, eaves, inset panels, cornices, overhangs, trellises, exposed rafters, columns, or bay windows. The pattern may be shared between the ground floor and upper stories provided the ground floor exhibits enhanced detail or modulation.
 - b. At least two of the following strategies must be used in a manner that reinforces the 25-foot module, with no element exceeding 25 feet in length:
 - i. Change in roof parapet height or shape.
 - ii. Change in roof style
 - iii. Change in architectural style
 - iv. Change in building height, min. 8' difference.
 - v. Change in frontage type or change in details of Shopfront frontage type if used.
 - vi. Use of upper floor projections such as bay windows or balconies.
 - c. Residential facades shall incorporate at least one element that signals habitation, such as exterior stairs, bay windows, or balconies.
 - d. Non-glazed wall areas (blank walls) at the ground level must be enhanced with architectural details, landscaping, and/or landscaped trellises or lattices.
2. ***Ground Level Transparency.*** A minimum 60 percent of commercial ground floor street-facing facades between 2 and 7 feet in height shall be transparent window surface. Opaque, reflective, or dark tinted glass is not allowed.



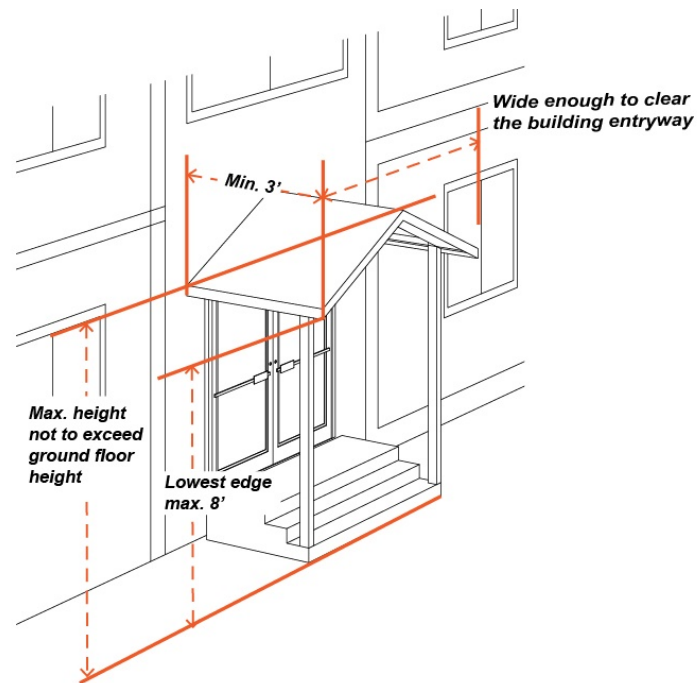
3. ***Pedestrian-Scaled Entrances.***

- a. Building entrances must incorporate at least one of the following entry features. See Section 14.66.275: Entrance Type Standards for design standards applicable to each entrance type listed.
 - i. Stoop
 - ii. Dooryard
 - iii. Shopfront
 - (a) Shopfronts more than 25 feet in width must incorporate variations in bulkhead, awnings, materials and/or color to visually articulate the shopfront into modules not to exceed 25 continuous feet.
 - iv. Gallery
 - v. Arcade
 - vi. Forecourt
 - (a) Forecourts must feature at least one entry to a shop and/or second floor use.
 - (b) Forecourts for buildings more than 70 feet in length along a right-of-way must have a minimum depth of 20 feet from front façade.
 - (c) The size of the forecourt must be appropriate relative to the size of the building. The maximum ratio of building height to forecourt is 2:1 (height < 2 x width).
 - (d) Forecourt must be enclosed on at least three sides by buildings.
 - (e) Forecourt must remain open to the sky (arbors and trellises are allowed).



- vii. Terrace

- b. *Primary Entrance Location(s)*. Locate primary entrance on the front right-of-way and/or in the interior courtyard.
- c. *Individual entries*. Ground floor residential units facing a street must provide individual entries along the street frontage.
- d. *Corner entrances*. Chamfered corners must incorporate a building entrance. Any required entrances may be provided on the corner of the building assuming one of the intersecting sides is a primary frontage.
- e. *Street-facing entries to upper floors*. Street-facing entries to upper floors shall be equal in quality and detail to storefronts. This standard may be satisfied through one or more of the following:
 - i. Dedicated awning, canopy, or other roof element
 - ii. Stairs with a single color applied to treads and a contrasting color or pattern applied to risers.
 - iii. Dedicated light fixture(s)
 - iv. Decorative street address numbers or tiles
 - v. Plaque signs for upper-floor business tenants
- f. *Entry Protection*. Primary street-facing entrances shall be protected by a recess in the building frontage at least 3 feet deep or by a projection extending outward at least 3 feet measured horizontally from the entrance, and wide enough to clear the building entryway on both sides.
 - i. Protection may be coterminous with an accent element.
 - ii. Protection may take the form of an extended eave, overhang, awning, door canopy, gallery, arcade frontage, or other element that provides shade and shelter from the elements.
 - i. The lowest edge of a projecting awning or door canopy shall be no higher than 8 feet above sidewalk level.
 - ii. Recessed entries shall differentiate pavement within the recess through the use of a dedicated paving material or pattern.



- g. Accent elements demarcating building frontage, entrance, and common open space areas shall not exceed the height of the ground floor story. Roof elements are excepted.
 - h. Façade lighting shall be incorporated into storefront design. Fixtures shall be:
 - i. Shielded and directed onto the building facade.
 - ii. Consistent in style with the primary building.
4. **Interior Courtyard.** Interior courtyards must be:
- a. Partially visible from street and must be linked to street by clear a circulation element.
 - b. Enclosed on at least two sides by buildings
 - c. Open to the sky (arbors and trellises are allowed)
 - d. A minimum width of 20 feet and a minimum area of 400 square feet.
5. **Paseos.** Paseos must be:
- a. A minimum width of 10 feet for through-block paseos.
 - b. A minimum width of 4 feet for entries to courtyards or individual single businesses.

C. Window Design.

- 1. Window frames, backbands, and sills.
 - a. All windows shall have a sill.
 - i. The sill shall extend horizontally beyond the window opening or frame/casing (if present) at each end.

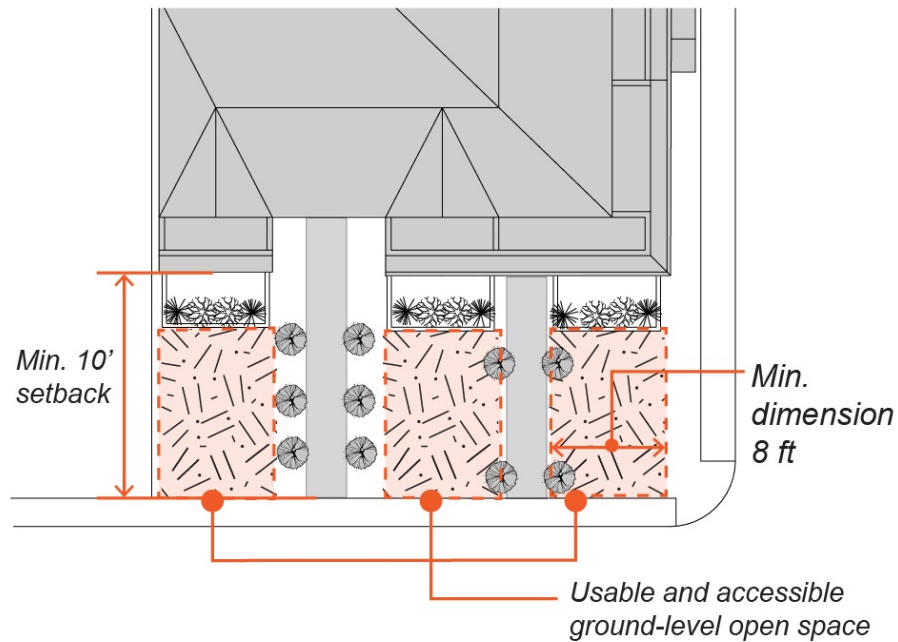
- ii. The sill shall be sloped toward the outside.
 - iii. The sill shall have a drip at its outer edge.
- 2. Vinyl windows are prohibited on facades visible from a right-of-way.

D. Building Materials.

- 1. Primary cladding materials allowed:
 - a. Stucco (minimum 2-coat stucco, synthetic stucco or EIFS not allowed)
 - b. Siding (lap, vertical, panelized, or shingle)
 - i. Wood or cement fiberboard only; vinyl and aluminum not allowed.
 - ii. Wood siding shall be painted.
 - c. Stone
 - d. Brick
- 2. Secondary cladding materials allowed:
 - a. Stucco (minimum 2-coat stucco, synthetic stucco not allowed, EIFS not allowed)
 - b. Siding (lap, vertical, panelized, or shingle)
 - i. Wood or cement fiberboard only; vinyl and aluminum not allowed.
 - ii. Vinyl and aluminum siding are not permitted.
 - c. Stone (building base only)
 - d. Brick (building base only)
 - e. Tile
 - f. Ribbed metal
 - g. Cor-ten Steel
 - h. Concrete Masonry Units (building base only, and not allowed on any façade facing a right-of-way or a single-family zone)
 - i. Concrete (building base only, board-form only, cast concrete not permitted)

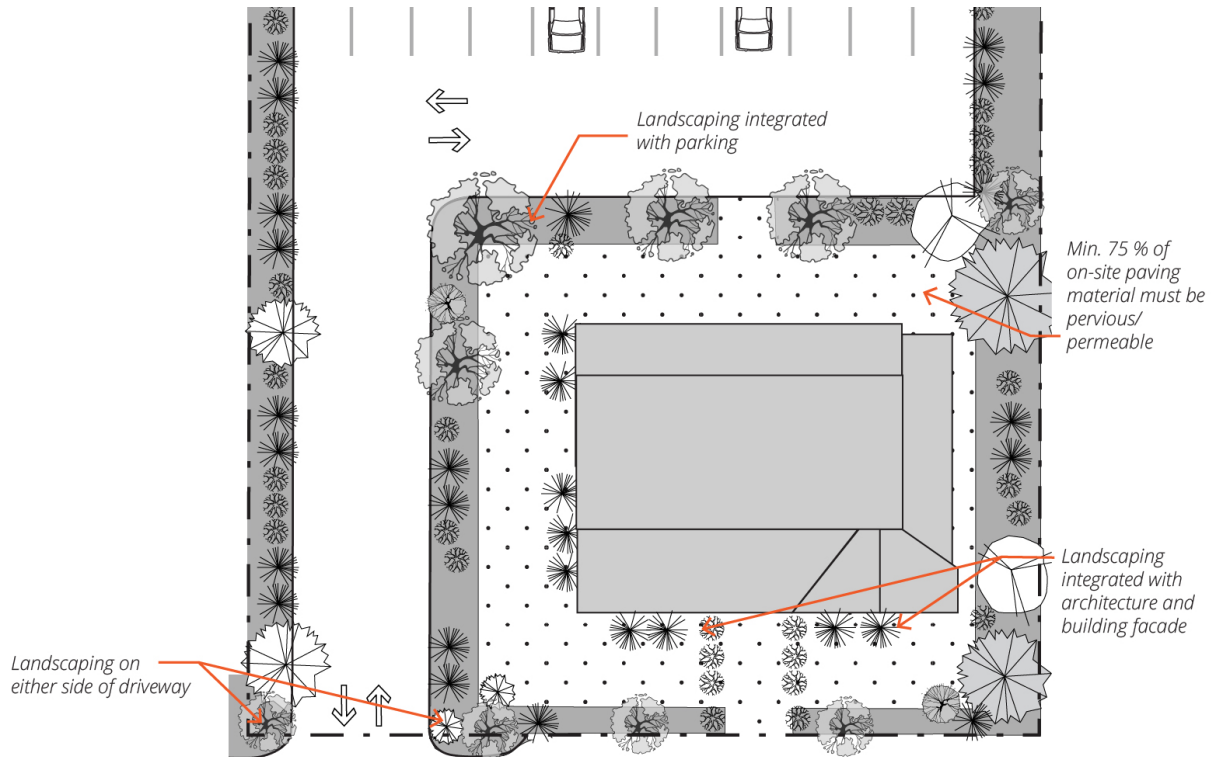
E. Ground Level Open Space. Where any required front, rear, or side yard setback is 10 feet or greater, on-site ground-level open space shall be provided within the setback.

- 1. The ground level open space shall be usable and accessible.
- 2. The minimum dimension for ground level open space shall be 8 feet.



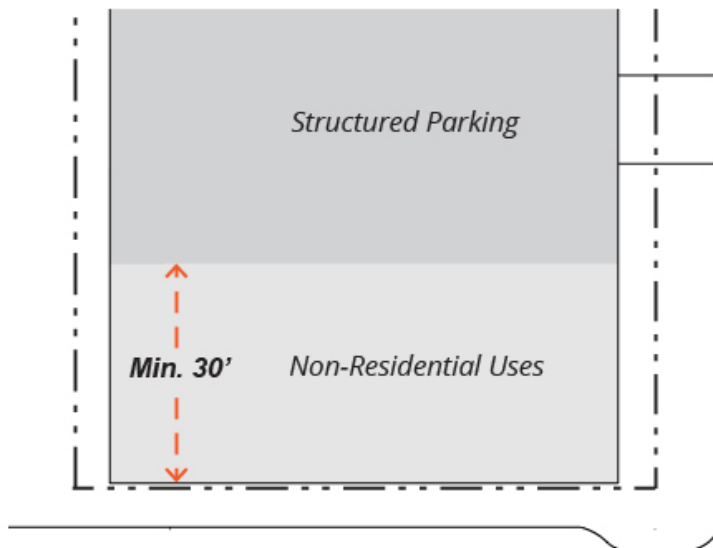
F. Landscaping, Paving, and Pedestrian Amenities.

1. Landscaping must be placed on each side of a driveway at grade or in raised planters.
2. A minimum 75 percent of on-site paving material must be pervious/permeable. Landscape elements shall be integrated with the building architecture, parking, and streetscape. Recommended patterns shall include, but are not limited to:
 - a. Planters for flowers and shrubs within street frontage.
 - b. Landscape buffers between parking spaces and building facades.
 - c. Landscaping within and/or on walls adjacent to courtyards, open spaces, and setbacks. A publicly visible and accessible pedestrian amenity such as benches, a fountain, a rain garden, decorative paving, and/or public art.

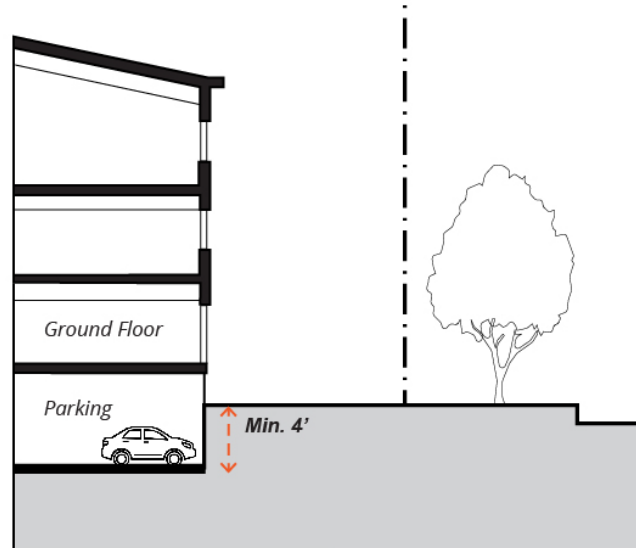


G. Parking Design and Access.

1. Where structured parking is provided, the parking area must be either:
 - a. "Lined" with uses at least 30 feet deep as measured from the front façade; or

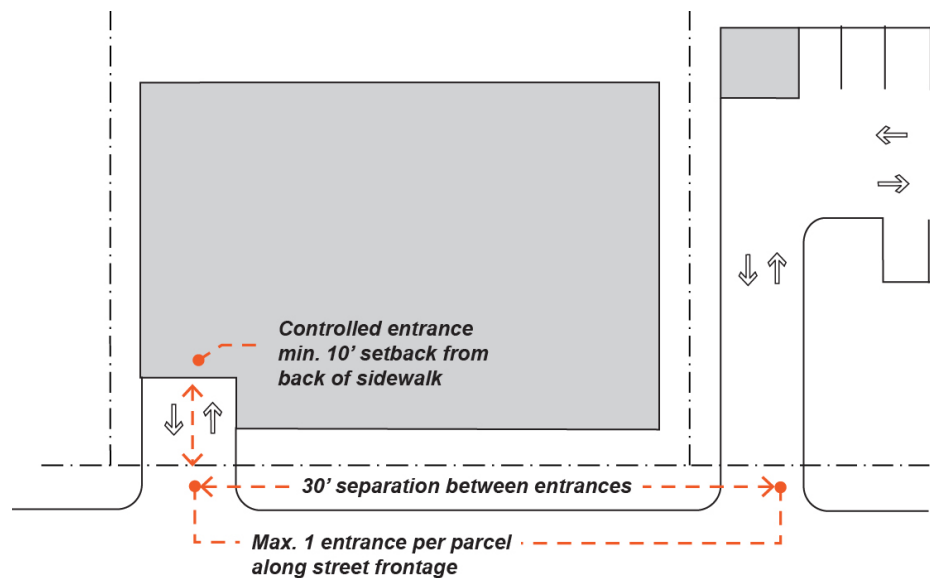


- b. Designed such that the floor elevation is a minimum 4 vertical feet below the elevation of the adjacent sidewalk.



2. **Entrances to Parking Facilities.**

- a. A maximum of two curb cuts for one-way traffic and one curb cut for two-way traffic may be permitted per street frontage per lot.
- b. Controlled entrances to parking facilities (gates, doors, etc.) shall be located a minimum 10 feet from the back of sidewalk.
- c. Entrances to parking facilities along a street frontage shall be separated by a minimum of 40 feet, excluding access to parking plazas.
- d. Where possible, curb cuts serving adjacent parking facilities shall be shared.



H. **Site Circulation and Access.**

- 1. A clearly defined, lighted and landscaped pedestrian route shall be provided between all parking areas and primary pedestrian entrance.

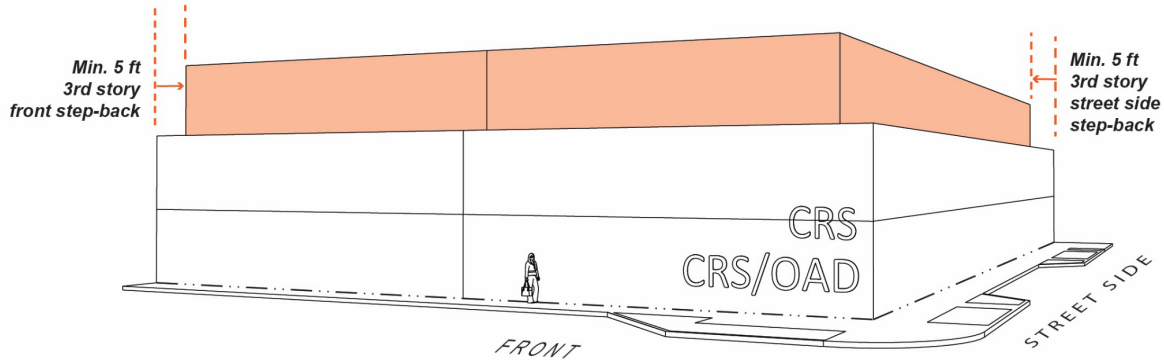
2. New development on abutting lots shall be designed to allow cross-access for internal pedestrian, bicycle, and vehicular circulation systems.
- I. **Service Areas and Screening.** Service areas must be enclosed in enclosures that are architecturally consistent with primary building in terms of materials, colors, and style.
- J. **Additional Design Standards.** See Section 14.66.280 for additional design standards applicable to all residential mixed-use development in the CD District.

Revised 14.48.130 Design Control (CRS)

A. Building Massing and Articulation.

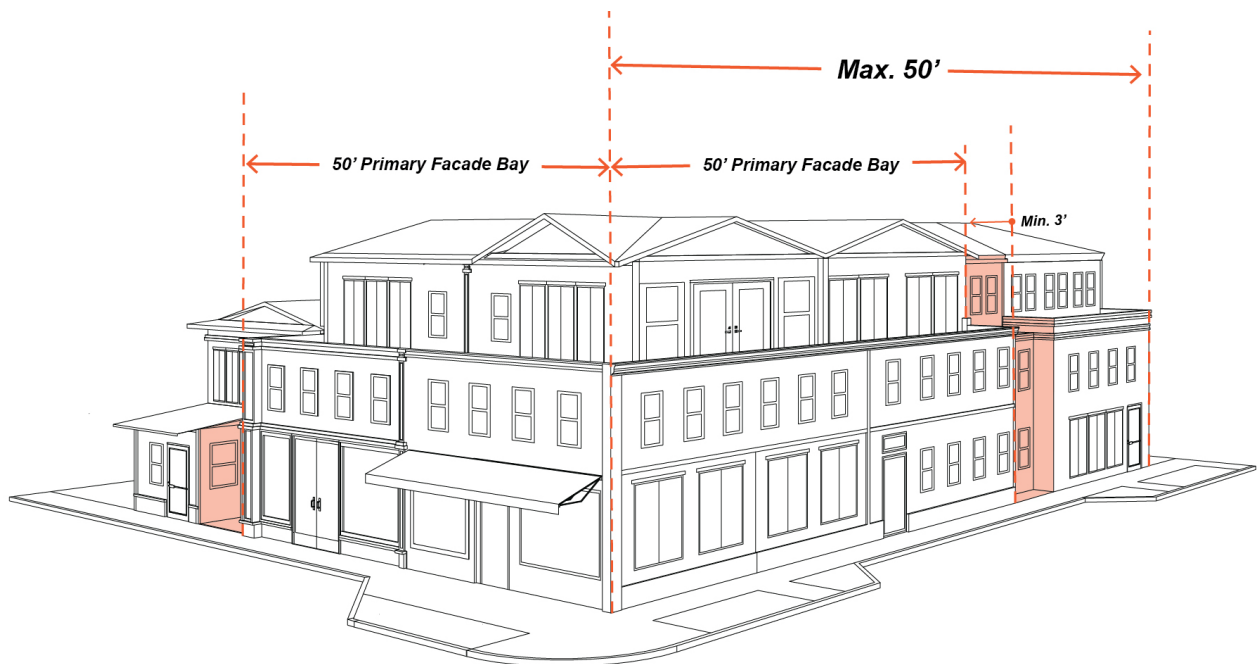
1. Upper-story Step-backs.

- a. *Front:* Minimum 5 feet from ground floor façade for third story and above.
- b. *Street Side:* Minimum 5 feet from ground floor façade for third story and above.



2. Vertical Articulation.

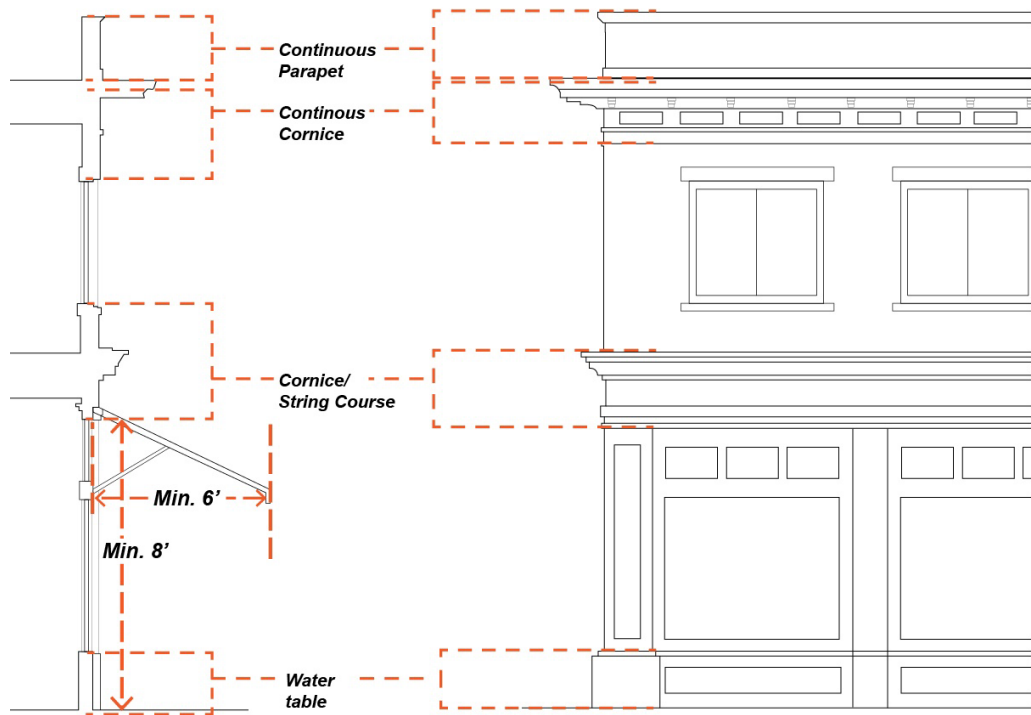
- a. When a building façade exceeds 50 feet in length along a right of way, it must be separated into primary façade bays no greater than 50 feet and secondary façade bays defined by a recess a minimum of 3 feet deep.
- b. The building shall include at least one ground-floor entrance every 25 feet.



3. **Horizontal Articulation.** New facades and façade modifications along a street or civic space shall be designed to visually express a base, middle, and top.

- a. One or more of the following patterns shall be used to define the base:
 - i. Water table: Base material extends from grade to between 8 and 54 inches above grade.
 - ii. Podium: The base material encompasses the lowest story (or stories) of the building, with or without mezzanine(s), and terminates in a sill, string course, or cornice at its upper bound. (Multi-story buildings only.)
 - iii. Water table + Cornice/String Course: A water table using the base material is combined with a cornice or string course at the lowest story's upper bound, including any mezzanine. (Multi-story buildings only.)



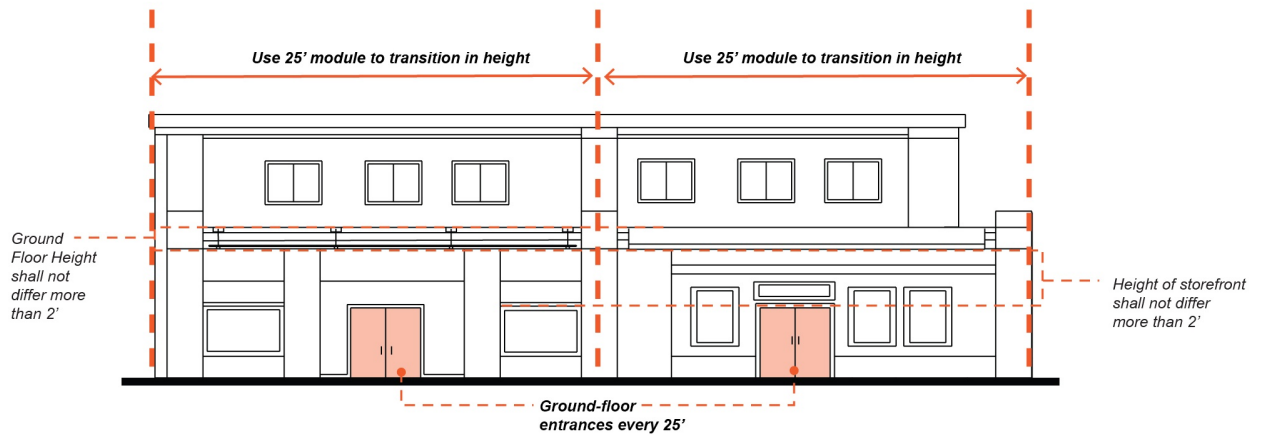


- iv. The top of each building mass/bay shall be defined by elements spanning the full length of the façade of the mass/bay. Such elements may include a cornice, eave and/or gable(s), or other elements listed under A.5. These elements shall be consistent with the overall architectural style of the building mass/bay.

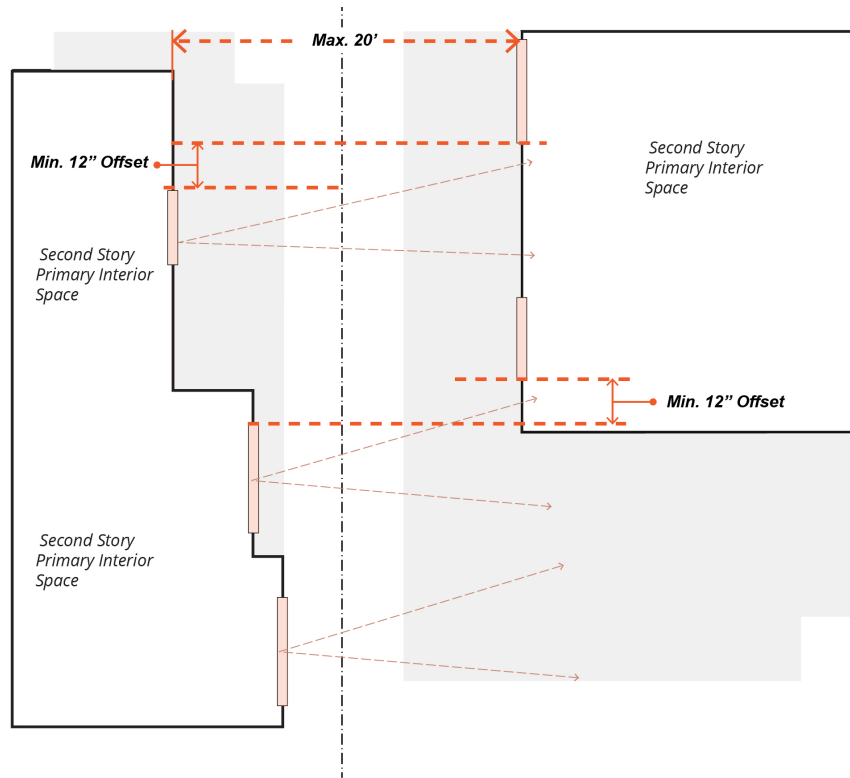
4. **Adjacencies.**

- a. *Storefront Facades Adjacent to Storefront Facades.*
 - i. The height of a storefront shall not differ from the height of any adjacent storefront by more than 2 feet.
 - ii. The height of ground story shall not differ from height of any adjacent ground story by more than 2 feet.

- iii. Storefronts may transition in height using a module of 25 feet in length along a right-of-way.



- b. *Compatibility with Adjacent Shorter Buildings with Height Difference of One Story or More.* When adjacent to an existing shorter building with a height difference of one story or more, a proposed building must utilize two or more of the following strategies:
- i. Incorporate the uppermost floor into the roof form
 - ii. Break the mass of the building into smaller modules through changes in wall plane, setbacks, and/or height
 - iii. Match window heights and/or proportions
 - iv. Relate roof cornices and moldings at floor lines
5. **Privacy and Line of Sight.** Where a new or existing primary interior residential space has an uninterrupted line of sight to windows of a primary interior space at the same floor level within 20 feet, the glazing of the new building shall be offset horizontally from the existing glazing by a minimum of 12 inches.



6. **Roofline and Roof Design.**

a. Roof designs shall be limited to:

- i. Hipped
- ii. Gable
- iii. Dormer
- iv. Parapet.

(a) When used on the first or second floor, a parapet longer than 25 feet in length must include at least one but not more than two of the following design elements to break up the length of the parapet:

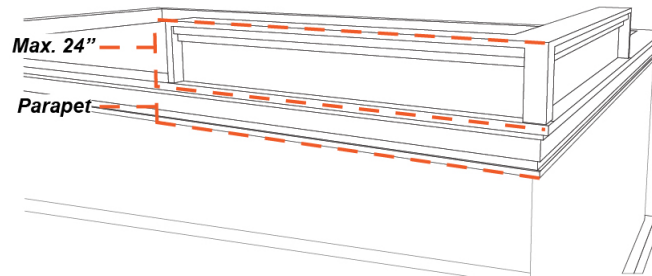
- (1) Steps
- (2) Curves
- (3) Angled surfaces

(b) Parapet shall be limited to 25 percent of cumulative roof perimeter on the third floor and above.

(c) The length of a parapet segment on the third floor and above may not exceed 25 feet.

b. Building façades facing an R-1 district must have a hipped or gable roof and may incorporate dormers.

- c. Roofline/parapet at corners shall not exceed roofline/parapet of adjacent wallplanes by more than 24 inches.



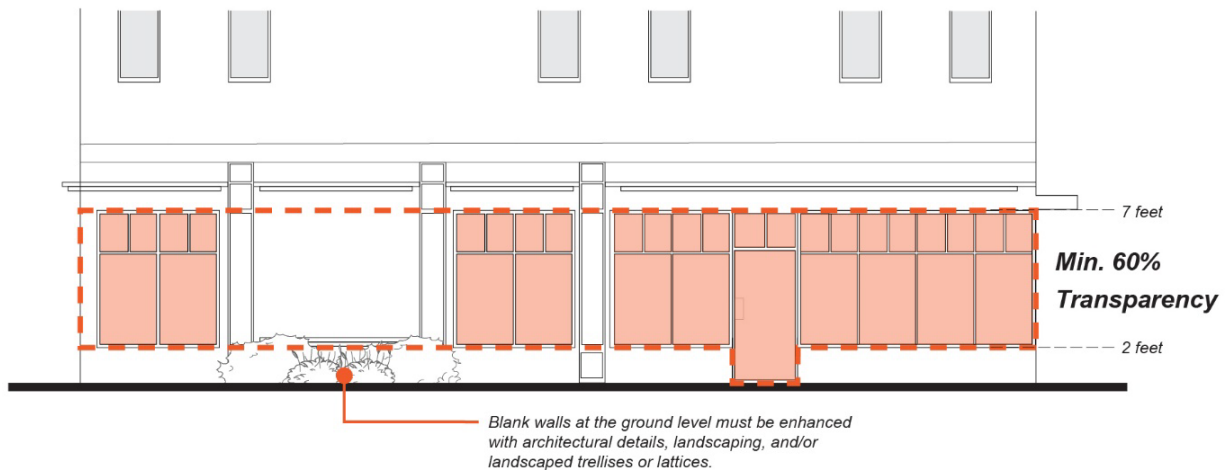
B. Building Design.

1. *Façade Design.*

- a. Building facades shall be arranged in an orderly composition of bays, defined by vertically aligned openings alternating horizontally with solid walls or columns. The pattern shall be visually expressed through the spacing of openings, recesses, eaves, inset panels, cornices, overhangs, trellises, exposed rafters, columns, or bay windows. The pattern may be shared between the ground floor and upper stories provided the ground floor exhibits enhanced detail or modulation.
- b. At least two of the following strategies must be used in a manner that reinforces the 25-foot module, with no element exceeding 25 feet in length:
 - i. Change in roof parapet height or shape.
 - ii. Change in roof style
 - iii. Change in architectural style
 - iv. Change in building height, min. 8' difference.
 - v. Change in frontage type or change in details of Shopfront frontage type if used.
 - vi. Use of upper floor projections such as bay windows or balconies.
- c. Residential facades shall incorporate at least one element that signals habitation, such as exterior stairs, bay windows, or balconies.

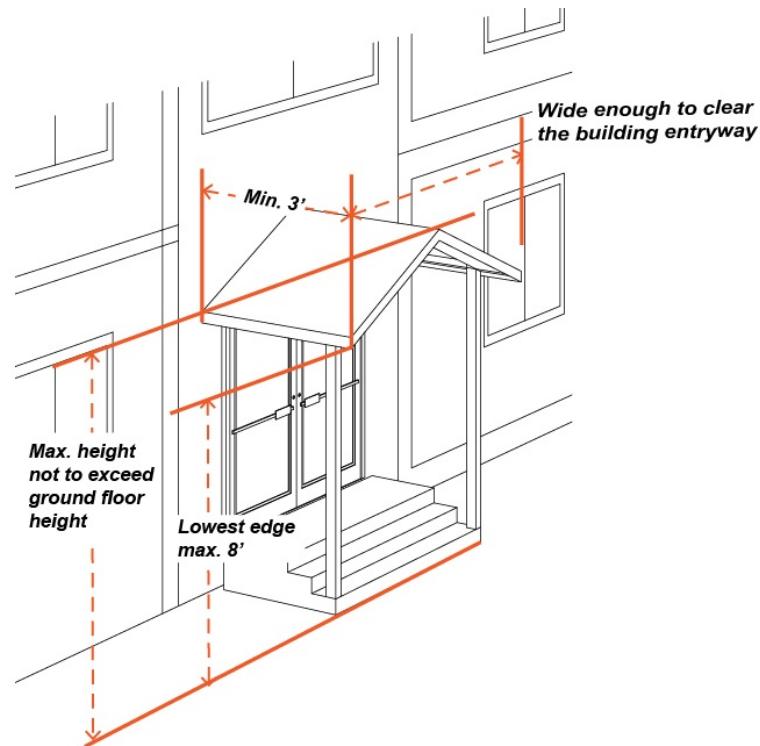
Non-glazed wall areas (blank walls) at the ground level must be enhanced with architectural details, landscaping, and/or landscaped trellises or lattices.

2. **Ground Level Transparency.** A minimum 60 percent of commercial ground floor street-facing facades between 2 and 7 feet in height shall be transparent window surface. Opaque, reflective, or dark tinted glass is not allowed.



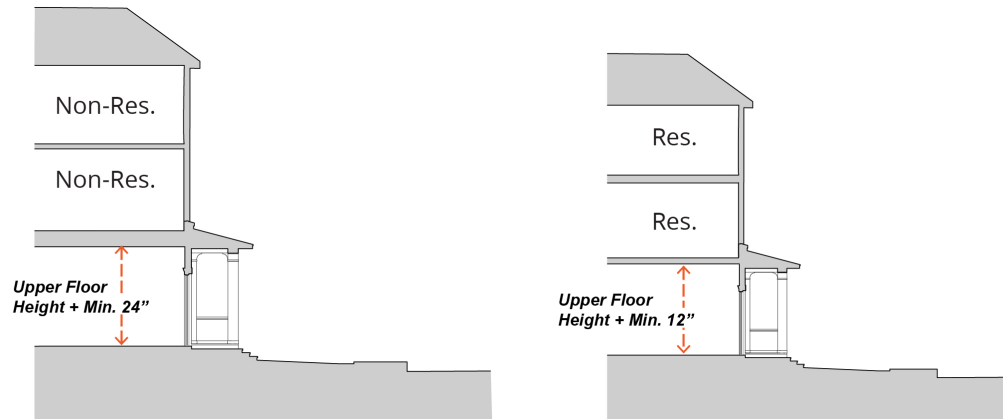
3. **Pedestrian-Scaled Entrances.**
- a. Building entrances must incorporate at least one of the following entry features. See Section 14.66.275: Entrance Type Standards for design standards applicable to each entrance type listed.
 - i. Stoop
 - ii. Shopfront
 - (a) The maximum width of single shopfront shall be 25 feet.
 - iii. Gallery
 - iv. Arcade with Shopfront frontage.
 - b. *Primary Entrance Location(s).* Locate primary entrance on the front right-of-way.
 - c. *Individual entries.* Ground floor residential units facing a street must provide individual entries along the street frontage.
 - d. *Corner entrances.* Chamfered corners must incorporate a building entrance. Any required entrances may be provided on the corner of the building assuming one of the intersecting sides is a primary frontage.
 - e. *Street-facing entries to upper floors.* Street-facing entries to upper floors shall be equal in quality and detail to storefronts. This standard may be satisfied through one or more of the following:
 - i. Dedicated awning, canopy, or other roof element
 - ii. Stairs with a single color applied to treads and a contrasting color or pattern applied to risers.
 - iii. Dedicated light fixture(s)

- iv. Decorative street address numbers or tiles
- v. Plaque signs for upper-floor business tenants
- f. **Entry Protection.** Primary street-facing entrances shall be protected by a recess in the building frontage at least 3 feet deep or by a projection extending outward at least 3 feet measured horizontally from the entrance, and wide enough to clear the building entryway on both sides.
 - i. Protection may be coterminous with an accent element.
 - ii. Protection may take the form of an extended eave, overhang, awning, door canopy, gallery, arcade frontage, or other element that provides shade and shelter from the elements.
 - iii. The lowest edge of a projecting awning or door canopy shall be no higher than 8 feet above sidewalk level.
 - iv. Recessed entries shall differentiate pavement within the recess through the use of a dedicated paving material or pattern.



- g. Accent elements demarcating building frontage, entrance, and common open space areas shall not exceed the height of the ground floor story. Roof elements are excepted.
 - h. Façade lighting shall be incorporated into storefront design. Fixtures shall be:
 - i. Shielded and directed onto the building facade.
 - ii. Consistent in style with the primary building.
4. **Ground Floor Floor-to-Ceiling Height.**

- a. Minimum 24 inches taller than typical upper floor floor-to-ceiling height where upper floors are non-residential.
- b. Minimum 12 inches taller than typical upper floor floor-to-ceiling height where upper floors are residential.



5. **Interior Courtyard.** Interior courtyards must be:
 - a. Partially visible from street and must be linked to street by clear a circulation element.
 - b. Enclosed on at least two sides by buildings
 - c. Open to the sky (arbors and trellises are allowed)
 - d. A minimum width of 20 feet and a minimum area of 400 square feet.
6. **Paseos.** Paseos must be:
 - a. A minimum width of 10 feet for through-block paseos.
 - b. A minimum width of 4 feet for entries to courtyards or individual single businesses.

C. Window Design.

1. Window frames, backbands, and sills.
 - a. All windows shall have a sill.
 - i. The sill shall extend horizontally beyond the window opening or frame/casing (if present) at each end.
 - ii. The sill shall be sloped toward the outside.
 - iii. The sill shall have a drip at its outer edge.
2. Vinyl windows are prohibited on facades visible from a right-of-way.
3. Tinted glass is not allowed.

D. Building Materials.

1. Primary cladding materials allowed:

- a. Stucco (minimum 2-coat stucco, synthetic stucco or EIFS not allowed)
 - b. Siding (lap, vertical, or shingle)
 - i. Wood or cement fiberboard only; vinyl and aluminum not allowed.
 - ii. Wood siding shall be painted.
 - c. Stone
 - d. Brick
2. Secondary cladding materials allowed:
- a. Stucco (minimum 2-coat stucco, synthetic stucco not allowed, EIFS not allowed)
 - b. Siding (lap, vertical, or shingle)
 - i. Wood or cement fiberboard only; vinyl and aluminum not allowed.
 - ii. Vinyl and aluminum siding are not permitted.
 - c. Stone (building base only)
 - d. Brick (building base only)
 - e. Tile (for bulkheads below display windows and decorative accents only)
 - f. Ribbed metal
 - g. Cor-ten Steel
 - h. Concrete Masonry Units (building base only, and not allowed on any façade facing a right-of-way or a single-family zone)
 - i. Concrete (building base only, board-form only, cast concrete not permitted)

E. Downtown Gateways.

- 1. A minimum two elements from the following list must be incorporated into corner building design at gateway intersections:
 - a. Sloped roof structures
 - b. Special uses with outdoor plaza
 - c. Special landscape features
 - d. Enhanced on-site lighting
 - e. Increased architectural details
- 2. Ground-floor design at gateway intersections must address both street frontages through:
 - a. Entrances that are visible and directly accessible from both streets
 - b. Building transparency beyond the required minimum for the first 15 feet of building frontage from the corner
 - c. A usable public space with pedestrian-scaled features on the non-entrance street.

F. Historic Preservation.

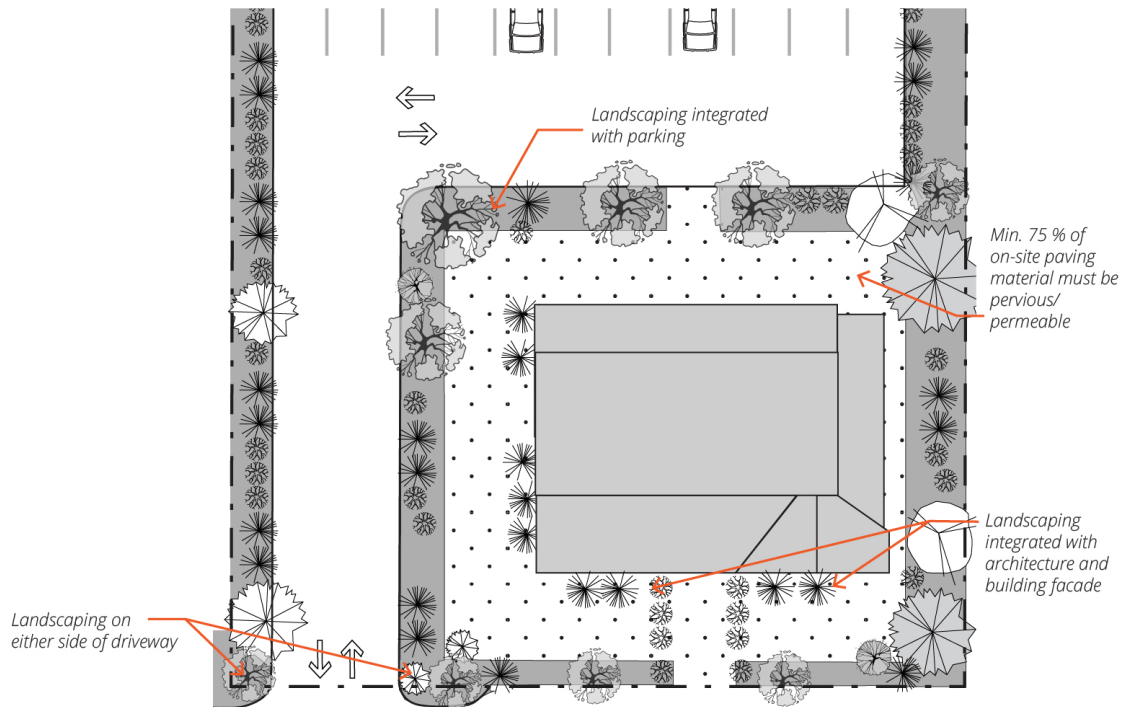
1. Additions to buildings with historic designation shall be identifiable from original construction. Additions shall employ similar or complementing materials and colors and shall exhibit similar opening proportions, facade rhythms and horizontal elements as the original.
2. Original transom windows shall be maintained or restored where possible. If the ceiling inside the structure has been lowered, the ceiling shall be stepped up to meet the transom so that light will penetrate building interior.
3. Deteriorated architectural features shall be repaired rather than replaced wherever possible. If replacement is necessary, new materials shall match the original in design, color, texture, and other visual qualities. If the original was painted, the substitute materials shall be painted as well.

G. Sustainability in Design.

1. All new construction shall incorporate landscaping and fenestration to passively cool the building; energy-efficient HVAC; and energy efficient lighting.
2. All energy generation devices must blend in with the building color.
3. All on-site landscaping shall be drought-resistant and require minimal irrigation.

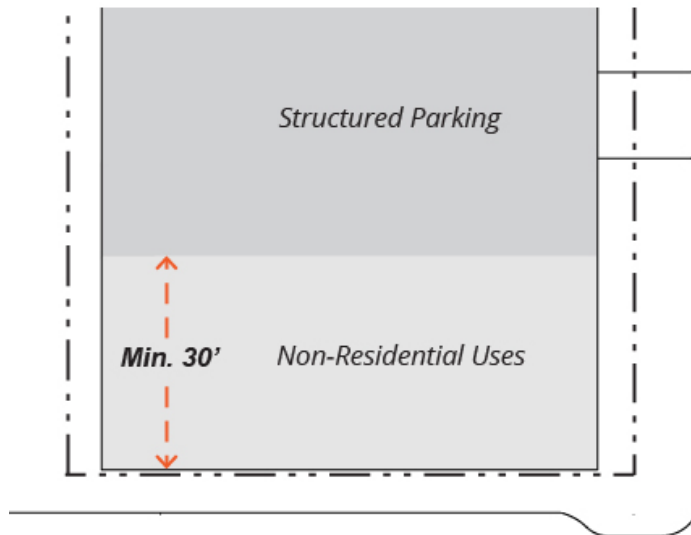
H. Landscaping and Paving, and Pedestrian Amenities.

1. Landscaping must be placed on each side of a driveway at grade or in raised planters.
2. A minimum 75 percent of on-site paving material must be pervious/permeable.
3. Landscape elements shall be integrated with the building architecture, parking, and streetscape. Recommended patterns shall include, but are not limited to:
 - a. Planters for flowers and shrubs within street frontage.
 - b. Landscape buffers between parking spaces and building facades.
 - c. Landscaping within and/or on walls adjacent to courtyards, open spaces, and setbacks.
 - d. A publicly visible and accessible pedestrian amenity such as benches, a fountain, a rain garden, decorative paving, and/or public art.

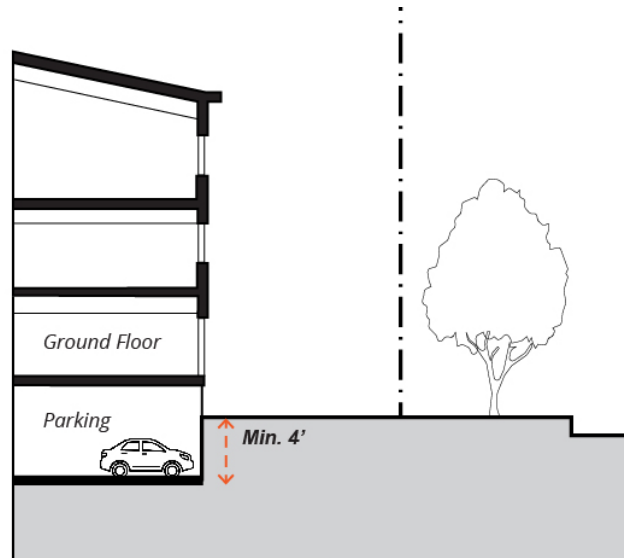


I. Parking Design and Access.

1. Where structured parking is provided, the parking area must be either:
 - a. "Lined" with uses at least 30 feet deep as measured from the front façade; or

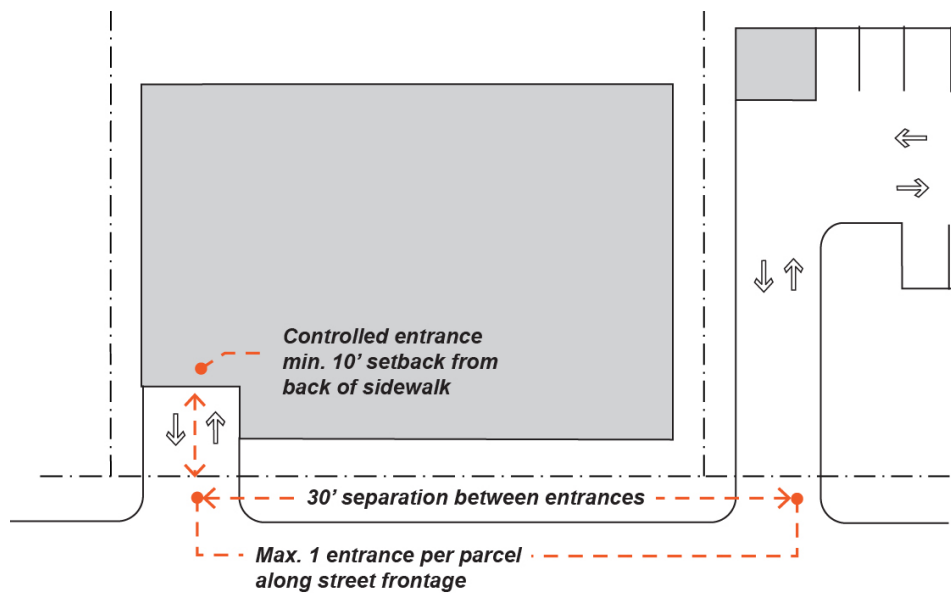


- b. Designed such that the floor elevation is a minimum 4 vertical feet below the elevation of the adjacent sidewalk.



2. Entrances to Parking Facilities.

- a. Curb cuts are not permitted along State Street and Main Street. On all other street frontages, a maximum of two curb cuts for one-way traffic and one curb cut for two-way traffic may be permitted per street frontage per lot.
- b. Controlled entrances to parking facilities (gates, doors, etc.) shall be located a minimum 10 feet from the back of sidewalk.



- c. Entrances to parking facilities along a street frontage shall be separated by a minimum of 40 feet, excluding access to parking plazas.
- d. Where possible, curb cuts serving adjacent parking facilities shall be shared.

J. Site Circulation and Access

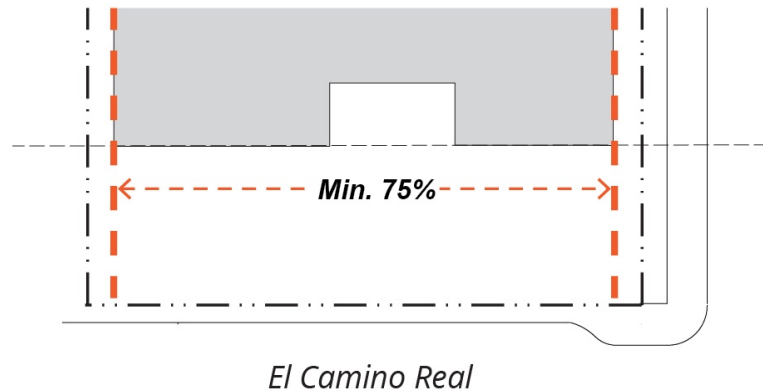
1. A clearly defined, lighted and landscaped pedestrian route shall be provided between all parking areas and primary pedestrian entrance.
2. New development on abutting lots shall be designed to allow cross-access for internal pedestrian, bicycle, and vehicular circulation systems.

K. Service Areas and Screening. Service areas must be enclosed in enclosures that are architecturally consistent with primary building in terms of materials, colors, and style.

L. Additional Design Standards. See Section 14.66.280 for additional design standards applicable to all residential mixed-use development in the CRS District.

Revised 14.50.170 Design Control (CT)

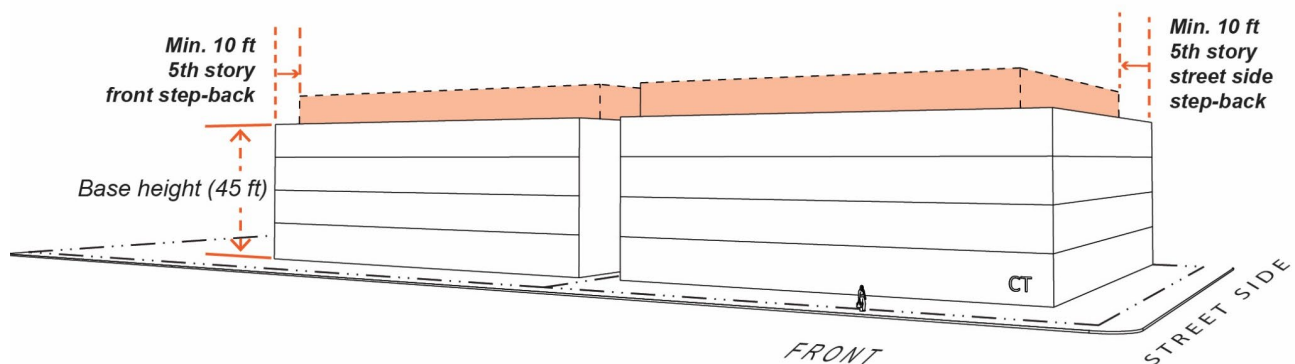
- A. Building Placement.** A minimum 75 percent of ground-floor building frontages facing El Camino Real must be built at the minimum setback line. This standard applies to the building frontage only (exclusive of side setbacks).



B. Building Massing and Articulation.

1. **Upper-story Step-backs.**

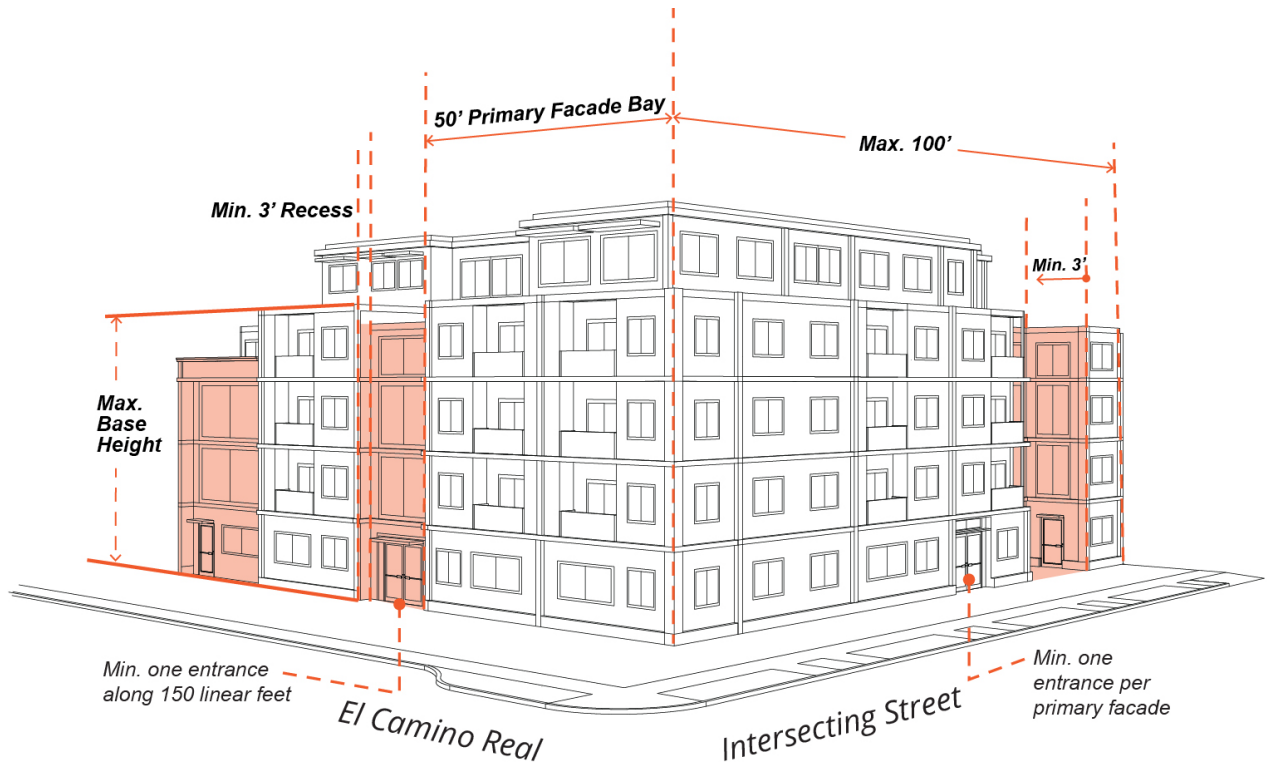
- a. *Front:* Minimum 10 feet from ground floor façade for fifth story and above.
- b. *Street Side:* Minimum 10 feet from ground floor façade for fifth story and above.



2. **Vertical Articulation.**

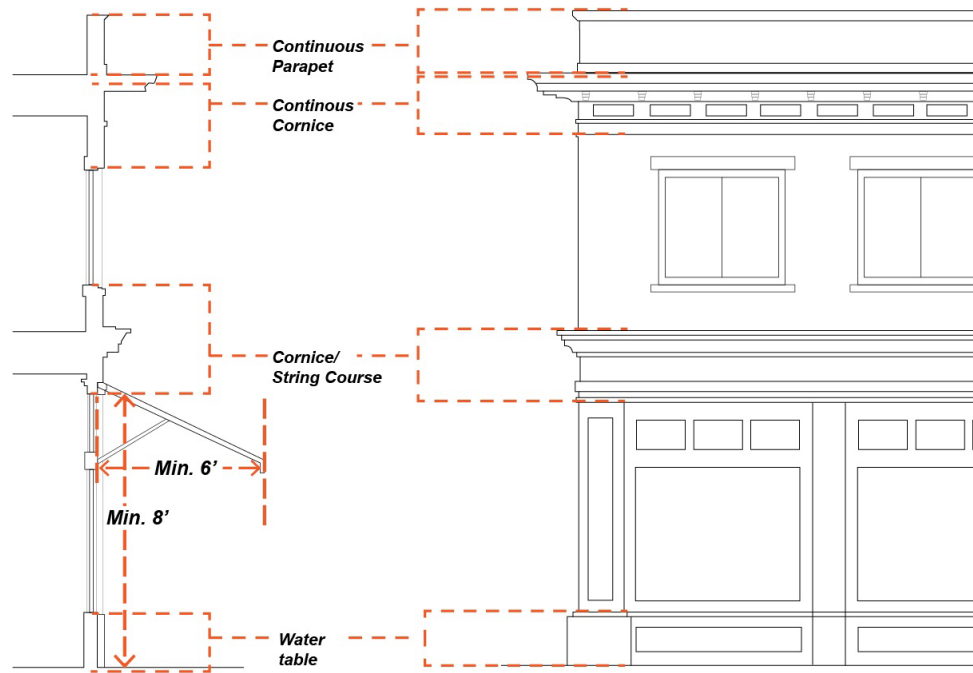
- a. When a building façade exceeds 100 feet in length along a right of way, it must be separated into primary façade bays no greater than 50 feet and secondary façade bays defined by a recess a minimum of 3 feet deep.
- b. A minimum one entrance shall be provided per 150 linear feet along El Camino Real and per primary façade bay along all other rights-of-way.

- c. The eave/roof of a secondary façade bay shall be no higher than the corresponding elements of the primary façade bay.



3. Horizontal Articulation. New facades and façade modifications along a street or civic space shall be designed to visually express a base, middle, and top.
- a. One or more of the following patterns shall be used to define the base:
- Water table: Base material extends from grade to between 8 and 54 inches above grade.
 - Podium: The base material encompasses the lowest story (or stories) of the building, with or without mezzanine(s), and terminates in a sill, string course, or cornice at its upper bound. (Multi-story buildings only.)
 - Water table + Cornice/String Course: A water table using the base material is combined with a cornice or string course at the lowest story's upper bound, including any mezzanine. (Multi-story buildings only.)

The top of each building mass/bay shall be defined by elements spanning the full length of the façade of the mass/bay. Such elements may include a cornice, eave and/or gable(s), or other elements listed under B.5. These elements shall be consistent with the overall architectural style of the building mass/bay.

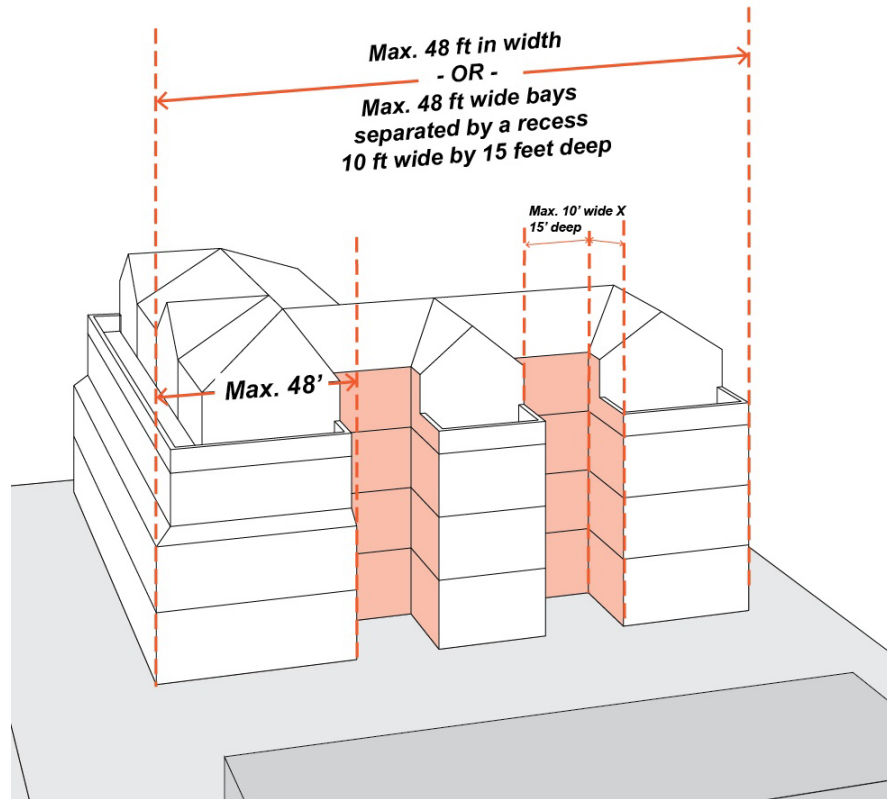


4. **Adjacencies.**

a. *Facades Adjacent to an R-1 District.*

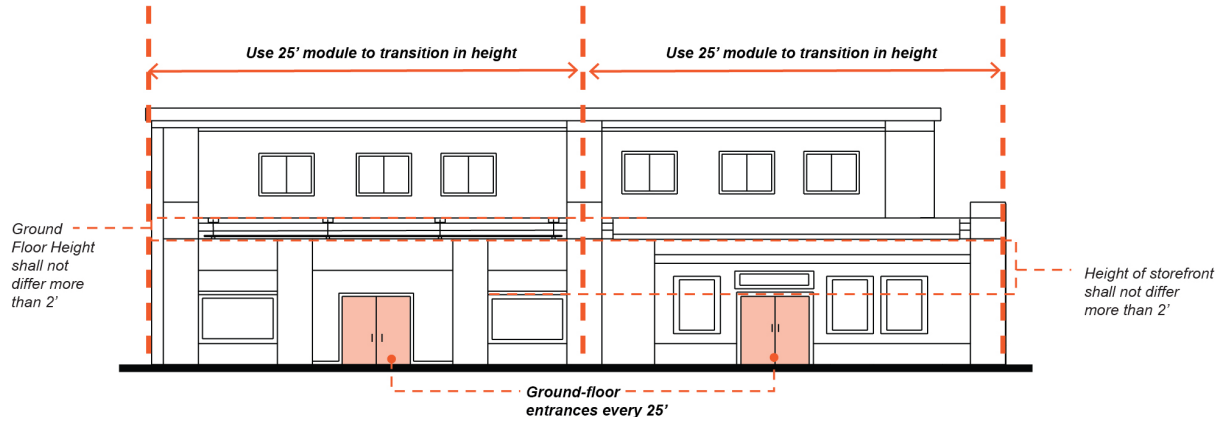
- i. Building façade planes abutting an R-1 district may not exceed 48 feet in width.
- ii. When a building façade abutting an R-1 district exceeds 48 feet in width, it must be separated into façade bays no greater than 48 feet by a recess 10 feet wide and 15 feet deep.
- iii. Balconies, roof decks and other habitable outdoor space is not allowed on upper-story facades abutting R-1 zones.

- iv. Sliding glass doors, French doors, and floor-to-ceiling windows are not allowed on upper-story facades abutting R-1 zones.



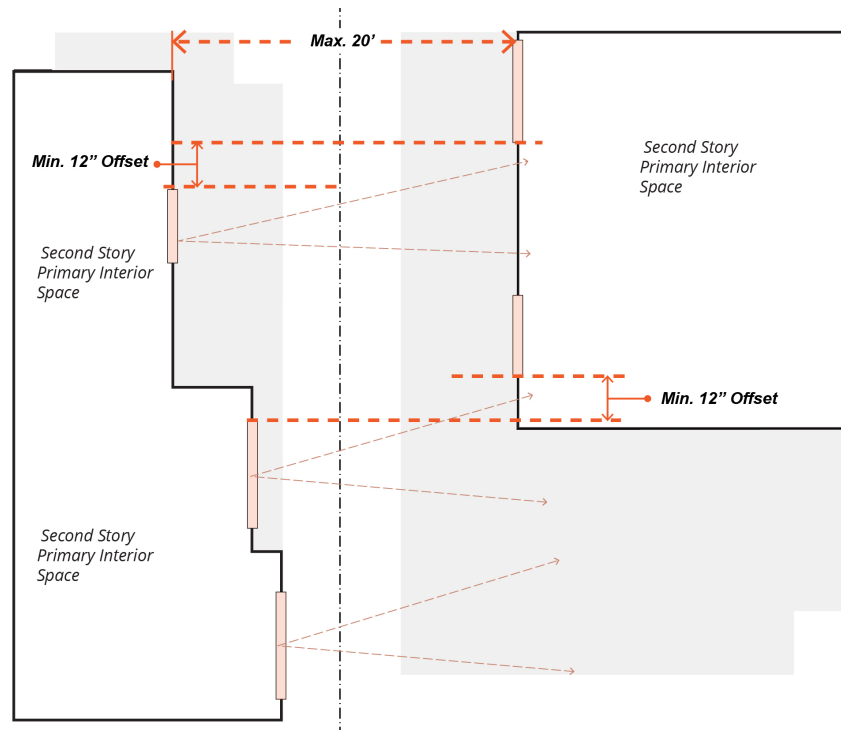
b. *Storefront Facades Adjacent to Storefront Facades.*

- i. The height of a storefront shall not differ from the height of any adjacent storefront by more than 2 feet.
- ii. The height of ground story shall not differ from height of any adjacent ground story by more than 2 feet.
- iii. Storefronts may transition in height using a module of 25 feet in length along a right-of-way.



- c. *Compatibility with Adjacent Shorter Buildings with Height Difference of One Story or More.* When adjacent to an existing shorter building with a height difference of one story or more, a proposed building must utilize two or more of the following strategies:
- i. Incorporate the uppermost floor into the roof form
 - ii. Break the mass of the building into smaller modules through changes in wall plane, setbacks, and/or height
 - iii. Match window heights and/or proportions
 - iv. Relate roof cornices and moldings at floor lines

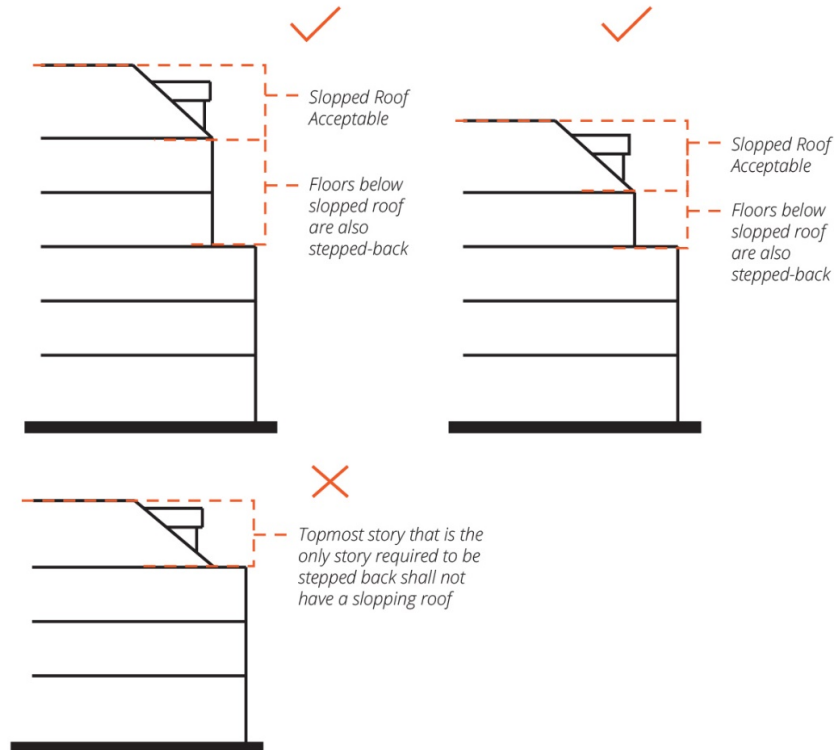
5. **Privacy and Line of Sight.** Where a new or existing primary interior residential space has an uninterrupted line of sight to windows of a primary interior space at the same floor level within 20 feet, the glazing of the new building shall be offset horizontally from the existing glazing by a minimum of 12 inches.



6. **Roofline and Roof Design.**
- a. Roof designs shall be limited to:
 - i. Hipped
 - ii. Gable
 - iii. Shed
 - iv. Dormer
 - v. Parapet.
 - (a) When used on the first or second floor, a parapet longer than 25 feet in length must include at least one but not more than two of the following design elements to break up the length of the parapet:
 - (1) Steps
 - (2) Curves
 - (3) Angled surfaces
 - (b) Parapet shall be limited to 25 percent of cumulative roof perimeter on the third floor and above.

(c) The length of a parapet segment on the third floor and above may not exceed 25 feet.

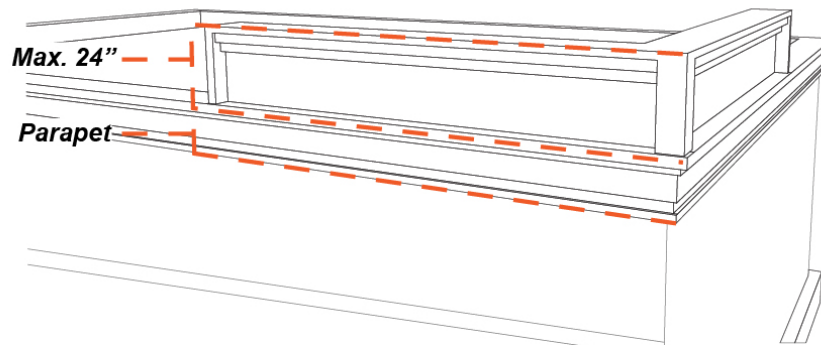
b. When more than one story is stepped-back from a ground floor street-facing facade, the top floor must, and other floors may, be embedded in a sloped roof form.



c. Building façades facing an R-1 district must have a hipped or gable roof and may incorporate dormers.

d. Butterfly roof forms must be part of an integrated water catchment system, when used.

e. Roofline/parapet at corners shall not exceed roofline/parapet of adjacent wallplanes by more than 24 inches.



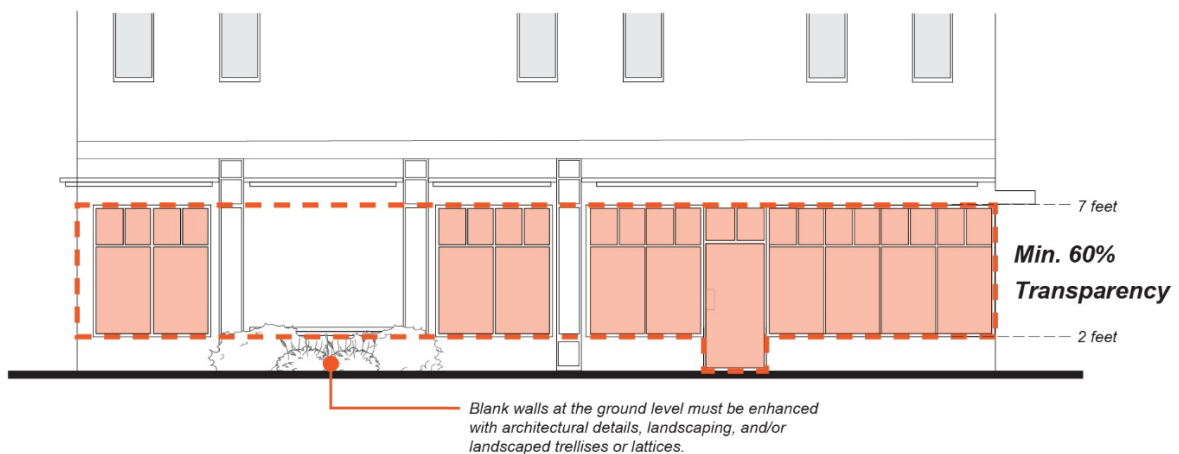
C. Building Design.

1. *Façade Design.*

- a. Building facades shall be arranged in an orderly composition of bays, defined by vertically aligned openings alternating horizontally with solid walls or columns. The pattern shall be visually expressed through the spacing of openings, recesses, eaves, inset panels, cornices, overhangs, trellises, exposed rafters, columns, or bay windows. The pattern may be shared between the ground floor and upper stories provided the ground floor exhibits enhanced detail or modulation.
- b. Residential facades shall incorporate at least one element that signals habitation, such as exterior stairs, bay windows, or balconies.

Non-glazed wall areas (blank walls) at the ground level must be enhanced with architectural details, landscaping, and/or landscaped trellises or lattices.

2. ***Ground Level Transparency.*** A minimum 60 percent of commercial ground floor street-facing facades between 2 and 7 feet in height shall be transparent window surface. Opaque, reflective, or dark tinted glass is not allowed.



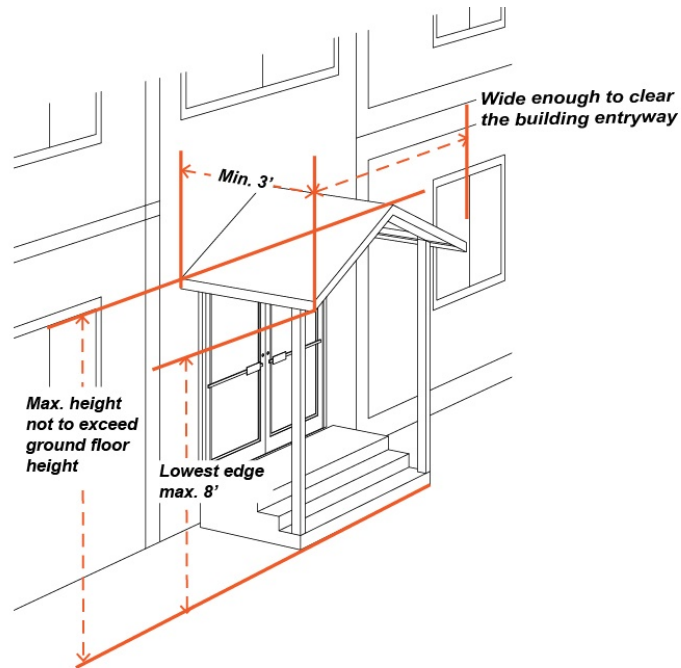
3. *Pedestrian-Scaled Entrances.*

- a. Buildings more than 70 feet in length along a right-of-way must incorporate at least one forecourt with a minimum depth of 20 feet from front façade. Required forecourts must also comply with the standards of section 3.b.v. below.
- b. Each street-facing building façade must incorporate at one of the following entry features. See Section 14.66.275: Entrance Type Standards for design standards applicable to each entrance type listed.
 - i. Stoop
 - ii. Shopfront
 - (a) Shopfronts more than 25 feet in width must incorporate variations in bulkhead, awnings, materials and/or color to visually articulate the shopfront into modules not to exceed 25 continuous feet.
 - iii. Gallery
 - iv. Arcade
 - v. Forecourt
 - (a) Forecourts must feature at least one entry to a shop and/or second floor use.
 - (b) The size of the forecourt must be appropriate relative to the size of the building. The maximum ratio of building height to forecourt is 2:1 (height < 2 x width).
 - (c) Forecourt must be enclosed on at least three sides by buildings.
 - (d) Forecourt must remain open to the sky (arbors and trellises are allowed).



- vi. Terrace
- c. *Primary Entrance Location(s)*. Locate primary entrance on the front right-of-way.
- d. *Individual entries*. Ground floor residential units facing a street must provide individual entries along the street frontage.
- e. *Corner entrances*. Chamfered corners must incorporate a building entrance. Any required entrances may be provided on the corner of the building assuming one of the intersecting sides is a primary frontage.
- f. *Street-facing entries to upper floors*. Street-facing entries to upper floors shall be equal in quality and detail to storefronts. This standard may be satisfied through one or more of the following:
 - i. Dedicated awning, canopy, or other roof element
 - ii. Stairs with a single color applied to treads and a contrasting color or pattern applied to risers.
 - iii. Dedicated light fixture(s)
 - iv. Decorative street address numbers or tiles
 - v. Plaque signs for upper-floor business tenants
- g. *Entry Protection*. Primary street-facing entrances shall be protected by a recess in the building frontage at least 3 feet deep or by a projection extending outward at least 3 feet measured horizontally from the entrance, and wide enough to clear the building entryway on both sides. Such projection may be coterminous with an accent element.
 - i. Protection may be coterminous with an accent element.

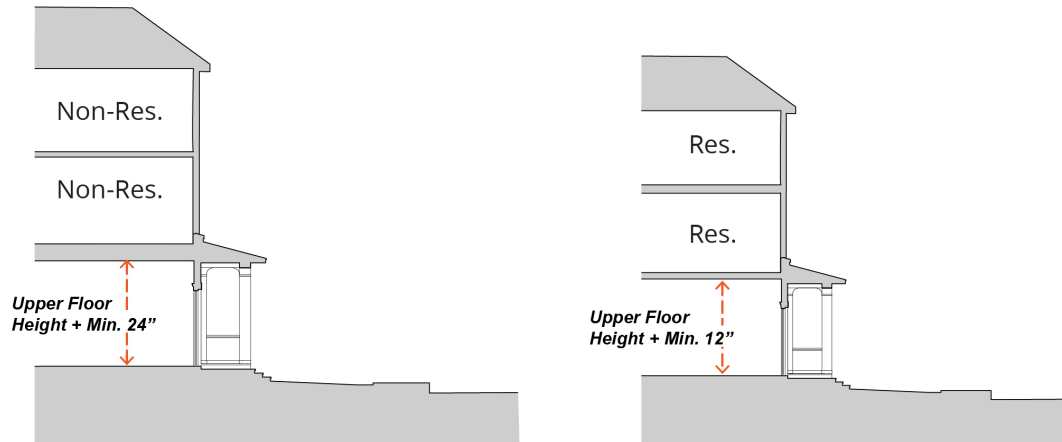
- ii. Protection may take the form of an extended eave, overhang, awning, door canopy, gallery, arcade frontage, or other element that provides shade and shelter from the elements.
- iii. The lowest edge of a projecting awning or door canopy shall be no higher than 8 feet above sidewalk level.
- iv. Recessed entries shall differentiate pavement within the recess through the use of a dedicated paving material or pattern.



- h. Accent elements demarcating building frontage, entrance, and common open space areas shall not exceed the height of the ground floor story. Roof elements are excepted.

4. **Ground Floor Floor-to-Ceiling Height.**

- a. Minimum 24 inches taller than typical upper floor floor-to-ceiling height where upper floors are non-residential.
- b. Minimum 12 inches taller than typical upper floor floor-to-ceiling where upper floors are residential.

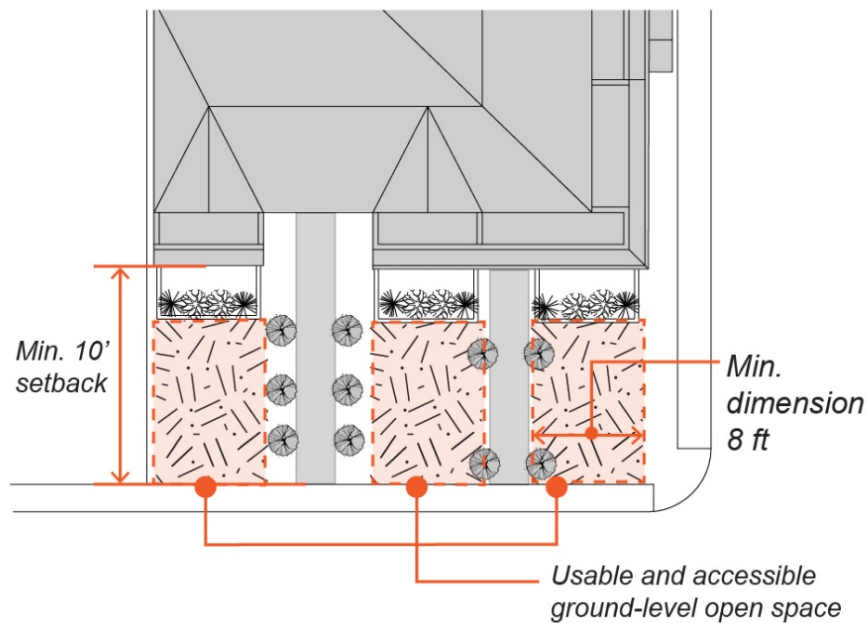


5. **Interior Courtyard.** Interior courtyards must be:
 - a. Partially visible from street and must be linked to street by clear a circulation element.
 - b. Enclosed on at least two sides by buildings
 - c. Open to the sky (arbors and trellises are allowed)
 - d. A minimum width of 20 feet and a minimum area of 400 square feet.
 6. **Paseos.** Paseos must be:
 - a. A minimum width of 10 feet for through-block paseos.
 - b. A minimum width of 4 feet for entries to courtyards or individual single businesses.
- D. **Window Design.** Vinyl windows are prohibited on facades visible from a right-of-way.
- E. **Building Materials.**
1. Primary cladding materials allowed:
 - a. Stucco (minimum 2-coat stucco, synthetic stucco or EIFS not allowed)
 - b. Siding (lap, vertical, panelized, or shingle)
 - i. Wood or cement fiberboard only; vinyl and aluminum not allowed.
 - ii. Wood siding shall be painted.
 - c. Stone
 - d. Brick
 - e. Tile
 - f. Concrete (board-form only)
 2. Secondary cladding materials allowed:
 - a. Stucco (minimum 2-coat stucco, synthetic stucco not allowed, EIFS not allowed)
 - b. Siding (lap, vertical, panelized, or shingle)

- i. Wood or cement fiberboard only; vinyl and aluminum not allowed.
 - ii. Vinyl and aluminum siding are not permitted.
 - c. Stone (building base only)
 - d. Brick (building base only)
 - e. Tile
 - f. Ribbed metal
 - g. Cor-ten Steel
 - h. Concrete Masonry Units (building base only, and not allowed on any façade facing a right-of-way or a single-family zone)
 - i. Concrete (building base only, board-form only, cast concrete not permitted)
3. On attached elements, such as bay windows, orioles, and balconies.

F. Ground Level Open Space. Where any required front, rear, or side yard setback is 10 feet or greater, on-site ground-level open space shall be provided within the setback.

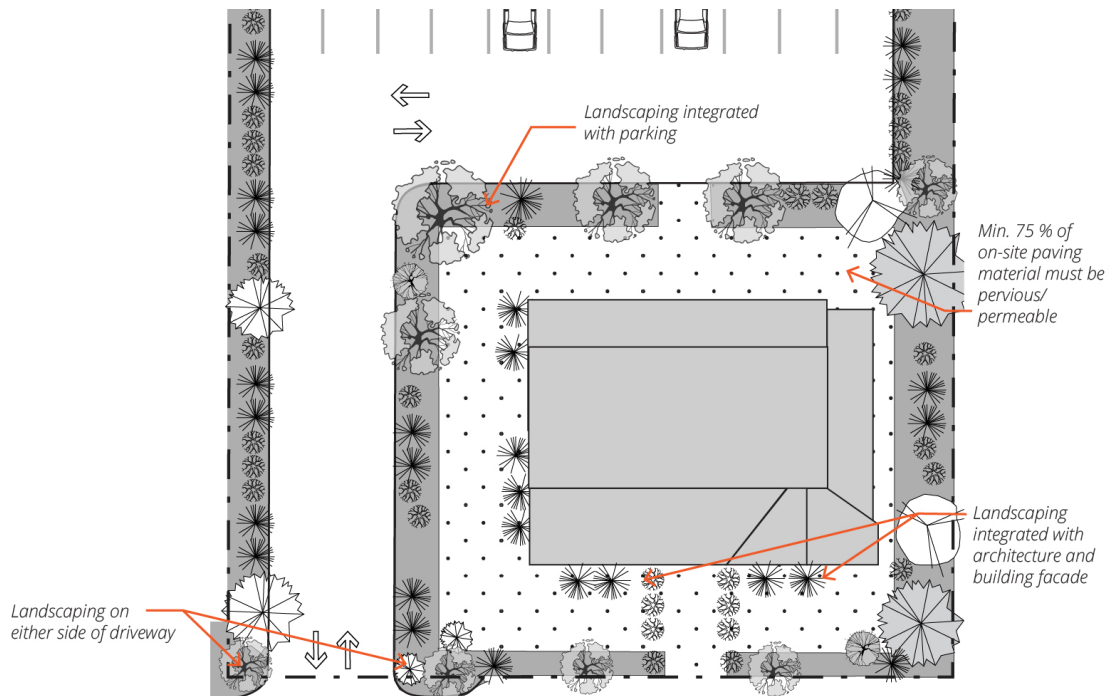
- 1. The ground level open space shall be usable and accessible.
- 2. The minimum dimension for ground level open space shall be 8 feet.



G. Landscaping and Paving.

- 1. Landscaping must be placed on each side of a driveway at grade or in raised planters.
- 2. Landscape elements shall be integrated with the building architecture, parking, and streetscape. Recommended patterns shall include, but are not limited to:
 - a. Planters for flowers and shrubs within street frontage.
 - b. Landscape buffers between parking spaces and building facades.

- c. Landscaping within and/or on walls adjacent to courtyards, open spaces, and setbacks.



H. Parking Design and Access.

1. A maximum of two curb cuts for one-way traffic and one curb cut for two-way traffic may be permitted per street frontage per lot.
2. Where possible, curb cuts serving adjacent parking facilities shall be shared.

I. Site Circulation and Access

1. New development on abutting lots shall be designed to allow cross-access for internal pedestrian, bicycle, and vehicular circulation systems.
2. Where development abuts an R-1 district to the rear, bicycle/pedestrian-only connectivity shall be provided within the rear setback.

J. **Service Areas and Screening.** Service areas must be enclosed in enclosures that are architecturally consistent with primary building in terms of materials, colors, and style.

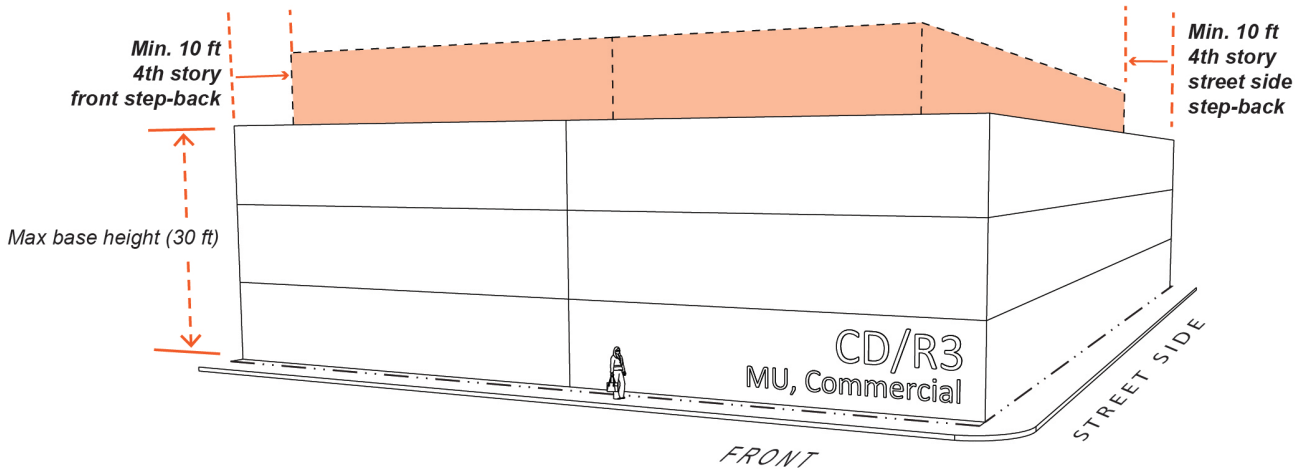
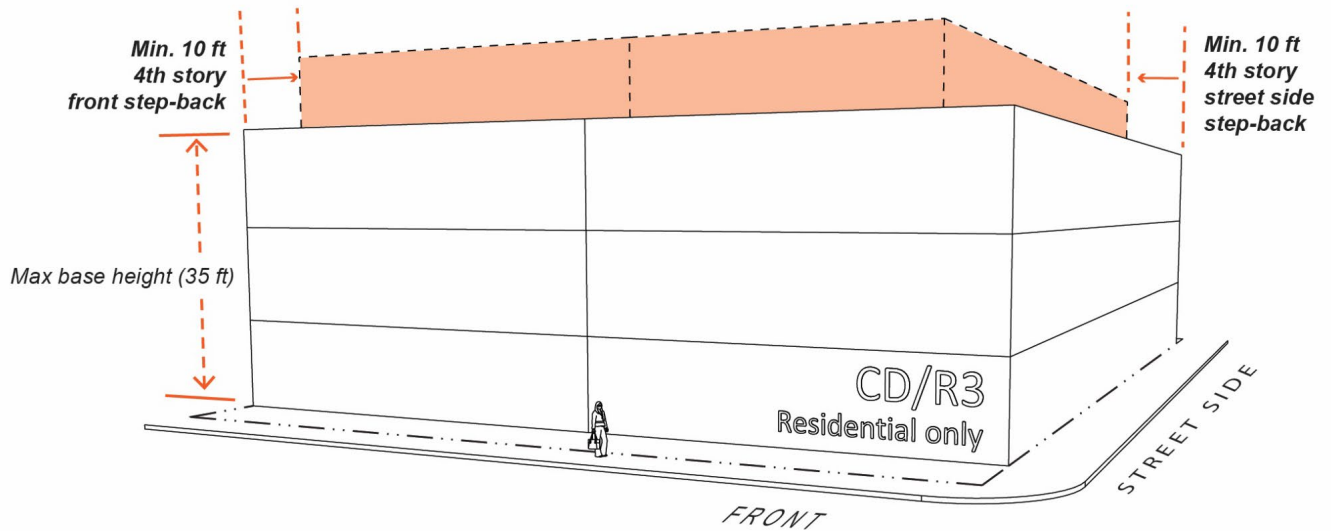
K. **Additional Design Standards.** See Section 14.66.280 for additional design standards applicable to all residential mixed-use development in the CT District.

Revised 14.52.130 Design Control (CD/R3)

A. Building Massing and Articulation.

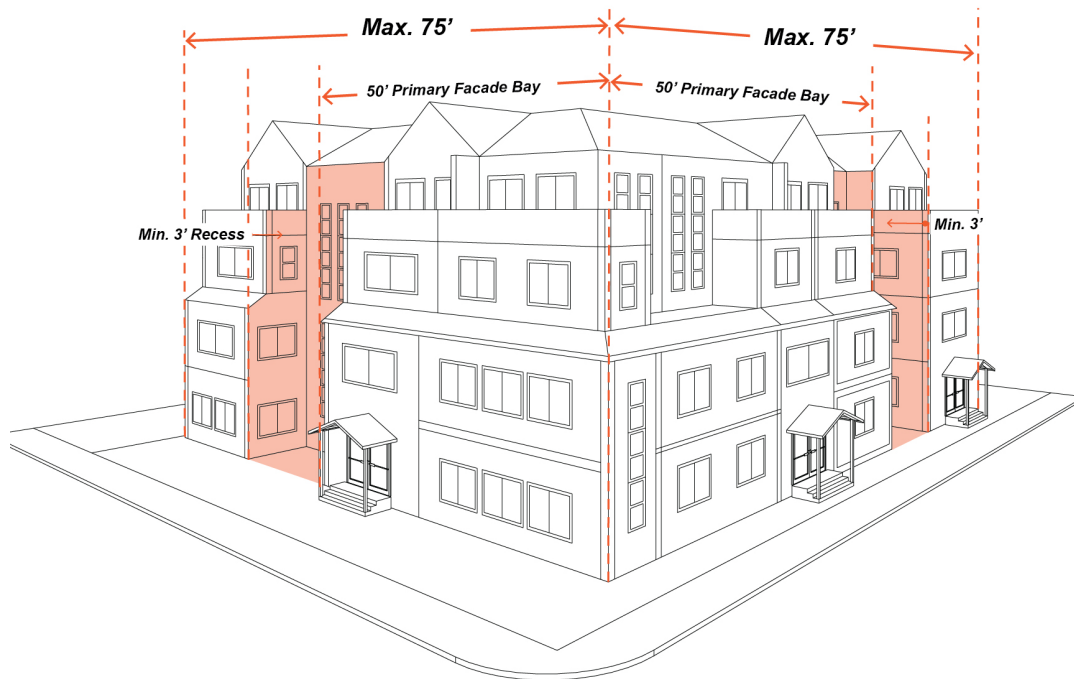
1. **Upper-story Step-backs.**
 - a. *Front:* Minimum 10 feet from ground floor façade for fourth story and above.

- b. *Street Side:* Minimum 10 feet from ground floor façade for fourth story and above.

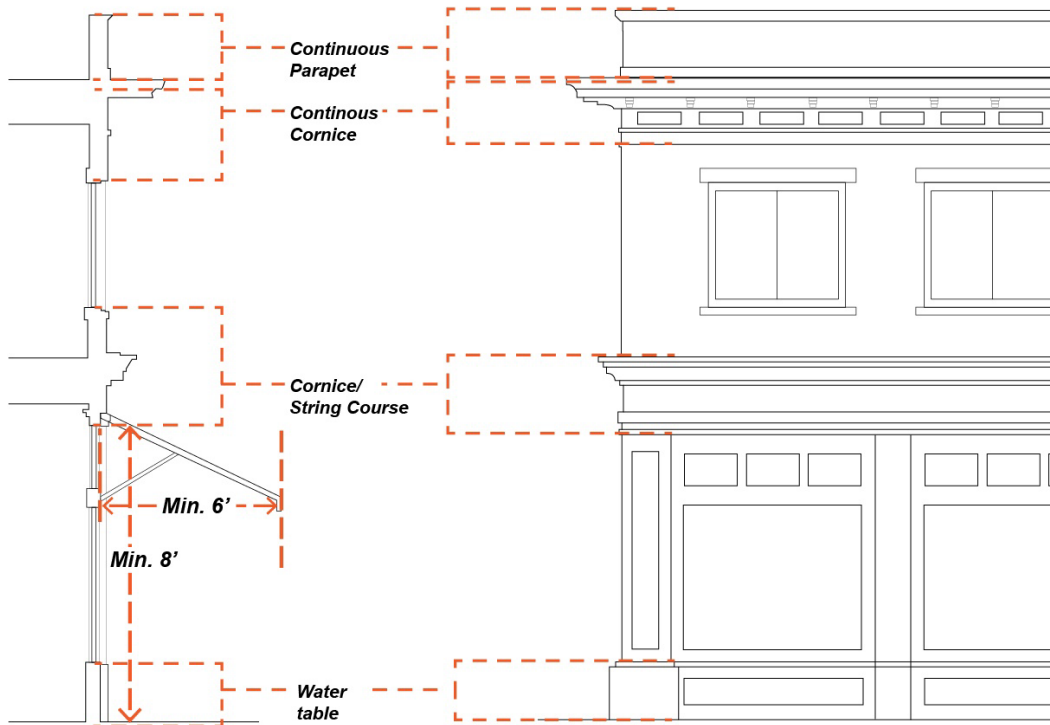
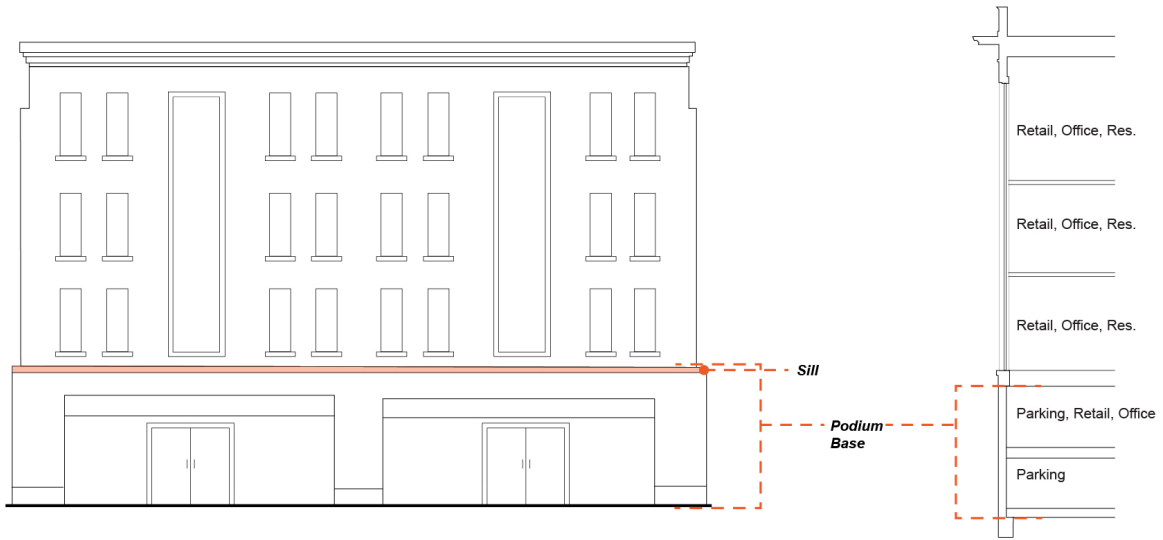


2. **Vertical Articulation.**

- a. When a building façade exceeds 75 feet in length along a right of way, it must be separated into primary façade bays no greater than 50 feet and secondary façade bays defined by a recess a minimum of 3 feet deep.
- b. The building shall include at least one ground-floor entrance every 25 feet.
- c. The eave/roof of a secondary façade bay shall be no higher than the corresponding elements of the primary façade bay.



3. **Horizontal Articulation.** New facades and façade modifications along a street or civic space shall be designed to visually express a base, middle, and top.
- a. One or more of the following patterns shall be used to define the base:
 - i. Water table: Base material extends from grade to between 8 and 54 inches above grade.
 - ii. Podium: The base material encompasses the lowest story (or stories) of the building, with or without mezzanine(s), and terminates in a sill, string course, or cornice at its upper bound. (Multi-story buildings only.)
 - iii. Water table + Cornice/String Course: A water table using the base material is combined with a cornice or string course at the lowest story's upper bound, including any mezzanine. (Multi-story buildings only.)
 - b. The top of each building mass/bay shall be defined by elements spanning the full length of the façade of the mass/bay. Such elements may include a cornice, eave and/or gable(s), or other elements listed under A.6. These elements shall be consistent with the overall architectural style of the building mass/bay.

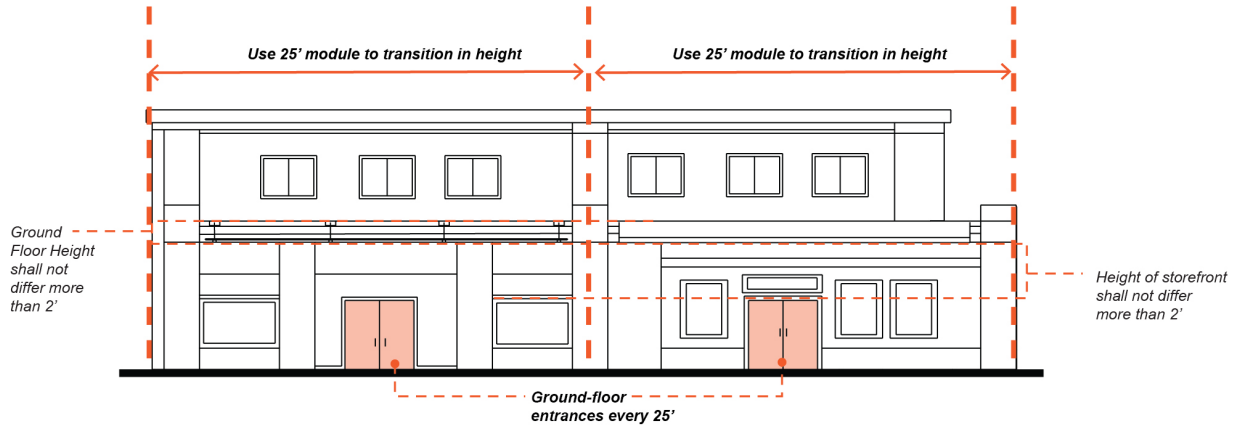


4. **Adjacencies.**

a. *Storefront Facades Adjacent to Storefront Facades.*

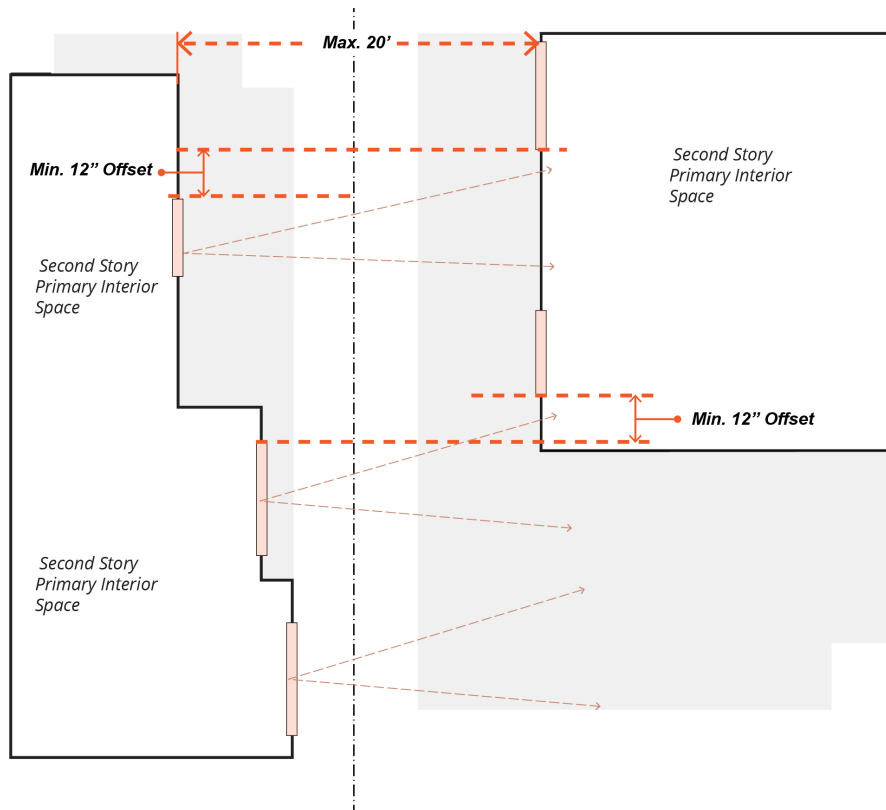
- i. The height of a storefront shall not differ from the height of any adjacent storefront by more than 2 feet.
- ii. The height of ground story shall not differ from height of any adjacent ground story by more than 2 feet.

- iii. Storefronts may transition in height using a module of 25 feet in length along a right-of-way.



- b. *Compatibility with Adjacent Shorter Buildings with Height Difference of One Story or More.* When adjacent to an existing shorter building with a height difference of one story or more, a proposed building must utilize two or more of the following strategies:
- i. Incorporate the uppermost floor into the roof form
 - ii. Break the mass of the building into smaller modules through changes in wall plane, setbacks, and/or height
 - iii. Match window heights and/or proportions
 - iv. Relate roof cornices and moldings at floor lines

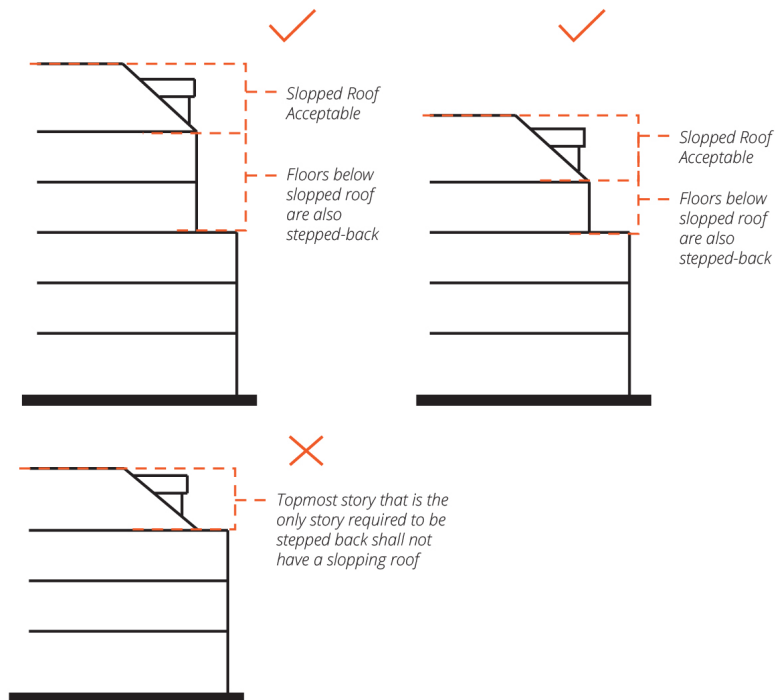
5. **Privacy and Line of Sight.** Where a new or existing primary interior residential space has an uninterrupted line of sight to windows of a primary interior space at the same floor level within 20 feet, the glazing of the new building shall be offset horizontally from the existing glazing by a minimum of 12 inches.



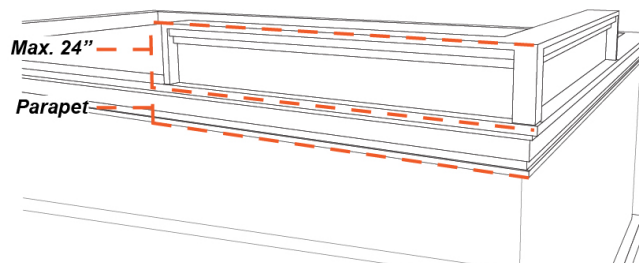
6. **Roofline and Roof Design.**
- a. Roof designs shall be limited to:
 - i. Hipped
 - ii. Gable
 - iii. Mansard
 - (a) Applicable for buildings 3 or more stories.
 - iv. Dormer
 - v. Parapet.
 - (a) When used on the first or second floor, a parapet longer than 25 feet in length must include at least one but not more than two of the following design elements to break up the length of the parapet:
 - (1) Steps
 - (2) Curves
 - (3) Angled surfaces

- (b) Parapet shall be limited to 25 percent of cumulative roof perimeter on the third floor and above.
- (c) The length of a parapet segment on the third floor and above may not exceed 25 feet.

b. When more than one story is stepped-back from a ground floor street-facing facade, the top floor must, and other floors may, be embedded in a sloped roof form.



- c. Building façades facing an R-1 district must have a hipped or gable roof and may incorporate dormers.
- d. Butterfly roof forms must be part of an integrated water catchment system, when used.
- e. Roofline/parapet at corners shall not exceed roofline/parapet of adjacent wallplanes by more than 24 inches.



B. Building Design.

1. Façade Design.

- a. Building facades shall be arranged in an orderly composition of bays, defined by vertically aligned openings alternating horizontally with solid walls or columns. The pattern shall be visually expressed through the spacing of openings, recesses, eaves, inset panels, cornices, overhangs, trellises, exposed rafters, columns, or bay windows. The pattern may be shared between the ground floor and upper stories provided the ground floor exhibits enhanced detail or modulation.
- b. At least two of the following strategies must be used in a manner that reinforces the 25-foot module, with no element exceeding 25 feet in length:
 - i. Change in roof parapet height or shape.
 - ii. Change in roof style
 - iii. Change in architectural style
 - iv. Change in building height, min. 8' difference.
 - v. Change in frontage type or change in details of Shopfront frontage type if used.
 - vi. Use of upper floor projections such as bay windows or balconies.
- c. Residential facades shall incorporate at least one element that signals habitation, such as exterior stairs, bay windows, or balconies.
- d. Non-glazed wall areas (blank walls) at the ground level must be enhanced with architectural details, landscaping, and/or landscaped trellises or lattices.

2. ***Pedestrian-Scaled Entrances.***

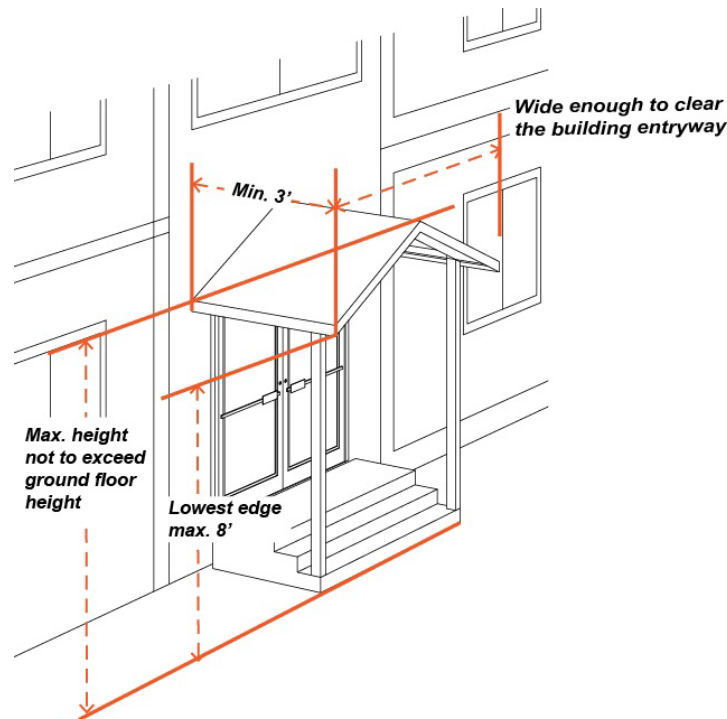
- a. Buildings more than 75 feet in frontage length along a right-of-way and First Street must incorporate at least one forecourt with a minimum depth of 20 feet from front façade. Required forecourts must also comply with the standards of section 3.b.v. below.
- b. Building entrances must incorporate at least one of the following entry features. See Section 14.66.275: Entrance Type Standards for design standards applicable to each entrance type listed.
 - i. Stoop
 - ii. Dooryard
 - iii. Shopfront
 - (a) The maximum width of single shopfront shall be 25 feet.
 - iv. Gallery
 - v. Arcade
 - vi. Forecourt
 - (a) Forecourts must feature at least one entry to a shop and/or second floor use.

- (b) The size of the forecourt must be appropriate relative to the size of the building. The maximum ratio of building height to forecourt is 2:1 (height < 2 x width).
- (c) Forecourt must be enclosed on at least three sides by buildings.
- (d) Forecourt must remain open to the sky (arbors and trellises are allowed).



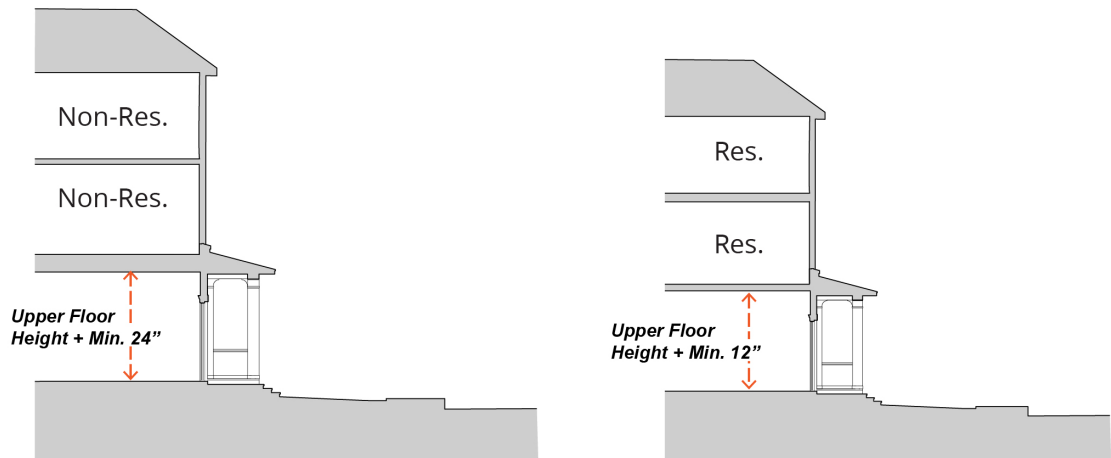
- vii. Terrace
- c. *Primary Entrance Location(s)*. Locate primary entrance on the front right-of-way and/or in the interior courtyard.
- d. *Corner entrances*. Chamfered corners must incorporate a building entrance. Any required entrances may be provided on the corner of the building assuming one of the intersecting sides is a primary frontage.
- e. *Street-facing entries to upper floors*. Street-facing entries to upper floors shall be equal in quality and detail to storefronts. This standard may be satisfied through one or more of the following:
 - i. Dedicated awning, canopy, or other roof element
 - ii. Stairs with a single color applied to treads and a contrasting color or pattern applied to risers.
 - iii. Dedicated light fixture(s)
 - iv. Decorative street address numbers or tiles
 - v. Plaque signs for upper-floor business tenants

- f. **Entry Protection.** Primary street-facing entrances shall be protected by a recess in the building frontage at least 3 feet deep or by a projection extending outward at least 3 feet measured horizontally from the entrance, and wide enough to clear the building entryway on both sides. Such projection may be coterminous with an accent element.
- i. Protection may be coterminous with an accent element.
 - ii. Protection may take the form of an extended eave, overhang, awning, door canopy, gallery, arcade frontage, or other element that provides shade and shelter from the elements.
 - iii. The lowest edge of a projecting awning or door canopy shall be no higher than 8 feet above sidewalk level.
 - iv. Recessed entries shall differentiate pavement within the recess through the use of a dedicated paving material or pattern.



- g. Accent elements demarcating building frontage, entrance, and common open space areas shall not exceed the height of the ground floor story. Roof elements are excepted.
 - h. Façade lighting shall be incorporated into storefront design. Fixtures shall be:
 - i. Shielded and directed onto the building facade.
 - ii. Consistent in style with the primary building.
3. **Ground Floor Floor-to-Ceiling Height.**
- a. Minimum 24 inches taller than typical upper floor floor-to-ceiling height where upper floors are non-residential.

- b. Minimum 12 inches taller than typical upper floor floor-to-ceiling where upper floors are residential.



4. **Interior Courtyard.** Interior courtyards must be:
- Partially visible from street and must be linked to street by clear a circulation element.
 - Enclosed on at least two sides by buildings
 - Open to the sky (arbors and trellises are allowed)
 - A minimum width of 20 feet and a minimum area of 400 square feet.
5. **Paseos.** Paseos must be:
- A minimum width of 10 feet for through-block paseos.
 - A minimum width of 4 feet for entries to courtyards or individual single businesses.

C. Window Design.

- Window frames, backbands, and sills.
 - All windows shall have a sill.
 - The sill shall extend horizontally beyond the window opening or frame/casing (if present) at each end.
 - The sill shall be sloped toward the outside.
 - The sill shall have a drip at its outer edge.
- Vinyl windows are prohibited on facades visible from a right-of-way.

D. Building Materials.

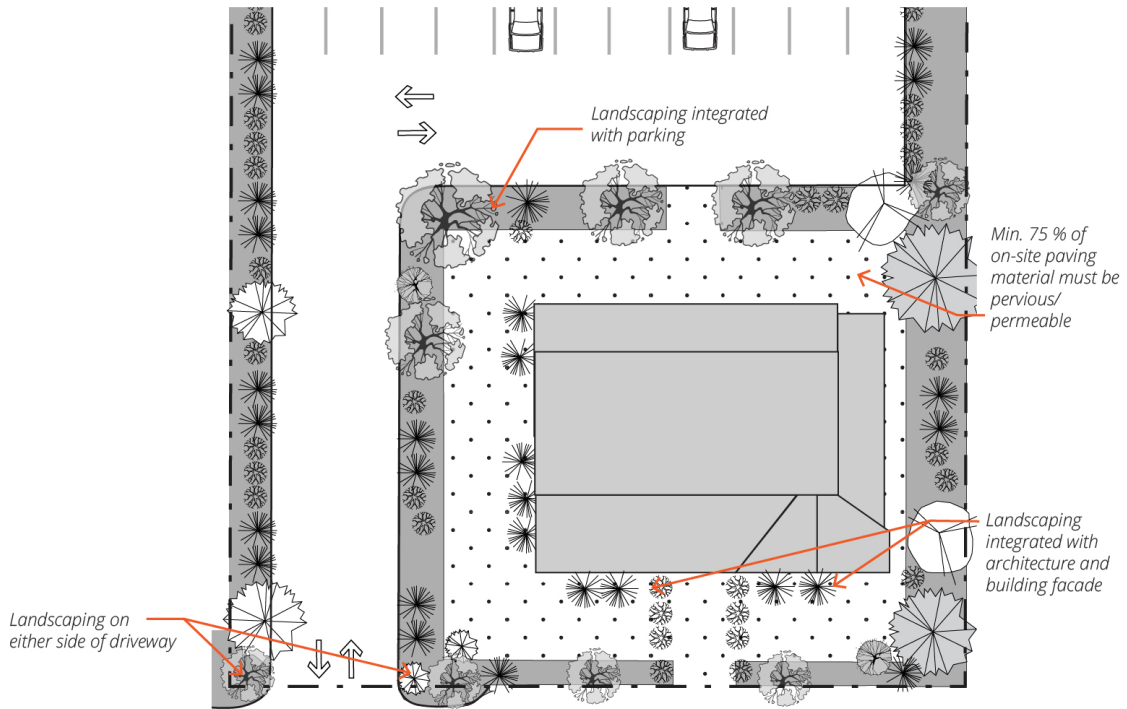
- Primary cladding materials allowed:
 - Stucco (minimum 2-coat stucco, synthetic stucco or EIFS not allowed)
 - Siding (lap, vertical, panelized, or shingle)

- i. Wood or cement fiberboard only; vinyl and aluminum not allowed.
 - ii. Wood siding shall be painted.
 - c. Stone
 - d. Brick
- 2. Secondary cladding materials allowed:
 - a. Stucco (minimum 2-coat stucco, synthetic stucco not allowed, EIFS not allowed)
 - b. Siding (lap, vertical, panelized, or shingle)
 - i. Wood or cement fiberboard only; vinyl and aluminum not allowed.
 - ii. Vinyl and aluminum siding are not permitted.
 - c. Stone (building base only)
 - d. Brick (building base only)
 - e. Tile
 - f. Ribbed metal
 - g. Cor-ten Steel
 - h. Concrete Masonry Units (building base only, and not allowed on any façade facing a right-of-way or a single-family zone)
 - i. Concrete (building base only, board-form only, cast concrete not permitted)

E. Landscaping and Paving.

- 1. Landscaping must be placed on each side of a driveway at grade or in raised planters.
- 2. A minimum 75 percent of on-site paving material must be pervious or permeable.
- 3. Landscape elements shall be integrated with the building architecture, parking, and streetscape. Recommended patterns shall include, but are not limited to:
 - a. Planters for flowers and shrubs within street frontage.
 - b. Landscape buffers between parking spaces and building facades.

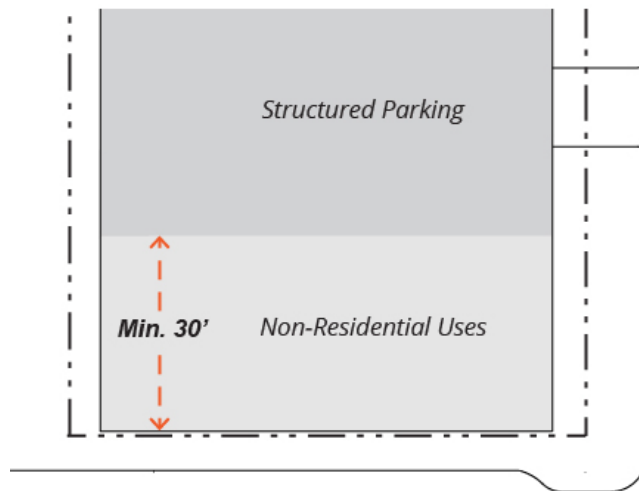
Landscaping within and/or on walls adjacent to courtyards, open spaces, and setbacks.



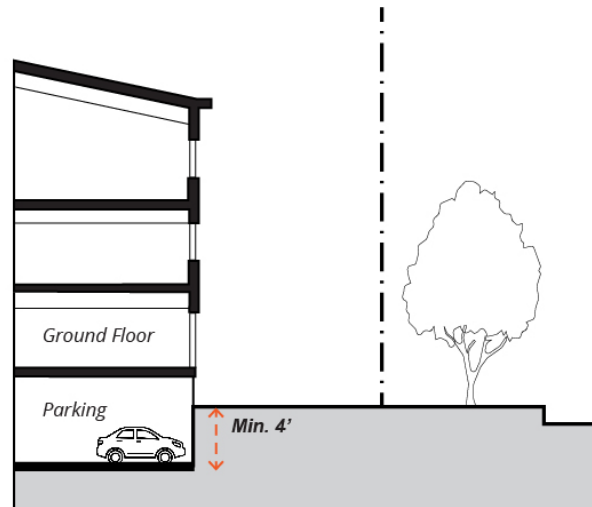
Ground Level Open Space. The required front setback area for residential-only development must be improved with a usable open space a minimum of 7 feet in depth for a minimum 50 percent of the building frontage.

F. Parking Design and Access.

1. Where structured parking is provided, the parking area must be either:
 - a. "Lined" with uses at least 30 feet deep as measured from the front façade; or

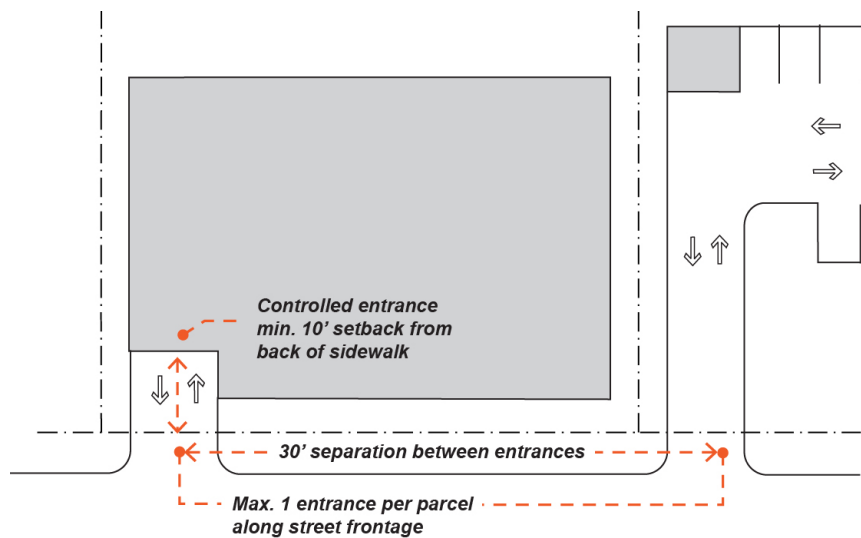


- b. Designed such that the floor elevation is a minimum 4 vertical feet below the elevation of the adjacent sidewalk.



2. Entrances to Parking Facilities.

- a. A maximum of two curb cuts for one-way traffic and one curb cut for two-way traffic may be permitted per street frontage per lot.
- b. Controlled entrances to parking facilities (gates, doors, etc.) shall be located a minimum 10 feet from the back of sidewalk.
- c. Entrances to parking facilities along a street frontage shall be separated by a minimum of 30 feet.
- d. Where possible, curb cuts serving adjacent parking facilities shall be shared.



G. Site Circulation and Access.

- 1. A clearly defined, lighted and landscaped pedestrian route shall be provided between all parking areas and primary pedestrian entrance.
- 2. New development on abutting lots shall be designed to allow cross-access for internal pedestrian, bicycle, and vehicular circulation systems.

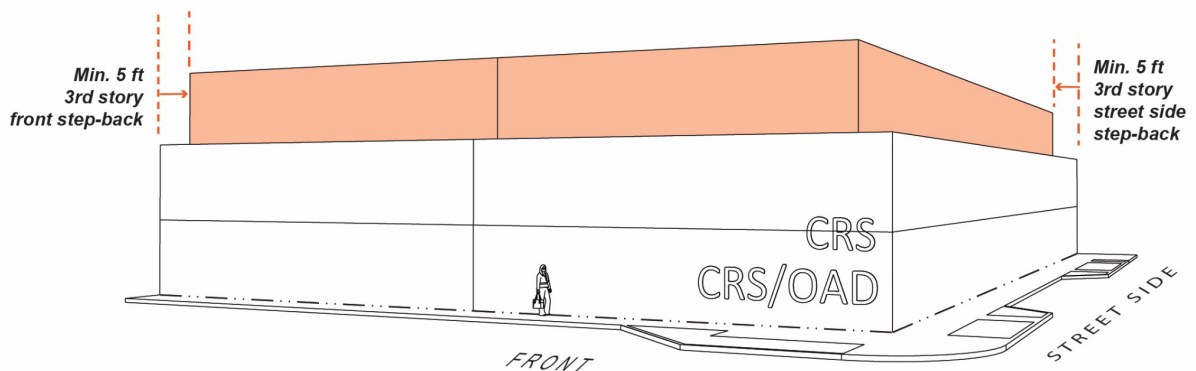
- H. **Service Areas and Screening.** Service areas must be enclosed in enclosures that are architecturally consistent with primary building in terms of materials, colors, and style.
- I. **Additional Design Standards.** See Section 14.66.280 for additional design standards applicable to all residential mixed-use development in the CD/R3 District.

Revised 14.54.130 Design Control (CRS/OAD)

A. Building Massing and Articulation.

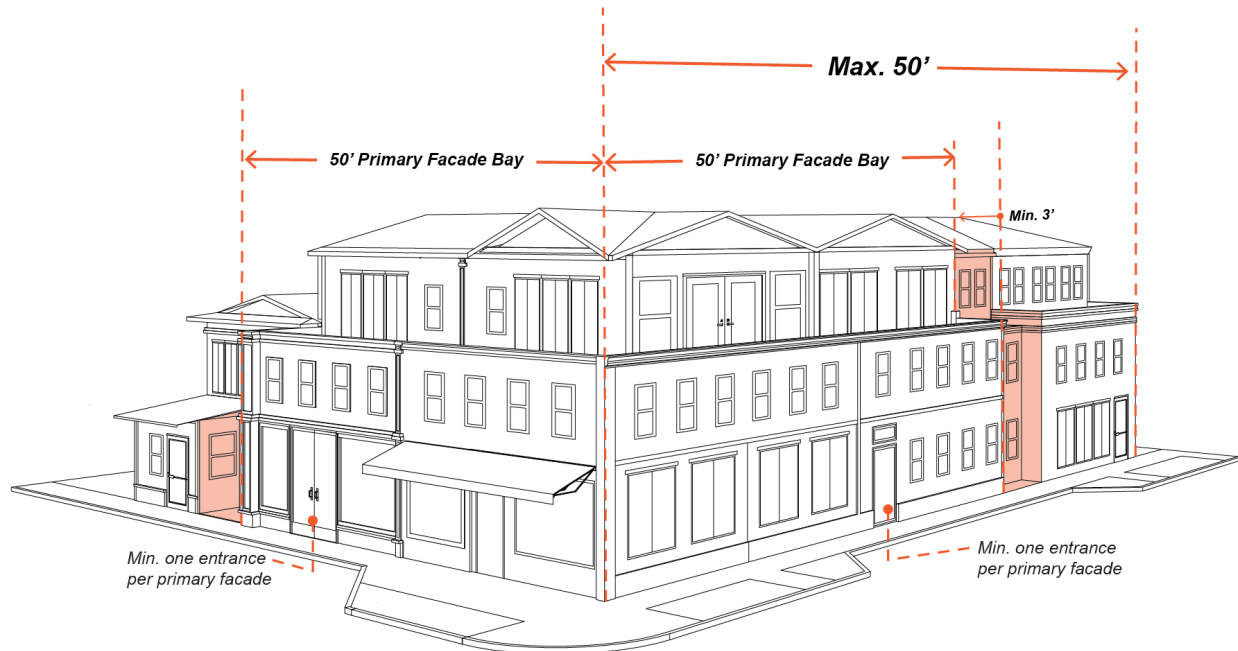
1. **Upper-story Step-backs.**

- a. *Front:* Minimum 5 feet from ground floor façade for third story and above.
- b. *Street Side:* Minimum 5 feet from ground floor façade for third story and above.

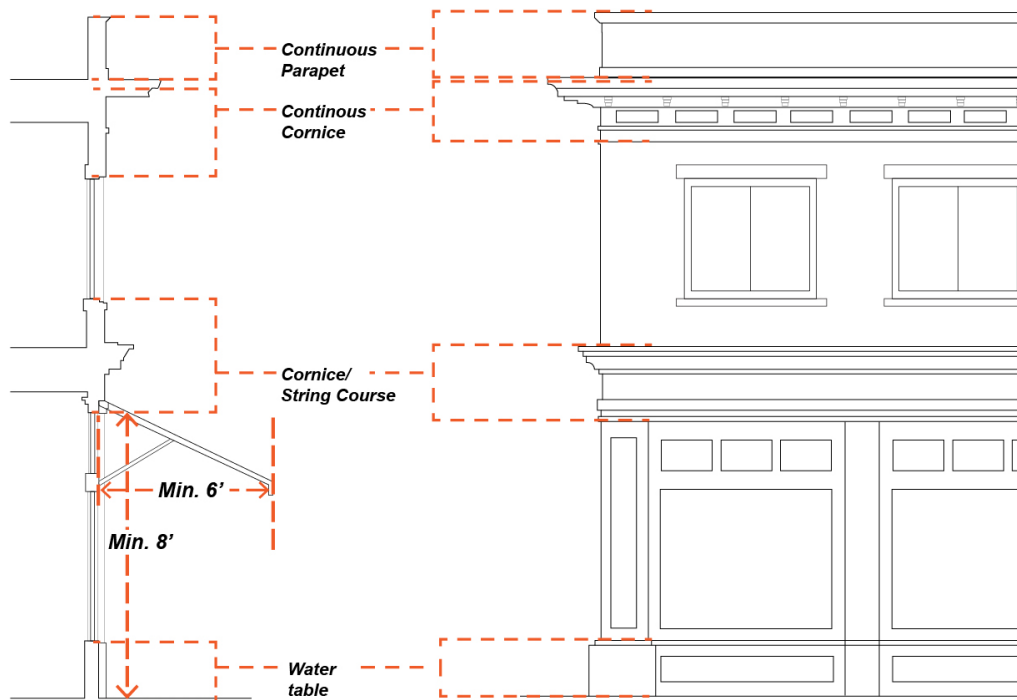


2. **Vertical Articulation.**

- a. When a building façade exceeds 50 feet in length along a right of way, it must be separated into primary façade bays no greater than 50 feet and secondary façade bays defined by a recess a minimum of 3 feet deep.
- b. A minimum one entrance shall be provided per primary façade bay.
- c. The eave/roof of a secondary façade bay shall be no higher than the corresponding elements of the primary façade bay.



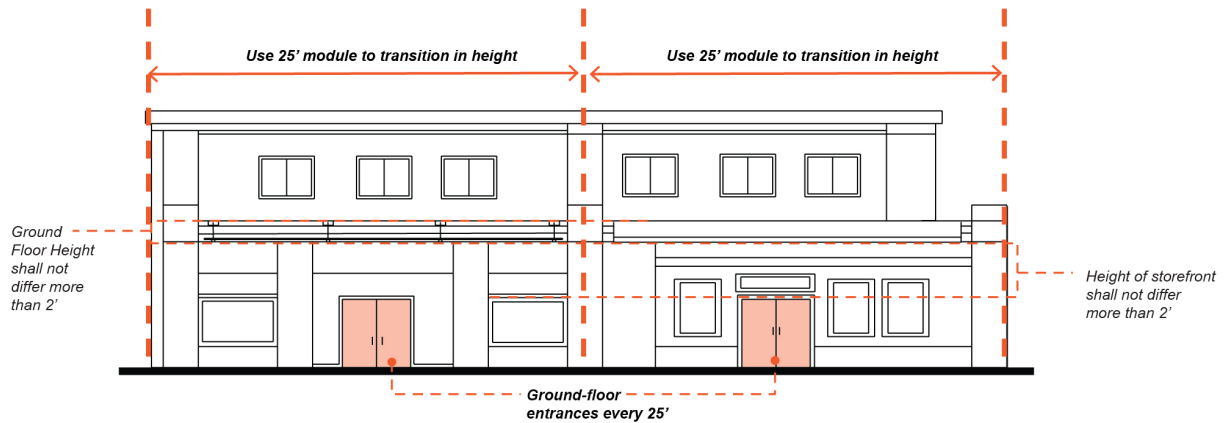
3. **Horizontal Articulation.** New facades and façade modifications along a street or civic space shall be designed to visually express a base, middle, and top.
- a. One or more of the following patterns shall be used to define the base:
 - i. Water table: Base material extends from grade to between 8 and 54 inches above grade.
 - ii. Podium: The base material encompasses the lowest story (or stories) of the building, with or without mezzanine(s), and terminates in a sill, string course, or cornice at its upper bound. (Multi-story buildings only.)
 - iii. Water table + Cornice/String Course: A water table using the base material is combined with a cornice or string course at the lowest story's upper bound, including any mezzanine. (Multi-story buildings only.)
 - b. The top of each building mass/bay shall be defined by elements spanning the full length of the façade of the mass/bay. Such elements may include a cornice, eave and/or gable(s), or other elements listed under A.6. These elements shall be consistent with the overall architectural style of the building mass/bay.



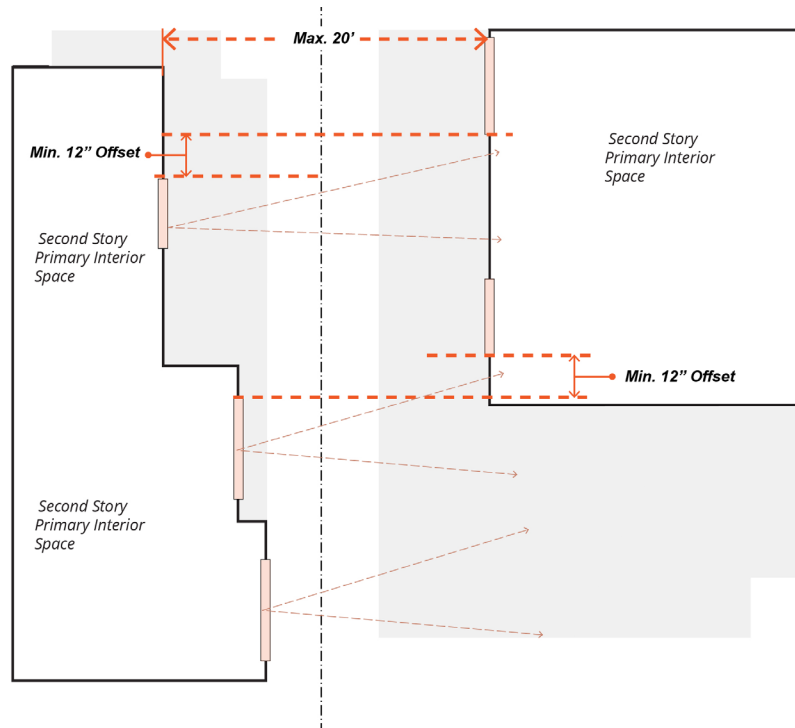
4. **Adjacencies.**

a. *Storefront Facades Adjacent to Storefront Facades.*

- i. The height of a storefront shall not differ from the height of any adjacent storefront by more than 2 feet.
- ii. The height of ground story shall not differ from height of any adjacent ground story by more than 2 feet.
- iii. Storefronts may transition in height using a module of 25 feet in length along a right-of-way.



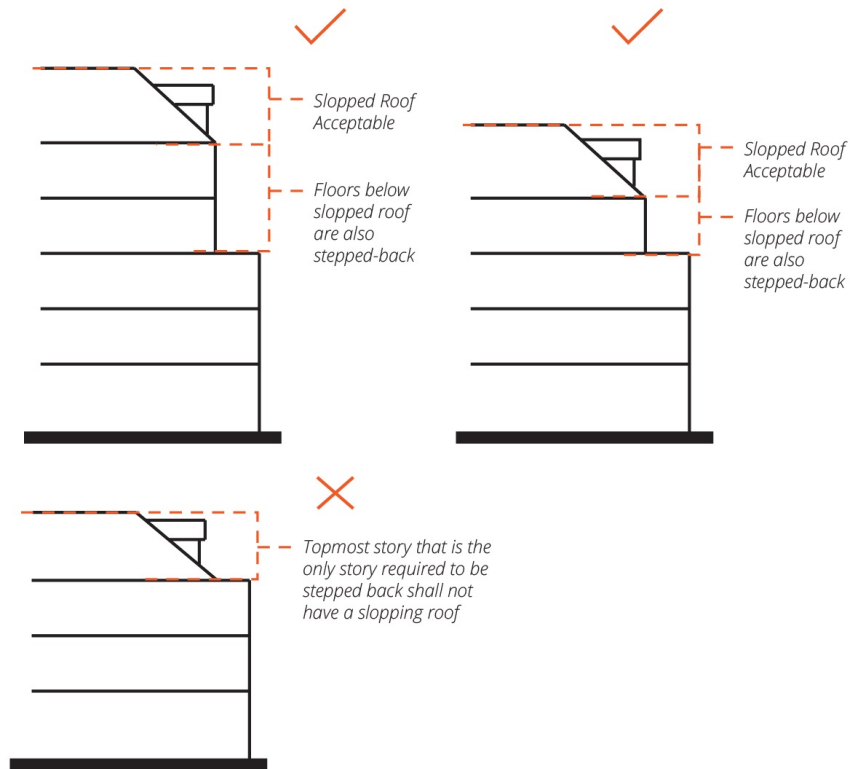
- b. **Compatibility with Adjacent Shorter Buildings with Height Difference of One Story or More.** When adjacent to an existing shorter building with a height difference of one story or more, a proposed building must utilize two or more of the following strategies:
- i. Incorporate the uppermost floor into the roof form
 - ii. Break the mass of the building into smaller modules through changes in wall plane, setbacks, and/or height
 - iii. Match window heights and/or proportions
 - iv. Relate roof cornices and moldings at floor lines
5. **Privacy and Line of Sight.** Where a new or existing primary interior residential space has an uninterrupted line of sight to windows of a primary interior space at the same floor level within 20 feet, the glazing of the new building shall be offset horizontally from the existing glazing by a minimum of 12 inches.



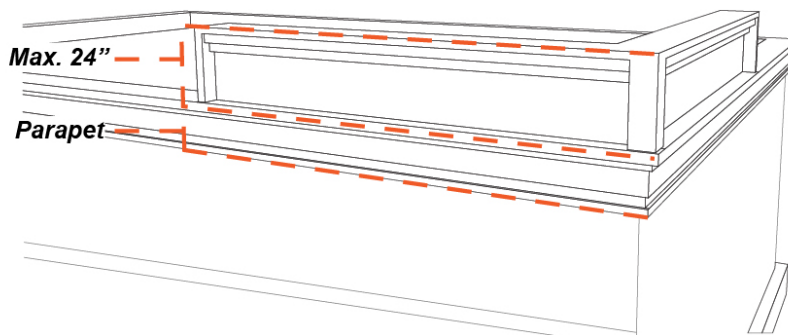
6. **Roofline and Roof Design.**

- a. Roof designs shall be limited to:
 - i. Hipped
 - ii. Gable
 - iii. Mansard
 - (a) Applicable for buildings 3 or more stories.
 - iv. Dormer
 - v. Parapet.
 - (a) When used on the first or second floor, a parapet longer than 25 feet in length must include at least one but not more than two of the following design elements to break up the length of the parapet:
 - (1) Steps
 - (2) Curves
 - (3) Angled surfaces
 - (b) Parapet shall be limited to 25 percent of cumulative roof perimeter on the third floor and above.
 - (c) The length of a parapet segment on the third floor and above may not exceed 25 feet.

- b. When more than one story is stepped-back from a ground floor street-facing facade, the top floor must, and other floors may, be embedded in a sloped roof form.



- c. Building façades facing an R-1 district must have a hipped or gable roof and may incorporate dormers.
- d. Roofline/parapet at corners shall not exceed roofline/parapet of adjacent wallplanes by more than 24 inches.



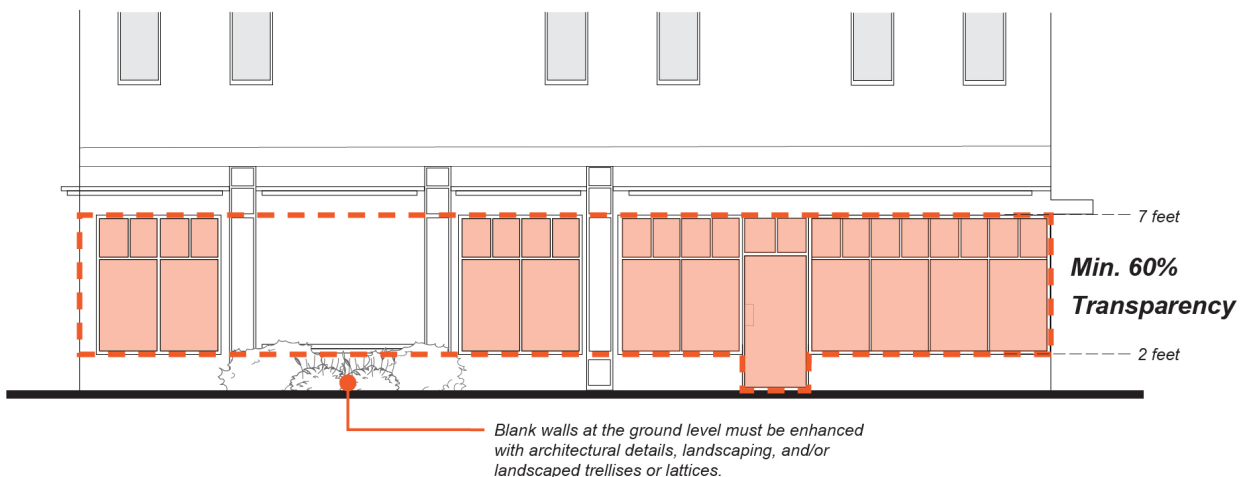
B. Building Design.

1. Façade Design.

- a. Building facades shall be arranged in an orderly composition of bays, defined by vertically aligned openings alternating horizontally with solid walls,

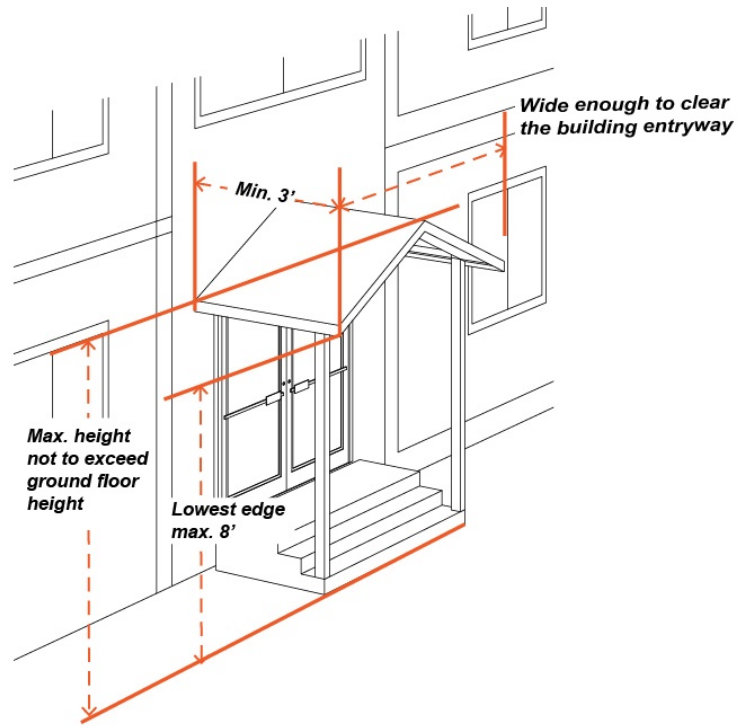
columns, or other structural elements. The pattern shall be visually expressed through the spacing of openings, recesses, eaves, inset panels, cornices, overhangs, trellises, exposed rafters, columns, or bay windows. The pattern may be shared between the ground floor and upper stories provided the ground floor exhibits enhanced detail or modulation.

- a. At least two of the following strategies must be used in a manner that reinforces the 25-foot module, with no element exceeding 25 feet in length:
 - i. Change in roof parapet height or shape.
 - ii. Change in roof style
 - iii. Change in architectural style
 - iv. Change in building height, min. 8' difference.
 - v. Change in frontage type or change in details of Shopfront frontage type if used.
 - vi. Use of upper floor projections such as bay windows or balconies.
 - b. Residential facades shall incorporate at least one element that signals habitation, such as exterior stairs, bay windows, or balconies.
 - c. Non-glazed wall areas (blank walls) at the ground level must be enhanced with architectural details, landscaping, and/or landscaped trellises or lattices.
2. **Ground Level Transparency.** A minimum 60 percent of commercial ground floor street-facing facades between 2 and 7 feet in height shall be transparent window surface. Opaque, reflective, or dark tinted glass is not allowed.



3. **Pedestrian-Scaled Entrances.**
 - a. Building entrances must incorporate at least one of the following entry features. See Section 14.66.275: Entrance Type Standards for design standards applicable to each entrance type listed.
 - i. Shopfront

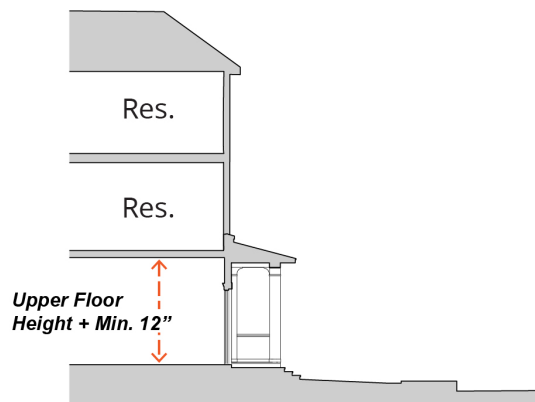
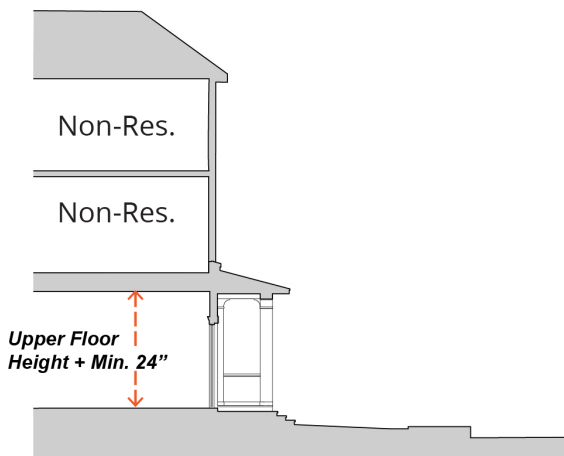
- (a) Shopfronts more than 25 feet in width must incorporate variations in bulkhead, awnings, materials and/or color to visually articulate the shopfront into modules not to exceed 25 continuous feet.
- ii. Gallery
- iii. Arcade with Shopfront frontage.
- b. *Primary Entrance Location(s)*. Locate primary entrance on the front right-of-way.
- c. *Corner entrances*. Chamfered corners must incorporate a building entrance. Any required entrances may be provided on the corner of the building assuming one of the intersecting sides is a primary frontage.
- d. *Street-facing entries to upper floors*. Street-facing entries to upper floors shall be equal in quality and detail to storefronts. This standard may be satisfied through one or more of the following:
 - i. Dedicated awning, canopy, or other roof element
 - ii. Stairs with a single color applied to treads and a contrasting color or pattern applied to risers.
 - iii. Dedicated light fixture(s)
 - iv. Decorative street address numbers or tiles
 - v. Plaque signs for upper-floor business tenants
- e. *Entry Protection*. Primary street-facing entrances shall be protected by a recess in the building frontage at least 3 feet deep or by a projection extending outward at least 3 feet measured horizontally from the entrance, and wide enough to clear the building entryway on both sides.
 - i. Protection may be coterminous with an accent element.
 - ii. Protection may take the form of an extended eave, overhang, awning, door canopy, gallery, arcade frontage, or other element that provides shade and shelter from the elements.



- f. Accent elements demarcating building frontage, entrance, and common open space areas shall not exceed the height of the ground floor story. Roof elements are excepted.
- g. Façade lighting shall be incorporated into storefront design. Fixtures shall be:
 - i. Shielded and directed onto the building facade.
 - ii. Consistent in style with the primary building.

4. **Ground Floor Floor-to-Ceiling Height.**

- a. Minimum 24 inches taller than typical upper floor floor-to-ceiling height where upper floors are non-residential.
- b. Minimum 12 inches taller than typical upper floor floor-to-ceiling where upper floors are residential.



5. **Interior Courtyard.** Interior courtyards must be:
 - a. Partially visible from street and must be linked to street by clear a circulation element.
 - b. Enclosed on at least two sides by buildings
 - c. Open to the sky (arbors and trellises are allowed)
 - d. A minimum width of 20 feet and a minimum area of 400 square feet.
6. **Paseos.** Paseos must be:
 - a. A minimum width of 10 feet for through-block paseos.
 - b. A minimum width of 4 feet for entries to courtyards or individual single businesses.

C. Window Design.

1. Window frames, backbands, and sills.
 - a. All windows shall have a sill.
 - i. The sill shall extend horizontally beyond the window opening or frame/casing (if present) at each end.
 - ii. The sill shall be sloped toward the outside.
 - iii. The sill shall have a drip at its outer edge.
2. Vinyl are prohibited on facades visible from a right-of-way.
3. Tinted glass is not allowed.

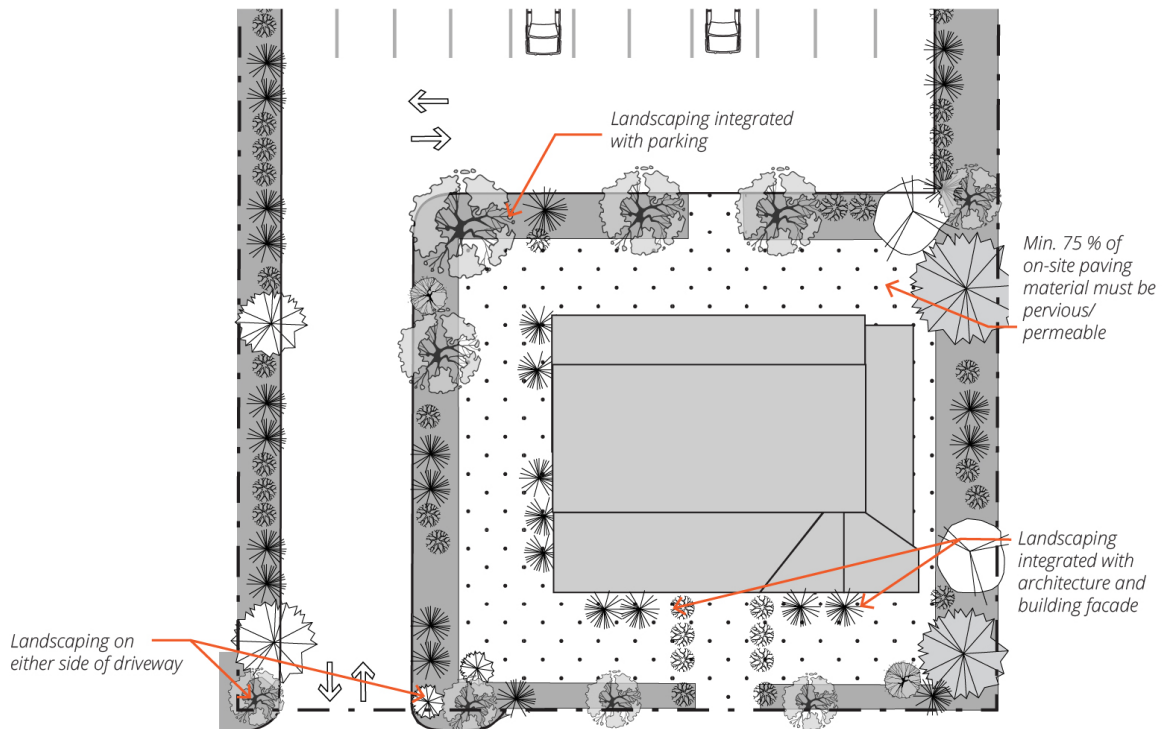
D. Building Materials.

1. Primary cladding materials allowed:
 - a. Stucco (minimum 2-coat stucco, synthetic stucco or EIFS not allowed)
 - b. Siding (lap, vertical, or shingle)
 - i. Wood or cement fiberboard only; vinyl and aluminum not allowed.
 - ii. Wood siding shall be painted.
 - c. Stone
 - d. Brick
2. Secondary cladding materials allowed:
 - a. Stucco (minimum 2-coat stucco, synthetic stucco not allowed, EIFS not allowed)
 - b. Siding (lap, vertical, or shingle)
 - i. Wood or cement fiberboard only; vinyl and aluminum not allowed.
 - ii. Vinyl and aluminum siding are not permitted.
 - c. Stone (building base only)

- d. Brick (building base only)
- e. Tile (for bulkheads below display windows and decorative accents only)
- f. Ribbed metal
- g. Cor-ten Steel
- h. Concrete Masonry Units (building base only, and not allowed on any façade facing a right-of-way or a single-family zone)
- i. Concrete (building base only, board-form only, cast concrete not permitted)

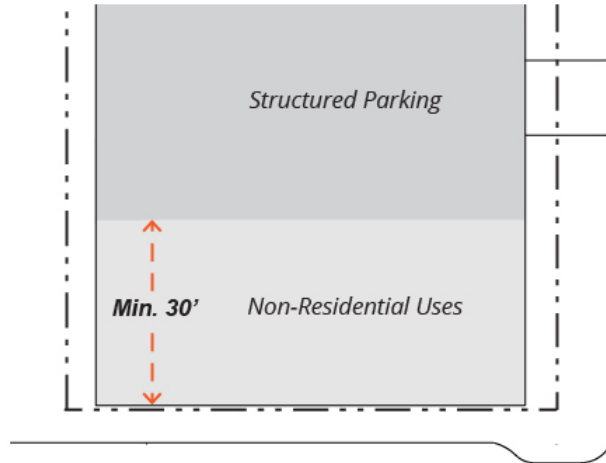
E. Landscaping and Paving, and Pedestrian Amenities

1. Landscaping must be placed on each side of a driveway at grade or in raised planters.
2. A minimum 75 percent of on-site paving material must be pervious/permeable.
3. Landscape elements shall be integrated with the building architecture, parking, and streetscape. Recommended patterns shall include, but are not limited to:
 - a. Planters for flowers and shrubs within street frontage.
 - b. Landscape buffers between parking spaces and building facades.
 - c. Landscaping within and/or on walls adjacent to courtyards, open spaces, and setbacks.
 - d. A publicly visible and accessible pedestrian amenity such as benches, a fountain, a rain garden, decorative paving, and/or public art.

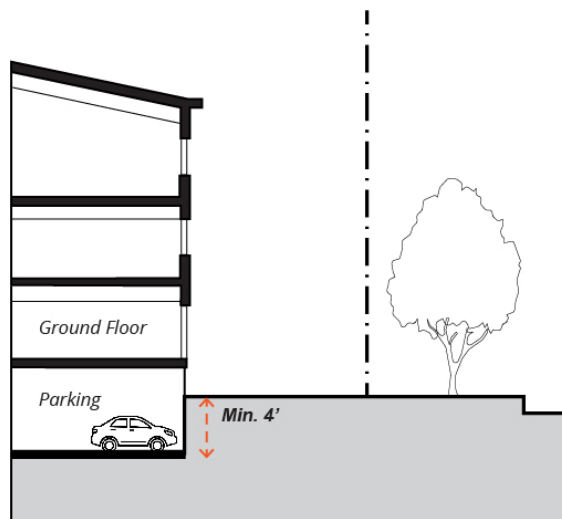


F. Parking Design and Access

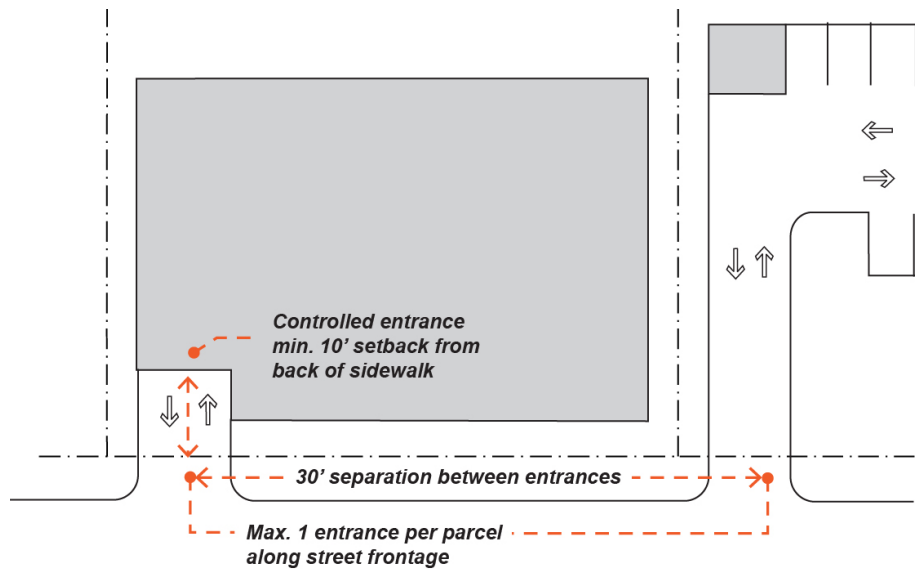
1. Where structured parking is provided, the parking area must be either:
 - a. "Lined" with uses at least 30 feet deep as measured from the front façade; or



- b. Designed such that the floor elevation is a minimum 4 vertical feet below the elevation of the adjacent sidewalk.



2. Entrances to Parking Facilities.
 - a. Controlled entrances to parking facilities (gates, doors, etc.) shall be located a minimum 10 feet from the back of sidewalk.
 - b. Entrances to parking facilities along a street frontage shall be separated by a minimum of 40 feet, excluding access to parking plazas.
 - c. Where possible, curb cuts serving adjacent parking facilities shall be shared.



G. Site Circulation and Access

1. A clearly defined, lighted and landscaped pedestrian route shall be provided between all parking areas and primary pedestrian entrance.
2. New development on abutting lots shall be designed to allow cross-access for internal pedestrian, bicycle, and vehicular circulation systems.

H. Service Areas and Screening. Service areas must be enclosed in enclosures that are architecturally consistent with primary building in terms of materials, colors, and style.

I. Additional Design Standards. See Section 14.66.280 for additional design standards applicable to all residential mixed-use development in the CRS/OAD District.

Revised 14.16.100 Design Control (R3-4.5)

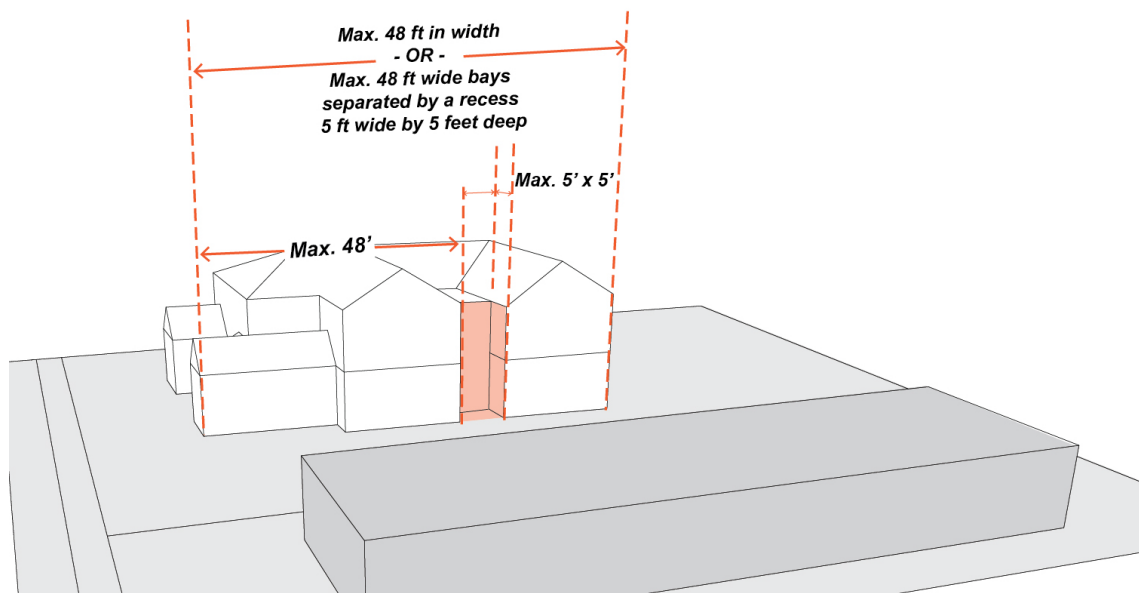
A. Building Massing and Articulation.

1. **Vertical Articulation.**
 - a. Each building volume shall be defined according to one of the following classifications:
 - i. Main Body (one per building): The widest volume of the structure, containing main entrances and the most public interior spaces.
 - ii. Wing (optional, multiple per main body allowed): A narrower volume attached to a Main Body volume.
 - b. Each Main Body volume shall contain at least one entrance.
 - c. Street-facing Wings shall be recessed by no less than 3 feet relative to the front façade of the Main Body.

- d. The eave/roof of a Wing shall be no higher than the corresponding elements of the Main Body.

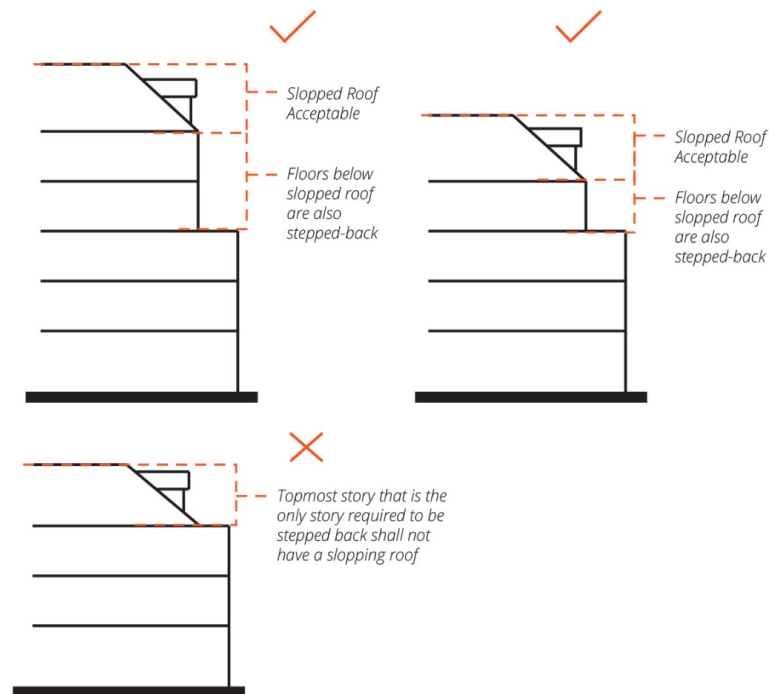
2. **R-1 Adjacencies.**

- a. Building façade planes abutting an R-1 district may not exceed 48 feet in width.
- b. When a building façade abutting an R-1 district exceeds 48 feet in width, it must be separated into façade bays no greater than 48 feet by a recess 5 feet wide and 5 feet deep.
- c. Balconies, roof decks and other habitable outdoor space is not allowed on upper-story facades abutting R-1 zones.
- d. Sliding glass doors, French doors, and floor-to-ceiling windows are not allowed on upper-story facades abutting R-1 zones.



3. **Roofline and Roof Design.**

- a. Acceptable roof forms are limited to:
- i. Hipped
 - ii. Gable
 - iii. Dormer
- b. When more than one story is stepped-back from a ground floor street-facing facade, the top floor must, and other floors may, be embedded in a sloped roof form.

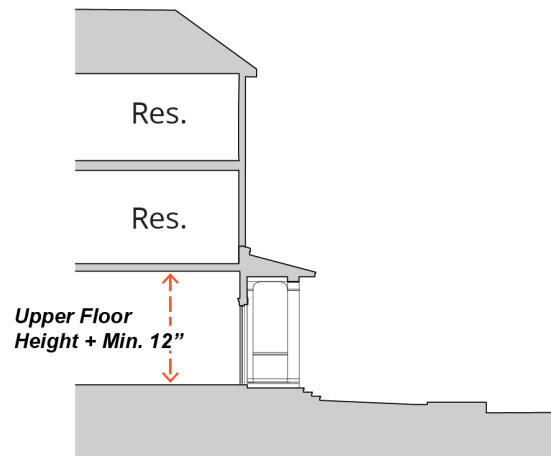


- c. Façade facing R-1 Zone must utilize a hipped or gable roof and may incorporate dormers.
- d. Butterfly roof forms must be part of an integrated water catchment system, when used.
- e. Roofline at corners shall not exceed roofline of adjacent wallplanes by more than 24 inches.

B. Building Design.

1. **Façade Composition.** Building facades shall be arranged in an orderly composition of bays, defined by vertically aligned openings alternating horizontally with solid walls or columns. The pattern shall be visually expressed through the spacing of openings, recesses, eaves, cornices, overhangs, trellises, exposed rafters, columns, or bay windows.
2. **Building Entrances.** Building entrances must incorporate one of the following entry features. See Section 14.66.275: Entrance Type Standards for design standards applicable to each entrance type listed.
 - a. Stoop
 - b. Porch
 - c. Dooryard
3. **Primary Entrance Location(s).** Locate primary entrance along the front right-of-way and/or interior courtyard.

4. **Ground Floor Floor-to-Ceiling Height.** Minimum 12 inches taller than typical upper floor floor-to-ceiling height.



C. Window Design.

1. All windows must have a sill.
2. Vinyl sliding windows are prohibited on facades visible from a right-of-way.

D. Building Materials.

1. Primary cladding materials allowed:
 - a. Stucco (minimum 2-coat stucco, synthetic stucco or EIFS not allowed)
 - b. Siding (lap, vertical, or shingle)
 - i. Wood or cement fiberboard only; vinyl and aluminum not allowed.
 - ii. Wood siding shall be painted.
 - c. Stone
 - d. Brick
 - e. Tile
2. Secondary cladding materials allowed:
 - a. Stucco (minimum 2-coat stucco, synthetic stucco not allowed, EIFS not allowed)
 - b. Siding (lap, vertical, or shingle)
 - i. Wood or cement fiberboard only; vinyl and aluminum not allowed.
 - ii. Vinyl and aluminum siding are not permitted.
 - c. Stone (building base only)
 - d. Brick (building base only)
 - e. Tile
 - f. Concrete (building base only, board-form only, cast concrete not permitted)

E. Screening.

1. Service, trash, and utility areas must be screened from view of the right-of-way.
2. Screening must be architecturally consistent with primary building in terms of materials, colors, and style.

F. Topography and Grading.

1. A stepped foundation is required where the average slope beneath the proposed structure exceeds 10 percent.
2. Terracing and plantings must reflect the shape of the natural terrain.

G. Additional Design Standards. See Section 14.66.280 for additional design standards applicable to all multi-family development in the R3-4.5 District.

Revised 14.18.100 Design Control (R3-5)

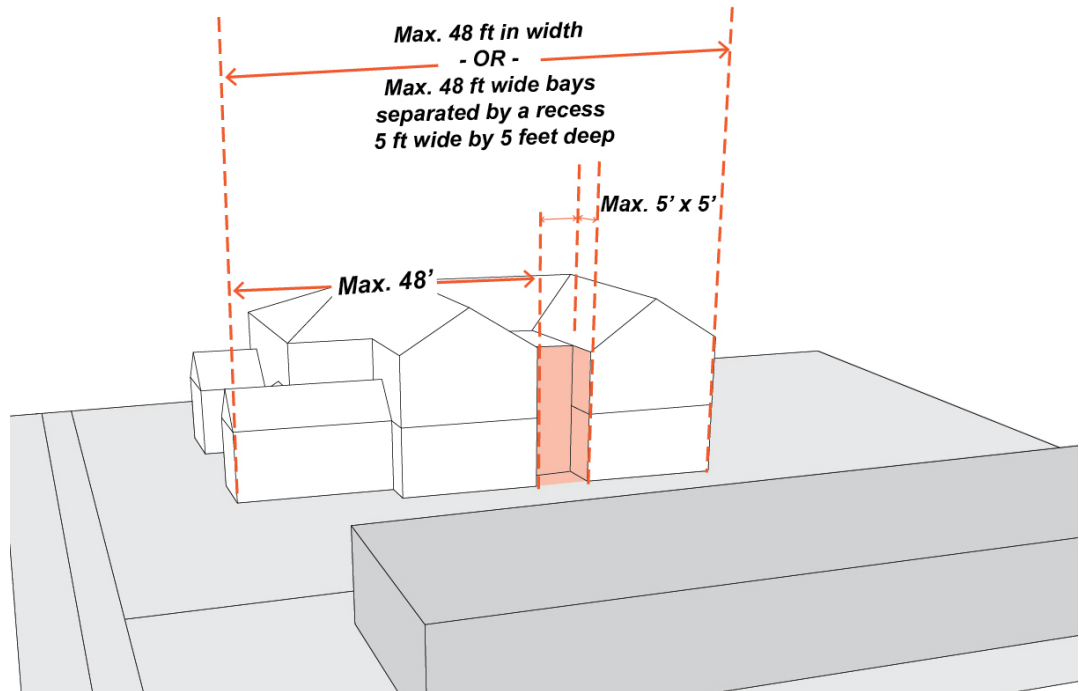
A. Building Massing and Articulation.

1. ***Vertical Articulation***

- a. Each building volume shall be defined according to one of the following classifications:
 - i. Main Body (one per building): The widest volumes of the structure, containing main entrances and the most public interior spaces.
 - ii. Wing (optional, multiple per main body allowed): A narrower volume attached to a Main Body volume.
- b. Each Main Body volume shall contain at least one entrance.
- c. Street-facing Wings shall be recessed by no less than 3 feet relative to the front façade of the Main Body.
- d. The eave/roof of a Wing shall be no higher than the corresponding elements of the Main Body.

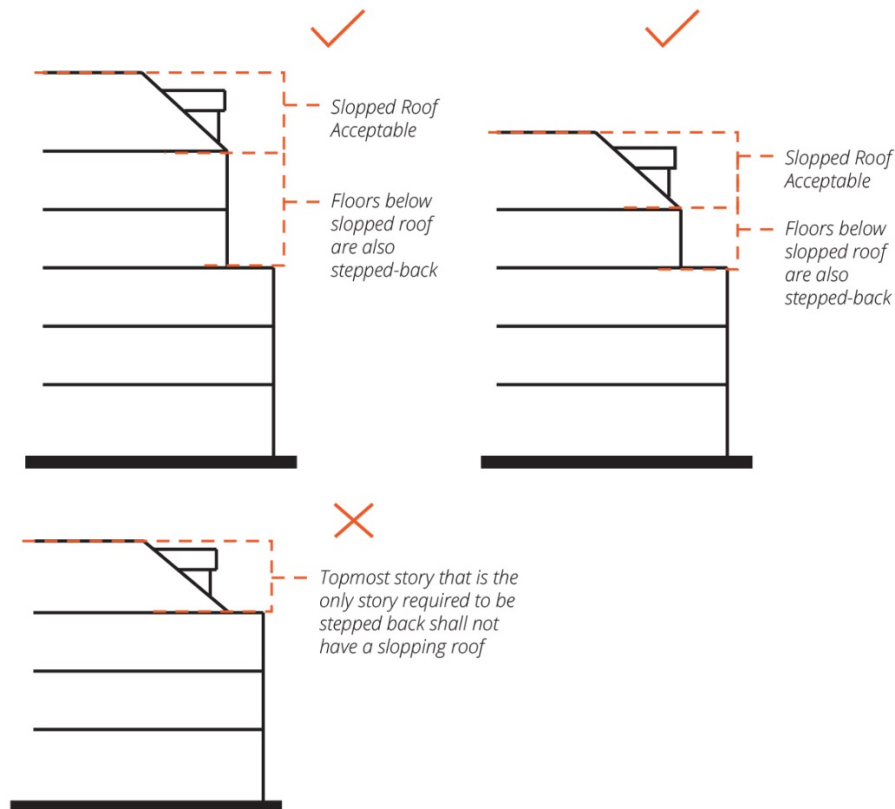
2. ***R-1 Adjacencies.***

- a. Building façade planes abutting an R-1 district may not exceed 48 feet in width.
- b. When a building façade abutting an R-1 district exceeds 48 feet in width, it must be separated into façade bays no greater than 48 feet by a recess 5 feet wide and 5 feet deep.
- c. Balconies, roof decks and other habitable outdoor space is not allowed on upper-story facades abutting R-1 zones.
- d. Sliding glass doors, French doors, and floor-to-ceiling windows are not allowed on upper-story facades abutting R-1 zones.



3. **Roofline and Roof Design.**

- a. Acceptable roof forms:
 - i. Hipped
 - ii. Gable
 - iii. Dormer
- b. When more than one story is stepped-back from a ground floor street-facing facade, the top floor must, and other floors may, be embedded in a sloped roof form.

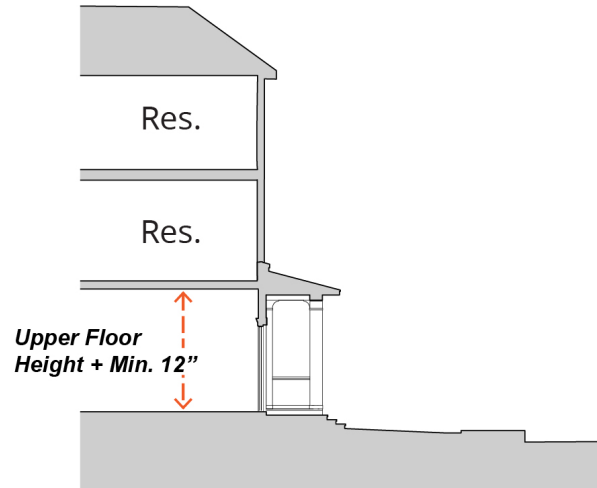


- c. Façade facing R-1 Zone must utilize a hipped or gable roof and may incorporate dormers.
- d. Butterfly roof forms must be part of an integrated water catchment system, when used.
- e. Roofline at corners shall not exceed roofline of adjacent wallplanes by more than 24 inches.

B. Building Design.

1. **Façade Composition.** Building facades shall be arranged in an orderly composition of bays, defined by vertically aligned openings alternating horizontally with solid walls or columns. The pattern shall be visually expressed through the spacing of openings, recesses, eaves, cornices, overhangs, trellises, exposed rafters, columns, or bay windows.
2. **Building Entrances.** Building entrances must incorporate one of the following entry features. See Section 14.66.275: Entrance Type Standards for design standards applicable to each entrance type listed.
 - a. Stoop
 - b. Porch
 - c. Dooryard

3. **Primary Entrance Location(s).** Locate primary entrance on the front ROW and/or interior courtyard.
4. **Ground Floor Floor-to-Ceiling Height.** Minimum 12 inches taller than typical upper floor floor-to-ceiling height.



C. Window Design.

1. All windows must have a sill.
2. Vinyl sliding windows are prohibited on facades visible from a right-of-way.

D. Building Materials.

1. Primary cladding materials allowed:
 - a. Stucco (minimum 2-coat stucco, synthetic stucco or EIFS not allowed)
 - b. Siding (lap, vertical, or shingle)
 - i. Wood or cement fiberboard only; vinyl and aluminum not allowed.
 - ii. Wood siding shall be painted.
 - c. Stone
 - d. Brick
 - e. Tile
2. Secondary cladding materials allowed:
 - a. Stucco (minimum 2-coat stucco, synthetic stucco not allowed, EIFS not allowed)
 - b. Siding (lap, vertical, or shingle)
 - i. Wood or cement fiberboard only; vinyl and aluminum not allowed.
 - ii. Vinyl and aluminum siding are not permitted.
 - c. Stone (building base only)
 - d. Brick (building base only)

- e. Tile
- f. Concrete (building base only, board-form only, cast concrete not permitted)

E. Landscaping.

- 1. Landscaping must be placed on each side of a driveway at grade or in raised planters.
- 2. Low walls and/or hedges must screen the parking along the sidewalk. When walls are used, the materials and design must be compatible with and not obscure the architectural style of the building.

F. Screening.

- 1. Service, trash, and utility areas must be screened from view of the right-of-way.
- 2. Screening must be architecturally consistent with primary building in terms of materials, colors, and style.

G. Additional Design Standards. See Section 14.66.280 for additional design standards applicable to all multi-family development in the R3-5 District.

Revised 14.20.120 Design Control (R3-3)

A. Building Massing and Articulation.

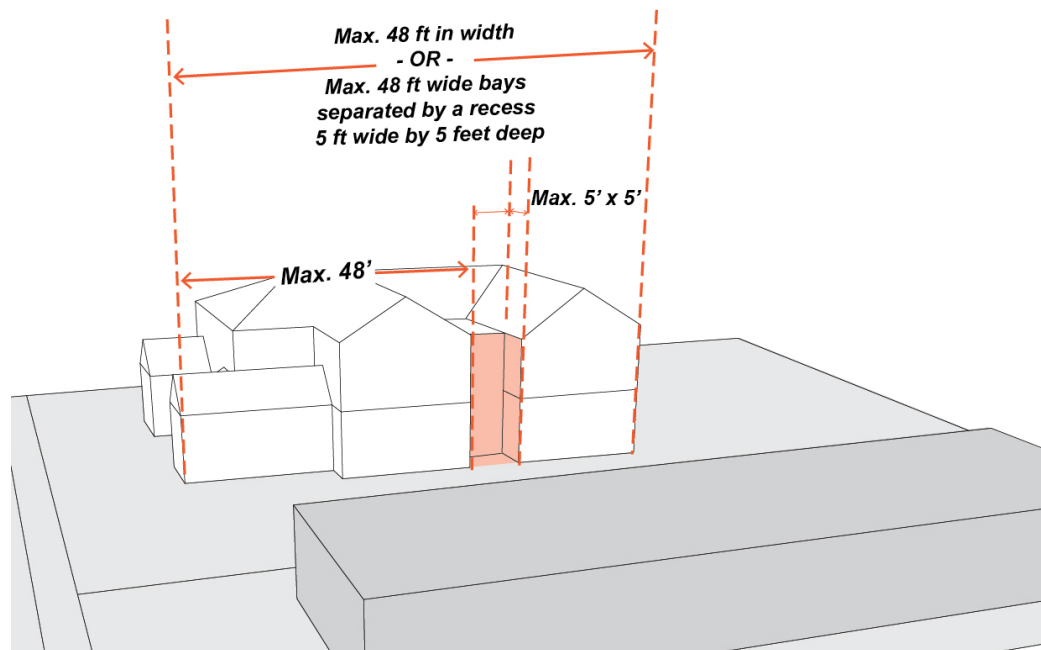
1. ***Vertical Articulation***

- a. Each building volume shall be defined according to one of the following classifications:
 - i. Main Body (one per building): The widest volumes of the structure, containing main entrances and the most public interior spaces.
 - ii. Wing (optional, multiple per main body allowed): A narrower volume attached to a Main Body volume.
- b. Each Main Body volume shall contain at least one entrance.
- c. Street-facing Wings shall be recessed by no less than 3 feet relative to the front façade of the Main Body.
- d. The eave/roof of a Wing shall be no higher than the corresponding elements of the Main Body.

2. ***R-1 Adjacencies.***

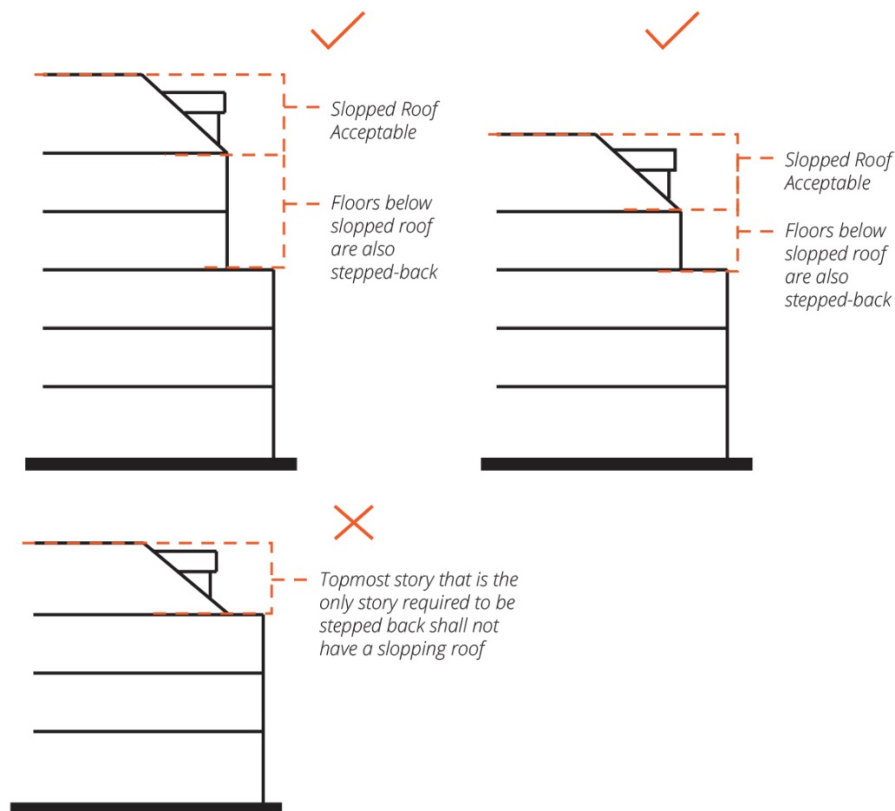
- a. Building façade planes abutting an R-1 district may not exceed 48 feet in width.
- b. When a building façade abutting an R-1 district exceeds 48 feet in width, it must be separated into façade bays no greater than 48 feet by a recess 5 feet wide and 5 feet deep.
- c. Balconies, roof decks and other habitable outdoor space is not allowed on upper-story facades abutting R-1 zones.

- d. Sliding glass doors, French doors, and floor-to-ceiling windows are not allowed on upper-story facades abutting R-1 zones.



3. **Roofline and Roof Design.**

- a. Acceptable roof forms:
- i. Hipped
 - ii. Gable
 - iii. Dormer
- b. When more than one story is stepped-back from a ground floor street-facing facade, the top floor must, and other floors may, be embedded in a sloped roof form.

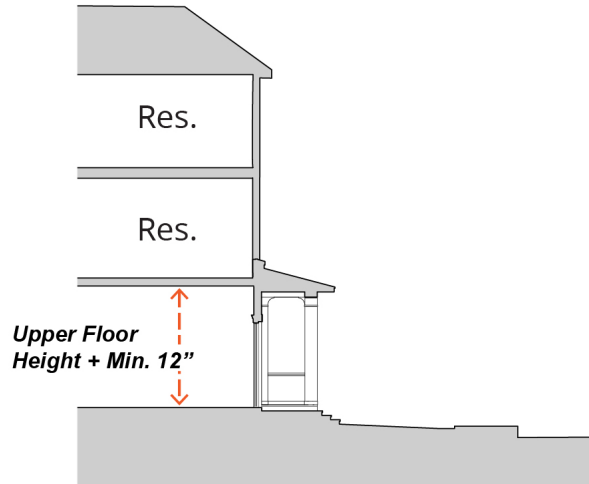


- c. Façade facing R-1 Zone must utilize a hipped or gable roof and may incorporate dormers.
- d. Butterfly roof forms must be part of an integrated water catchment system, when used.
- e. Roofline at corners shall not exceed roofline of adjacent wallplanes by more than 24 inches.

B. Building Design.

1. **Façade Composition.** Building facades shall be arranged in an orderly composition of bays, defined by vertically aligned openings alternating horizontally with solid walls or columns. The pattern shall be visually expressed through the spacing of openings, recesses, eaves, cornices, overhangs, trellises, exposed rafters, columns, or bay windows.
2. **Building Entrances.** Building entrances must incorporate one of the following entry features. See Section 14.66.275: Entrance Type Standards for design standards applicable to each entrance type listed.
 - a. Stoop
 - b. Porch
 - c. Dooryard

3. **Primary Entrance Location(s).** Locate primary entrance along the front right-of-way and/or interior courtyard.
4. **Ground Floor Floor-to-Ceiling Height.** Minimum 12 inches taller than typical upper floor floor-to-ceiling height.



C. Window Design.

1. All windows must have a sill.
2. Vinyl sliding windows are prohibited on facades visible from a right-of-way.

D. Building Materials.

1. Primary cladding materials allowed:
 - a. Stucco (minimum 2-coat stucco, synthetic stucco or EIFS not allowed)
 - b. Siding (lap, vertical, or shingle)
 - i. Wood or cement fiberboard only; vinyl and aluminum not allowed.
 - ii. Wood siding shall be painted.
 - c. Stone
 - d. Brick
 - e. Tile
2. Secondary cladding materials allowed:
 - a. Stucco (minimum 2-coat stucco, synthetic stucco not allowed, EIFS not allowed)
 - b. Siding (lap, vertical, or shingle)
 - i. Wood or cement fiberboard only; vinyl and aluminum not allowed.
 - ii. Vinyl and aluminum siding are not permitted.
 - c. Stone (building base only)
 - d. Brick (building base only)
 - e. Tile

- f. Concrete (building base only, board-form only, cast concrete not permitted)

E. Landscaping.

1. Landscaping must be placed on each side of a driveway at grade or in raised planters.
2. Low walls and/or hedges must screen the parking along the sidewalk. When walls are used, the materials and design must be compatible with and not obscure the architectural style of the building.

F. Screening.

1. Service, trash, and utility areas must be screened from view of the right-of-way.
2. Screening must be architecturally consistent with primary building in terms of materials, colors, and style.

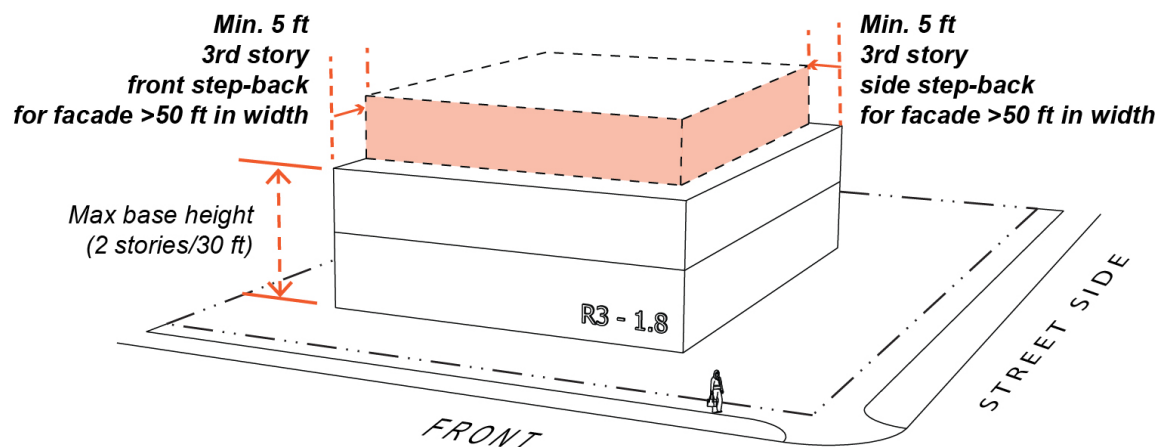
- G. Additional Design Standards.** See Section 14.66.280 for additional design standards applicable to all multi-family development in the R3-3 District.

Revised 14.22.110 Design Control (R3-1.8)

A. Building Massing and Articulation.

1. **Upper-story Step-backs.**

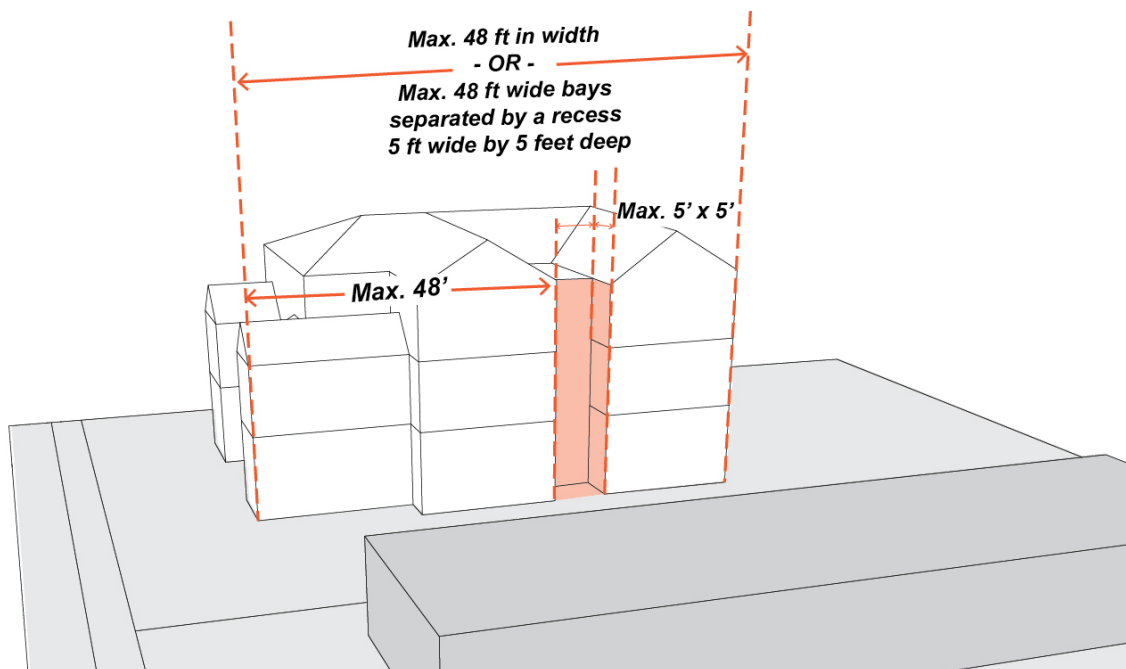
- a. *Front:* Minimum 5 feet from ground floor façade for third story and above for building facades 50 feet or greater in width.
- b. *Street Side:* Minimum 5 feet from ground floor façade for third story and above for building facades 50 feet or greater in width.



2. **Vertical Articulation**

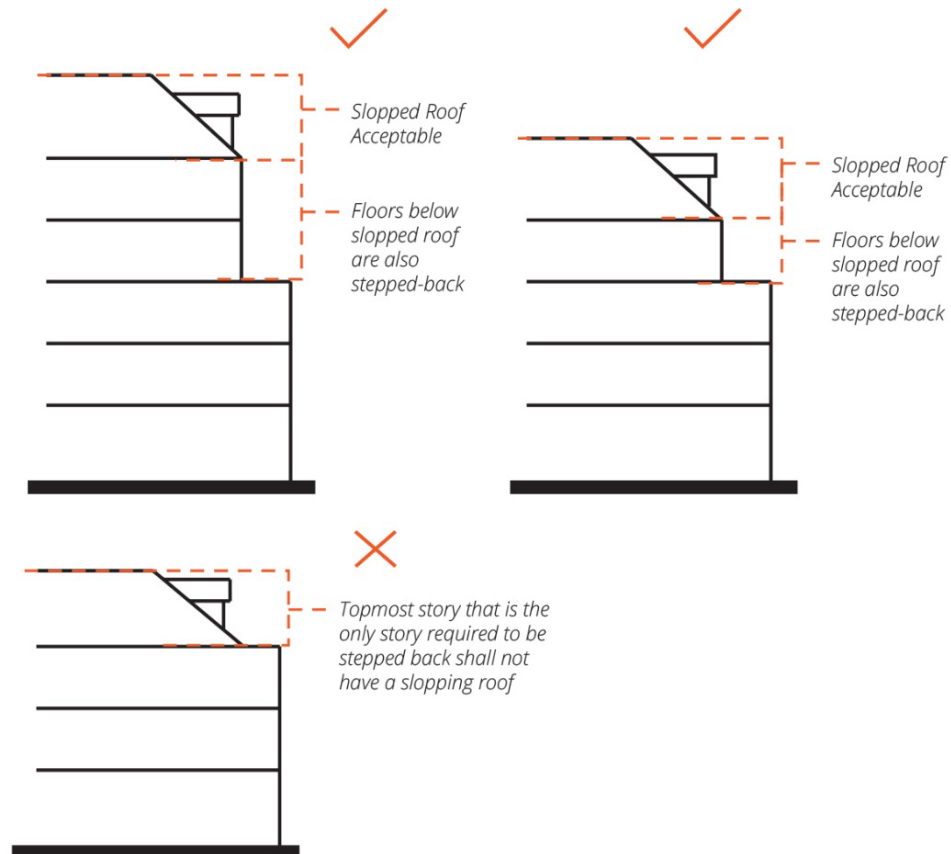
- a. Each building volume shall be defined according to one of the following classifications:

- i. Main Body (one per building): The widest volumes of the structure, containing main entrances and the most public interior spaces.
 - ii. Wing (optional, multiple per main body allowed): A narrower volume attached to a Main Body volume.
- b. Each Main Body volume shall contain at least one entrance.
 - c. Street-facing Wings shall be recessed by no less than 3 feet relative to the front façade of the Main Body.
 - d. The eave/roof of a Wing shall be no higher than the corresponding elements of the Main Body.
3. **R-1 Adjacencies.**
- a. Building façade planes abutting an R-1 district may not exceed 48 feet in width.
 - b. When a building façade abutting an R-1 district exceeds 48 feet in width, it must be separated into façade bays no greater than 48 feet by a recess 5 feet wide and 5 feet deep.
 - c. Balconies, roof decks and other habitable outdoor space is not allowed on upper-story facades abutting R-1 zones.
 - d. Sliding glass doors, French doors, and floor-to-ceiling windows are not allowed on upper-story facades abutting R-1 zones.



4. **Roofline and Roof Design.**
- a. Acceptable roof forms:
 - i. Hipped

- ii. Gable
 - iii. Dormer
- b. When more than one story is stepped-back from a ground floor street-facing facade, the top floor must, and other floors may, be embedded in a sloped roof form.

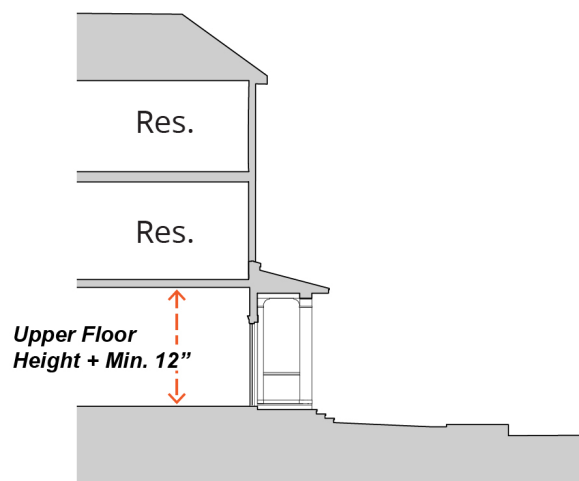


- c. Façade facing R-1 Zone must utilize a hipped or gable roof and may incorporate dormers.
- d. Butterfly roof forms must be part of an integrated water catchment system, when used.
- e. Roofline at corners shall not exceed roofline of adjacent wallplanes by more than 24 inches.

B. Building Design.

1. **Façade Composition.** Building facades shall be arranged in an orderly composition of bays, defined by vertically aligned openings alternating horizontally with solid walls or columns. The pattern shall be visually expressed through the spacing of openings, recesses, eaves, cornices, overhangs, trellises, exposed rafters, columns, or bay windows.

2. **Building Entrances.** Building entrances must incorporate one of the following entry features. See Section 14.66.275: Entrance Type Standards for design standards applicable to each entrance type listed.
 - a. Stoop
 - b. Porch
 - c. Dooryard
3. **Primary Entrance Location(s).** Locate primary entrance on the front ROW and/or interior courtyard.
4. **Ground Floor Floor-to-Ceiling Height.** Minimum 12 inches taller than typical upper floor floor-to-ceiling height.



- C. **Storage.** Each multi-family residential dwelling unit shall have a minimum of ninety-six (96) cubic feet of enclosed storage, excluding closet and garage areas.
- D. **Window Design.**
 1. All windows must have a sill.
 2. Vinyl sliding windows are prohibited on facades visible from a Right of Way.
- E. **Building Materials.**
 1. Primary cladding materials allowed:
 - a. Stucco (minimum 2-coat stucco, synthetic stucco or EIFS not allowed)
 - b. Siding (lap, vertical, or shingle)
 - i. Wood or cement fiberboard only; vinyl and aluminum not allowed.
 - ii. Wood siding shall be painted.
 - c. Stone
 - d. Brick
 - e. Tile
 2. Secondary cladding materials allowed:

- a. Stucco (minimum 2-coat stucco, synthetic stucco not allowed, EIFS not allowed)
- b. Siding (lap, vertical, or shingle)
 - i. Wood or cement fiberboard only; vinyl and aluminum not allowed.
 - ii. Vinyl and aluminum siding are not permitted.
- c. Stone (building base only)
- d. Brick (building base only)
- e. Tile
- f. Concrete (building base only, board-form only, cast concrete not permitted)

F. Landscaping.

- 1. Landscaping must be placed on each side of a driveway at grade or in raised planters.
- 2. Low walls and/or hedges must screen the parking along the sidewalk. When walls are used, the materials and design must be compatible with and not obscure the architectural style of the building.

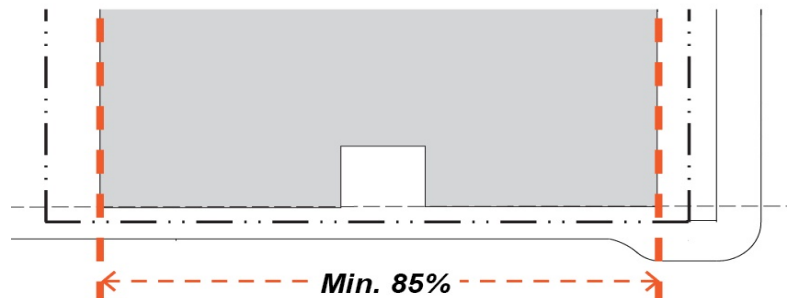
G. Screening.

- 1. Service, trash, and utility areas must be screened from view of the right-of-way.
- 2. Screening must be architecturally consistent with primary building in terms of materials, colors, and style.

H. Additional Design Standards. See Section 14.66.280 for additional design standards applicable to all multi-family development in the R3-1.8 District.

Revised 14.24.110 Design Control (R3-1)

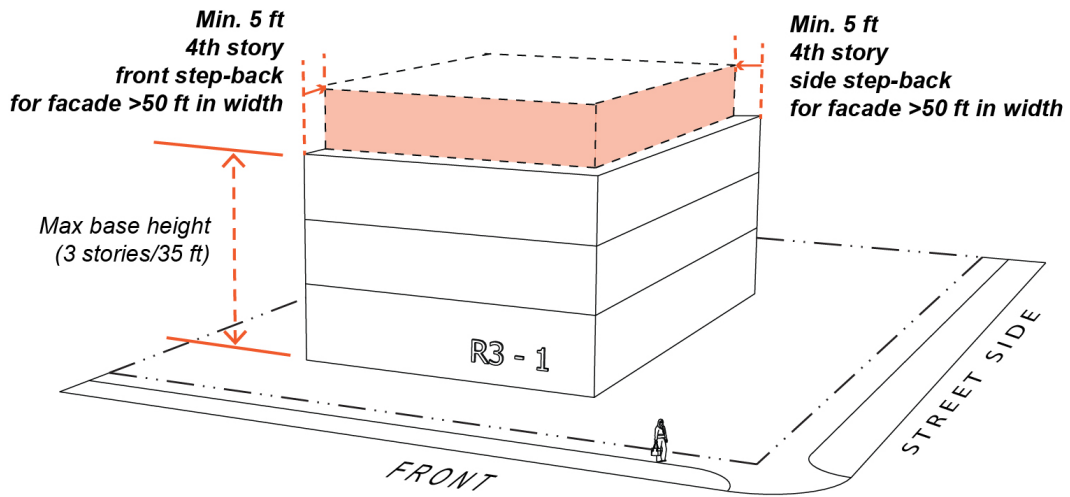
A. Building Placement. A minimum 85 percent of the building frontage must be built at the minimum setback line. This standard applies to the building frontage only (exclusive of side setbacks).



B. Building Massing and Articulation.

- 1. ***Upper-story Step-backs.***

- a. *Front:* Minimum 5 feet from ground floor façade for fourth story and above for building façades 50 feet or greater in width.
- b. *Street Side:* Minimum 5 feet from ground floor façade for fourth story and above for building façades 50 feet or greater in width.
- c. *Interior Side and Rear Abutting an R-1 District:* Minimum 5 feet from ground floor façade for fourth story and above.

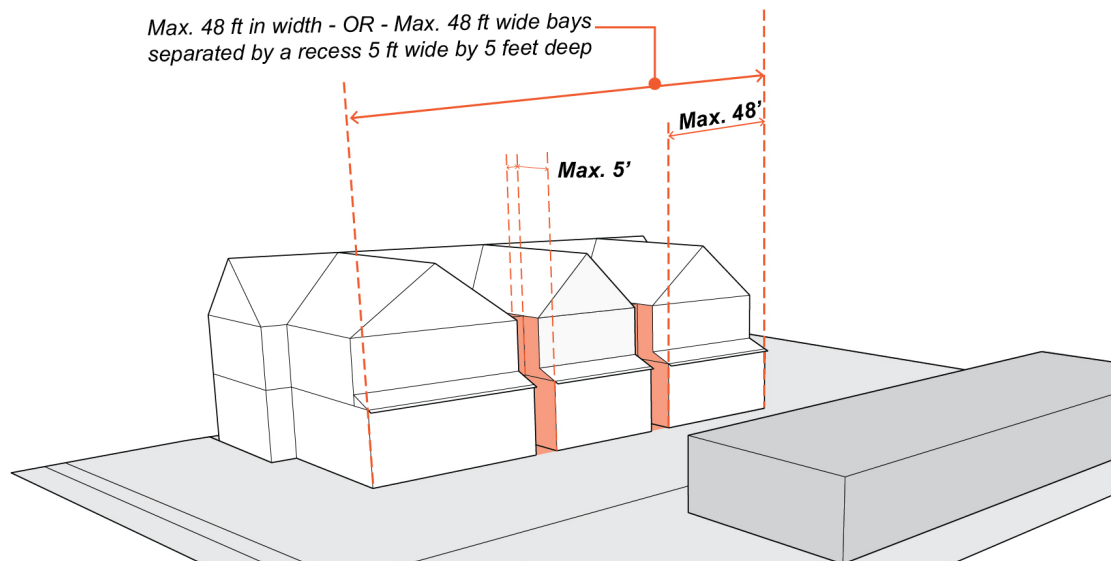


- 2. **Vertical Articulation.** When a building façade exceeds 50 feet in length along a right of way, it must be separated into primary façade bays no greater than 50 feet and secondary façade bays defined by a recess a minimum of 3 feet deep.



3. **R-1 Adjacencies.**

- a. Building façade planes abutting an R-1 district may not exceed 48 feet in width.
- b. When a building façade abutting an R-1 district exceeds 48 feet in width, it must be separated into façade bays no greater than 48 feet by a recess 5 feet wide and 5 feet deep.

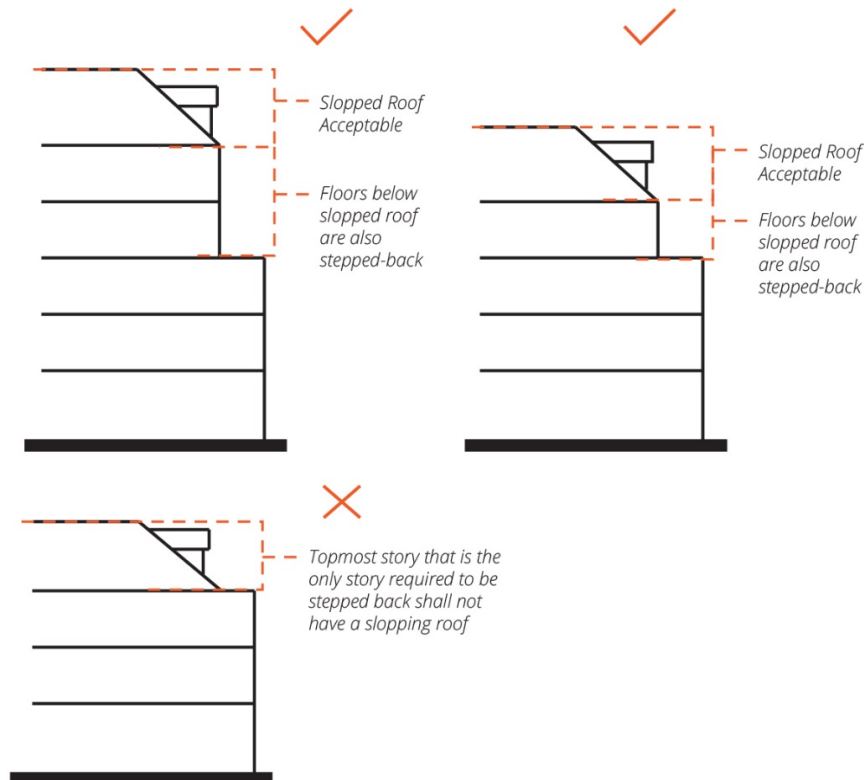


- c. Balconies, roof decks and other habitable outdoor space is not allowed on upper-story facades abutting R-1 zones.
- d. Sliding glass doors, French doors, and floor-to-ceiling windows are not allowed on upper-story facades abutting R-1 zones.

4. **Roofline and Roof Design.**

- a. Roof designs shall be limited to:
 - i. Hipped
 - ii. Gable
 - iii. Dormer
 - iv. Parapet
 - (a) When used on the first or second floor, a parapet longer than 25 feet in length must include at least one but not more than two of the following design elements to break up the length of the parapet:
 - (1) Steps
 - (2) Curves
 - (3) Angled surfaces

- (b) Parapet limited to 25 percent of cumulative roof perimeter on the third floor and above.
 - (c) The length of a parapet segment on the third floor and above may not exceed 25 feet.
- b. When more than one story is stepped-back from a ground floor street-facing facade, the top floor must, and other floors may, be embedded in a sloped roof form.



- c. Façade facing R-1 Zone must utilize a hipped or gable roof and may incorporate dormers.
- d. Butterfly roof forms must be part of an integrated water catchment system, when used.
- e. Corner Treatment. Roofline/parapet at corners shall not exceed roofline/parapet of adjacent wallplanes by more than 24 inches.

C. Building Design.

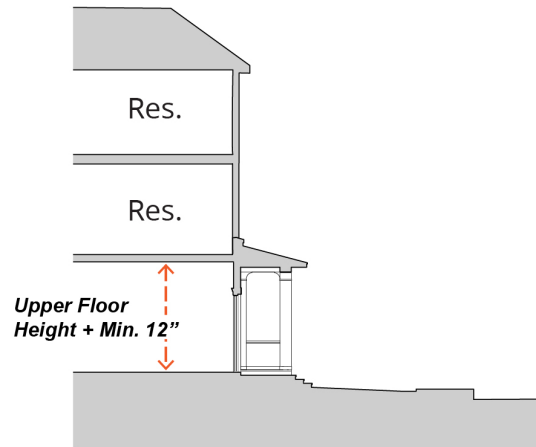
1. Façade Composition.

- a. Building facades shall be arranged in an orderly composition of bays, defined by vertically aligned openings alternating horizontally with solid walls or columns. The pattern shall be visually expressed through the spacing of

openings, recesses, eaves, cornices, overhangs, trellises, exposed rafters, columns, or bay windows.

- a. At least two of the following strategies must be used in a manner that reinforces the 25-foot module, with no element exceeding 25 feet in length:
 - i. Change in roof parapet height or shape.
 - ii. Change in roof style
 - iii. Change in architectural style
 - iv. Change in building height, min. 8' difference.
 - v. Change in frontage type or change in details of Shopfront frontage type if used.
 - vi. Use of upper floor projections such as bay windows or balconies.
 - b. Facades shall incorporate at least one element that signals habitation, such as exterior stairs, porches, bay windows, or balconies.
 - c. Non-glazed wall areas (blank walls) at the ground level must be enhanced with architectural details, landscaping, and/or landscaped trellises or lattices.
2. **Building Entrances.** Building entrances must incorporate one of the following entry features. See Section 14.66.275: Entrance Type Standards for design standards applicable to each entrance type listed.
- a. Stoop
 - b. Porch
 - c. Dooryard
 - d. Gallery
 - e. Arcade
 - f. Forecourt
 - g. Terrace
3. **Primary Entrance Location(s).** Locate primary entrance on the front ROW and/or interior courtyard.
4. **Interior Courtyard.** Interior courtyards must be:
- a. Enclosed on at least two sides by buildings
 - b. Open to the sky (arbors and trellises are allowed)
 - c. A minimum width of 20 feet and a minimum area of 400 square feet.
5. **Paseos.** Paseos must be:
- a. A minimum width of 10 feet for through-block paseos
 - b. A minimum width of 4 feet for entries to courtyards or individual single businesses.

6. **Ground Floor Floor-to-Ceiling Height.** Minimum 12 inches taller than typical upper floor floor-to-ceiling height.



D. Window Design.

1. All windows must have a sill.
2. Vinyl sliding windows are prohibited on facades visible from a right-of-way.

E. Building Materials.

1. Primary cladding materials allowed:
 - a. Stucco (minimum 2-coat stucco, synthetic stucco or EIFS not allowed)
 - b. Siding (lap, vertical, or shingle)
 - i. Wood or cement fiberboard only; vinyl and aluminum not allowed.
 - ii. Wood siding shall be painted.
 - c. Stone
 - d. Brick
 - e. Tile
2. Secondary cladding materials allowed:
 - a. Stucco (minimum 2-coat stucco, synthetic stucco not allowed, EIFS not allowed)
 - b. Siding (lap, vertical, or shingle)
 - i. Wood or cement fiberboard only; vinyl and aluminum not allowed.
 - ii. Vinyl and aluminum siding are not permitted.
 - c. Stone (building base only)
 - d. Brick (building base only)
 - e. Tile
 - f. Ribbed metal
 - g. Cor-ten steel

- h. Concrete Masonry Units (building base only, and not allowed on any façade facing a right-of-way or a single-family zone)
- i. Concrete (building base only, board-form only, cast concrete not permitted)

F. Landscaping and Paving.

- 1. Landscaping must be placed on each side of a driveway at grade or in raised planters.
- 2. Low walls and/or hedges must screen the parking along the sidewalk. When walls are used, the materials and design must be compatible with and not obscure the architectural style of the building.
- 3. A minimum 75 percent of on-site paving material must be pervious/permeable.

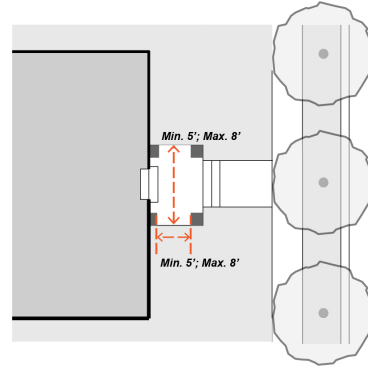
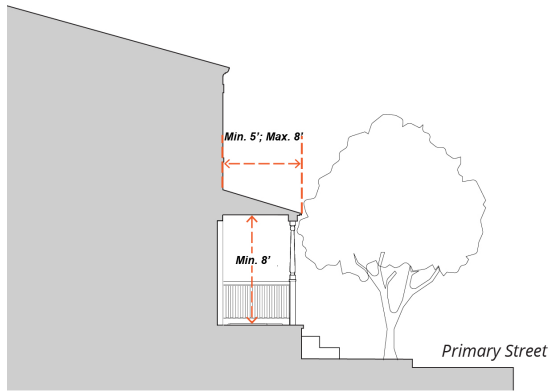
G. Screening.

- 1. Service, trash, and utility areas must be screened from view of the right-of-way.
- 2. Screening must be architecturally consistent with primary building in terms of materials, colors, and style.

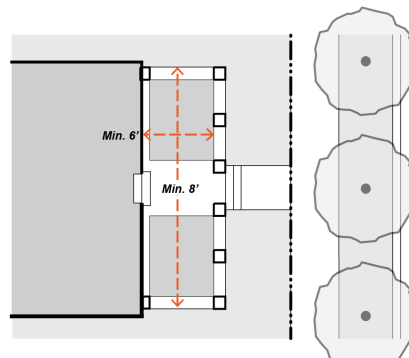
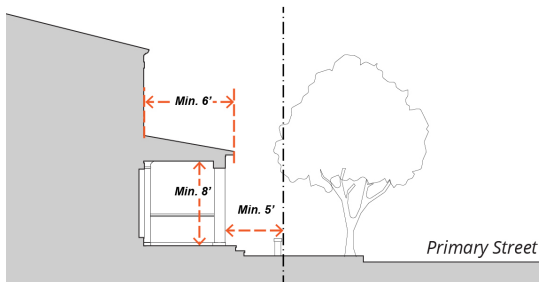
H. Additional Design Standards. See Section 14.66.280 for additional design standards applicable to all multi-family development in the R3-1 District.

New Section 14.66.275: Entrance Type Standards

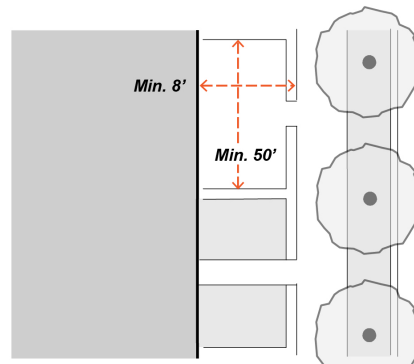
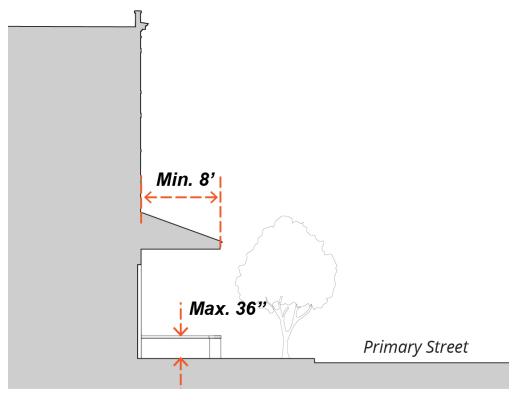
A. Stoop



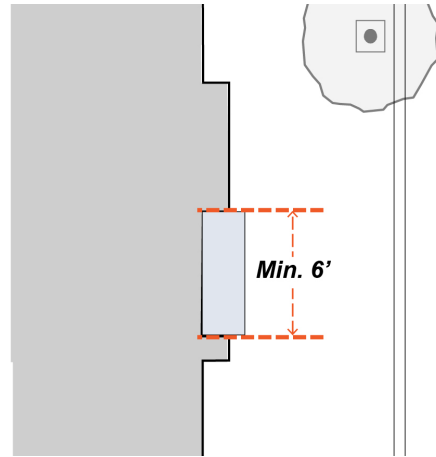
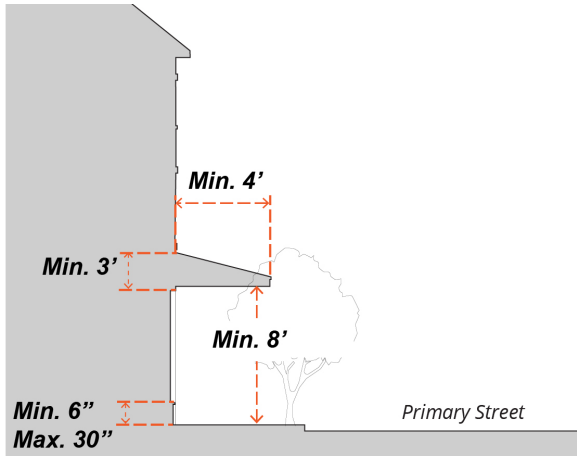
B. Porch



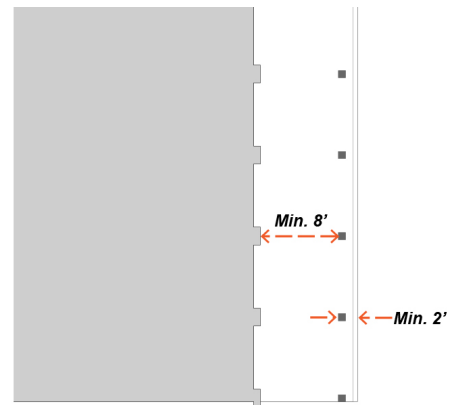
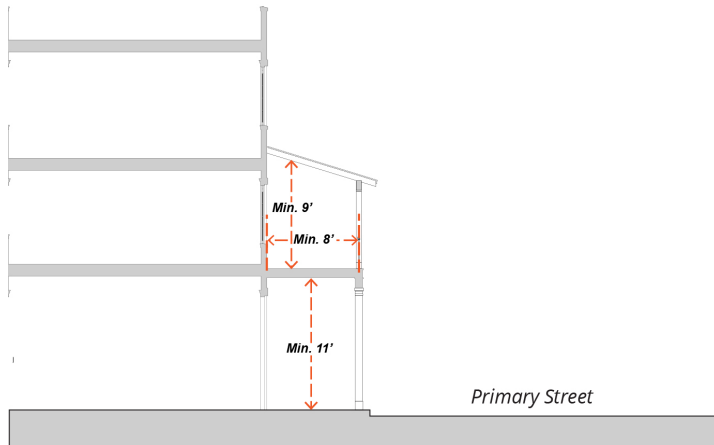
C. Dooryard



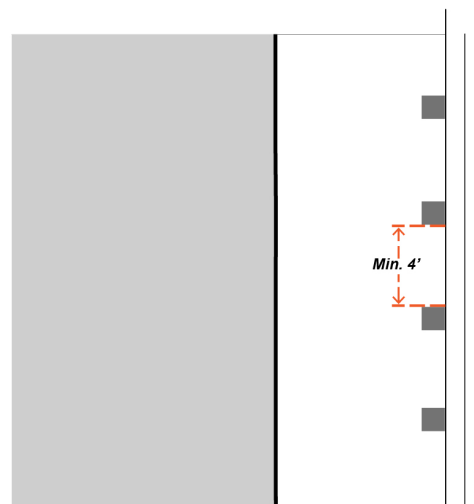
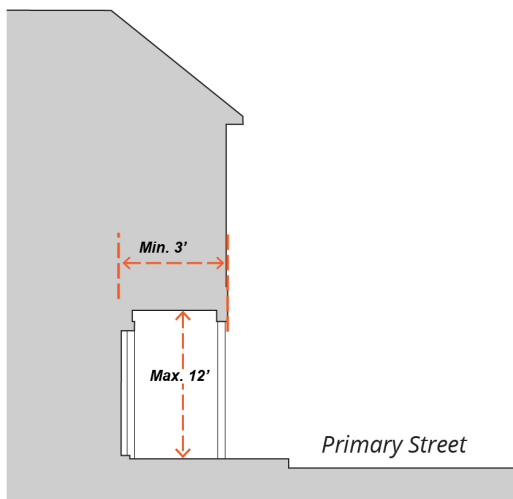
D. Shopfront

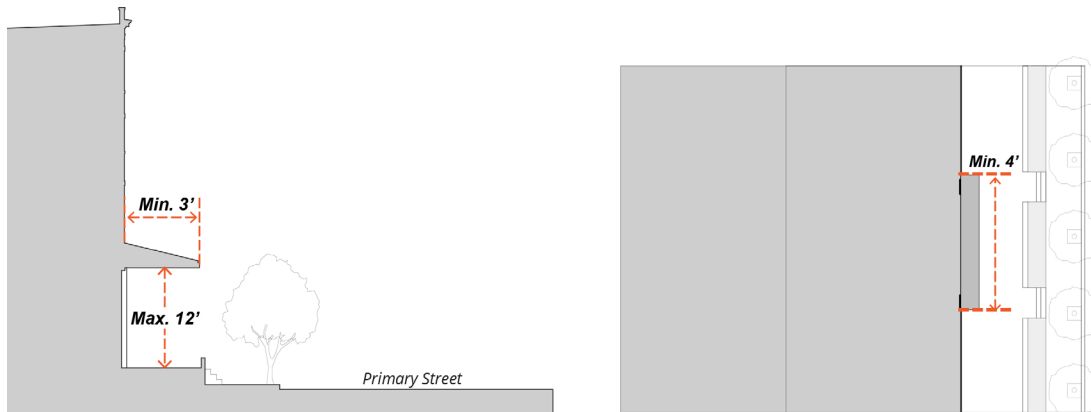


E. Gallery



F. Arcade



G. Forecourt**H. Terrace**

New Section 14.66.280: Design Standards Applicable to All Multi-Family and Residential Mixed-Use Development

A. Architectural Integrity.

1. Each building shall be designed as a unified whole.
 - a. Architectural style and material palette must be consistent across all floors within a building mass/bay. Style and material palette may not change from one floor to the next; however, material used for water table or podium need not be repeated.
 - b. Piers, columns, and other supporting elements articulated on the ground floor facade must relate to composition of upper floors as regards supporting elements and placement of windows or any opening.
2. Where a building exhibits a particular style, the following building elements should be reflective of that style to create a design that is internally consistent: materials, entry design, window design, roof design, and color.

3. Where a building in the CRS or CD/R3 zone is designed to appear as separate buildings to reflect the underlying 25-foot lot line module, each portion that appears as a separate building shall exhibit architectural integrity.

B. Firewalls and Visible Sidewalls.

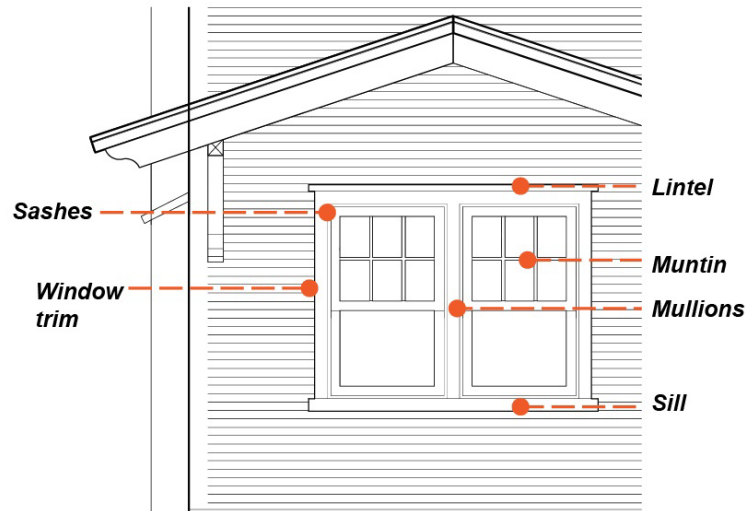
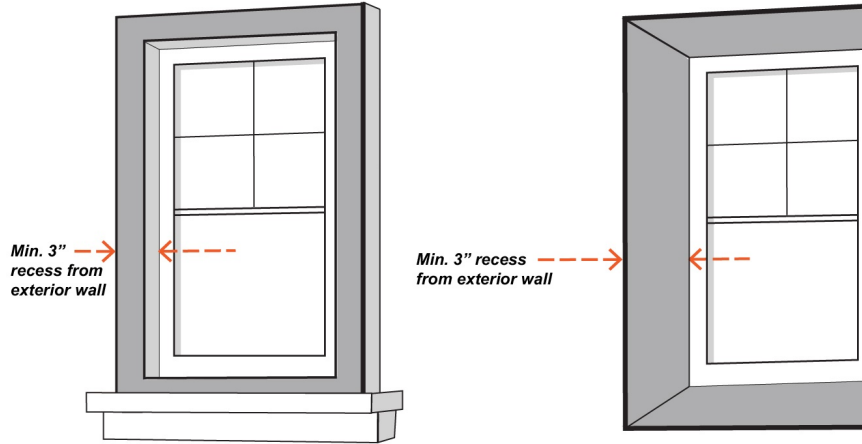
1. Any exposed surfaces shall be consistent with and expressive of the overall building design and shall be finished in the same palette of materials as the rest of the building. Front façade finished materials, façade cornices, wall top projections, decorative details, and moldings must be carried and repeated on the side wall.
2. At least one of the following techniques must be employed on firewalls/visible sidewalls:
 - a. Incorporation of windows where code allows and adequate fire protection can be provided.
 - b. Gable and hip roofs to vary the height and appearance of sidewalls.
 - c. Inset panels.
 - d. Stepped-back front façade of upper floor(s) to vary the sidewall profile.

C. Durability. Exterior finish materials shall have an expected lifespan of no less than 30 years.

1. Features to direct rainwater away from exterior walls shall include one or more of the following:
 - a. Cornice, with drip at outer edge of corona (minimum 12 inch projection)
 - b. Projecting eaves (minimum 12 inch projection]
 - c. Scuppers, with or without downspouts (minimum 12 inch projection if no downspouts are used)
 - d. Gutters, with downspouts or rain chains.
 - i. Downspouts shall be one color and shall not change colors to match the wall behind them.
 - ii. Downspouts shall be round or rectangular, made of copper or metal.
 - iii. Downspouts shall not break façade profiles (such as a cornice) but shall wrap around projecting profile.
2. Exterior timber shall be protected from decay by one or more of the following:
 - a. Material properties (e.g., cedar)
 - b. Staining and sealing
 - c. Painting
3. Exterior ferrous metals shall be protected from corrosion by one or more of the following:
 - a. Metallurgical properties (e.g., galvanized, stainless, or weathering steel)
 - b. Painting or other impermeable coating.

D. Windows.

1. All windows must be recessed a minimum of 3 inches from the outer wall surface for all Commercial and Multi-Family zones except the CT zone.
2. Window openings surrounded by masonry finish materials shall include a lintel that is taller than the sill/apron and proportional to the load it appears to carry.



- E. **Materials.** Materials shall appear only in places and configurations appropriate to their structural properties.
1. Where walls use masonry finish materials (e.g. stone, brick, CMU), any openings spanned by the material must be either:
 - a. Arched, with each arch defined by a continuous series of voussoirs and a single keystone at the apex; or
 - b. Rectangular, with a continuous lintel spanning the opening and extending beyond by 4 to 6 inches at each end. Vertical dimension of the lintel shall be no less than 1/8 of the clear span. Steel lintels are exempt from this minimum vertical dimension.
 2. When used, exterior timber posts, beams, rafters, purlins, brackets, etc. shall be joined according to structural principles.

3. Where a change in material is desired, all façade materials shall turn the corner and terminate into a vertical element of the façade composition.

4. ***Materials Defining Building Elements.***

- a. *Base.* For multistory buildings, the base of the building shall be defined by a distinct material selected from among the following: Stone, brick, concrete, CMU, tile, or stucco (“base material”).
- b. *Body.* Typical materials for the main body of the building include wood, fiber cement, brick, stone, or stucco. If brick is used, it must extend vertically to the base; if stone is used, it must extend vertically to the foundation.
- c. *Parapet.* Parapets shall terminate in a parapet cap of stone, concrete, tile, metal, or molded stucco.
- d. *Bays.* Horizontal changes in finish material shall occur at the boundaries between bays rather than within a bay.
- e. *Arcades.* Arcades shall be supported by columns or piers in concrete/cast stone, fiberglass, or stucco. Archivolts and impostes shall be expressed using similar materials/appearance.
- f. *Structural elements.* Structural elements visible on the building exterior (e.g. rafters, purlins, posts, beams, balconies, brackets, trusses, columns, arches, etc.), even when ornamental, shall be sized and spaced according to their corresponding structural role, and materials shall be selected accordingly (see A. Architectural Integrity).

5. ***Materials Allowed for Building Details/Ornament.***

- a. Wood
- b. Metal (wrought iron, copper, aluminum, tin)
- c. Glass fiber reinforced concrete (GFRC)/fiberglass
- d. Terra Cotta
- e. Tile
- f. Plaster

F. Colors.

1. A maximum of 4 colors shall be applied to be the building façade:
 - a. 1 primary color comprising 50 percent or more of the façade.
 - b. 1 secondary color comprising no more than 30% of the façade.
 - c. 1 tertiary color comprising no more than 20% of the façade.
 - d. 1 accent color for use on trim and architectural details.
2. Materials with intrinsic, naturally-occurring coloration shall not count towards this maximum. Such materials are limited to copper, Corten steel, unpainted wood, tile, and brick. Materials with prefinished color (stucco, cement fiberboard, colorized metal) shall count towards the maximum.

3. Changes in color may occur:
 - a. To articulate changes between base, body, and top portions of a façade, which must be separated by a cornice or profile or a change in material and must remain consistent across the length of the façade bay.
 - b. When a portion of the elevation is articulated as a separate building with a break in the roof form and a step back in the façade plane 5 feet or greater or step up in façade height at least 10 feet.
 - c. On attached elements, such as bay windows, orioles, and balconies.
- G. **Habitable Outdoor Space.** Private, habitable outdoor space supported by the building structure, such as balconies or terraces, shall be either uncovered or sheltered. The following patterns are strongly recommended:
1. **Pergola:** Posts supporting beams with brackets, which in turn support purlins and/or rafters. Posts shall be no narrower in any dimension than 3.5" or 1/20 of the unbraced post length, whichever is greater.
 2. **Trabeation:** Posts or columns supporting beams with or without brackets, which in turn support either an additional floor level (for multi-story porches/balconies) or a full roof system based on rafters and/or purlins with decking and finish material. Posts shall be no narrower in any dimension than 3.5" or 1/20 of the unbraced post length, whichever is greater. The distance between posts shall be no wider than the total post height.
 3. **Arcuation:** Encompassed by walls that are penetrated by arched openings bounded by either columns or piers. The ratio of column diameter [at lowest part of shaft] to column height shall be no less than 1:10 and no greater than 1:7. Width of piers at corners [abutments] shall be no less than 1/3 of the opening width; piers between multiple arched openings may be narrower.
 4. **Rectilinear:** Bounded by square/rectangular piers framing rectilinear wall openings. If lintels are expressed on the facade, they shall extend over the piers by 4"-6" at each end. Piers shall be no narrower in any dimension than 15.5" or 1/6 of the opening width, whichever is greater. Piers at corners shall be wider than piers between openings.
 5. **Fabric Shading:** Shaded by fabric elements such as awnings or stretched canvas, secured to the building structure, sheltered by Main Roof Form, supported by other building volumes.
 - a. Cantilevered balconies shall be secured architecturally to the wall below by brackets.
 - b. Bracket material shall be consistent with that of the balcony's floor structure.
- H. **On-site landscaping**
1. Trees planted on the southside of the building must be deciduous
 2. Vegetation shall be installed along all exposed east and west facing walls.

3. Groundcovers shall be planted over a minimum 50 percent of landscaped areas to prevent ground reflection and keep surfaces cool.

I. Screening.

1. Rooftop mechanical equipment must be screened from public view.
2. Barbed wire, chain-link, and razorwire are not permitted.

