

TOPIC	ISSUE	SAN JOSE	SANTA CRUZ *clean graphics!	PALO ALTO *good graphics	MOUNTAIN VIEW R-4	LOS GATOS	REDWOOD CITY	WALNUT CREEK	SANTA ROSA	ALAMEDA	LOS ANGELES *graphics good pic v. render	SANTA CLARITA
no. of driveway cuts	too many = no parking & not ped friendly	max 2 per 200' on mid-block parcels	N/A	locate on alleys or side streets when they abut the property	site design should allow for as much on-street parking as feasible	N/A						
		for mid-block parcels w/ <200' frontage: 1 driveway										
		for corner parcels: max 1 driveway on each street with >200' total street frontage										
					include hierarchy of public streets, internal streets, paseos, and driveways							
landscape coverage												[multifamily] parking. landscape islands should be a minimum of 5ft wide to allow tree growth and to avoid hitting tree trunks
front yard landscaping			all open spaces in the front setback excluding driveways and sidewalks shall be at least 75% landscape (planted materials)			at least 50% of front setback area shall be landscaped						
landscape-abutting properties			landscaped buffer of at least 5' in depth			minimum 10' wide landscape bugger provided along shared property line between MF or mixed use and abutting residential properties, including 6' masonry wall except within a street-facing setback and trees at 1/30 linear feet						
street trees			within ROW or within 5' of sidewalk at a rate of 1 tree/30' of site frontage									
usable common open space		duplex or rowhouse: 150 SF; low-rise MF: 200 SF; Mid-or high-rise MF and mixed use: 100 SF; may be reduced by private OS in excess of 60 SF	no less than 25% of total common open space shall be landscaped	if common open space is provided, minimum 200 SF, minimum 10' diameter; minimum 60% open to the sky; include seating; min. 20% landscaping; min. soil depth; courtyard minimum width to building height ratio of 1:1.25	for 5-50 units: minimum of 1 space - 20' (400 SF) minimum dimension; 51-100 units: minimum of one space 30' (900 SF) Minimum dimension; 101 or more units: minimum 1 space 40' (1,600 SF) minimum dimension		no space less than 300 SF and no dimension less than 15'; minimum 50% open to the sky					
			20 SF per unit common open space to include at least 3 of:....				300 sf/studio or 1 BR plus 100 SF for each additional bedroom					
			common open space on the roof does not count as additional story if complies with standards				common open space on the roof may be used to satisfy requirement					
			up to 30% of required common open space may be provided as publicly accessible open space									
private open space		duplex or rowhouse: 300 SF; low-rise MF: 50 SF; Mid-or high-rise MF and mixed use: 60 SF	at least 40 SF per unit; common open space may substitute at 2:1 ratio	if private space is provided, must meet: minimum 100 SF with least dimension of 8' for at least 75% of the area; RM40 = 80 SF/min. dimension 6'	average of 40 SF/unit but each unit does not need to have but minimum size shall be 40 SF		private usable open space may be substituted for common at a ratio of 3 SF of private OS for every 2 SF of common OS required	core areas: affordable projects 100sf/unit, other projects 150sf/unit outside core area: affordable projects 150sf/unit, other projects 200sf/unit. min. 15ft dimension is required in at least one direction, with a min. of at least 10ft in all other directions	each multifamily unit outside the Downtown Station Area Specific Plan boundary shall have a minimum of 40sqft of private outdoor space directly adjacent to the unit			
					private usable open space may be a subset of overall 30% landscaped open space requirement				common useable open space in required for all multifamily projects with more than 10 units outside the Downtown Station Area Specific Plan boundary			

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stepback planes		each building stepback must be a min. of 6ft in depth. for building frontage along public ROW, stepback plane starts at the intersection of the front setback line with the max. allowed height. for building frontage along a rear shared property line, stepback plane starts from the intersection of the rear setback line with the max. allowed height		Upper floor step backs (a) When the height of the subject building is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building, an upper floor step back shall start within 2 vertical feet of the height of the adjacent building. The step back shall be a minimum depth of six feet along the primary building frontage, and the step shall occur for a minimum of 70% of the façade length. (b) Notwithstanding, subsection (a), when adjacent to a single-story building, the upper floor step back shall occur between 33 and 37 feet in		Multiple-story building façades that face a street: A minimum of 40 percent of the upper floor façade length shall step back from the plane of the ground-floor façade by at least five feet;	Second Story Side Setbacks. In residential zoning districts, second-stories must be set back a minimum of six (6) feet from the side property line. Additional setback is required for portions that exceed thirty-five (35) feet in length or twenty-five (25) percent of the adjacent lot line length, whichever is less. This additional setback is one-half (½) the wall height along the setback.				Variety in massing can occur through step-backs as a building ascends up but is not required	[multi-family] Where appropriate, the upper stories of new multi-family buildings should be stepped back to reduce the scale of facades that face the street, courtyards, or open space areas
		outside General Plan growth areas, ROW within a stepback plane of 75 degrees from horizontal		Notwithstanding, subsection (a), when adjacent to a single-story building, the upper floor step back shall occur between 33 and 37 feet in height.		Upper floors above two stories shall be set back by a minimum of five feet from the ground-floor façade.	Setbacks above Second Story. Any structure exceeding two (2) stories in height shall comply with the minimum district setbacks for the first and second stories. The third story and above shall have a minimum setback of ⅓ the wall height at the base of the third story				For retail: buildings may be required to step back above the minimum height required along the street. Step backs should be judiciously applied to minimize disruption of the street wall	[multi-family] Structures with greater height should include additional setbacks and steps within the massing to create a transition in heights from adjacent properties and to avoid dominating the character of the neighborhood.
		within General Plan growth areas, building stepbacks from rear shared property lines and public ROW with a stepback plane of 75 degrees from horizontal		if the building is more than 20ft above the average height (average of low and high roof elevations) or an adjacent building and abuts residential units in the side or rear yard, a daylight plane with an initial height of 25ft above grade at the property line and a 45-degree angle is required								[mixed use] vertical plane of building facades should be broken up with a high level of articulation - projecting entry or window features, recessed elements, transparent storefronts, identifiable retail spaces, awning and entrance canopies especially at the ground level
				[buildings 3 stores or taller on lots wider than 50ft] differentiate base/middle/top. Upper floor step backs: horizontal step back of upper-floor facades with a minimum 5ft step back from the primary façade for a minimum of 80% of the length of the façade								[mixed use] for projects over two stories, portions of the upper stories should be recessed from the front façade to reduce the overall building massing
				[buildings 3 stores or taller on lots wider than 50ft] ground floor step back. Horizontal shift of ground floor façade with a minimum depth of 2ft for min. 80% of the façade length								

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building mass reductions		articulate all building facades facing a street or public open space for at least 80% of each facade length. articulate all other building facades for at least 60% of each facade length. via material and plane changes or rhythmic patterns of bays, columns, balconies	Building Modulation: Provide a horizontal change in plane for every 30 feet building face, rounded up to the next whole number (e.g., a frontage of 31 feet would be required to provide two changes in plane). the change in plane must be at least 4 feet deep and 6 feet wide, and must be open to the sky;	for lower density building types (RE,RMD,R-1,R-2) - minimum facade break of 6ft in width and 6ft in depth for every 36 to 40ft of facade length. buildings greater than 150ft in length facing a public street, ROW, or public accessible path, should have at least one vertical facade break with a min. area greater than 400sqft and a width greater than or equal to 2x the depth		Changes in the façade plane with a minimum change in depth of two feet for a minimum length along the façade of two feet at intervals of no more than 30 feet;		buildings over 3 stories tall shall have major massing breaks at least every 100ft along any street frontage, adj. public park, publicly accessible outdoor space/designated open space through the use of varying setbacks, building entries and recesses, courtyards or structural bays. min. of 5ft deep and 10ft wide, shall extend at least 2/3 of the height of the building. (exception: buildings with upper stories stepped back at least 5ft, the major break need only extend 2/3 of height of the portion of the front facade not stepped back)	Buildings over three stories tall shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries. Major breaks shall be a minimum of 30 inches deep and four feet wide and extend the full height of the building.			[multifamily] Buildings designs should include a combination of the following techniques: <ul style="list-style-type: none"><li>• Variation in the wall plane (projecting and recessed elements).</li><li>• Variation in wall height.</li><li>• Roofs located at different levels</li></ul>
		for facade articulation using bays, bays must be at least 2' deep	Provide a horizontal change in plane for every 30 feet of building face, rounded up to the nearest whole number (e.g., a building face of 31 feet would be required to provide two changes in plane). the change in plane must be at least 2 feet deep and 6 feet wide, and be combined with a change in material;			Recessed façade plane to accommodate a building entry with a minimum ground plane area of 24 square feet; An exterior arcade that provides a sheltered walkway within the building footprint with a minimum depth of eight feet.						[multifamily] Combinations of one, one and one half, and two story units should be used to create visual interest and variation in the massing and building height.
		for street walls more than 200ft in length, provide at least one recess of projection in the facade that is at least 1) 15ft wide and 10ft deep for residential, commercial, and mixed-use developments 2) 10 feet wide and 5ft deep for industrial developments	Provide a horizontal change in plane at an interval of 50 feet or less. the change in plane must be at least 6 feet deep and 12 feet wide, and be combined with a change in material. When implemented as building notches, such notches may contain balconies, as long as the railing is at least 70 percent see-through or transparent.			For a façade 50 feet or greater, the arcade must be a minimum length of 65 percent of the full building façade; for a facade less than 50 feet, the arcade must be a minimum of 80 percent of the full building façade.						
transitions other than mass reductions				transitions to residential uses - landscape screen with a row of trees (min. one tree per 25 linear ft and continuous shrubbery), minimum façade break of 4ft in width, 2ft in depth, and 32sqft of area for every 36-40ft of façade length, within 40ft of the facade of an adjacent structure no more than 15% of the facade area shall be windows or other glazing		Buildings greater than two stories shall be designed to differentiate the base, middle, and top of the building on any street-facing façade. Each of these elements shall be distinguished from one another using at least two of the following solutions: a. Variation in building mass for a minimum of 60 percent of the length of the street-facing façade through changes in the façade plane that protrude or recess with a minimum dimension of two feet;	Distance between Main Buildings. Whenever a lot has more than one main building, each of the main buildings shall be separated by a minimum setback of 6 feet. The buildings must also comply with all required setbacks of the zoning district.	buildings shall have minor massing breaks at least every 50ft along the street frontage, through the use of varying setbacks, building entries and recesses, or structural bays. minor breaks shall be a minimum of 18inches deep and 4ft wide and extend the full height of the building	A minimum of two features such as balconies, cantilevers, dormers, bay windows, patios, individualized entries, and accent materials shall be incorporated into each project building.	Façade articulation for buildings visible from a public street - 1) variety in wall plane. Exterior building walls vary in depth through a pattern of offsets, recesses, or projections. 2) variety in height or roof forms. Building height is varied for a noticeable change in height. 3) architectural detail. incorporates details like window trim, recesses, cornices, etc.		Vertical elements such as towers may be used to accent horizontal massing and provide visual interest
				Maximum Façade Length (a) For portions of a building facade facing a public street, right-of-way, or publicly accessible path, any building greater than 25 feet in height and 70 feet in length shall not have a continuous façade plane greater than 70% of the façade length without an upper floor modulation, which can include bay windows. Upper floor façade modulations shall be a minimum 4 feet in depth, which can be a recess or a projection.		b. Balconies or habitable projections with a minimum depth of two feet for a minimum of 20 percent length of the street-facing façade;			A minimum one-foot offset is required for any wall plane that exceeds 30 feet in length.	Buildings of four or more stories: upper and lower stories should be distinguished by - a change in façade material/change in plane, horizontal design feature (water table, belt course, bellyband), base treatment at the ground with distinct material, setting back top floors of building at least 5ft from the facade		Long, unbroken facades and box-like forms should be avoided. Elements such as balconies, porches, arcades, dormers, and cross gables should be used to add visual interest

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				(b) Buildings greater than 150 feet in length, which face a public street, right-of-way, or publicly accessible path, shall have at least one vertical façade break with a minimum area greater than 400 square feet and a width greater than or equal to two times the depth.		c. Variation in façade articulation, using shade and weather protection components, projecting a minimum of three feet for a minimum of 20 percent length from the street-facing façade;			Buildings shall have minor massing breaks at least every 50 feet along the street frontage, through the use of varying setbacks, building entries and recesses, or structural bays. Minor breaks shall be a minimum of 12 inches deep and four feet wide and extend the full height of the building.			To the extent possible, each of the dwelling units should be individually recognizable. The following methods could be used to break up building massing: <ul style="list-style-type: none"> <li>• Vary front setbacks within same structure.</li> <li>• Stagger and jog unit planes.</li> <li>• Design a maximum of two adjacent units with identical wall and roof lines.</li> <li>• Vary building orientations to avoid monotony and long garage door corridors.</li> </ul>
						d. The use of at least two different façade materials, each covering a minimum of 20 percent of the street-facing façade, or			Rooflines shall be vertically articulated at least every 50 feet along the street frontage, through the use of architectural elements such as parapets, varying cornices, reveals, clerestory windows, and varying roof height and/or form.			Building facades should be well-articulated with windows, wall articulations, moldings, pilasters, trellises, exposed chimneys, variation of building materials, etc. Blank walls should be avoided
						e. The upper floor shall implement a façade height that is a minimum of two feet greater than the façade height of the floor immediately below. The greater façade height shall be made evident by taller windows or arrangement of combined windows.			At least two materials shall be used on any building frontage, in addition to glazing and railings. Any one material must comprise at least 20% of the building frontage.			There should be a change in wall planes on all sides of the structure visible from a public street. Wall planes should not run in one continuous direction for more than 50 feet without a significant off set.
bicycle standards		Table 20-211 Multiple Dwellings in the Pedestrian Oriented Zoning Districts - One bicycle parking space per living unit. The standard required bicycle space is 2 feet wide, 6 feet long and 4 feet tall.	multifamily residential 3+ units: 1 space per unit. 100% Class 1; one space per four units Class 2	For two family uses, at least one Class 1 bicycle parking space shall be required.	ADUs - none		commercial, industrial, office: there shall be no less than one (1) bicycle parking space per five thousand (5,000) square feet of floor area. For those uses which require carpool parking, two (2) carpool spaces may be eliminated for every off-street bicycle parking area that allows for the storage of five (5) bicycles. However, no more than twenty (20) percent of designated carpool parking spaces shall be eliminated and substituted for bicycle	outside of Plan Area Boundaries of West Downtown and North Downtown Specific Plans - short-term bicycle parking spaces 10% of automobile parking spaces or one bicycle parking space (whichever is greater) - no long-term bicycle parking spaces required	ADUs - none required		[ODS standards] Provide at least one secure bicycle parking space for every two residential units. Provide secure bicycle parking within 200 yards of a building entrance for at least 10% of commercial and institutional building occupants.	[municode] refer to California Green Building Standards Code
		Director of planning may reduce or eliminate required long-term bicycle parking spaces for multi-family residential uses with a development permit when located in buildings with individual enclosed garages	commercial, industrial, office, retail, service: 2+ 15% of auto parking requirement	Design the transition between the public and private realm through the coordination of amenities and materials, such as accent paving, tree wells, lighting and street furniture (e.g., benches, bicycle racks, trash receptacles, news racks).	Dual urban opportunity development - none		neighborhood commercial: two (2) off-street parking spaces may be eliminated for every off-street parking area that allows for the storage of at least five (5) bicycles. However, no more than ten (10) percent of the required parking shall be eliminated and substituted for bicycle parking.	within the Plan Area Boundaries of West Downtown and North Downtown Specific Plans - multi-family residential 3+ units: Short term: .05 per bedroom or studio unit, but less than 1 space. Long term: .5 per bedroom or studio unit, but not less than 1 space	duplex, multi-family, rowhouse, condominium, other family dwellings - 1 space per unit if units do not have a private garage or storage space for bikes	dwelling unit: long-term one per unit, short-term 2 per 10 units	[municode] minimum of 2 short-term bicycle parking spaces in all cases	California Green Building Standards Code for new projects: short-term 5% of new visitor motorized vehicle parking spaces added (min. 2 -bike capacity rack); long-term for buildings with 10+ tenant-occupants, provide 5% of vehicular parking spaces added (min. 1 space)
			standard: no less than 6ft long by 2ft wide, shall have a bicycle rack system in compliance with bike rack classifications	Where provided or required, micromobility infrastructure, such as locations to lock bicycles and scooters, shall be located within 30 feet of the primary building entry and/or a path leading to the primary building entry. This standard may be satisfied by existing infrastructure already located within 50 feet of the project site and located in the public right-of-way.	Multi-family dwellings - 1 space per unit, for guests 1 space per 10 units			Except in the case of individual locking bicycle lockers and attended bicycle parking, all bicycle parking spaces shall provide a means of securing the bicycle frame and at least one wheel to a securely anchored rack.	mixed-use - reductions based on the project composition	shared living and similar: 1 per 10 units (2 min.), short-term 2 per 25 rooms	1-25 units: short-term 1 space per 10 units, long-term 1 space per unit	

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					Townhouse developments - 1 space per unit			Where bicycle parking is not visible from the street, directional signage shall be included at the main building entrance.			26-100: short-term 1 per 15 units, long-term 1 per 1.5 units	
											101-200: short-term 1 per 20 units, long-term 1 per 2 units	
											201+: short-term 1 per 40 units, long-term 1 per 4 units	