Chapter 16.XX
R-MU – RESIDENTIAL MIXED USE DISTRICT

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16.XX.010 Purpose.

The purpose and intent of the Residential Mixed Use district is:

(1) To provide high density multi-family housing to complement nearby employment.

(2) To encourage office and ground-floor retail and personal service uses adjacent to or in the same structures as dwellings to promote live/work/play environments.

(3) To blend with and complement existing neighborhoods through site regulations and design standards that minimize impacts to adjacent uses.

(4) To provide a quality living environment for its residents.

16.XX.020 Permitted uses.

Permitted uses in the Residential-Mixed Use district are as follows:

(1) Multi-family residential of twenty (20) to thirty (30) dwelling units per acre, which is a required component of any development in the R-MU district;

(2) Administrative and professional office not exceeding twenty thousand (20,000) square feet of gross floor area;

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(3) Financial services, including banks and other financial institutions;

(4) Retail sales less than twenty thousand (20,000) square feet of gross floor area and excluding the sale of beer, wine and alcohol;

(5) Eating establishments, excluding beer, wine and alcohol sales or live entertainment or that are portable (see Section 16.XX.040);

(6) Personal services, excluding tattooing, piercing, palm-reading, or similar services;

(7) Recreational facilities privately operated, not exceeding twenty thousand (20,000) square feet of gross floor area;

(8) Community education/training center, which provides free or low-cost educational and vocational programs to help prepare local youth and adults for entry into college and/or the local job market.

16.XX.030 Administratively permitted uses.

Uses allowed in the Residential-Mixed Use district, subject to obtaining an administrative permit, are as follows:

(1) Eating establishments, including beer and wine only, and/or live music or other live entertainment;

(2) Child day care center, in accordance with Chapter 16.78.

16.XX.040 Conditional uses.

Conditional uses allowed in the Residential-Mixed Use district, subject to obtaining a use permit per Municipal Code Chapter 16.82, are as follows:

(1) Multi-family residential exceeding thirty (30) dwelling units per acre, subject to requirements in Section 16.XX.060;

(2) Home occupations, in accordance with Section 16.04.340;

(3) Administrative and professional offices larger than twenty thousand (20,000) square feet of gross floor area;

(4) Research and development uses, not including uses involving hazardous materials;

(5) Retail sales exceeding twenty thousand (20,000) square feet of gross floor area;

(6) Hotels in locations not specifically shown on the City Zoning Map;

(7) Eating and drinking establishments with liquor sales, or that are portable;

(8) Retail sales greater than twenty thousand (20,000) square feet of gross floor area and/or with alcohol sales;

(9) Personal services, including tattooing, piercing, palm-reading, or similar services;

(10) Theater;

(11) Special uses, in accordance with Chapter 16.78 of this title, including private recreational facilities exceeding twenty thousand (20,000) square feet of gross floor area.

(12) Bonus development, in accordance with Section 16.XX.060 of this Chapter;

(13) Public utilities, in accordance with Chapter 16.76 of this title.

16.XX.050 Development regulations.

Development regulations in the Residential-Mixed Use district are as follows:

Regulation	***Definition***	***Base-level***	***Development Seeking Bonus***	***Notes/Additional Requirements***
Minimum lot area	Minimum area of building site (includes public access easements)	20,000 square feet	3 acres	
Minimum lot dimensions	Minimum size of a lot calculated using lot lines	100 feet width 100 feet depth	100 feet width 100 feet depth	
Minimum setback at street	Minimum linear feet building can be sited from property line adjacent to street	0 feet	0 feet	See build-to area requirements in Section 16.XX.120(1).
Maximum setback at street	Maximum linear feet building can be sited from property line adjacent to street	20 feet	20 feet	See build-to area requirements in Section 16.XX.120 (1). Maximum setback may be 50 feet along Willow Road for surface parking where ground floor commercial uses are provided.
Minimum interior side and rear setbacks	Minimum linear feet building can be sited from interior and rear property lines	10 feet	10 feet	Interior side setback may be reduced to 5 ft. abutting a private access easement. Interior side setback may be reduced to 0 feet for the entire building mass where there is retail frontage.
Maximum residential floor area ratio	Maximum permitted ratio of residential square footage of the gross floor area of all buildings on a lot to the square footage of the lot	60% to 90%	200%	Floor area ratio shall decrease on an even gradient from 75% for 30 du/ac to 35% for 13.1 du/acre. Per community amenities requirements of Section 16.XX.070.
Density	The number of dwelling units in an acre	20 du/acre to 30 du/acre	>30 du/acre to 100 du/acre (15 % of du shall be affordable per Section 16.XX.070)	
Maximum commercial floor area ratio	Maximum gross floor area of commercial uses	15%	25%	Commercial permitted subject to residential development.
Maximum height	Maximum building height not including roof utilities and mechanical equipment	40 feet	70 feet	Per community amenities requirements of Section 16.XX.070.
Minimum open space requirement	Minimum portion of the building site open, unobstructed and unoccupied from the ground upward	25%	25%	25% of required open space shall be publicly accessible per Section 16.XX.120 (4). See paseo requirements in Section 16.XX.120 (5). See open space requirements for private open space in Section 16.XX.120 (4).

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16.XX.060 Additional bonus development regulations.

A development may seek an increase ("bonus") in floor area ratio and/or height as established in Section 16.XX.050 of this Chapter in areas denoted as R-MU district on the City Zoning Map, subject to obtaining a conditional use permit per Chapter 16.82 and providing:

(1) Community amenities consistent with Section 16.XX.070;

(2) A minimum of fifteen (15) percent of total units to be affordable housing units for low, very low, and extremely low income households. These units may be provided anywhere in the City of Menlo Park subject to the approval of Planning Commission and are in addition to the City's below market rate requirements per Section 16.96.

16.XX.070 Community amenities required for bonus development.

A development eligible for and seeking bonus floor area ratio and/or height per Section 16.XX.060 of this Chapter shall be required to provide one or more community amenities identified in this Section 16.XX.070 pursuant to the following process. Community amenities can be constructed on-site, off-site or provided in the form of an in-lieu fee to be used for reimbursement and only for improvements in the area with the approval of Planning Commission.

(1) In conjunction with Architectural Control and/or Use Permit review, the applicant shall propose one or more community amenities to be provided to satisfy the provisions of this Section 16.XX.070.

   (A) The Community Development Director shall recommend, and the Planning Commission shall approve the proposed amenity or amenities to satisfy the provisions of this Section 16.XX.070.

   (B) Consideration by the Planning Commission shall include differentiation between amenities proposed to be provided on-site that are integral to a development and therefore a part of the development application, review, and permitting process, versus amenities proposed to be provided off-site, which may require a separate discretionary review and environmental review per the California Environmental Quality Act.

   (C) The applicant shall provide at their expense an appraisal performed within the prior ninety (90) days by a licensed appraisal firm approved by (and with form and content approved by) the Community Development Director that sets a single value per square foot of the finished floor area of the development ("floor area-foot" value) for residential, administrative office, and professional office uses (per Section 16.XX.020 (2)), as well as conditionally permissible research and development and light industrial uses (per Section 16.XX.040 (3-4)).

(D) If desired, the City or applicant may obtain a second appraisal (at the applicant's expense and subject to Community Development Director approval), and the average of the two appraisals shall be utilized to set the floor area-foot value.

(E) The project shall provide community amenities that satisfy fifty (50) percent of the FAR foot -value times the gross floor area that is proposed beyond the gross floor area allowed by the base-level zoning (the amount allowed without application of the bonus).

(i) For proposals seeking only increased height (but not FAR), the floor area-foot value shall be multiplied by the total square feet of floor area on floors above the base-level height limit. For building stories that begin at or below but then extend above base-level height, ten (10) percent of that gross floor area shall be subject to the requirement to provide community amenities.

(ii) The Community Development Director shall recommend and the Planning Commission shall determine whether a portion or all of the required community amenities may be satisfied by in-lieu payment into a City fund earmarked for community amenities. Such fund may also be used to reimburse applicants that construct or install amenities in excess of their required obligation.

(2) Prior to approval of Building Permit Occupancy for any portion of the development, the proponent shall complete (or bond for) the construction and installation of required community amenities, as listed in a resolution adopted by the City Council.

(A) Building Permit Occupancy may not be granted until such time as all required amenities and accompanying documentation are certified as complete and accurate by the City Manager or designee, as appropriate based on the type of amenity.

(B) All community amenities must be provided within the City of Menlo Park and within the area between U.S. Highway 101 and the San Francisco Bay.

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16.XX.080 Parking standards.

Development in the R-MU district shall meet the following parking requirements.

Land Use	*Minimum Spaces [1] (Per Unit or 1,000 Sq. Ft.)*	*Maximum Spaces [1] (Per Unit or 1,000 Sq. Ft.)*	*Minimum Bicycle Parking (Per Unit or 5,000 Sq. Ft.)*
Residential Units	1 per unit	1.5 per unit	1.5 long-term[2] per unit; 10% additional short-term[2] for guests
Office	2	3	1 per 5,000 sq.ft. of gross floor area Minimum two spaces 50% for long-term[2] per Section 16.XX.120 (7)
Research and Development	1..5	2.5	
Retail	2.5	3.3	
Financial services	2	3.3	
Eating and drinking establishment	2.5	3.3	
Personal services	2	3.3	
Private recreation	2	3.3	
Daycare facility	2	3.3	
Publicly accessible parking lot or structure			One space per 20 vehicle spaces
Other	At Community Transportation Manager discretion	At Transportation Manager discretion	At Transportation Manager discretion

[1] See Section 16.XX.120 (7) and the latest edition of best practice design standards in Association of Pedestrian and Bicycle Professionals Bicycle Parking Guidelines.
[2] Long-term parking is for use over several hours or overnight, typically used by employees and residents. Short-term parking is considered visitor parking for use from several minutes to up to a couple of hours.

(1) Parking spaces shall be unbundled from the price of units such that parking is sold or rented separately.

(2) Parking facilities may be shared at the discretion of the Transportation Manager if multiple uses cooperatively establish and operate the facilities, if these uses generate parking demands primarily during different hours than the remaining uses, and if a sufficient number of spaces are provided to meet the maximum cumulative parking demand of the participating uses at any time. An individual development proposal may incorporate a shared parking study to account for the mixture of uses, either on-site or within a reasonable distance. By virtue of the existing diversity of nearby uses, parcels in the district would effectively have lower parking rates. However, the precise credit would be subject to review and approval based on the specific design and site conditions.

16.XX.090 Transportation demand management.

All new or expanded development or a change of use of ten thousand (10,000) or more square feet of gross floor area shall incorporate Transportation Demand Management (TDM) measures necessary to reduce associated vehicle trips to at least twenty (20) percent below standard generation rates for uses on the project site.

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(1) Eligible TDM measures may include but are not limited to:

(A) Participation in a local Transportation Management Association (TMA) that provides documented, ongoing support for alternative commute programs;

(B) Appropriately located transit shelter(s);

(C) Ten (10) percent of vehicle spaces reserved free of charge for carpools or vanpools;

(D) Ten (10) percent of vehicle spaces reserved free of charge for car-share vehicles;

(E) Shared, well maintained bicycles provided free of charge to accommodate twenty-five (25) percent of site occupants;

(F) Provision or subsidy of carpool, vanpool, shuttle, or bus service, including transit passes for site occupants;

(G) Required alternative work schedules and/or telecommuting;

(H) Passenger loading zones for carpools and vanpools at main building entrance;

(I) Safe, well-lit, accessible, and direct route to the nearest transit or shuttle stop or dedicated, fully accessible bicycle and pedestrian trail;

(J) Car share membership for employees or residents;

(K) Emergency Ride Home programs;

(L) Green Trip Certification.

(2) Activities receiving TDM credit shall be:

(A) Documented in a TDM plan developed specifically for each project and noted on project site plans, if and as appropriate;

(A) Guaranteed to achieve the intended reduction over the life of the development, as evidenced by annual reporting provided to the Community Development Director;

(B) Required to be replaced by appropriate substitute measures if unable to achieve intended trip reduction in any reporting year, failure to do so will result in revocation of permit;

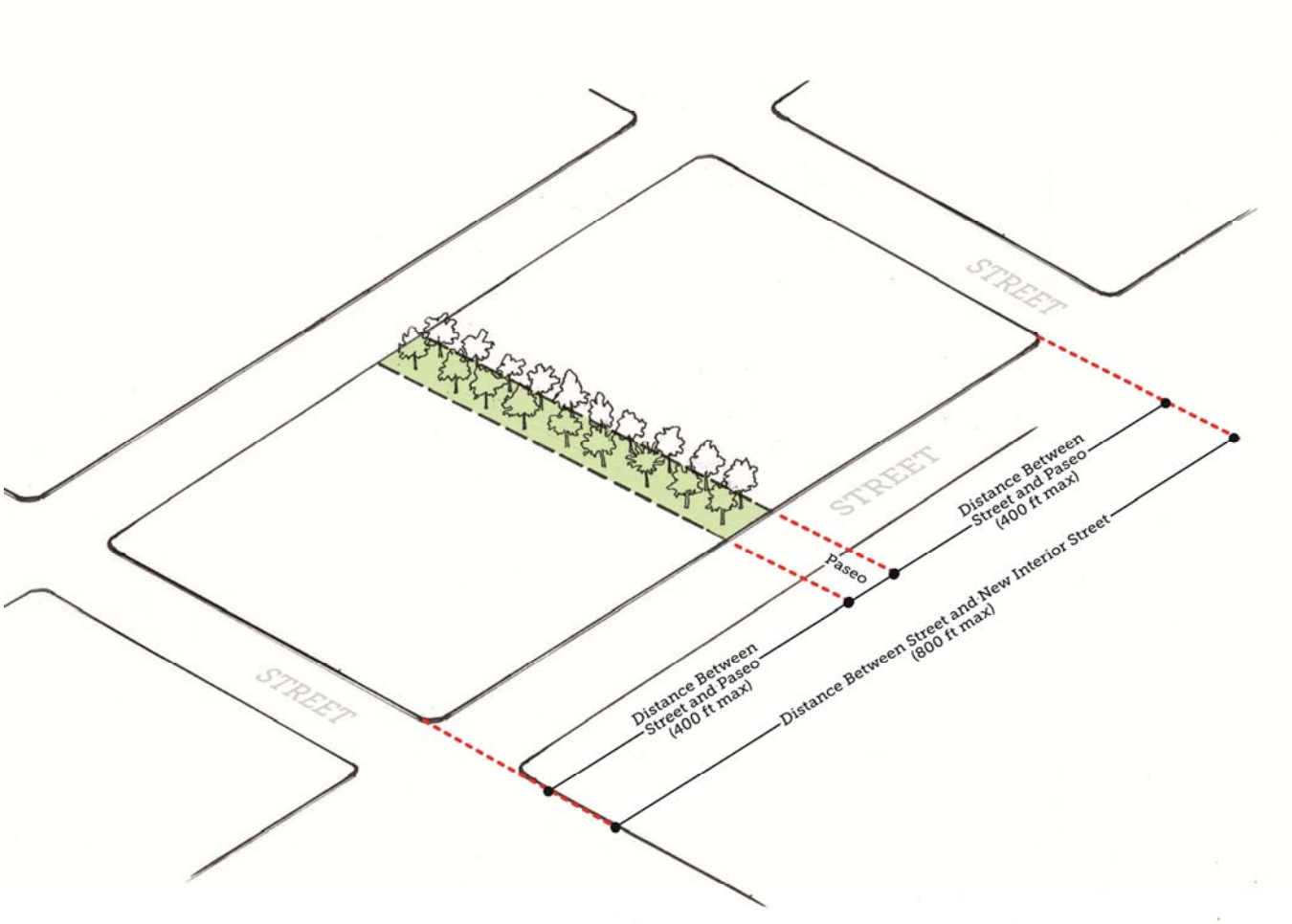
(C) Administered by a representative whose updated contact information is provided to the Transportation Manager.

16.xx.100 Maximum block length.

New development in the district shall meet maximum block length standards to support connectivity and circulation. Proposed development seeking approval will be required to provide a minimum of one interior access street connecting to the public right-of-way for every eight hundred (800) feet of continuous block length

or parcel frontage (see Figure 1). Interior access streets shall meet the requirements of the adopted City of Menlo Park Local Access street classification. In addition, one connection is required for every four hundred (400) feet of continuous block length: this connection may be in the form of either an interior access street or a pedestrian paseo pursuant to the standards in Section 16.XX.120.

Figure 1. Maximum Block Length



16.XX.110 Required street improvements.

New construction, building additions, and exterior alterations of an existing building involving ten thousand (10,000) or more square feet of gross floor area occurring shall provide street improvements on public street edges of the property that comply with adopted City of Menlo Park street construction requirements for the adjacent street type.

(1) Improvements shall include curb, gutter, sidewalk, street trees, and street lights.

(2) Overhead electric distribution lines of less than sixty (60 kilovolts and communication shall be placed underground along the property frontage.

(3) The Public Works Director may allow fee payment to accomplish needed improvements in coordination with other street improvements at a later date, in an amount based on actual cost of installation and fully repaired surface condition.

16.XX.120 Design standards.

New construction and building additions of an existing building involving ten thousand (10,000) or more square feet of gross floor area occurring within the Residential-Mixed Use district shall adhere to the following design standards, subject to architectural control established in Section 16.68.020. For building additions, design standards apply only to the new construction.

(1) Relationship to the street. The following standards regulate the siting and placement of buildings, parking areas, and other features in relation to the street. The dimensions between building facades and the street and types of features allowed in these spaces are critical to the quality of the pedestrian experience.

(2) Building mass and scale. The following standards regulate building mass, bulk, size, and vertical building planes to minimize the visual impacts of large buildings and maximize visual interest of building facades as experienced by pedestrians.

Standard	***Definition***	***Base-level***	***Development Seeking Bonus fronting a Local or Interior Access street***	***Development Seeking Bonus fronting a Boulevard, Thoroughfare, Mixed-Use Collector, or Neighborhood street***	***Notes/Additional Requirements***
Build-to Area Requirement ***(see Figure 2)***	The minimum building frontage, as a percentage of the street frontage length, that must be located within the build-to area, defined as the area of the lot between the minimum and maximum setback lines adjacent to streets.	Minimum 50% of frontage	Minimum 50% of frontage	Minimum 75% of frontage	
Corner Build-to Area Requirement	The minimum building frontage, as a percentage of the street frontage length, that must be located within the build-to area, defined as the area of the lot between the minimum and maximum setback lines adjacent to streets on a corner lot	Building must be located within build-to area for a minimum of 40 linear feet at property line corner	Building must be located within build-to area for a minimum of 40 linear feet at property line corner	Building must be located within build-to area for a minimum of 480 linear feet at property line corner	Exception: If public plaza is provided pursuant to open space standards in 16.XX.120 (4) and bounded by buildings on at least two sides.
Frontage Landscaping	The percentage of the setback area devoted to	Minimum of 40% (50% of which shall provide on-site infiltration of		Minimum of 25% (50% of which should	A minimum landscaping bed no less than 3 feet in length or width

Standard	*Definition*	*Base-level*	*Development Seeking Bonus fronting a Local or Interior Access street*	*Development Seeking Bonus fronting a Boulevard, Thoroughfare, Mixed-Use Collector, or Neighborhood street*	*Notes/Additional Requirements*
	ground cover and vegetation. Trees may or may not be within the landscaped area. Setback area is the area between the property line and the building.	stormwater runoff.)	No maximum.	provide on-site infiltration of stormwater runoff.) Maximum of 40%.	is required; 5 feet depth is required for infiltration planting. Setback areas adjacent to active ground-floor uses, including lobbies, retail sales, and eating and drinking establishments are excepted. Plants should be climate-adapted species, able to grow to their maximum size without shearing.
Frontage Uses	Allowable frontage uses in order to support a positive integration of new buildings into the streetscape character.	Setback areas adjacent to street not used for frontage landscaping must be used to provide pedestrian circulation, such as entryways or other publicly accessible open spaces, e.g., plazas and gathering areas, outdoor seating areas for retail and eating uses, access to parking, or other such use determined appropriate by the Planning Commission. Commercial uses shall be a minimum of 60 feet in depth. Publicly accessible open space is further defined and regulated in Section 16.XX.120 (4).			
Surface Parking Along Street Frontage ***(See Figure 3)***	Surface parking may be located along the street if set back appropriately. The maximum percentage of linear frontage of property adjacent to the street allowed to be surface parking.	Maximum of 20%	Maximum of 20%	Surface parking along street frontage not allowed	Surface parking lots shall be set back from the front property line by a minimum of 20 feet. The portion of this area not devoted to driveways shall be landscaped . Trees shall be planted at a ratio of 1 per 400 square feet of required setback area for surface parking.

Figure 2. Build-to Area

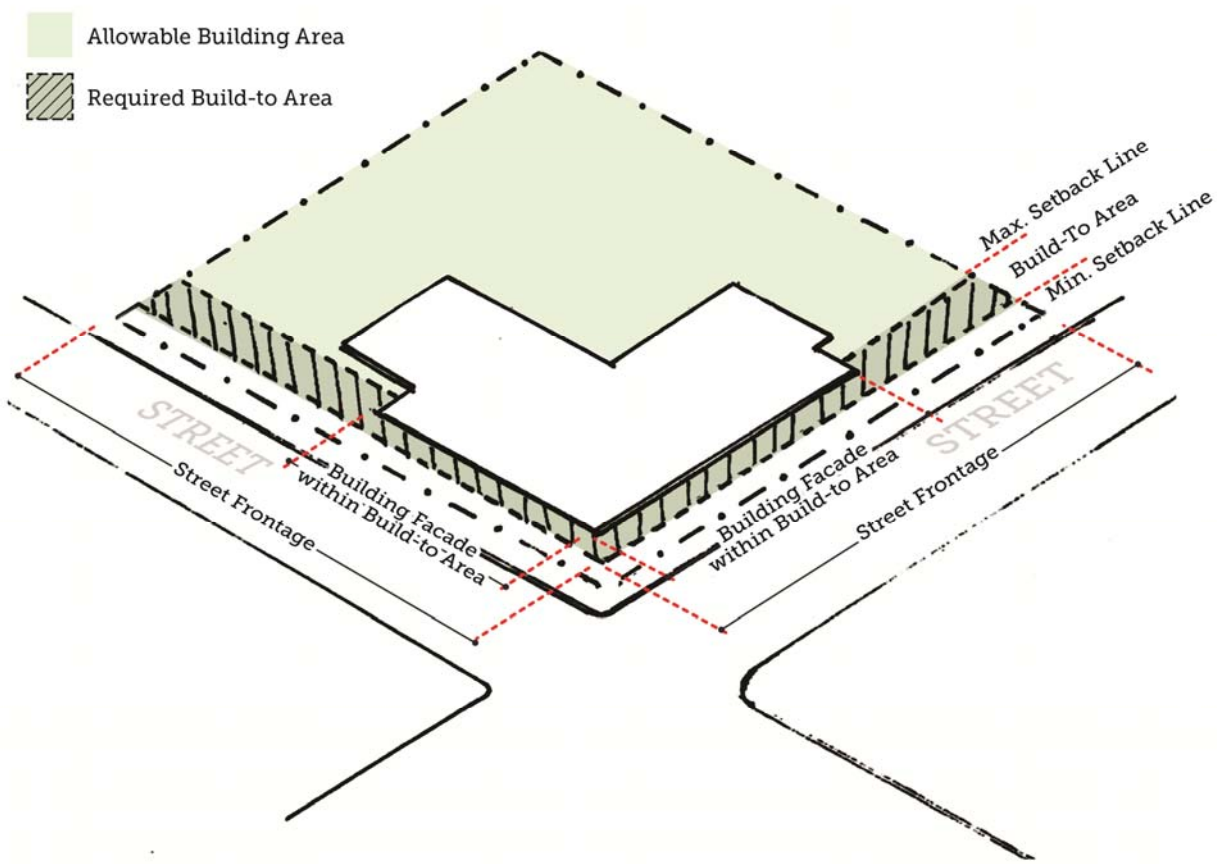
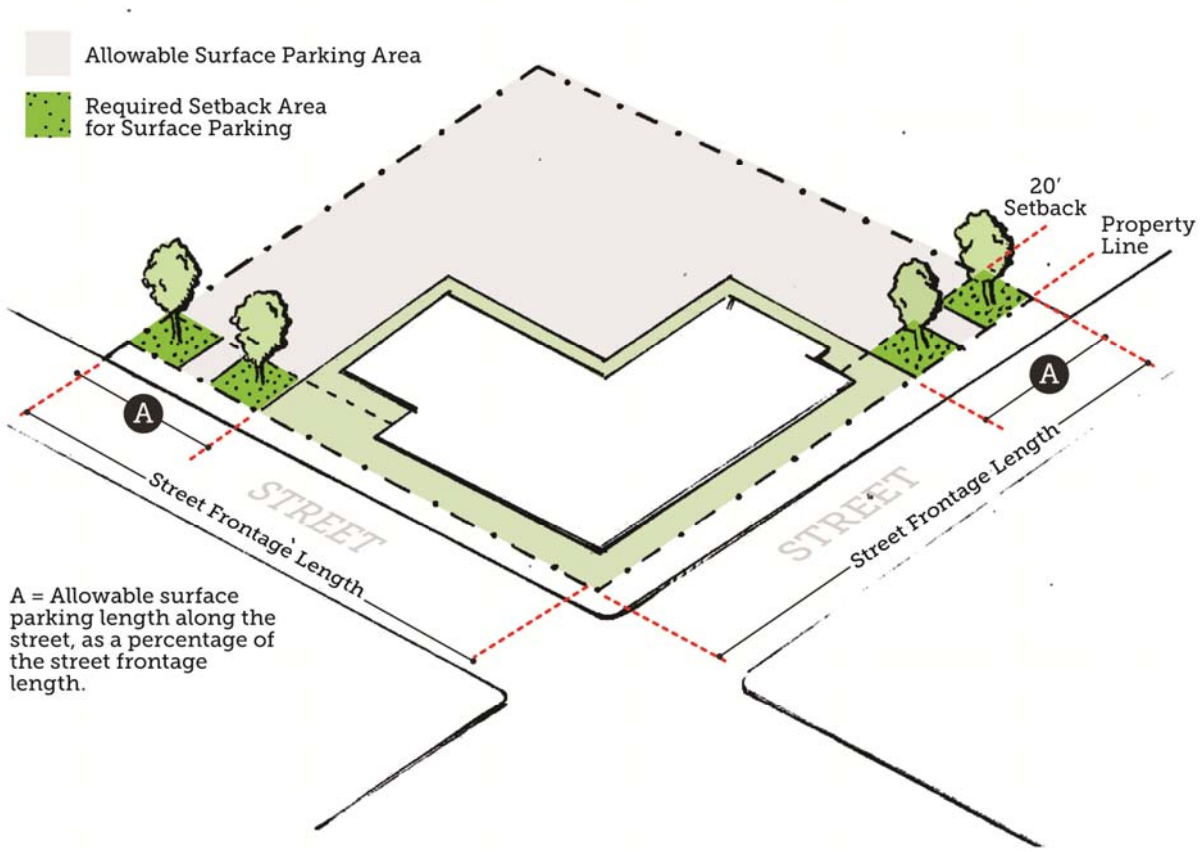


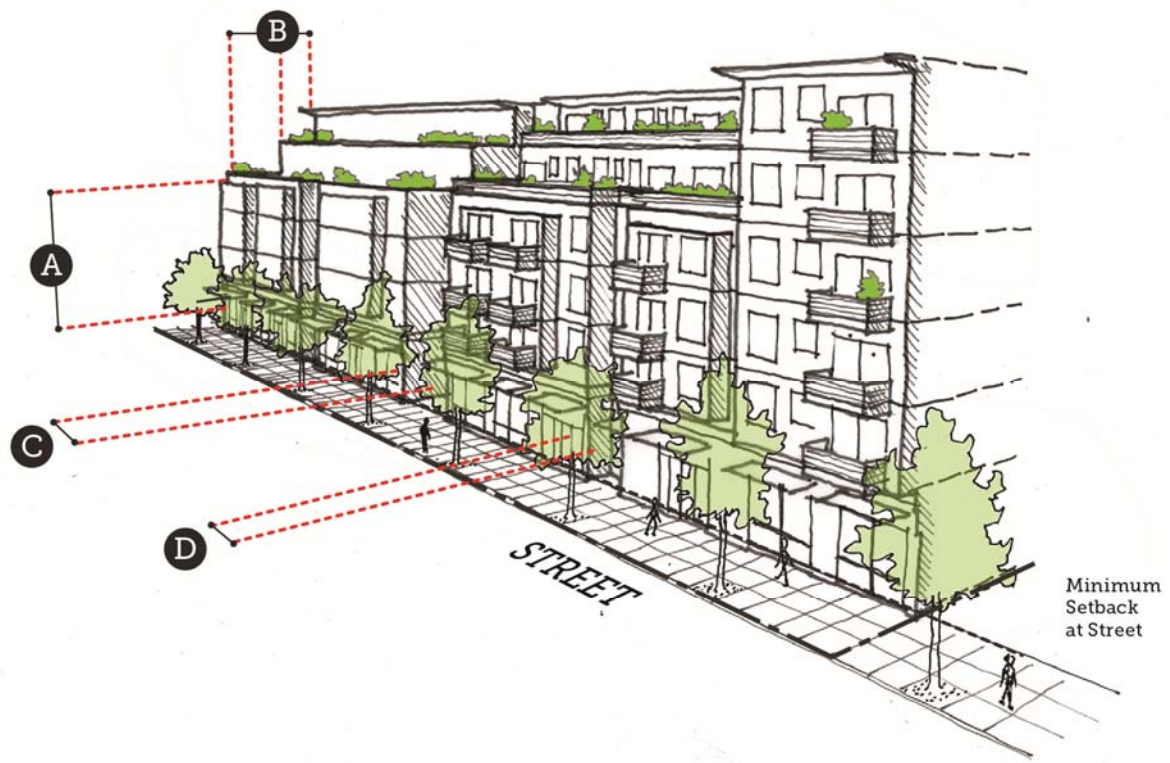
Figure 3. Surface Parking



Standard and Figure 4 Label (in Caps)	***Definition***	***Base-level***	***Development Seeking Bonus fronting a Local or Interior Access street***	***Development Seeking Bonus fronting a Boulevard, Thoroughfare, Mixed Use Collector, or Neighborhood street***	***Notes/Additional Requirements***
Base Height ***A***	The maximum height of a building at the setback line adjacent to the street.	40 feet	45 feet	45 feet	
Minimum Stepback ***B***	A building's upper story set back above the base-level height.	N/A	15 feet deep for buildings above 45 feet; additional 10 feet for buildings above 55 feet		A maximum of 50 feet of building frontage length may be excepted from this standard in order to provide a significant vertical feature, such as a tower.
Building Projections	The maximum depth of allowable building projections from the required stepback for portions of the building above the ground floor, such as balconies or bay windows.	5 feet	5 feet	5 feet	Only allowed above the ground floor

Standard and Figure 4 Label (in Caps)	*Definition*	*Base-level*	*Development Seeking Bonus fronting a Local or Interior Access street*	*Development Seeking Bonus fronting a Boulevard, Thoroughfare, Mixed Use Collector, or Neighborhood street*	*Notes/Additional Requirements*
Building Modulation ***C & D***	A major building modulation is a significant break in the base-level building plane, providing visual variety and reducing large building volumes. In addition, building breaks can offer modulation and provide spaces for entryways and publicly accessible spaces. A minor modulation is a recess in a building plane, providing further visual variety and reducing large building volumes.	Major modulation: Minimum of one recess of 15 feet wide by 10 feet deep per 200 feet of façade length Minor modulation: Minimum recess of 5 feet wide by 5 feet deep per 50 feet of façade length			Modulation is required regardless of build-to area. Parking is not allowed in the modulation recess. Building projections with 3 feet to 5 feet depth may satisfy this requirement in-lieu of a recess.

Figure 4. Building Mass and Scale



(3) Ground-floor exterior. The following standards regulate the ground-floor façade of buildings in order to enhance pedestrian experience, as well as visual continuity along the street.

Standard and Figure 5 label (in Caps)	***Definition***	***Base-level***	***Development Seeking Bonus fronting a Local or Interior Access street***	***Development Seeking Bonus fronting a Boulevard, Thoroughfare, Mixed Use Collector, or Neighborhood street***	***Notes/Additional Requirements***
Building Entrances ***A***	The minimum ratio of entrances to building length along a street.	One entrance every 100 feet of building length.	One entrance every 100 feet of building length.	Two entrances every 100 feet of building length.	Locate stairs adjacent to building entrances and elevator.
Ground-floor Transparency ***B***	The minimum percentage of the ground-floor façade area that must provide visual transparency, such as clear-glass windows, doors, etc.	30% for residential uses; 50% for commercial uses	30% for residential uses; 50% for commercial uses	70%	Windows shall not be opaque or mirrored.
Minimum Ground Floor Height Along Street Frontage ***C***	The minimum height between the ground-level finished floor to the second level finished floor along the street.	N/A	15 feet	15 feet	15 feet is required for commercial uses and common building entrances for multi-family buildings. Where individual residential units face a street, finish floor shall be elevated 24 inches minimum above sidewalk level.
Garage Entrances	Width of garage entry/door along street frontage	Maximum 12-foot opening for one-way entrance; Maximum 24-foot opening for two-way entrance.	Maximum 12-foot opening for one-way entrance; Maximum 24-foot opening for two-way entrance.	Maximum 12-foot opening for one-way entrance; Maximum 24-foot opening for two-way entrance.	Not to exceed more than two one-way entrances or one two-way entrance per property along a street.
Awnings, Signs, and Canopies ***D***	The maximum depth of awnings, signs, and canopies that project horizontally from the face of the building.	7 feet	7 feet	7 feet	A minimum vertical clearance of 8 feet from finished grade to the bottom of the projection is required.

(4) Open space. All development in the Residential-Mixed Use district shall provide a minimum amount of open space equal to twenty-five (25) percent of the total lot area, with a minimum amount of publicly accessible open space equal to twenty-five (25) percent of the total open space area.

(A) Publicly accessible open space consists of areas unobstructed by structures with a mixture of landscaping and hardscape that provides rest, seating, places for gathering, passive and/or active recreation, pedestrian circulation, or other similar use as determined by the Planning Commission. Publicly accessible open space types include, but are not limited to, plazas, forecourts and entryways, and outdoor dining areas. Publicly accessible open space must:

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Figure 5. Ground-floor Exterior

(i) Contain site furnishings, art, or landscaping;

(ii) Be on the ground floor or podium;

(iii) Include portions visible from a public right-of-way such as a street or paseo;

(iv) Have a paved, direct pedestrian connection to a public right-of-way.

(B) Quasi-public and private open spaces, which may or may not be accessible to the public, include patios, balconies, green roofs, and courtyards.

(C) Residential developments shall have a minimum of one hundred (100) square feet of open space per unit created as common open space or a minimum of eighty (80) square feet of open space per unit created as private open space, where private open space shall have a minimum dimension of six (6) feet by six (6) feet. In case of a mix of private and common open space, such common open space shall

be provided at a ratio equal to one and one-quarter (1.25) square feet for each one (1) square foot of private open space that is not provided.

(D) Depending on the number of dwelling units, common open space shall be provided to meet the following criteria:

(i) Ten (10) to fifty (50) units: minimum of one (1) space, twenty (20) feet minimum dimension (four hundred (400) sf total, minimum).

(ii) Fifty-one (51) to one hundred (100) units: minimum of one (1) space, thirty (30) feet minimum dimension (nine hundred (900) sf total, minimum).

(iii) One hundred one (101) or more units: minimum of one (1) space, forty (40) feet minimum dimension (one thousand six hundred (1,600) sf total, minimum).

(E) Open space are encouraged to be integrated as part of building modulation and articulation to enhance building façade and should be sited and designed to be appropriate for the size of the development and accommodate different activities, groups and both active and passive uses.

(F) All open spaces shall interface with adjacent buildings via direct connections through doors, windows, and entryways.

(G) All open spaces shall be incorporated into the landscaping design of the project and include trees and sustainable stormwater features.

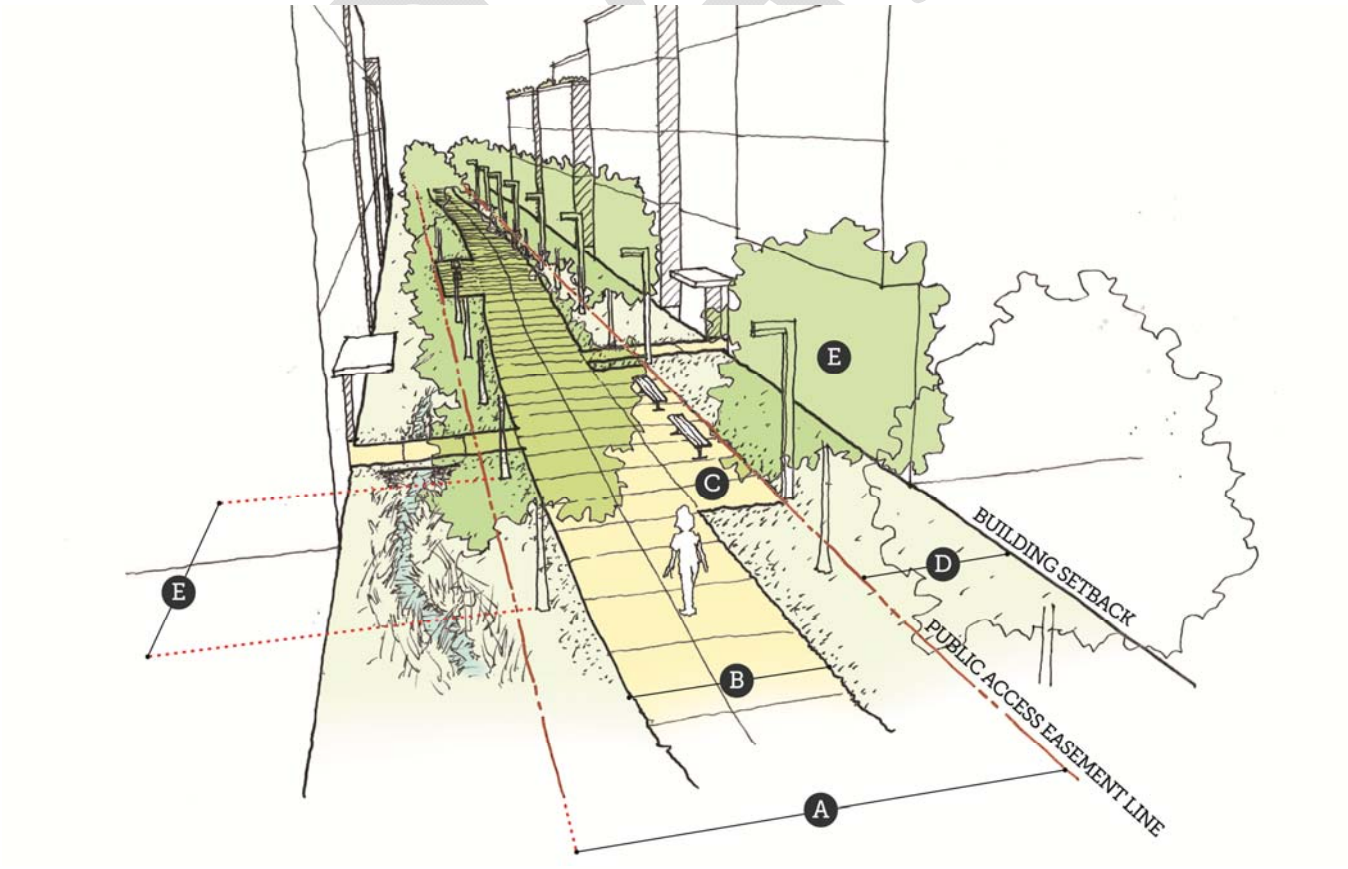
(H) Frontage landscaping does not count towards open space requirements.

(5) Publicly accessible pedestrian paseos. In the R-MU district, development on blocks longer than four hundred (400) feet shall provide at least one public access easement for a publicly accessible local access street or pedestrian paseo per Section 16.XX.100. A pedestrian paseo is defined as a walkway that connects between a public street and public parking areas or another public street through one or more parcels. Paseos may be located within the required side setback areas. Paseos may not be located within the minimum setback at street except where it connects to that street and meets the following standards.

Standard *and Figure 6 label (in Caps)*	**Definition**	**Required Paseo per Section 16.XX.100**	**Notes/Additional Requirements**
Paseo Width ***A***	The minimum dimension in overall width of the paseo, including landscaping and hardscape components.	20 feet	
Pathway Width ***B***	The minimum and maximum width of the hardscape portion of the paseo, which provides the pathway for pedestrians.	10 feet minimum; 14 feet maximum	

Standard *and Figure 6 label (in Caps)*	Definition	Required Paseo per Section 16.XX.100	Notes/Additional Requirements
Furnishing Zones ***C***	Requirements for pockets of hardscape areas dedicated to seating, adjacent to the main pedestrian pathway area.	Minimum dimension of 5 feet wide by 20 feet long, provided at a minimum interval of 100 feet.	Furnishing zones must include benches or other type of seating and pedestrian-scaled lighting.
Paseo Frontage Setback ***D***	The minimum setback for adjacent buildings from the edge of the paseo property line.	5 feet	A minimum of 50% of the setback area between the building and paseo shall be landscaped (50% of which should provide on-site infiltration of stormwater runoff.) Plants should be climate-adapted species, able to grow to their maximum size without shearing, and provide screening of at least 1-3 feet in height.
Trees ***E***	The size and spacing of trees that are required along the paseo.	Small canopy trees with a maximum mature height of 40 feet and canopy diameter of 25 feet, planted at maximum intervals of 40 feet.	Trees must be planted within the paseo width, with the tree canopy allowed to overhang into the setback.
Landscaping	The minimum percentage of the paseo that is dedicated to vegetation.	20%	On-site infiltration of stormwater runoff is required.
Building Entrances	The minimum ratio of entrances to building length along the paseo.	One entrance every 100 feet of building length along the paseo.	Entrances must be connected to the paseo by a paved path.
Surface Parking	The maximum percentage of the parcel length along the paseo where surface parking may be located.	40%	Surface parking lots shall be set back from the paseo/side property line by a minimum of 20 feet as shown Figure 8.
Lighting	Pedestrian-oriented street lamps.	One light fixture every 40 feet.	Use energy efficient lighting per Title 24. Lights shall be located a minimum of 20 feet from trees.

Figure 6.Paseos



(6) Building design.

(A) Buildings shall be oriented to the street such that main entrances and major portions of buildings facing the street shall be parallel to the street..

(B) Utilities, including meters, backflow prevention devices, etc., shall be concealed or integrated into the building design to the extent feasible.

(C) Building additions and exterior alterations exceeding ten thousand (10,000) square feet of gross floor area and new construction projects shall include dedicated, screened, and easily accessible space for recycling, compost, and solid waste storage and collection.

(D) Trash and storage shall be enclosed and located at the side or rear of buildings or in the side or rear setback areas.

(E) Materials and colors of utility, trash, and storage enclosures shall match or be compatible with the primary building.

(F) Building materials shall be durable and high-quality to ensure adaptability and re-use over time. Glass paneling and windows shall be used to invite outdoor views and introduce natural light into interior spaces. Stucco shall not be used on more than fifty (50) percent of the building facade. When stucco is used, it must be smooth troweled.

(G) Building façades of multi-family residential buildings shall group similar size repetitive elements such as windows into larger building forms, separated by building recesses or other elements as required in 16.XX.120 (2) and shown in Figure 4.

(H) Windows and glass doors in residential units within five hundred (500) linear feet of railroad tracks shall be constructed with double paned glass to reduce potential rail noise.

(I) Roof planes shall vary across buildings, including a four-foot minimum height modulation to break visual monotony and create a visually interesting skyline as seen from the street or above the street (see Figure 7).

(J) Rooftop elements including mechanical equipment, stair and elevator towers shall be concealed in a manner that incorporates building color and architectural and structural design and shall not exceed fourteen (14) feet above maximum building height nor twenty (20) percent of roof area.

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Figure 7. Roof Planes

(7) Access and parking.

(A) Shared entrances to parking for retail and residential uses shall be used where feasible.

(B) Service access and loading docks shall be located on local or interior access streets and to the rear of buildings, and shall not be located along a publicly accessible open space.

(C) Above-ground garages shall be concealed or screened from public street view by being located behind buildings in the interior portion of the parcels. When site constraints require parking garages to be located adjacent to the street, they shall be wrapped with active uses on the ground floor.

(D) Garage and surface parking access shall not be located along a publicly accessible open space.

(E) Surface parking lots shall be buffered from adjacent buildings by a minimum six (6) feet of paved pathway or landscaped area (see Figure 8, label A).

(F) Surface parking lots shall be screened with landscaping features such as trees, planters, and vegetation, including a twenty (20) foot deep landscaped area along sidewalks, as measured from the setback line adjacent to the street (see Figure 8, label B).

(G) All buildings shall allocate a percentage of total parking spaces to electric vehicle (EV) parking as provided and consistent with Section 16.XX.130.

(H) Surface parking lots shall be planted with at least one (1) tree with a minimum size of a twenty-four (24) inch box for every eight (8) parking spaces (see Figure 8, label C). Required plantings may be grouped where carports with solar panels are provided.

(I) Bicycle parking for guests (short-term) and for residents and employees (long-term) shall be required. Short-term bicycle parking shall be located within fifty (50) feet of building entrances. Long-term bicycle parking facilities shall protect against theft and inclement weather, and consist of a fully enclosed, weather-resistant locker with key locking mechanism or an interior locked room or enclosure. Long-term parking shall be provided at the street-level of public parking garages or surface parking lots within twenty (20) feet from main entrances. Bicycle parking shall be (see Figure 9):

(i) Consistent with the latest edition of the APBP Bicycle Parking Guide;

(ii) Designed to accommodate standard six (6) foot bicycles;

(iii) Paved or hardscaped;

(iv) Accessed by an aisle in the front or rear of parked bicycles of at least five (5) feet;

(v) At least five (5) feet from vehicle parking spaces;

(vi) At least thirty (30) inches of clearance in all directions from any obstruction, including but not limited to other racks, walls, and landscaping;

(vii) Lit with no less than one (1) footcandle of illumination at ground level.

(J) Pedestrian connections shall be provided, with a minimum hardscape width of six (6) feet, to sidewalks to all building entries, parking areas, and publicly accessible open spaces, and shall be clearly marked with signage directing pedestrians to common destinations.

(K) Entries to parking areas and other important destinations shall be clearly identified for all travel modes with such wayfinding features as marked crossings, lighting, and clear signage.

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Figure 8. Surface Parking Access

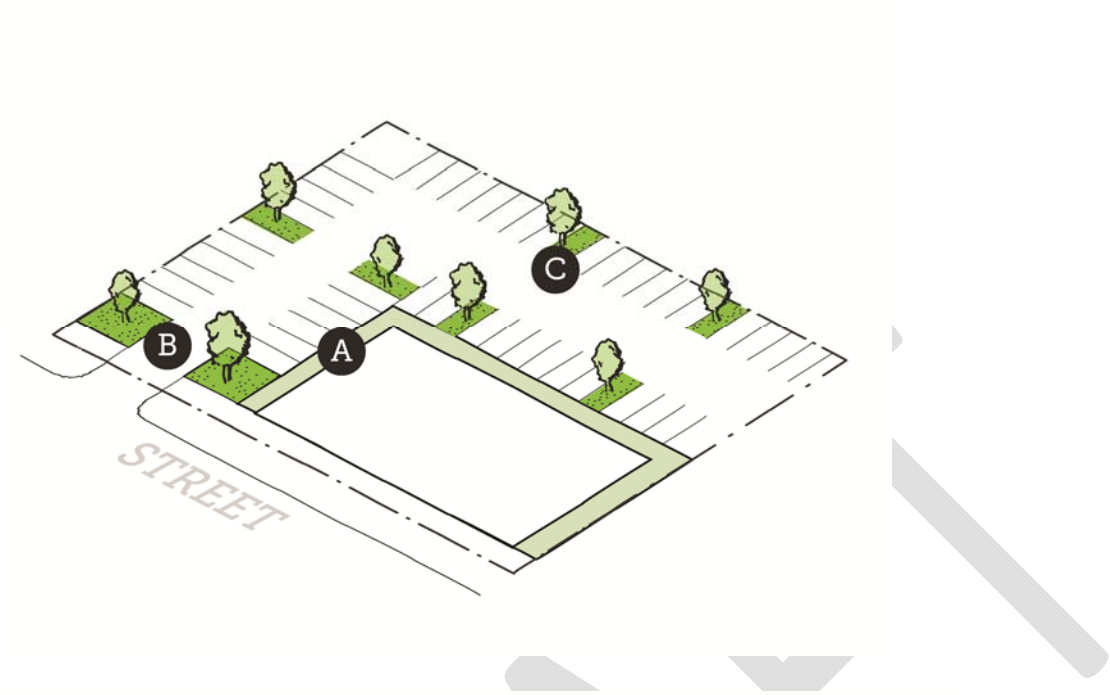
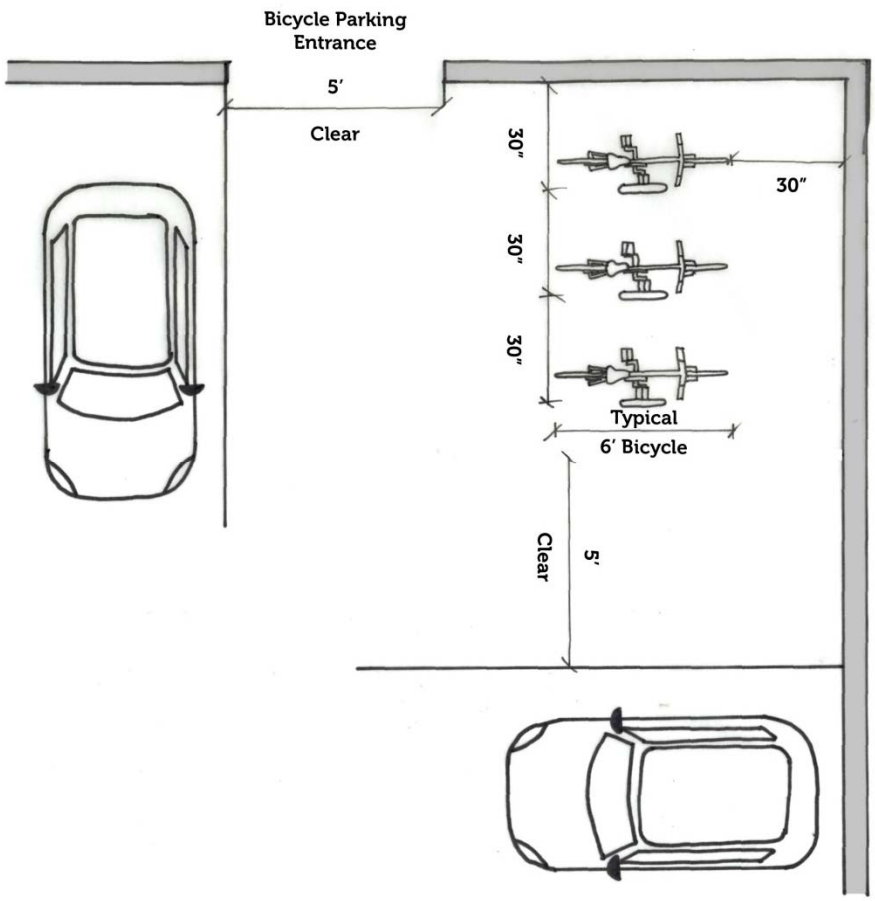


Figure 9. Bicycle Parking



(8) Design standards compliance review. Architectural Control and Planning Commission review and approval is required for compliance with the standards of this Section 16.XX.120 prior to issuance of a building permit. A use permit can be requested to seek a modification from one or more of the standards.

16.XX.130 Green and sustainable building.

In addition to meeting all applicable regulations specified in Municipal Code Title 12 (Buildings and Construction), design and construction of any new structure, improvement remodel, or renovation of ten thousand (10,000) or more square feet shall be required to comply with the following provisions.

(1) Green building.

(A) Achieve LEED Interior Design + Construction Gold rating for tenant improvements and/or interior remodeling projects.

(B) Achieve LEED Building Design + Construction Gold rating for core and shell and/or substantial remodeling, redesign, and /or construction and new building.

(C) Achieve LEED Operations + Maintenance Gold for existing building upgrades.

(D) Achieve LEED Neighborhood Development Gold for new land development or redevelopment projects containing residential and/or non-residential uses incorporating one or more large parcels.

(E) All new or redeveloped parking areas of five (5) parking stalls of more shall install a minimum of one Electric Vehicle (EV) charger or in 10 percent of the parking stalls, whichever is greater.

(F) Applicants shall plan developments in order to maximize retention of heritage trees on-site, in accordance with the City's Heritage Tree Ordinance, and provide a replacement ratio of four (4) to one (1) if removal is approved, and ensure long term health of existing heritage trees and replacement trees for a period of no less than five (5) years, and disclose this responsibility if any portion of the property title is transferred to another tenant or owner. A bond or deposit may be required to ensure the health of the trees and/or replacement of the tree(s).

(2) Energy.

(A) All applicants shall calculate the energy use of the proposed construction (building and parking lighting, HVAC, and EV Chargers after efficiency measures) and off set a minimum of 80 percent or the maximum extent feasible if lesser than 80 percent with on-site solar power or other on-site energy production as may be approved by the City.

(B) After construction, building owners shall annually submit actual building energy usage in a format required by the City. Building specific energy use shall be held private, however aggregate energy use for the zone may be reported publically by the city.

(i) Buildings exceeding their planned energy use shall be required to increase efficiency, reduce consumption or increase energy production as required to equal their original plan.

(ii) Buildings that exceed their original energy use plan and do not implement the above mitigations within six months shall be subject to fees equal to the current commercial retail rate per kwh in the amount their annual current use exceeds their planned use. The fees shall be collected by the City and used to provide community energy efficiency programs.

(C) As part of any site improvements such as landscaping or parking lot modifications, shade tree planting on southwest and western sides of buildings is required to reduce energy use.

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(3) Exterior lighting.

(A) For buildings adjacent to the Open Space and Conservation District, illumination levels shall be defined by Title 24 and / or the "light pollution" credit as defined by the LEED BD + C rating system, whichever is more stringent.

(B) All building design and construction shall position outdoor lighting and incorporate cut-off controls to reduce off-site light pollution.

(C) Lighting in parking areas shall be screened and controlled so as not to disturb surrounding properties.

(D) Timers and light sensors shall be installed in order to reduce energy consumption and light pollution.

(4) Water use efficiency.

(A) Single pass cooling systems shall be prohibited in all new buildings.

(B) All new buildings shall be built and maintained without the use of well water.

(C) All new buildings shall prepare water budget calculations following the methodology approved by the City and shall be reviewed and approved by the City. Following twelve (12) months of full building occupancy, the City shall monitor the water consumption and conduct a comparison of the existing water use to the estimated water budget. In the event that the building's water consumption exceeds the water budget, a water conservation program shall be implemented. The City shall impose fees if the water reduction goals are not met. The fees shall be used by the City for water conservation efforts.

(D) Potable water shall not be used for dust control on construction projects.

(E) Potable water shall not be used for decorative features, unless water recirculates.

(5) Recycled Water.

(A) New buildings shall provide dual plumbing for the internal use of recycled water.

(B) Recycled water shall be used for all landscape irrigation.

(C) Developments and buildings two hundred and fifty (250,000) square feet or more in gross floor area shall use alternate water sources, with the exception of blackwater, for toilet and urinal flushing and shall evaluate the feasibility of using recycled water for cooling needs. If deemed feasible by the City, the use of recycled water for cooling purposes shall be required.

(6) Stormwater.

(A) New developments that include pavement areas over five hundred (500) square feet shall use permeable pavements.

(B) Applicants shall submit a trash management plan to the City that includes steps on minimizing litter and preventing trash from entering the City's creeks, water ways, storm drains, or the bay. This plan will describe litter can placement in the parking, pedestrian, and other outdoor areas that may produce litter, and describe maintenance procedures for ensuring no litter reaches the City's creeks, water ways, storm drains, or the bay. The building owner /manager shall submit an annual monitoring report to the City for review. Facilities that do not meet the annual reporting requirement shall be deemed to be in noncompliance and shall be fined. The fees shall be used to fund the City's trash management efforts.

(7) Hazard mitigation and sea level rise resiliency.

(A) All new buildings shall develop a Hazard Mitigation and Sea Level Rise Resiliency Plan that identifies and addresses the risks associated with climate change for their site, including rising sea level and increases in dramatic weather events (such as extreme heat, drought or flooding). The plan shall propose mitigations to address these risks and shall contribute a proportionate fair share, as determined by the City and based on a study, to be used for the funding of sea level rise protective measures, such as the Strategy to Advance Flood Protection, Ecosystems and Recreation along the Bay (SAFER Bay) project. The plan shall be consistent with any studies and guidelines developed by San Mateo County and the City and shall be reviewed and approved by the City.

(B) All new buildings shall be constructed so that the first floor elevation is located above projected sea level rise for the expected tenure of the building. The building design and protective structures shall not create adverse impacts on adjacent sites.

(8) Waste management.

(A) Applicants shall submit a zero-waste management plan to the City, which will cover how the applicant plans to minimize waste to landfill, and recycle and compost wastes from the demolition, construction and occupancy phases of the building.

(i) Applicants shall follow guidelines set forth by the City's franchised solid waste hauler regarding space required to sort, load and collect solid waste, recycling and compostable materials in accordance with California Public Resources Code 42648 and 42905 and 42911.

(ii) Applicants shall follow guidelines set forth by the City's franchised solid waste hauler regarding sorting and collect recyclable materials in accordance with California State Law Chapter 476, Statutes of 2011 (Chesbro, AB 341), during building operations.

(iii) Applicants shall follow guidelines set forth by the City's franchised solid waste hauler regarding sorting and collecting compostable materials in accordance with California State Law Chapter 727, Statutes of 2014 (AB 1826 Chesbro).

(9) Bird-safe design.

(A) No more than ten (10) percent of façade surface area shall have non-bird-safe glazing.

(B) Bird-safe glazing includes opaque glass, covering of clear glass surface with patterns, paned glass with fenestration patterns, and external screens over non-reflective glass.

(C) Occupancy sensors or other switch control devices shall be installed on non-emergency lights and shall be programmed to shut off during non-work hours and between 10 pm and sunrise.

(D) Placement of buildings shall avoid the potential funneling of flight paths towards a building façade.

(E) Glass skyways or walkways, freestanding glass walls, and transparent building corners shall not be allowed.

(F) Transparent glass shall not be allowed at the rooflines of buildings, including in conjunction with green roofs.

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