E.

LAND USE + BUILDING CHARACTER

E.1 OVERVIEW

Based on the Specific Plan's guiding principles and urban design framework as presented in Chapter C, this chapter establishes the types and distribution of land uses along El Camino Real, in the station area and downtown. It also establishes standards and guidelines for land use development. In general, the standards and guidelines encourage redevelopment of underutilized parcels of land, enhance vibrancy and transit use and increase housing supply. They also help ensure that new buildings are compatible with the existing scale and character of adjacent development, enhance the character of streets, public spaces and overall pedestrian orientation, and are environmentally sensitive.

To implement the vision as described in Chapter C, the Specific Plan establishes five land use designations (including one "overlay" area) and 10 zoning districts. The land use designations establish uses as either permitted, permitted with limits, administratively or conditionally permitted, or prohibited. The zoning districts establish detailed rules for new development, including both completely new construction and additions to existing structures. Parking standards relating to new development are discussed in Chapter F "Circulation".

This chapter covers:

- E.1 Overview
- E.2 Land Use Designations, Use Regulations and Special Uses
  - E.2.1 Land Use Designations
  - E.2.2 Use Regulations
  - E.2.3 Special Land Use Topics
- E.3 Development Standards and Guidelines
  - E.3.1 Development Intensity
  - E.3.2 Height
  - E.3.3 Setbacks and Projections within Setbacks
  - E.3.4 Massing and Modulation
  - E.3.5 Ground Floor Treatment, Entry and Commercial Frontage
  - E.3.6 Open Space
  - E.3.7 Parking, Service and Utilities
  - E.3.8 Sustainable Practices
- E.4 Zoning Districts

E.2 LAND USE DESIGNATIONS, USE REGULATIONS AND SPECIAL USES

This section of the Specific Plan addresses the land use designations, land use regulations and special land use topics, including uses permitted with limits, independent business, the market place concept and non-parking improvements on downtown parking plazas.

E.2.1 Land Use Designations

The Specific Plan's land use designations allow for a variety of uses, either in separate buildings or in mixed-use buildings. Figure E1 depicts the different land use designations and Table E1 summarizes the use regulations by designation. The table specifies which uses are permitted, permitted with limits, conditionally permitted and prohibited.

El Camino Real Mixed Use

The El Camino Real Mixed Use designation allows for a variety of retail, office, residential and public and semipublic uses. Building character in this land use designation relates to adjacent neighborhoods, with maximum building heights of two to three stories, except for buildings of up to three to four stories (with provision of public benefit) on part of northeast El Camino Real, and buildings of up to four to five stories permitted on the southeast end of El Camino Real. The allowed development intensities vary with the lowest intensity on the far northern end of El Camino Real, moderate intensities on the southwest end and highest intensities on the southeast end of El Camino Real, where parcels are separated from adjacent uses by El Camino Real (to the west) and the railroad right-of-way (to the east).

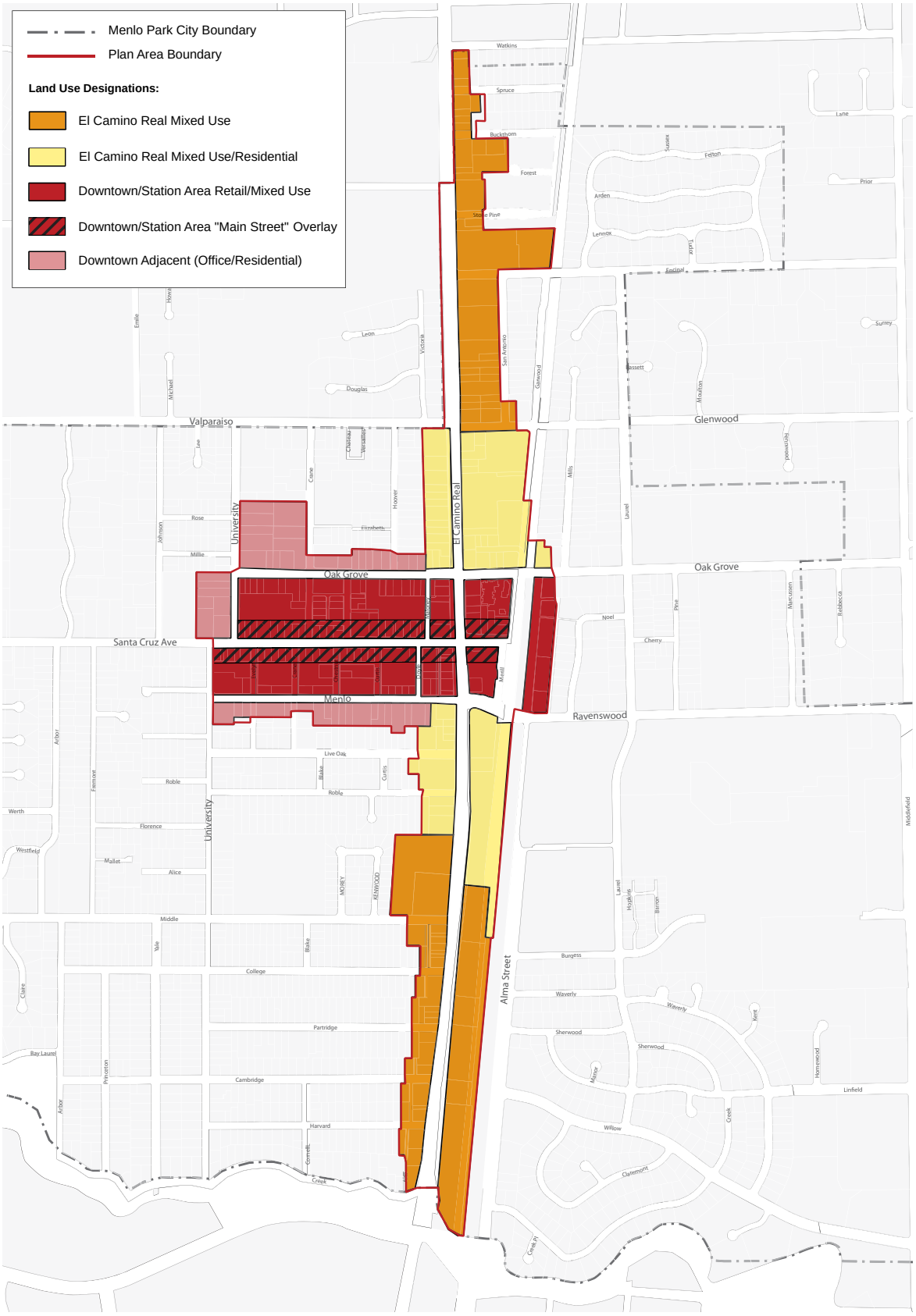


Figure E1. *Land Use Designations*

El Camino Real Mixed Use/Residential

The El Camino Real Mixed Use/Residential designation emphasizes residential use in close proximity (approximately 1/2 mile) to the station area and downtown, in order to support area businesses, transit use and overall downtown vibrancy. This designation also allows for a variety of retail, office and public and semipublic uses. The maximum building heights vary from two to three stories in most locations up to three to four stories (with provision of public benefit) on part of northeast El Camino Real and four to five stories, and the highest intensities, on the east side of El Camino Real south of Ravenswood Avenue.

Downtown/Station Area Retail/Mixed Use

The Downtown/Station Area Retail/Mixed Use designation focuses on uses that enhance downtown vibrancy by building upon existing community-serving retail and personal services in the downtown area. While emphasizing retail for ground-floor uses, the designation allows for a mix of uses, including office and residential uses, enhancing downtown vibrancy through an increased customer base for restaurants and retail businesses. It also allows for theaters (commercial recreation), hotels and some public and semipublic uses. This designation covers the current public parking plazas, which could accommodate limited non-parking uses (see Section E.2.3).

To complement the size of existing downtown business establishments and building character, the size of some types of businesses are limited (see Section E.2.3), and allowable building heights are two to three stories for all but the area in closest proximity to the train station, where heights of either three to four or four to five stories are allowed. Allowed intensities in the downtown core are generally consistent with historic levels while higher intensities are allowed in the train station area.

Downtown/Station Area “Main Street” Overlay

The Downtown/Station Area “Main Street” Overlay enhances the retail emphasis of the Downtown/Station Area Retail/Mixed Use designation by specifically limiting non-retail ground floor uses on Santa Cruz Avenue. Development standards and guidelines otherwise match the underlying Downtown/Station Area Retail/Mixed Use designation.

Downtown Adjacent (Office/Residential)

Allowing for office, limited personal services and residential uses, the Downtown Adjacent Office/Residential designation complements but does not compete with retail uses in the downtown area. The category permits offices and personal services (with certain size limitations), residential uses and public and semipublic uses. It excludes retail and hotel uses. The allowable building height is two to three stories, which complements buildings in downtown and adjacent neighborhoods.

E.2.2 Use Regulations

As noted previously, Table E1 establishes which uses are permitted, permitted with limits, conditionally permitted (by administrative permit or use permit), and prohibited within the various land use designations. Uses that are permitted with certain limits are discussed in more detail in the following section. Requests for administratively-permitted uses are reviewed and acted on by the Community Development Director in accordance with Zoning Ordinance Chapter 16.82, Section VII (Administrative Permits), and requests for conditionally-permitted uses are reviewed and acted on by the Planning Commission in accordance with Zoning Ordinance Chapter 16.82, Section I (Use Permits). Both action types have appeal processes, culminating in City Council review and action.

The use regulations govern both new development and existing buildings within the plan area. However, existing developments that are already regulated by a Use Permit, Conditional Development Permit, Planned Development Permit, or other binding limitation (such as a limited environmental review approval) would continue to be regulated by existing site-specific regulations. Any such development could pursue a revision to the previous approval, although this would be a discretionary action of the Planning Commission and/or City Council and could require additional environmental review.

The use regulations were derived primarily from the existing use regulations and historical practices, revised to reflect the Specific Plan's guiding principles. In addition, the use regulations and associated definitions (available in the report's appendix) leverage work that was conducted during the 2006 Commercial Zoning Ordinance Update (CZOU) project, although the CZOU draft recommendations were fully reviewed and revised to represent the current community preferences expressed through the Specific Plan process.

"Vibrant locally-owned businesses keeps local character and keeps dollars spent within the community"

- Workshop #1 Participant

"Want more night life businesses so I can spend evenings in Menlo"

- Workshop #3 Participant

"Places for all ages"

- Workshop #3 Participant

Land Use Designations and Allowable Uses					
Allowable Uses	**El Camino Real Mixed Use**	**El Camino Real Mixed Use/Residential**	**Downtown/Station Area Retail/Mixed Use**	**Downtown/Station Area Main Street**	**Downtown Adjacent Office/Residential**
Commercial					
Adult Business Establishments	C	C	-	-	-
Animal Sales & Services					
Animal Boarding	C	C	C	-	-
Animal Clinics and Hospitals	C	C	C	-	-
Animal Retail Sales and Service	P	P	P	LC (less than 5,000 SF)	-
Automobile/Vehicle Sales and Service					
Automobile/Vehicle Sales & Leasing	P	P	-	-	-
Gas Stations and Light Vehicle Service	C	C	-	-	-
Banks and Financial Institutions	P	P	LC (less than 5,000 SF)	-	LC (less than 5,000 SF)
Business Services	P	P	LC (less than 5,000 SF)	-	LC (less than 5,000 SF)
Commercial Recreation					
Small-Scale	P	C	C	-	-
Cinemas	C	P	P	-	-
Eating & Drinking Establishments					
Restaurants, Full/Limited Service	P	P	P	P	-
Restaurants, Full/Limited Service with Alcohol and/or Outdoor Seating	A	A	A	A	-
Restaurants, Full/Limited Service with Live Entertainment	A	A	A	A	-
Restaurants, Take-Out Only	P	P	-	-	-
Bars and Lounges	-	C	C	C	-
Funeral & Interment Service	C	C	-	-	-
Hotels and Motels	P	P	P	C	C
Offices, Business and Professional	L (no greater than one-half the base or public benefit bonus FAR)	L (no greater than one-half the base or public benefit bonus FAR)	L (no greater than one-half the base or public benefit bonus FAR)	L (no greater than one-half the base or public benefit bonus FAR and upper floors only)	L (no greater than one-half the base or public benefit bonus FAR)
Offices, Medical and Dental	L (no greater than one-third the base or public benefit bonus FAR, up to a maximum of 33,333 square feet)	L (no greater than one-third the base or public benefit bonus FAR, up to a maximum of 33,333 square feet)	L (no greater than one-third the base or public benefit bonus FAR)	L (no greater than one-third the base or public benefit bonus FAR and upper floors only)	L (no greater than one-third the base or public benefit bonus FAR)

Table E1. *Land Use Designations and Allowable Uses*

Land Use Designations and Allowable Uses					
Allowable Uses	**El Camino Real Mixed Use**	**El Camino Real Mixed Use/Residential**	**Downtown/Station Area Retail/Mixed Use**	**Downtown/Station Area Main Street**	**Downtown Adjacent Office/Residential**
Personal Improvement Services	P	LC (less than 5,000 SF)	LC (less than 5,000 SF)	L (upper floors only)	LC (less than 5,000 SF)
Personal Services					
General	P	P	LC (less than 5,000 SF)	L (upper floors only)	LC (less than 5,000 SF)
Restricted	C	C	-	-	-
Retail Sales					
General	P	P	P	P	-
Convenience Market	C	C	C	-	-
Food and Beverage Sales	P	P	P	P	-
Liquor Stores	C	C	C	C	-
Restricted	C	C	-	-	-
Public, Semipublic and Service					
Clubs and Lodges	C	C	C	C	-
Community Social Service Facilities	C	C	-	-	-
Cultural Institutions	LC (less than 5,000 SF)	LC (less than 5,000 SF)	LC (less than 5,000 SF)	C	-
Day Care Center	A	A	A	-	A
Parking Facilities, Public	-	P	P	-	-
Public Safety Facilities	C	C	-	-	C
Religious Facilities	C	C	-	-	C
Residential					
Residential Dwelling Units	P	P	P	L (upper floors only)	P

P = uses permitted

L = uses permitted subject to limitations which may not be exceeded/modified

LC = uses permitted subject to limitations; limitations may be exceeded/modified following review/approval of Use Permit by Planning Commission

A = uses may be permitted following review/approval of administrative use permit by Community Development Director

C = uses may be permitted following review/approval of Use Permit by Planning Commission

Use definitions available in Chapter H "Appendix"

E.2.3 Special Land Use Topics

Uses Permitted with Limits

Community members expressed interest in limiting certain types of uses for a variety of reasons, including limiting competition with independent retailers (discussed in more detail below), limiting uses that can generate higher amounts of traffic, such as medical and dental offices, and ensuring a desired retail mix downtown, particularly along Santa Cruz Avenue. A general principle is that limiting uses should relate to specific concerns of the community.

Several mechanisms exist for limiting uses that might otherwise dominate the land use mix and impede desirable uses in a particular area, including:

- Limiting the size of specific types of uses (i.e., individual establishments). This has the advantage of being relatively simple to enforce through individual building permit and business license review. However, it does not necessarily limit the overall number of any particular use; an entire block, for example, could be occupied by a particular use, as long as each business was below the size limitation. Size limitations should correspond to typical tenant space sizes for the particular area.
- Limiting the number of specific types of uses (e.g., no more than “X” banks total allowed on Santa Cruz Avenue). This is also relatively easy to track, as long as the number of uses so limited is relatively small and the geographic area in question is not too large. However, determining the appropriate number of any particular use can be difficult.
- Limiting the total square footage of specific types of uses in a particular area. This can be difficult to track and enforce. As establishments of the limited use change (go out of business, expand/contract in size), maintaining an accurate database and correctly reviewing new requests against the current total can be complex. In addition, determining the appropriate total square footage amount is challenging in a 20- to 30-year plan. Also, limiting total square footage of a particular use could result in vacant space during periods of economic downturn.
- Setting density limits on specific types of uses (e.g., up to one half of allowed FAR can be used for a specific type of use in any given project) for individual new construction or conversions of use.

In general, the Specific Plan supports mechanisms that are easy to understand and monitor by the general community, developers and City staff. Therefore, the Specific Plan includes two of the limits discussed above: limits on the size of specific types of uses (primarily non-retail service and office uses); and density limits for new construction or conversions of office and, more specifically medical and dental office. Table E1 includes the specific limitations. Section E.3.1 “Development Intensity” discusses these limitations in more detail. In addition, the Downtown/Station Area “Main Street” Overlay limits permitted ground-floor uses on Santa Cruz Avenue to retail establishments and restaurants.

Independent Retail

Independent retailers play an important role in the vitality of downtown and the unique character of Menlo Park. Community representatives expressed a desire to promote independent retailers, particularly in the downtown and station areas. The Specific Plan supports independent businesses by increasing demand for their goods and services and by limiting the size of certain categories of uses that might compete with independent businesses.

Context

During the Specific Plan process, concerns were raised about the future of downtown's independent businesses. In the short term, some independent retailers may struggle or even fail due to the dramatic drop in consumer spending in the current recession. Unlike larger retailers, these businesses do not typically have large cash reserves, and they cannot easily obtain or extend credit to ride out a sustained economic recession. The independent retailers that are able to survive the tremendous competition from internet sales, discount retailers and big-box stores, as well as the current economic woes, will be those businesses that have a large, loyal and local consumer base and a reasonable rent structure. The real strengths of successful small independent retail revolve around specialization, differentiation and finding profitable, defensible and sustainable niches.

A common concern is that if independent retailers fail, national retail chains occupy the places left vacant. However, simply because spaces become available does not guarantee that they will be occupied by national retailers as the space needs of national retailers are different from the needs of independent retailers. In downtown Menlo Park, in particular, opportunities to accommodate larger format stores are limited. These types of retailers typically prefer regionally positioned locations on El Camino Real, which has much higher traffic counts, greater visibility and various redevelopment opportunities to accommodate their marketing needs.

Increasing Demand

One of the best ways to protect existing downtown businesses is to increase the supply of local shoppers by encouraging more residential development in the downtown and station areas. Downtown districts with large resident populations can help support convenience and specialty retail. Many households seek to reduce the amount of time spent on congested roadways for non-commute trips. For these types of residents, areas with abundant retail and services like downtown Menlo Park are attractive places to live and shop.

Regulating Uses

The Specific Plan proposes two ways to regulate competition from formula or chain retailers and to limit competition for space from non-retail uses, such as banks: 1) limit the size of particular establishments, and 2) limit the location of particular establishments. As noted previously, the Specific Plan establishes size limits for certain types of uses, as summarized in Table E1. This may discourage larger chain businesses from locating in the downtown and station areas. The plan also limits ground-floor uses in the Downtown/Station Area "Main Street" retail/mixed use designation to primarily retail and restaurant uses. The Specific Plan includes use limits and also suggests that the City continue to monitor changes in the composition of uses over time and, as necessary, institute additional regulations that restrict formula or chain retailers.

Market Place Concept on Chestnut Street

One concept included in the Specific Plan is a market place on either side of Chestnut Street south of Santa Cruz Avenue. Initially, such a market place would be a temporary facility implemented on a trial basis to fully understand the pros and cons of such an improvement and to better define the character of a permanent facility. The intent of the market place in this locale is to reinforce and activate this area as the center of downtown, in conjunction with the network of paseos, widened sidewalks, pocket parks and the Central Plaza.

In general, the terms “public market”, “market place” or “market hall” describe a wide range of development projects, and they can be designed to encompass a range of uses consistent with the goals of the community and real estate market conditions. A public market typically consists of a single building with a variety of small- to- mid-sized retailers (often food-related) and restaurants.

The Emerybay Public Market in Emeryville, for example, focuses almost exclusively on prepared foods for immediate consumption, functioning as an upscale food court. The Emerybay Public Market is relatively large, incorporating approximately 20 unique food vendors representing a variety of cuisines. As another example, the Market Hall in the Rockridge district of Oakland focuses on grocery-related uses, including a wine store, bakery, pasta store, fish and meat market and produce market, as well as a restaurant and florist. Another example is the Ferry Building Marketplace in San Francisco. This project is significantly larger, has a greater focus on prepared food and restaurants and incorporates a national retailer that specializes in gourmet cooking utensils and appliances (Sur La Table). The project also successfully accommodates three weekly farmer’s markets on plazas outside the building, including a large farmer’s market on Saturday.

A market place in Menlo Park needs to be tailored to the local market and existing character of the downtown and a program needs to be more effectively defined at the time that the City solicits a developer for the project. It should be relatively small (4,000 square feet or so) and complement the successful Sunday morning Farmer’s Market, as well as nearby Draeger’s Market and Trader Joe’s, which provide an excellent foundation for the many functions typical of a market hall. For example, a Menlo Park market place could include uses similar to those of the Emerybay Public Market, offering a range of food stalls that cater to a variety of tastes. A project of this type would appeal to both local residents (especially families) and daytime office workers, and provide increased local foot traffic to benefit other retailers in downtown.

If the community decides to pursue this type of improvement, the City should engage a consulting firm, or perspective developer, to work with the community in determining the appropriate size, character and tenant mix of such a facility, with the primary goals of increasing foot traffic and complementing both existing grocers and the weekly Farmer’s Market. If pursued, the City can prepare a Request for Proposal (RFP) for distribution to perspective consulting firms or developers. As described above, the initial improvement would be a temporary facility implemented on a trial basis. For both the trial and permanent installations, consideration should be given to existing Menlo Park merchants for use of the market place.

> *“Allow for development to be favorable to small, local businesses”*
>
> *- Workshop #3 Participant*

> *“Love all the great, creative, bold ideas like the covered market, pocket parks, plazas”*
>
> *- Workshop #3 Participant*

> *“Landmark destinations are important”*
>
> *- Workshop #3 Participant*

Non-Parking Improvements on Downtown Parking Plazas

The Specific Plan calls for enhanced public spaces and increased development intensities to increase downtown vibrancy, foot traffic and transit use. The plan considers the public parking plazas as opportunities for public open space, and limited retail (see market place concept above), in conjunction with new parking structures that satisfy parking demand in downtown Menlo Park for both visitors and employees. In all cases, parking in support of businesses must be the City's top priority when considering how, when and if to implement changes to public parking plazas.

The Specific Plan allows for limited non-parking uses on parking plazas, in particular open space improvements, such as small pocket parks, and the market place concept. Except as specifically provided in the Specific Plan, the downtown parking plazas shall remain in parking use. The majority of the parking plazas are publicly-owned. A few portions of the parking plazas are privately-owned, and would require cooperation with, and approval of, the private owners to change the use of those parcels. If the community decides it is in the city's best interest to enhance the parking plaza parcels with open space improvements and/or a permanent market place concept, it is important that the City have a parking strategy in place to ensure an adequate parking supply.

Retail Node on El Camino Real at Middle Avenue

While downtown and the station area are obvious locations to focus additional retail, the Specific Plan identifies a second pedestrian-friendly retail node on the east side of El Camino Real at Middle Avenue. Adjacent to and integrated with the open space plaza and linkage to Burgess Park, retail at this location activates this important new publicly-accessible open space amenity. Retail at this location also complements the existing shopping center on the west side of El Camino Real. To avoid direct competition with retail in the downtown and station areas, the Middle Avenue node could be more focused on cafes or restaurants and other multi-tenant retail.

As part of any new development in this area, the Specific Plan requires a minimum of 10,000 square feet of retail/restaurant space, whether standalone or contained within Mixed Use buildings, in order to create a critical mass of retail activity. Once built, the City should periodically revisit the retail requirement to determine if it is resulting in ongoing vacancies, and the City should consider revising the requirements if necessary and practical.

E.3 DEVELOPMENT STANDARDS AND GUIDELINES

The Specific Plan uses a combination of standards and guidelines to manage the design and construction of new buildings. The standards and guidelines are intended to encourage infill development on underutilized parcels of land while respecting the smaller scale, fine grain character of the downtown and the surrounding residential area.

Standards are the rules that new development is required to follow. Standards set the basic framework within which new development takes place, regulating building placement, size and height through objective and measureable rules. **Guidelines** serve to encourage features of good design and may include elements that are not as easily defined or measured but which are essential to creating an overall character within the Specific Plan area. Standards and guidelines are both critical elements in the review of new development. Development projects will be required to adhere to applicable standards, while consistency with applicable guidelines will be a key component of the discretionary review of a development proposal.

The categories of standards included in the Specific Plan are listed below, followed by a discussion of each category and its general applicability. The discussions incorporate applicable guidelines. Section E.4 “Zoning Districts” applies specific standards to individual zoning districts. In particular, Tables E6 through E15 in Section E.4 should be read in reference to the standards and guidelines elaborated below.

- E.3.1 Development Intensity
- E.3.2 Height
- E.3.3 Setbacks and Projections within Setbacks
- E.3.4 Massing and Modulation
- E.3.5 Ground Floor Treatment, Entry and Commercial Frontage
- E.3.6 Open Space
- E.3.7 Parking, Service and Utilities
- E.3.8 Sustainable Practices

Of the listed standards and guidelines, development intensity and height are key factors in establishing the overall size of buildings. In the Specific Plan, they are used to help define the character of the El Camino Real corridor, station area and downtown by highlighting those areas where higher intensities and heights serve to enhance vibrancy, support transit use and encourage the redevelopment of underutilized properties, as well as enhance and protect those areas where it is important to strengthen the existing smaller scale, fine grain pattern of development. Table E2 summarizes the development intensity and the height standards for all of the zoning districts within the Specific Plan area in order to highlight the relationships between the different areas. Figure E2 identifies the 10 distinct zoning districts, summarizing in graphic form the locations and allowed development intensity in each district.

E.3.1 Development Intensity

The Specific Plan defines the permitted development intensity using both the floor area ratio (FAR) system and, for residential uses, dwelling units per acre, also referred to as density. **FAR,** which determines the amount of building permitted on a parcel, is the ratio of gross floor area of all buildings and structures to lot area, expressed in square feet. Gross floor area is defined in Section 16.04.325 of the Zoning Ordinance, and includes detailed descriptions of what portions of a building are included and excluded in the calculation of gross floor area. **Density** is the ratio of dwelling units to lot size, expressed in acres. Where all parcels included within a proposed development site are contiguous and are in common ownership, the FAR and density standards may be applied to the proposed development site as a whole, rather than on a parcel-by-parcel basis. The sum of the gross floor area of all uses in a development shall never exceed the allowable FAR of the zoning district.

Figure E2 and Table E2 depict a base-level maximum FAR and density, and a public benefit bonus-level maximum FAR and density, for each of the Specific Plan Zoning Districts. The base figures represent FAR and density that are permitted under the Specific Plan. The difference between the base amounts and the public benefit bonus amounts represent the amount of intensity that could be achieved by a developer in exchange for more housing or other public benefits (explained later in this section). Under no circumstances may development exceed the public benefit bonus FAR and density amounts shown in Table E2 and Figure E2.

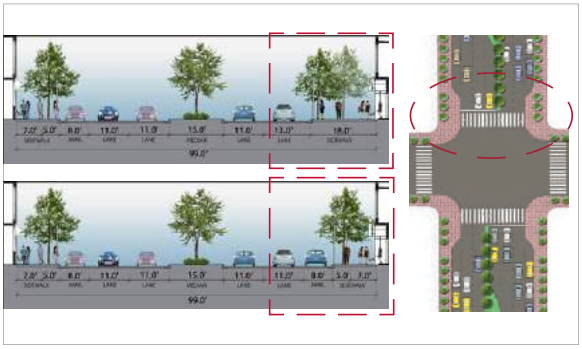
The allowable FARs and densities reflect the community preferences and comfort as explored through the planning for this Specific Plan. At the three community workshops, participants commented on overall building character for the plan area, depicted in precedent photographs, photo-montages, sections and sketches, and indicated their preferences. Simultaneously, the consultant team conducted a market analysis to understand market demand for various uses (summarized in Chapter B “Plan Context”); site accommodation studies to test potential development programs, reflecting community input, on representative parcels; and a planning-level financial pro forma to gauge

Santa Cruz Avenue at Curtis: 2-3 stories

Santa Cruz Avenue at Curtis: 3-4 stories

At Valparaiso looking south: 2-3 stories

At Valparaiso looking south: 3-5 stories



Examples of photo-montages, precedent photographs, sections and plan views as used in a community workshop to depict possible building character, height and massing and street improvements

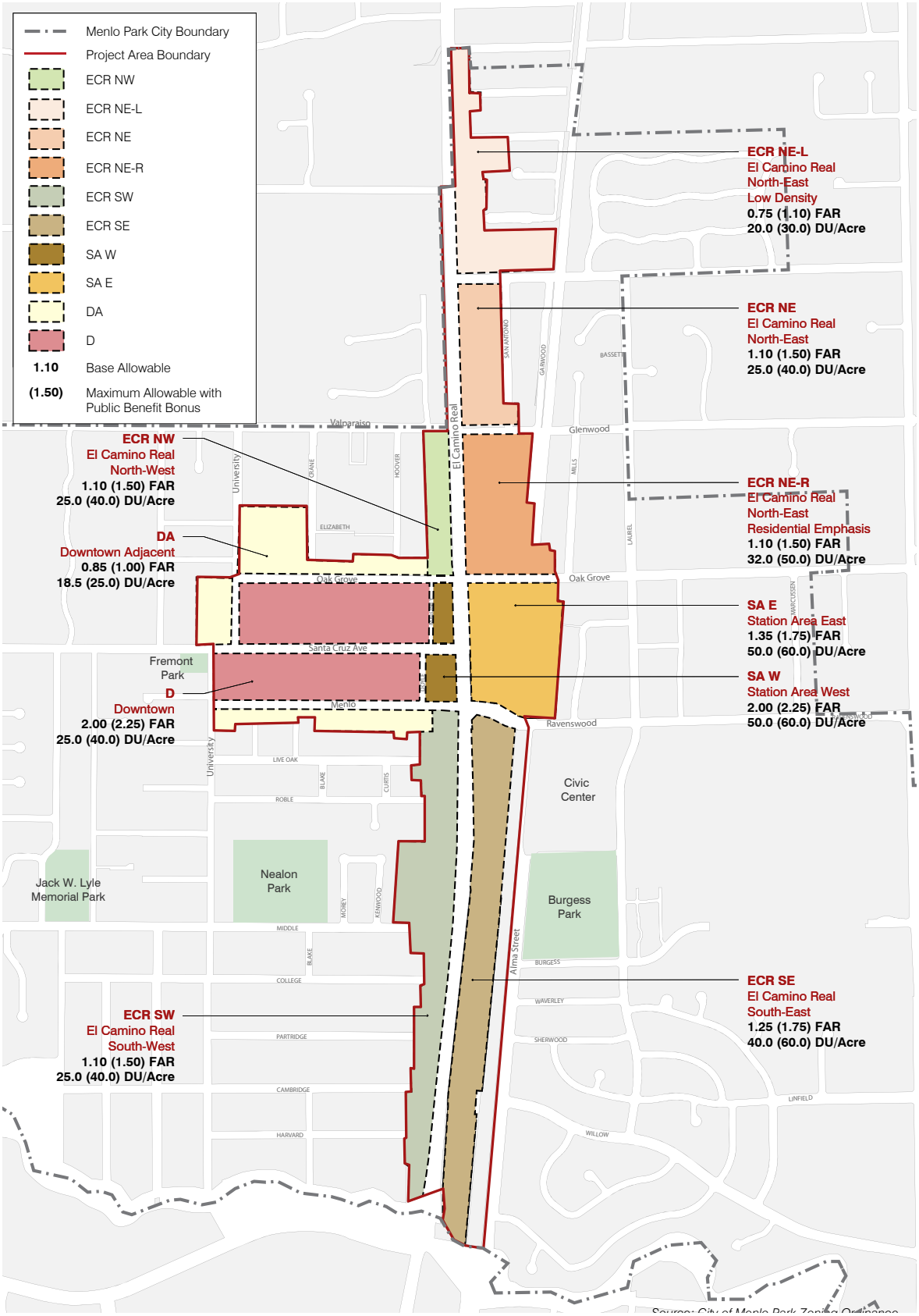


Figure E2. *Development Intensity / Density*

Development Standards								
					DEVELOPMENT INTENSITY		BUILDING HEIGHTS	
AREA				LAND USE	FAR*	DU/ACRE	HEIGHT MAX.	FAÇADE HEIGHT MAX.
					X(Y) = Base Allowable (Max. Allowable with Public Benefit Bonus)			
El Camino Real	El Camino Real North	ECR NW	El Camino Real North-West	Mixed Use/ Residential	1.10 (1.50)	25.0 (40.0)	38'	38'
		ECR NE-L	El Camino Real North-East - Low Density	Mixed Use	0.75 (1.10)	20.0 (30.0)	38'	30'
		ECR NE	El Camino Real North-East	Mixed Use	1.10 (1.50)	25.0 (40.0)	38' (Public Benefit Bonus - 48')	38'
		ECR NE-R	El Camino Real North-East - Residential Emphasis	Mixed Use/ Residential	1.10 (1.50)	32.0 (50.0)	38' (Public Benefit Bonus - 48')	38'
	El Camino Real South	ECR SW	El Camino Real South-West	Mixed Use & Mixed Use/ Residential	1.10 (1.50)	25.0 (40.0)	38'	30'
		ECR SE	El Camino Real South-East	Mixed Use & Mixed Use/ Residential	1.25 (1.75)	40.0 (60.0)	60'	38'
Station		SA W	Station Area West	Retail/ Mixed Use & Main Street Overlay	2.00 (2.25)	50.0 (60.0)	48'	38'
		SA E	Station Area East	Retail/ Mixed Use & Main Street Overlay	1.35 (1.75)	50.0 (60.0)	60' (Alma Street - 48')	38'
Downtown		DA	Downtown Adjacent	Office/ Residential	0.85 (1.00)	18.5 (25.0)	38'	30'
		D	Downtown Santa Cruz Avenue	Retail/ Mixed Use & Main Street Overlay	2.00 (2.25)	25.0 (40.0)	38'	30'

*Specific Plan limits the amount of general office allowed and the amount of medical office, based on community concerns, to the following:
Office, General (inclusive of Medical and Dental Offices) - shall not exceed one half of the base FAR or public benefit bonus FAR
Office, Medical and Dental - shall not exceed one third of the base FAR or public benefit bonus FAR (in the ECR districts, this is additionally limited to an absolute maximum of 33,333 square feet per development project)

FAR and DU/acre include both Base and Public Benefit Bonus standards, discussed in Section E.3.1 “Development Intensity”.

Table E2. *Development Standards by Zoning Districts*

project viability and financial return of various development programs. This iterative process of presenting at community workshops, analyzing, refining and presenting again resulted in development prototypes, inclusive of building setbacks, upper floor setbacks and heights, as reflected in this Specific Plan. The final step was to "translate" the prototypes into allowable development FARs and densities (dwelling units per acre or DU/Acre), as depicted in Table E2 and Figure E2.

In addition to reflecting community input, the Specific Plan's increased allowable FARs and density also help achieve several Plan goals, including: stimulating redevelopment of underutilized parcels; activating the train station area and increasing transit use; enhancing downtown vibrancy and retail sales; and increasing residential opportunities. The plan FARs and density help finance public improvements (e.g., streetscape improvements) and produce more Below Market Rate (BMR) housing.

The Specific Plan places the highest intensity of development around the train station, consistent with goals mentioned in the paragraph above. It also focuses higher development intensities on the parcels on the east side of El Camino Real south of Ravenswood Avenue. These larger parcels can accommodate more development, and they are isolated from adjacent residential neighborhoods by El Camino Real to the west and the railroad tracks and Alma Street to the east. The plan also emphasizes residential uses closest to downtown and the train station.

In addition to the base FAR and public benefit bonus FAR summarized in Figure E2 and Table E2, following pages, the Specific Plan limits the amount of business and professional office allowed, similar to existing City policy, and the amount of medical and dental office, based on community concerns.

Standards

E.3.1.01 Business and Professional office (inclusive of medical and dental office) shall not exceed one half of the base FAR or public benefit bonus FAR, whichever is applicable.

E.3.1.02 Medical and Dental office shall not exceed one third of the base FAR or public benefit bonus FAR, whichever is applicable; in the ECR districts, this is additionally limited to an absolute maximum of 33,333 square feet per development project.

Public Benefit Bonus and Structured Negotiation

A public benefit bonus is the additional development permitted beyond the base intensity (and/or height, if applicable) for a project in exchange for extra public benefit, above and beyond the inherent positive attributes of a project (such as increasing vibrancy and redeveloping vacant and underutilized parcels). As noted previously, the Specific Plan's recommendation for the base level maximum has been crafted to achieve overall project goals and represent community preferences for building types/sizes. The public benefit bonus would be expected to increase profits from development in exchange for providing additional benefits to the public. However, developers may choose to forgo the public benefit bonus because of perceived costs and risks.

Two common approaches for sharing the benefits of increased development include bonuses for on-site improvements and bonuses achieved through individual developer "structured" negotiations. These two approaches are distinct from, and not to be confused with, impact fees and other development exactions where the fee or other exaction is based on the development's impact on the need for public facilities (for instance, more residents create a greater need for parks).

The first bonus approach, for on-site improvements, can be a prescriptive one and clearly stated, with a specific amount of additional FAR (e.g. 0.5) or density granted to a developer in exchange for a specific on-site benefit (such as publicly accessible open space). This approach provides more certainty for both the community and developer. However, due to the variety of site and market conditions, developing such a prescriptive approach can be challenging.

"Keep the village feel but with more vibrancy"

- Workshop #3 Participant

Individual Developer Structured Negotiation

The Specific Plan recommends an individual developer structured negotiation approach for the sharing of the benefits from increased development above the base FAR, density, and/or height. This approach is the most flexible and effective way to determine appropriate public benefits. The downside is that it creates some uncertainty and often delays the approval process, which can increase cost and risk for developers. However, the Specific Plan requires a structured process to minimize delays and uncertainty.

Projects requesting a public benefit bonus FAR, density and/or height are required to conduct an initial public study session with the Planning Commission, in which both the project and the proposed public benefit are presented for initial evaluation and comment (both from the Planning Commission and the public). Applicants may also request a subsequent study session with the City Council, although this should be expected only for larger or more complicated projects. The study session(s) should incorporate appropriate fiscal/economic review (with work overseen by City staff), which should broadly quantify the benefits/costs of the bonus FAR/density/height and the proposed public benefit. Following the study session(s), the applicant would revise the project and public benefit (if needed) and present them again for full review and action.

The Planning Commission shall, concurrent with overall project review, be the decision-making body on projects proposing public benefits that are incorporated within the project (such as senior housing) and/or which can be memorialized in typical conditions of approval pursuant to the City's normal zoning and planning authority. The Planning Commission action (along with the other project actions) can be appealed to the City Council, per standard procedures. For projects proposing public benefits that cannot be imposed through the City's planning and zoning authority (such as payments that are not related to the impact of a project), the public benefit proposal must be included in a proposed Development Agreement submitted by the developer. In that case, Planning Commission shall be the recommending body and the City Council the decision-making body, and the Development Agreement must be adopted by ordinance as provided in the City's Development Agreement ordinance.

> *"Encourage new development"*
>
> *- Workshop #3 Participant*

> *"Certain amenities might be considered community investments and funded through taxes to preserve character"*
>
> *- Workshop #3 Participant*

The structured negotiation approach works best when desired improvements are clearly understood by potential applicants. Based on community input (including during the review process for the Specific Plan) and the Specific Plan's goals, a public benefit bonus could be considered for elements including but not limited to:

- Senior Housing
- Affordable Residential Units, in particular for lower affordability levels, particularly in areas nearest the station area/downtown
- Hotel Facility, which generates higher tax revenue for the City while also enhancing downtown vibrancy
- Preservation and reuse of historic resources
- Public parks/plazas and community rooms
- Shuttle services
- Public amenity fund
- Middle Avenue grade-separated rail crossing

The City shall keep this list updated over time by including it with the required yearly reporting to the City Council regarding the Maximum Allowable Development. If desired, the City Council may place the list on the agenda for new public review and direction.

The Specific Plan's process for public benefit bonuses should not necessarily be considered a precedent for other areas of the city, in particular areas that have not conducted an intensive community visioning process to establish goals and guiding principles, and associated development standards and guidelines.

E.3.2 Height

Based on community input, the Specific Plan allows for buildings up to 38 feet tall in most locations, 48 feet nearer downtown and the station area and up to 60 feet in selected locations, principally in the station area and along the eastern side of El Camino Real south of Ravenswood Avenue. Figure E3 illustrates allowable maximum building heights and maximum façade heights in the Specific Plan area.

A 38-foot height limit can accommodate a two story commercial or commercial/mixed-use building (e.g., office above ground-floor retail) or a three story residential or residential/mixed-use building (e.g., residential above ground floor retail). The need for taller interior heights in commercial buildings effectively reduces the number of stories that can be accommodated. The 38 foot height limit is generally consistent with the 35 foot height limit currently found in many of the neighborhoods adjacent to the Specific Plan area.

A 48-foot height limit can accommodate a three-story commercial or commercial/mixed-use building, or a four story residential or residential/mixed-use building. In areas north of the station area on the east side of El Camino Real, the 48-foot height limit (i.e., the height above 38 feet/ typically an additional story) is associated with a Public Benefit Bonus.

A 60-foot height limit can accommodate a four-story commercial or commercial/ mixed-use building, or a five-story residential or residential/mixed-use building. In general, higher intensity development and taller buildings can enhance downtown vibrancy, support transit use, increase housing supply and make redevelopment of underutilized lots more attractive. The 48 foot and 60 foot height limits are similar to some existing buildings within the Specific Plan area, including Menlo Center at 46 feet tall and the building at 800 El Camino Real at 56 feet tall.

In addition to overall building heights, the Specific Plan includes standards for maximum façade heights along public rights-of-way, sidewalks and other public spaces and sensitive areas. In general, a façade height requirement applies to facades facing public rights-of-way and all public spaces. Additionally in the districts where proposed building height limit is appreciably taller than the surrounding buildings, and the development abuts a smaller scale

“Support increased heights so long as architectural style of the 4-5 story buildings is diverse and not solid dark lumps”

- Workshop #3 Participant

“Need transit-oriented housing on El Camino”

- Workshop #3 Participant

“More intensive development along El Camino is acceptable if parking is provided”

- Workshop #3 Participant

“Make downtown housing sized for walkable buyers”

- Workshop #3 Participant

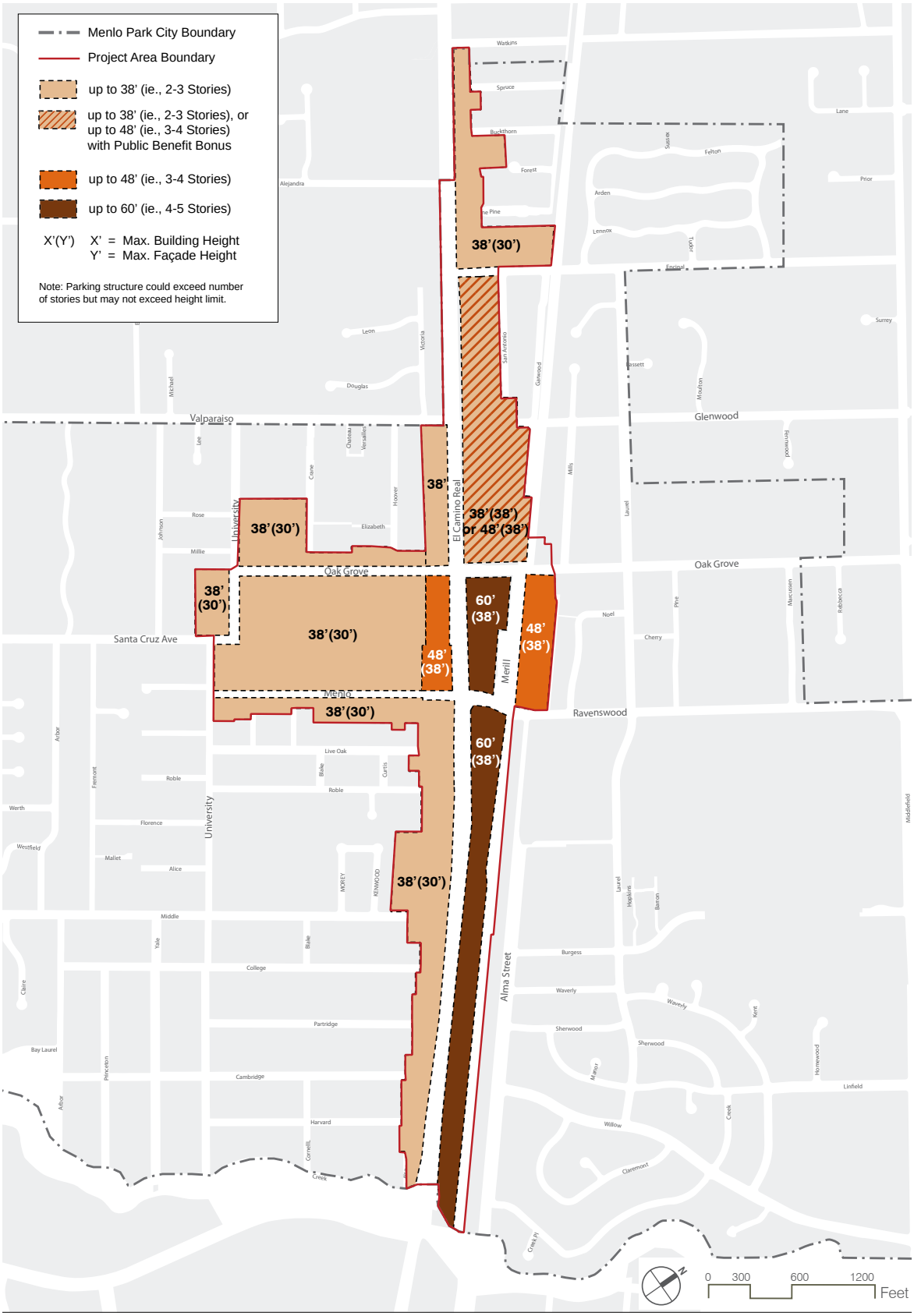


Figure E3. *Maximum Building Height and Maximum Façade Height*

residential fabric outside the Specific Plan Study, façade height limit is required on all sides, except the interior side. These specifically are the districts ECR NE-L, ECR SW, SA E and ECR SE. The limits on façade heights help to attenuate the visual effects of taller buildings.

At the three community workshops in 2009, the community generally accepted taller buildings, as noted, with the strong proviso that building massing is modulated. Standards and guidelines presented in Section E.3.4 “Massing and Modulation” help to effectively address massing, incorporating a modulated and articulated taller building volume with adjacent open space.

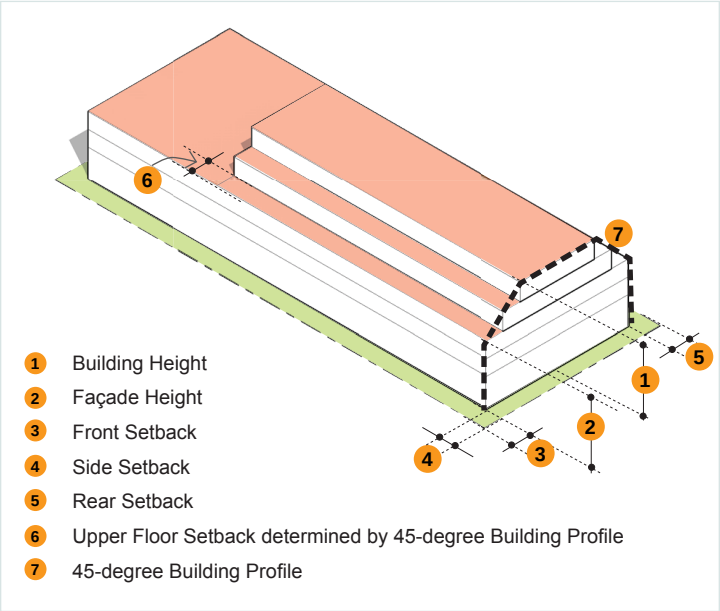


Figure E4. *Heights, Setbacks and Building Profile*

Standards

E.3.2.01 Roof-mounted mechanical equipment, solar panels, and similar equipment may exceed the maximum building height, but shall be screened from view from publicly-accessible spaces.

E.3.2.02 Vertical building projections such as parapets and balcony railings may extend up to 4 feet beyond the maximum façade height or the maximum building height, and shall be integrated into the design of the building.

E.3.2.03 Rooftop elements that may need to exceed the maximum building height due to their function, such as stair and elevator towers, shall not exceed 14 feet beyond the maximum building height. Such rooftop elements shall be integrated into the design of the building.

> *“We need design guidelines so there is enough detail – not dull blocks of urban structures – need landscaping and setbacks”*
>
> *- Workshop #1 Participant*

E.3.3 Setbacks and Projections within Setbacks

Small setbacks help hold the street edge while providing space for spill-out that contributes to a vibrant character (Berkeley, California)

Large setback contributes to a wider sidewalk (Santa Cruz, California)

Landscape treatment in front setback (Emeryville, California)

***Guideline E.3.3.01** Appropriate front setback treatment*

The Specific Plan uses several methods for controlling building placement within the plan area, with a focus on strengthening historic patterns while creating opportunities for widened sidewalks, plazas and landscaped open spaces. The most common of those methods is the use of setbacks, which is the focus of this section. The Specific Plan also uses other techniques such as building breaks and façade modulation, which are addressed in Section E.3.4 “Massing and Modulation.”

Setbacks are used to establish the minimum, and in some cases maximum, distance between a property line and wall of a building. The minimum and maximum setbacks provide flexibility to allow each development to optimize the building placement according to a specific situation such as sidewalk condition or ground floor use. Setbacks can serve multiple purposes including helping to define a street edge, providing adequate space for sidewalks, plazas and landscaped open spaces and helping to manage building design and massing to ensure buildings fit well within the context of their specific location. Setbacks along a public right-of-way help establish the character of a street and neighborhood. Most buildings in Menlo Park are parallel to the street and have a consistent setback. Buildings in the downtown area and along El Camino Real closest to downtown have minimal or no setbacks, which is consistent with the historic character of the area. Newer developments along El Camino Real have larger setbacks.

Buildings with minimal setbacks have a special relationship with the sidewalk and street. In these cases, buildings frame the street and form a well-defined street edge. Activities within the building, if seen, particularly at ground level, can provide visual interest and a degree of safety to passersby. Activities outside the building, such as outdoor dining, can enliven adjacent sidewalks. These are desirable attributes in areas with high levels of activity such as the downtown and station area. Other areas, such as the northern and southern portions of El Camino Real can benefit from greater setbacks as a way to help widen sidewalks and provide plazas and landscaped open spaces. This is particularly true of the east side of El Camino Real (outside of the station area) where parcels are deeper and can accommodate wider sidewalks. Where larger setbacks are established, the Specific Plan also

requires wider sidewalks with differentiated clear zones for walking and sidewalk furnishings (see Chapter D "Public Space," Guidelines D.2.08 through D.2.15).

Figure E7 depicts front and side setbacks facing streets for the Specific Plan area that maintain and enhance existing patterns. The Specific Plan places buildings close to the street with no or minimum setbacks in the downtown and station area to help create a strong street edge or street wall. One exception to this is for El Camino Real within the Station Area where setbacks are established that allow for widening the sidewalks along El Camino Real between Oak Grove Avenue and Menlo Avenue, consistent with setbacks for other sections of El Camino Real. The Specific Plan calls for a range of setbacks in other areas.

Specific front, side, rear and building profiles for each Zoning District are provided in Section E.4 "Zoning Districts." Similar to front setbacks, side and rear setbacks, as well as upper floor profiles, provide adequate space for plazas and landscaped open spaces and help to manage building design and massing to ensure buildings fit well within the context of their specific location. Rear setbacks, in particular those adjoining residential neighborhoods, are used to provide appropriate transitions between areas. Upper floor profiles in particular help to mitigate the visual impact of taller buildings and to reduce building scale. Most of the setback requirements are applied equally to all levels of a building; however, in the ECR NE, ECR NE-R, and a portion of the ECR SW zoning districts, the minimum interior side setback requirements differ between the ground level and the floors above.

In order to allow for features that help articulate the building design and provide for necessary operational features such as mechanical equipment, the Specific Plan allows for some variations and projections in the required setbacks as noted below. Section E.4 identifies the specific zoning districts where these may be applied.

Standards

E.3.3.01 Front setback areas shall be developed with sidewalks, plazas, and/or landscaping as appropriate.

E.3.3.02 Parking shall not be permitted in front setback areas.

E.3.3.03 In areas where no or a minimal setback is required, limited setback for store or lobby entry recesses shall not exceed a maximum of 4-foot depth and a maximum of 6-foot width.

E.3.3.04 In areas where no or a minimal setback is required, building projections, such as balconies, bay windows and dormer windows, shall not project beyond a maximum of 3 feet from the building face into the sidewalk clear walking zone, public right-of-way or public spaces, provided they have a minimum 8-foot vertical clearance above the sidewalk clear walking zone, public right-of-way or public space.

E.3.3.05 In areas where setbacks are required, building projections, such as balconies, bay windows and dormer windows, at or above the second habitable floor shall not project beyond a maximum of 5 feet from the building face into the setback area.

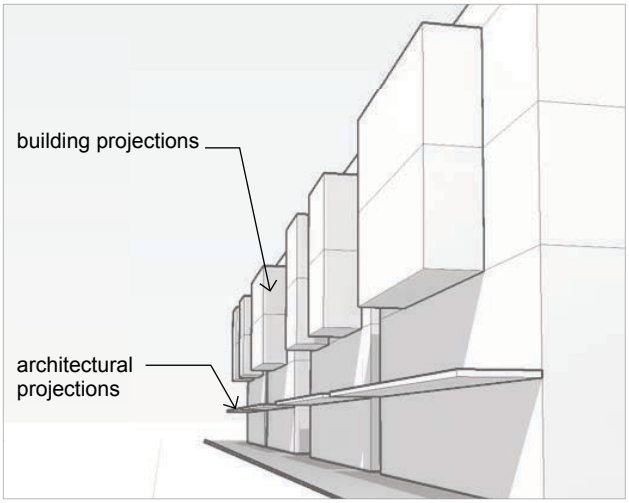


Figure E5. *Building and Architectural Projections*

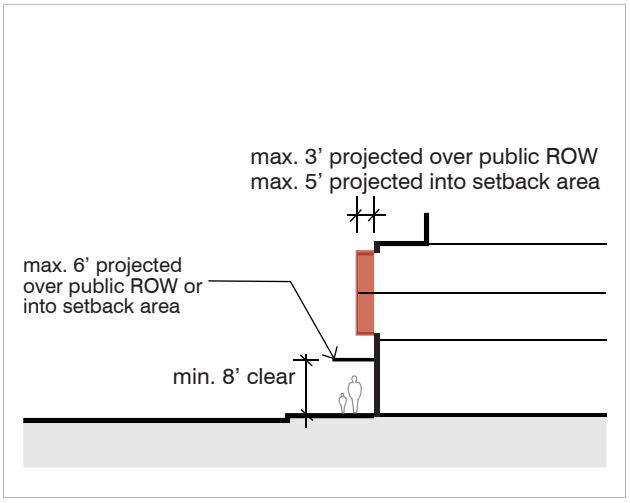


Figure E6. *Building and Architectural Projection Standards*

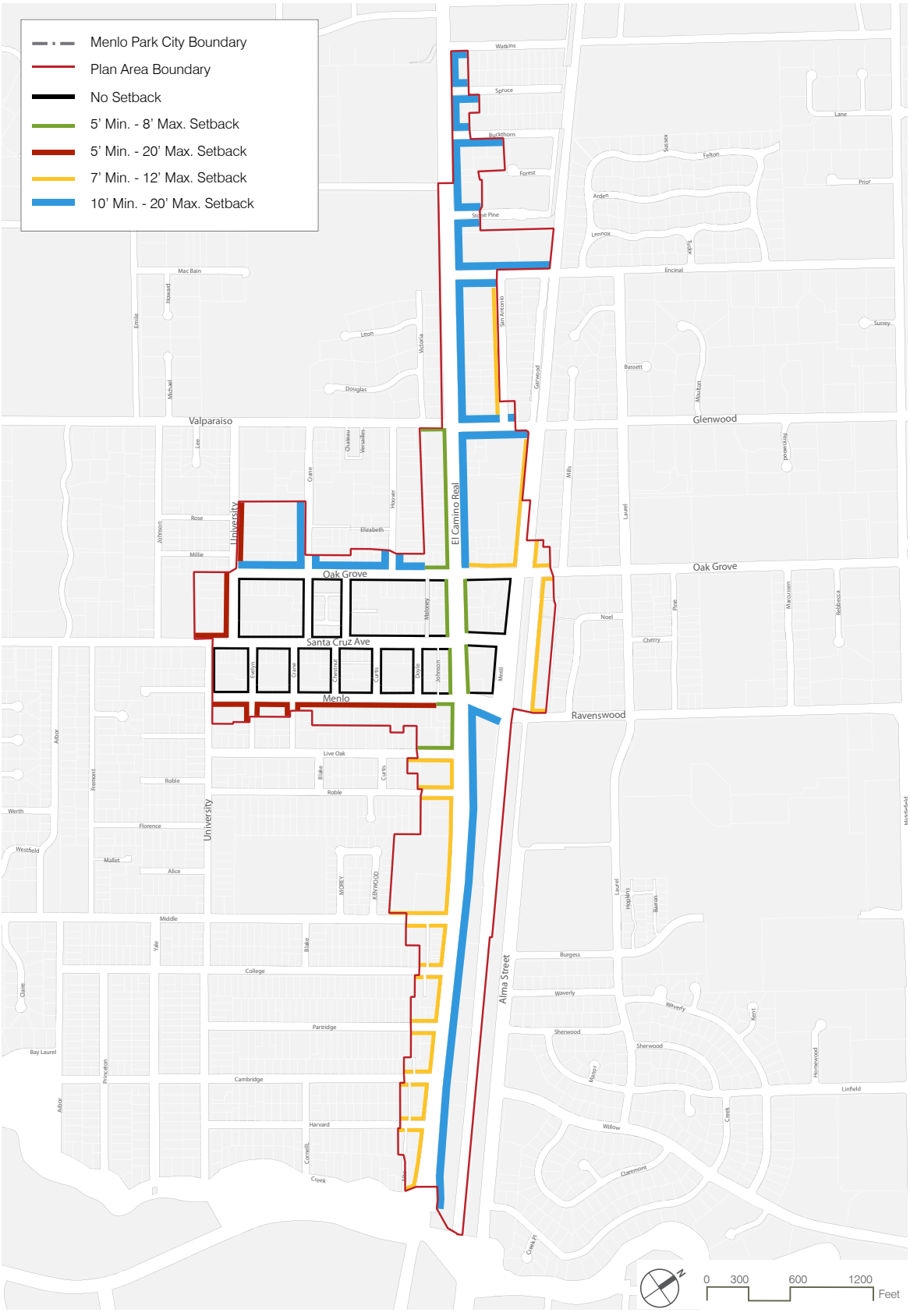


Figure E7. *Building Front and Corner Side Setbacks*

E.3.3.06 The total area of all building projections shall not exceed 35% of the primary building façade area. Primary building façade is the façade built at the property or setback line.

E.3.3.07 Architectural projections like canopies, awnings and signage shall not project beyond a maximum of 6 feet horizontally from the building face at the property line or at the minimum setback line. There shall be a minimum of 8-foot vertical clearance above the sidewalk, public right-of-way or public space.

E.3.3.08 No development activities may take place within the San Francisquito Creek bed, below the creek bank, or in the riparian corridor.

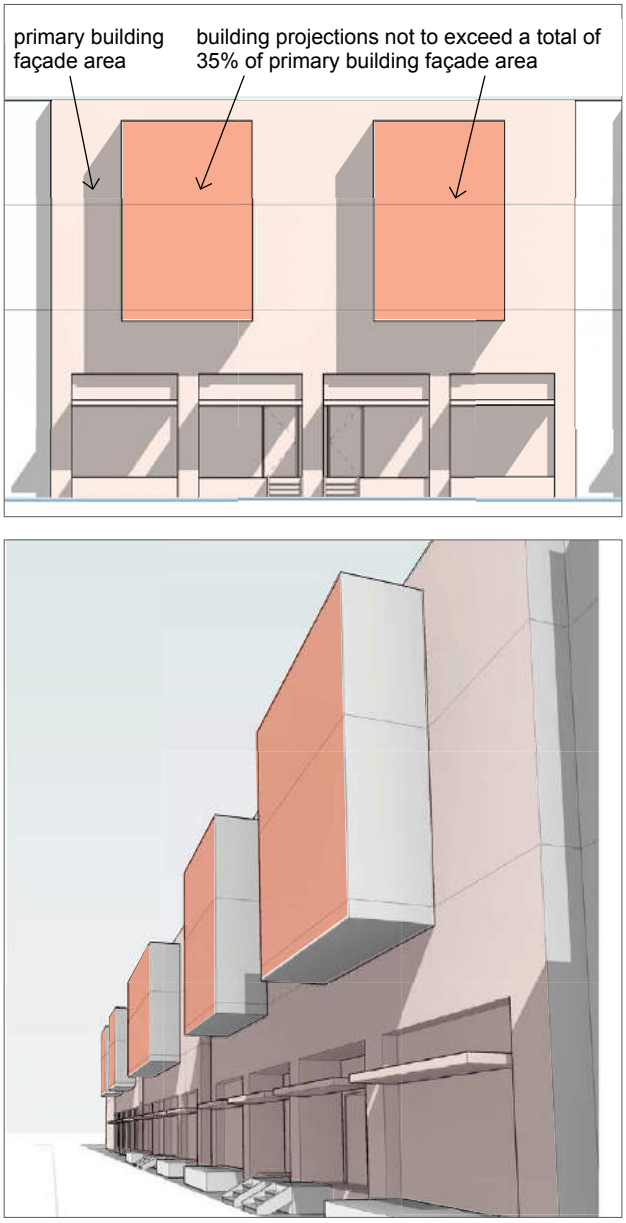


Figure E8. *Allowable Building Projection Area*

E.3.4 Massing and Modulation

The Specific Plan's standards and guidelines for building massing and modulation help to reduce the monolithic character of a building, ensure that all new buildings complement the existing scale and character of the area, ensure appropriate transitions to adjacent neighborhoods and provide variety and visual interest. The standards and guidelines address a building's relationship with the street and other public spaces as well as its relationship to adjacent buildings and uses.

Building massing and modulation consider both vertical and horizontal modulations. The modulation of buildings refers to change or variety across a building plane to provide distinction in the building as well as provide visual interest. Vertical modulation is the introduction of façade articulation that creates a rhythm or pattern across the façade of a building. Horizontal modulation provides visual clarity between ground floors, upper stories and roofs.

The Specific Plan incorporates four sets of standards that help to accomplish vertical and horizontal modulation with the following four elements:

- E.3.4.1 Building Breaks
- E.3.4.2 Façade Modulation and Treatment
- E.3.4.3 Building Profile
- E.3.4.4 Upper Story Façade Length

> *"Want variability along length of buildings, not just a long wall"*
>
> *- Workshop #3 Participant*

> *"Varied massing is important"*
>
> *- Workshop #3 Participant*

✖ **No:** Monolithic character of building

✓ **Yes:** Varied building mass and height with appropriate façade articulation promotes visual interest (Mountain View, California)

Building break (Victoria, British Columbia)

E.3.4.1 Building Breaks

Building breaks are visual breaks in the building plane that provide for additional street edge modulation, variety and visual interest and help avoid long, continuous façades along streets. Building breaks extend through the entire height of the building and act to separate buildings and create open spaces. Building breaks can also take the form of deep recesses that create a perception of distinct building mass and volume.

Building breaks are most appropriate along El Camino Real and Alma Street, given the potential for development of larger buildings on larger parcels of land. Along most of El Camino Real and Alma Street, building breaks are required, especially in cases where parcels are or could be assembled into larger tracts of land.

Section E.4 “Zoning Districts” identifies the zoning districts in which building breaks are required. The El Camino Real Southeast Zoning District (ECR SE) is a unique area because, with the exception of one small parcel, the area is owned by three entities, including Stanford University. Stanford University owns the southern two-thirds of the area or 12.8 acres, and it intends to prepare a comprehensive plan for the 8.5 acres of its site north of the Stanford Park Hotel once ground lease agreements have expired. In addition, this area is unique because the rear edges of the properties are bordered by the railroad tracks and Alma Street providing a large buffer to neighborhoods directly to the east. The Specific Plan includes requirements for breaks between buildings in ECR SE (both physical breaks and deep recesses) to break up building mass and to provide open space, some publicly accessible, and an improved pedestrian environment. Figure E9 provides a diagram of required building breaks for ECR SE, almost all of which are aligned with streets on the west side of El Camino Real.

Standards

E.3.4.1.01 The total of all building breaks shall not exceed 25 percent of the primary façade plane in a development.

E.3.4.1.02 Building breaks shall be located at ground level and extend the entire building height.

E.3.4.1.03 In all districts except the ECR-SE zoning district, recesses that function as building breaks shall have minimum dimensions of 20 feet in width and depth and a maximum dimension of 50 feet in width. For the ECR-SE zoning district, recesses that function as building breaks shall have a minimum dimension of 60 feet in width and 40 feet in depth.

E.3.4.1.04 Building breaks shall be accompanied with a major change in fenestration pattern, material and color to have a distinct treatment for each volume.

E.3.4.1.05 In all districts except the ECR-SE zoning district, building breaks shall be required as shown in Table E3.

E.3.4.1.06 In the ECR-SE zoning district, and consistent with Table E4 the building breaks shall:

- Comply with Figure E9;
- Be a minimum of 60 feet in width, except where noted on Figure E9;
- Be a minimum of 120 feet in width at Middle Avenue;
- Align with intersecting streets, except for the area between Roble Avenue and Middle Avenue;
- Be provided at least every 350 feet in the area between Roble Avenue and Middle Avenue; where properties under different ownership coincide with this measurement, the standard side setbacks (10 to 25 feet) shall be applied, resulting in an effective break of between 20 to 50 feet.
- Extend through the entire building height and depth at Live Oak Avenue, Roble Avenue, Middle Avenue, Partridge Avenue and Harvard Avenue; and
- Include two publicly-accessible building breaks at Middle Avenue and Roble Avenue.

E.3.4.1.07 In the ECR-SE zoning district, the Middle Avenue break shall include vehicular access; publicly-accessible open space with seating, landscaping and shade; retail and restaurant uses activating the open space; and a pedestrian/bicycle connection to Alma Street and Burgess Park. The Roble Avenue break shall include publicly-accessible open space with seating, landscaping and shade.

Guidelines

E.3.4.1.08 In the ECR-SE zoning district, the breaks at Live Oak, Roble, Middle, Partridge and Harvard Avenues may provide vehicular access.

Zoning District	Building Break Required	Recess Allowed	Maximum Distance Between Building Breaks	Minimum Width of Building Breaks	Maximum Width of Building Breaks
ECR NE-L	Yes	Yes	100	20	50
ECR NE	Yes	Yes	250	20	50
ECR NE-R	Yes	Yes	250	20	50
ECR NW	Prohibited	–	–	–	–
ECR SW	Yes, only south of Live Oak	Yes	100	20	50
SA E	Yes, only along Alma	Yes	250	20	50
SA W	Prohibited	–	–	–	–
D	Prohibited	–	–	–	–
DA	Prohibited	–	–	–	–

Table E3. *Required Building Breaks in the Zoning Districts*

Location	Building Break Required	Recess Allowed	Maximum Distance Between Building Breaks	Minimum Width of Building Breaks*	Public or Private Accessible
Live Oak	Yes	No	Aligned with intersecting street	50	Private
Roble	Yes	No	Aligned with intersecting street	50	Public
Between Roble & Middle	Yes	Yes	350	60	Private
Middle	Yes	No	Aligned with intersecting street	120	Public
College	Yes	Yes	Aligned with intersecting street	60	Private
Partridge	Yes	No	Aligned with intersecting street	60	Private
Cambridge	Yes	Yes	Aligned with intersecting street	60	Private
Harvard	Yes	No	Aligned with intersecting street	60	Private

Table E4. *Required Building Breaks in the ECR SE Zoning District*

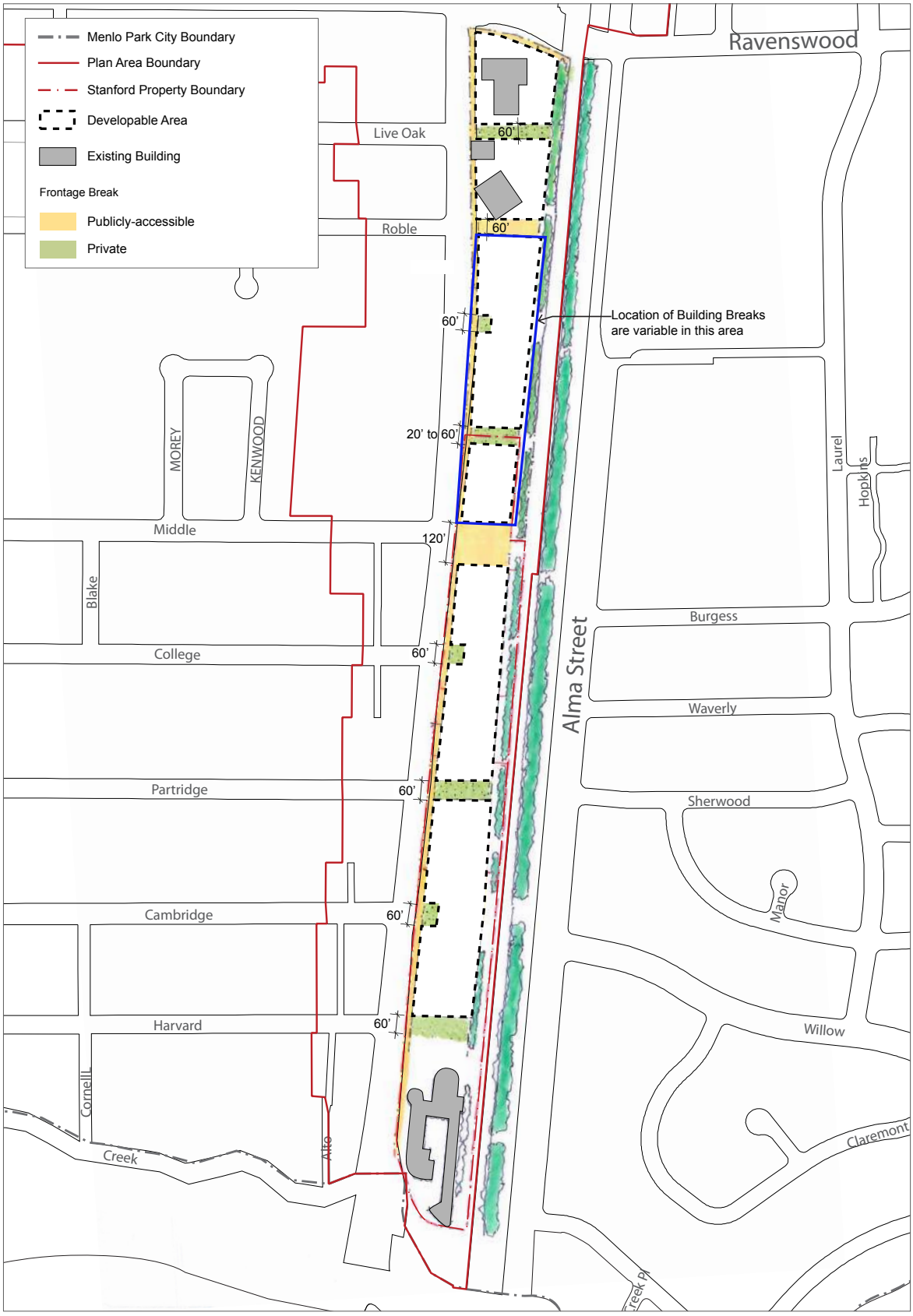


Figure E9. *Minimum Building Break Requirements in ECR SE District*

E.3.4.2 Façade Modulation and Treatment

To avoid long stretches of continuous or monotonous street frontage and to provide visual interest, the Specific Plan recommends a range of façade modulation and treatments depending on building façade length. In general, buildings should maintain a tight and varied rhythm of façades compatible with the existing downtown character. In particular, they should relate to the typical 50-foot wide parcel width through building vertical modulation and façade articulation.

Building façade modulation

Standards

E.3.4.2.01 Building façades facing public rights-of-way or public open spaces shall not exceed 50 feet in length without a minor building façade modulation. At a minimum of every 50' façade length, the **minor vertical façade modulation** shall be a minimum 2 feet deep by 5 feet wide recess or a minimum 2 foot setback of the building plane from the primary building façade.

E.3.4.2.02 Building façades facing public rights-of-way or public open spaces shall not exceed 100 feet in length without a major building modulation. At a minimum of every 100 feet of façade length, a **major vertical façade modulation** shall be a minimum of 6 feet deep by 20 feet wide recess or a minimum of 6 feet setback of building plane from primary building façade for the full height of the building. This standard applies to all districts except ECR NE-L and ECR SW since those two districts are required to provide a building break at every 100 feet.

E.3.4.2.03 In addition, the major building façade modulation shall be accompanied with a 4-foot minimum height modulation and a major change in fenestration pattern, material and/or color.

✗ **No:** Continuous street frontage (Redwood City, California)

✓ **Yes:** Varied primary building façade plane (Kirkland, Washington)

Guidelines

E.3.4.2.04 Minor façade modulation may be accompanied with a change in fenestration pattern, and/or material, and/or color, and/or height.

E.3.4.2.05 Buildings should consider sun shading mechanisms, like overhangs, *bris soleils* and clerestory lighting, as façade articulation strategies.

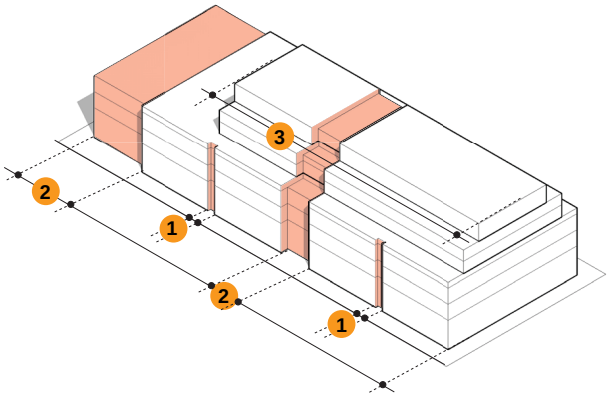


Figure E10. *Vertical Façade Modulation and Upper Floor Façade Length*

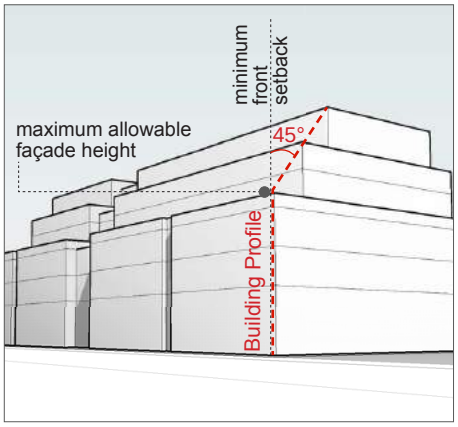


Figure E11. *45-Degree Building Profile for Floors above the Maximum Allowable Façade Height*

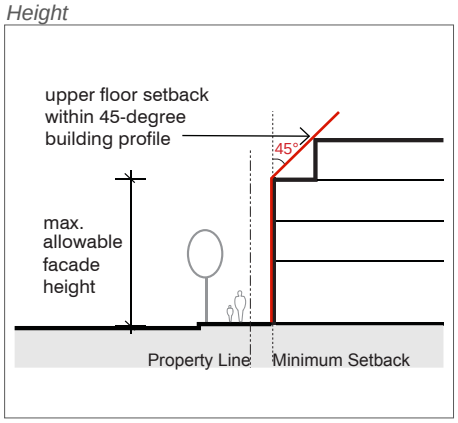


Figure E12. *45-Degree Building Profile set at Minimum Setback Line*

E.3.4.3 Building Profile

The Specific Plan includes a standard for a building profile at upper stories that requires a building to comply with a 45-degree building profile above the maximum façade height specified for the zoning district. Figure E11 (left) demonstrates the 45-degree building profile. The building profile requires upper floors to be stepped back from the façade of the building.

Standards

E.3.4.3.01 The 45-degree building profile shall be set at the minimum setback line to allow for flexibility and variation in building façade height within a district.

E.3.4.3.02 Horizontal building and architectural projections, like balconies, bay windows, dormer windows, canopies, awnings, and signage, beyond the 45-degree building profile shall comply with the standards for Building Setbacks & Projection within Setbacks (E.3.3.04 to E.3.3.07) and shall be integrated into the design of the building.

E.3.4.3.03 Vertical building projections like parapets and balcony railings shall not extend 4 feet beyond the 45-degree building profile and shall be integrated into the design of the building.

E.3.4.3.04 Rooftop elements that may need to extend beyond the 45-degree building profile due to their function, such as stair and elevator towers, shall be integrated into the design of the building.

E.3.4.4 Upper Story Façade Length

To further break down the massing of large buildings, the Specific Plan limits the size of a building's upper stories, in particular those stories above the established 38-foot façade height. Illustrated in Figure E10, the Specific Plan achieves this break down of massing by limiting the façade length of upper stories facing public rights-of-ways and public open spaces.

Standard

E.3.4.4.01 Building stories above the 38-foot façade height shall have a maximum allowable façade length of 175 feet along a public right-of-way or public open space.

E.3.5 Ground Floor Treatment, Entry and Commercial Frontage

A building's ground floor is the portion of the building most experienced by the pedestrian. Its treatment can affect the overall experience and feeling of safety of the passerby. Well-designed ground floor treatments, building entries and retail frontage help ensure a pleasant and safe pedestrian experience and help create a successful retail environment and an appropriate transition between buildings and sidewalks and other public places. The careful design of these features, either in isolated locations or along a shopping street such as Santa Cruz Avenue, is an essential component to overall building design.

The Specific Plan encourages use of the following standards and guidelines in order to maximize the strategies that lead to a vibrant and welcoming street and successful retail environment.

Ground Floor Treatment

Standards

E.3.5.01 The retail or commercial ground floor shall be a minimum 15-foot floor-to-floor height to allow natural light into the space**.**

E.3.5.02 Ground floor commercial buildings shall have a minimum of 50% transparency (i.e., clear-glass windows) for retail uses, office uses and lobbies to enhance the visual experience from the sidewalk and street. Heavily tinted or mirrored glass shall not be permitted.

Standard E.3.5.02 *Well designed, transparent ground floor treatment ensuring a pleasant and safe pedestrian experience (San Francisco, California)*

Guideline E.3.5.03 *Ground floor uses and entries oriented to the street (Portland, Oregon)*

Guideline E.3.5.04 *Active uses at ground-floor (San Francisco, California)*

Guideline E.3.5.08 *Example of awning integrated into overall building design*

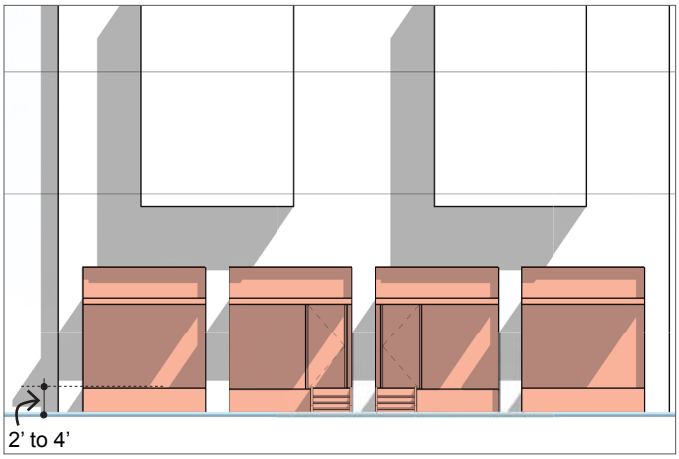


Figure E13. *Raised Residential Unit Entries*

Guidelines

E.3.5.03 Buildings should orient ground-floor retail uses, entries and direct-access residential units to the street.

E.3.5.04 Buildings should activate the street by providing visually interesting and active uses, such as retail and personal service uses, in ground floors that face the street. If office and residential uses are provided, they should be enhanced with landscaping and interesting building design and materials.

E.3.5.05 For buildings where ground floor retail, commercial or residential uses are not desired or viable, other project-related uses, such as a community room, fitness center, daycare facility or sales center, should be located at the ground floor to activate the street.

E.3.5.06. Blank walls at ground floor are discouraged and should be minimized. When unavoidable, continuous lengths of blank wall at the street should use other appropriate measures such as landscaping or artistic intervention, such as murals.

E.3.5.07 Residential units located at ground level should have their floors elevated a minimum of 2 feet to a maximum of 4 feet above the finished grade sidewalk for better transition and privacy, provided that accessibility codes are met.

E.3.5.08 Architectural projections like canopies and awnings should be integrated with the ground floor and overall building design to break up building mass, to add visual interest to the building and provide shelter and shade.

Building Entries

Standard

E.3.5.09 Building entries shall be oriented to a public street or other public space. For larger residential buildings with shared entries, the main entry shall be through prominent entry lobbies or central courtyards facing the street. From the street, these entries and courtyards provide additional visual interest, orientation and a sense of invitation.

Guideline E.3.5.09. *Inviting, prominent shared entry from a central courtyard facing the street (Portland, Oregon)*

Guidelines

E.3.5.10 Entries should be prominent and visually distinctive from the rest of the façade with creative use of scale, materials, glazing, projecting or recessed forms, architectural details, color, and/or awnings.

E.3.5.11 Multiple entries at street level are encouraged where appropriate.

E.3.5.12 Ground floor residential units are encouraged to have their entrance from the street.

Guideline E.3.5.12. *Ground floor residential units encouraged to have their entrance from the street*

E.3.5.13 Stoops and entry steps from the street are encouraged for individual unit entries when compliant with applicable accessibility codes. Stoops associated with landscaping create inviting, usable and visually attractive transitions from private spaces to the street.

E.3.5.14 Building entries are allowed to be recessed from the primary building façade.

Commercial Frontage

Guideline E.3.5.17. *Storefront design consistent with the overall design of the building (San Francisco, California)*

Guideline E.3.5.19. *Storefront elements lend visual interest to facades (Menlo Park, California)*

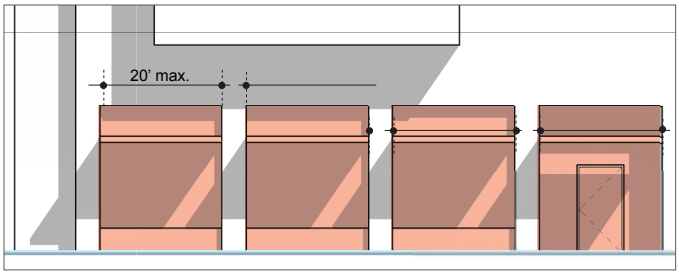


Figure E14. *Clearly Articulated Ground Floor Bays that are no Greater Than 20'*

Standards

E.3.5.15 Commercial windows/storefronts shall be recessed from the primary building façade a minimum of 6 inches

E.3.5.16 Retail frontage, whether ground floor or upper floor, shall have a minimum 50% of the façade area transparent with clear vision glass, not heavily tinted or highly mirrored glass.

Guidelines

E.3.5.17 Storefront design should be consistent with the building's overall design and contribute to establishing a well-defined ground floor for the façade along streets.

E.3.5.18 The distinction between individual storefronts, entire building façades and adjacent properties should be maintained.

E.3.5.19 Storefront elements such as windows, entrances and signage should provide clarity and lend interest to the façade.

E.3.5.20 Individual storefronts should have clearly defined bays. These bays should be no greater than 20 feet in length. Architectural elements, such as piers, recesses and projections help articulate bays.

E.3.5.21 All individual retail uses should have direct access from the public sidewalk. For larger retail tenants, entries should occur at lengths at a maximum at every 50 feet, consistent with the typical lot size in downtown.

E.3.5.22 Recessed doorways for retail uses should be a minimum of two feet in depth. Recessed doorways provide cover or shade, help identify the location of store entrances, provide a clear area for out-swinging doors and offer the opportunity for interesting paving patterns, signage and displays.

E.3.5.23 Storefronts should remain un-shuttered at night and provide clear views of interior spaces lit from within. If storefronts must be shuttered for security reasons, the shutters should be located on the inside of the store windows and allow for maximum visibility of the interior.

E.3.5.24 Storefronts should not be completely obscured with display cases that prevent customers and pedestrians from seeing inside.

E.3.5.25 Signage should not be attached to storefront windows.

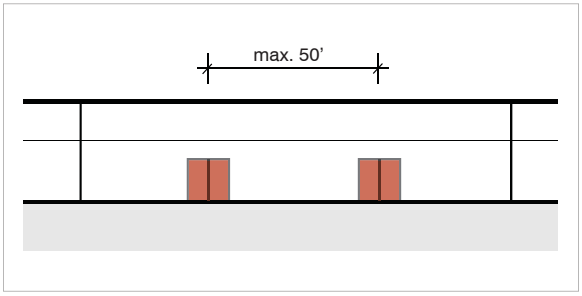


Figure E15. *Retail Entries at a Maximum of Every 50'*

Guideline E.3.5.22. *Recessed doorways (Vancouver, Canada)*

Guideline E.3.5.23. *Clear vision glass for retail frontage (Los Angeles, California)*

E.3.6 Open Space

Guideline E.3.6.01. *Private or common spaces as part of building articulation*

Guideline E.3.6.05. *Private open space as an extension of the indoor living area (Cambridge, England)*

The provision and treatment of private open space on individual parcels can enhance the character of public streets and sidewalks and private development. It can add to available public open space in the area. The Specific Plan encourages use of the following standards and guidelines when incorporating open space in private developments.

Standards

E.3.6.01 Residential developments or Mixed Use developments with residential use shall have a minimum of 100 square feet of open space per unit created as common open space or a minimum of 80 square feet of open space per unit created as private open space, where private open space shall have a minimum dimension of 6 feet by 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 1.25 square feet for each one square foot of private open space that is not provided.

E.3.6.02 Residential open space (whether in common or private areas) and accessible open space above parking podiums up to 16 feet high shall count towards the minimum open space requirement for the development.

Guidelines

E.3.6.03 Private and/or common open spaces are encouraged in all developments as part of building modulation and articulation to enhance building façade.

E.3.6.04 Private development should provide accessible and usable common open space for building occupants and/or the general public.

E.3.6.05 For residential developments, private open space should be designed as an extension of the indoor living area, providing an area that is usable and has some degree of privacy.

E.3.6.06 Landscaping in setback areas should define and enhance pedestrian and open space areas. It should provide visual interest to streets and sidewalks, particularly where building façades are long.

E.3.6.07 Landscaping of private open spaces should be attractive, durable and drought-resistant.

E.3.7 Parking, Service and Utilities

This section addresses the design-related aspects (i.e., elements that could affect the orientation and footprint of a building) of parking, related service access and utilities for private development. The overall objective of these guidelines is that parking, service access and utilities be carefully considered to improve a building's character and to minimize impacts to the pedestrian realm.

Off-street parking standards and policies are described in more detail in Chapter F "Circulation", in particular Sections F.5 – F.8. The following guidelines apply to all zoning districts, although as noted in Chapter F, parcels within the downtown may not be required to provide on-site off-street parking, subject to availability in public facilities.

General Parking and Service Access

Guidelines

E.3.7.01 The location, number and width of parking and service entrances should be limited to minimize breaks in building design, sidewalk curb cuts and potential conflicts with streetscape elements.

E.3.7.02 In order to minimize curb cuts, shared entrances for both retail and residential use are encouraged. In shared entrance conditions, secure access for residential parking should be provided.

E.3.7.03 When feasible, service access and loading docks should be located on secondary streets or alleys and to the rear of the building.

E.3.7.04 The size and pattern of loading dock entrances and doors should be integrated with the overall building design.

E.3.7.05 Loading docks should be screened from public ways and adjacent properties to the greatest extent possible. In particular, buildings that directly adjoin residential properties should limit the potential for loading-related impacts, such as noise. Where possible, loading docks should be internal to the building envelope and equipped with closable doors. For all locations, loading areas should be kept clean.

E.3.7.06 Surface parking should be visually attractive, address security and safety concerns, retain existing mature trees and incorporate canopy trees for shade. See Section D.5 for more compete guidelines regarding landscaping in parking areas.

Utilities

Guidelines

E.3.7.07 All utilities in conjunction with new residential and commercial development should be placed underground.

E.3.7.08 Above ground meters, boxes and other utility equipment should be screened from public view through use of landscaping or by integrating into the overall building design.

Guideline E.3.7.10. *Parking garage successfully avoiding a monolithic massing by change in height, material , pattern and color (Palo Alto, California)*

Guideline E.3.7.11. *Screening of parking garage with seating areas and landscaping (Sacramento, California)*

Guideline E.3.7.12. *Overall building façade compatible with surrounding building character (Santa Cruz, California)*

Parking Garages

Due to their size, above ground parking garages are highly visible and affect the character of the surrounding area. Guidelines for parking garages help minimize their visual impact and integrate them into the surrounding area.

Standards

E.3.7.09 To promote the use of bicycles, secure bicycle parking shall be provided at the street level of public parking garages. Bicycle parking is also discussed in more detail in Section F.5 “Bicycle Storage Standards and Guidelines.”

Guidelines

E.3.7.10 Parking garages on downtown parking plazas should avoid monolithic massing by employing change in façade rhythm, materials and/or color.

E.3.7.11 To minimize or eliminate their visibility and impact from the street and other significant public spaces, parking garages should be underground, wrapped by other uses (i.e. parking podium within a development) and/or screened from view through architectural and/or landscape treatment.

E.3.7.12 Whether free-standing or incorporated into overall building design, garage façades should be designed with a modulated system of vertical openings and pilasters, with design attention to an overall building façade that fits comfortably and compatibly into the pattern, articulation, scale and massing of surrounding building character.

E.3.7.13 Shared parking is encouraged where feasible to minimize space needs, and it is effectively codified through the plan’s off-street parking standards and allowance for shared parking studies.

E.3.7.14 A parking garage roof should be approached as a usable surface and an opportunity for sustainable strategies, such as installment of a green roof, solar panels or other measures that minimize the heat island effect.

E.3.8 Sustainable Practices

Sustainable practices for new construction support community and environmental well-being by utilizing finite resources in a responsible way, creating healthy environments for building inhabitants and minimizing impacts to both natural systems and existing utilities (i.e. water, wastewater and energy systems). The City of Menlo Park supports sustainable practices through its Climate Action Plan.

Sustainable practices address: 1) the environmental impacts of site development and building construction; and 2) the long-term environmental impacts of the operation of buildings resulting in the emission of greenhouse gases (GHGs), in particular carbon dioxide (CO2), which is a significant contributor to global climate change. Currently, there are excellent tools to measure ways to reduce environmental impacts caused by building construction, and new tools are emerging to measure greenhouse gas emissions caused by building operations over the long term.

To address impacts caused by construction, the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) rating system measures specific site development and new building construction methods related to environmental issues, such as energy savings, water efficiency, CO2 emissions reduction, improved indoor environmental quality and stewardship of resources and sensitivity to their impacts.

To address GHG emissions, the world's leading green building organizations have agreed to adopt a common global language for the measurement of the carbon footprint of buildings. The "common carbon metric" will be piloted by the leading green building rating tools. This should lead to the cost-effective GHG mitigation potential of buildings, which account for around 40% of the world's energy use and 33% of global GHG emissions.[1]

1 US Green Building Council

Measurement Tools

Development and Construction Tools

US Green Building Council Leadership in Energy and Environmental Design (LEED)
The LEED program has performance levels from "Certified" to "Platinum" and rating systems that address different types of construction and building operation, including LEED for New Construction and LEED for existing buildings, operations and maintenance. In addition, LEED for Neighborhood Development (LEED-ND) promotes best practices in site selection, development programs, development patterns and design at the neighborhood scale.

GreenPoint Rating
Build It Green is a membership supported non-profit organization whose mission is to promote healthy, energy- and resource-efficient homes in California. Build it Green has a GreenPoint rating system specifically designed to address residential construction. Many municipalities in the Bay Area have adopted Green Building Ordinances that require certain levels of LEED certification or a GreenPoint rating for different types of projects. A residential building can be GreenPoint Rated if it achieves the performance requirements of the GreenPoint rating system; there is no sliding scale like there is with LEED (i.e. "Certified" to "Platinum").

2030 Challenge Greenhouse Gas Reduction Targets
The 2030 Challenge is an initiative by Architecture 2030 asking for the adoption of a series of greenhouse gas reduction targets for new and renovated buildings. Architecture 2030 is a non-profit, non-partisan and independent organization established in 2002 by architect Edward Mazria in response to the global-warming crisis. 2030's mission is to rapidly transform the US and global building sector from a major contributor of greenhouse gas emissions to a central part of the solution to the global-warming crisis.

Initiatives

A variety of state, regional and local initiatives address sustainable development and reduction of greenhouse gases.

State Initiatives

The State of California has adopted a green building code (CALGREEN) which took effect on January 1, 2011. The CALGREEN Code is a comprehensive and uniform regulatory code for certain categories of residential buildings and for commercial, hospital and school buildings. It is intended to ensure that most new buildings in California are built using environmentally advanced construction practices. Some of the requirements of the code are the following:

- 20 percent mandatory reduction in indoor water use, with voluntary goal standards for 30, 35 and 40 percent reductions;
- Separate water meters for nonresidential buildings' indoor and outdoor water use, with a requirement for moisture-sensing irrigation systems for larger landscape projects;
- Requiring diversion of 50 percent of construction waste from landfills, increasing voluntarily to 65 and 75 percent for new homes and 80 percent for commercial projects (Menlo Park currently implements a Construction and Demolition ordinance that requires construction projects to divert 60 percent of materials from the landfill);
- Mandatory inspections of energy systems (i.e. heat furnace, air conditioner, mechanical equipment) for nonresidential buildings over 10,000 square feet to ensure that all are working at their maximum capacity according to their design efficiencies; and
- Requiring low-pollutant emitting interior finish materials such as paints, carpet, vinyl flooring and particle board.
- While the CALGREEN Code clearly advances "green" practices in building construction, the code complements, and does not replace, the LEED program, which takes a more comprehensive approach to sustainable design.

Regional Initiatives

San Mateo County has adopted a Green Building Ordinance that applies to buildings requiring permits issued by the County. San Mateo County's Green Building Ordinance requires new and 50 percent remodels of single family, two family and low rise multi-family residential buildings to receive either a GreenPoint rating or LEED certification and new commercial and industrial buildings greater than 3,000 square feet to receive LEED certification.

Local Initiatives

Menlo Park published a Climate Action Plan (CAP) in 2009 that included measures to reduce greenhouse gas emissions. In 2011, the City Council adopted a supplemental report to the CAP, which updated Menlo Park's community greenhouse gas inventories between 2005 and 2009, and also provided a five year strategy of climate action initiatives. One of the initiatives includes the phased development of a sustainable building ordinance that would enhance energy efficiency in newly constructed buildings beyond that provided by CALGREEN. The first phase of work resulted in the City adoption of three local amendments to CALGREEN. The local amendments have been effective since January 1, 2012. The local amendments include the following new requirements for buildings currently subject to CALGREEN:

- All newly constructed buildings are required to exceed the minimum energy efficiency standards established in the 2010 California Energy Code by 15 percent.
- All newly constructed buildings are required to test heating and cooling ducts for leakage.
- All newly constructed residential buildings are required to install cool roofs or use alternative methods and materials to achieve equivalent energy savings.

The second phase of work is expected to begin in fiscal year 2012-2013 and will focus on the exploration of additional sustainability building measures, including the use of various rating systems.

All city-wide programs are applicable to the Specific Plan area.

"I am for progress and new ideas and a "Gold LEED" business area"

- Workshop #3 Participant

"Need to be concerned about the greenhouse gas emission increases' impact on climate change. Require green buildings minimum thresholds"

- Workshop #3 Participant

Standards and Guidelines

In addition to the local initiatives described above, the Specific Plan establishes the following standards and guidelines for sustainable practices in the plan area. The standards and guidelines reflect best practices as adopted by other cities. The costs relating to sustainable practices are absorbed by developers, which has become standard practice. The Specific Plan recognizes the potential of financial hardship for smaller buildings by establishing two sets of requirements -- one for larger buildings/ developments and one for smaller buildings as noted below.

Overall Standards

E.3.8.01 Unless the Specific Plan area is explicitly exempted, all citywide sustainability codes or requirements shall apply.

Overall Guidelines

E.3.8.02 Because green building standards are constantly evolving, the requirements in this section should be reviewed and updated on a regular basis of at least every two years.

Summary of Green Building Requirements		
Building Type	**Building Size**	**Minimal Standard**
New Construction		
New Large Commercial	5,000 GSF (1) or larger	LEED Silver
New Residential	Single and duplex	LEED Silver
New Residential	Multi-Family 3 units or more	LEED Silver
New Multi-Building	More than one building on one acre or more	LEED-ND Silver Recommended
Interiors and Alterations		
Large First-Time Build Outs of Commercial Interiors	20,000 GSF or larger	LEED Silver
Major Alterations to Commercial and Residential Interiors	20,000 GSF or larger	LEED Silver

(1) GSF = Gross Square Feet

Table E5. *Summary of Green Building Requirements*

Leadership in Energy and Environmental Design (LEED) Standards

E.3.8.03 Development shall achieve LEED certification, at Silver level or higher, or a LEED Silver equivalent standard for the project types listed below. For LEED certification, the applicable standards include LEED New Construction; LEED Core and Shell; LEED New Homes; LEED Schools; and LEED Commercial Interiors. Attainment shall be achieved through LEED certification or through a City-approved outside auditor for those projects pursing a LEED equivalent standard. The requirements, process and applicable fees for an outside auditor program shall be established by the City and shall be reviewed and updated on a regular basis.

LEED certification or equivalent standard, at a Silver lever or higher, shall be required for:

- Newly constructed residential buildings of Group R (single-family, duplex and multi-family);
- Newly constructed commercial buildings of Group B (occupancies including among others office, professional and service type transactions) and Group M (occupancies including among others display or sale of merchandise such as department stores, retail stores, wholesale stores, markets and sales rooms) that are 5,000 gross square feet or more;
- New first-time build-outs of commercial interiors that are 20,000 gross square feet or more in buildings of Group B and M occupancies; and
- Major alterations that are 20,000 gross square feet or more in existing buildings of Group B, M and R occupancies, where interior finishes are removed and significant upgrades to structural and mechanical, electrical and/or plumbing systems are proposed.

All residential and/or mixed use developments of sufficient size to require LEED certification or equivalent standard under the Specific Plan shall install one dedicated electric vehicle/plug-in hybrid electric vehicle recharging station for every 20 residential parking spaces provided. Per the Climate Action Plan the complying applicant could receive incentives, such as streamlined permit processing, fee discounts, or design templates.

Leadership in Energy and Environmental Design (LEED) Guidelines

E.3.8.04 The development of larger projects allows for more comprehensive sustainability planning and design, such as efficiency in water use, stormwater management, renewable energy sources and carbon reduction features. A larger development project is defined as one with two or more buildings on a lot one acre or larger in size. Such development projects should have sustainability requirements and GHG reduction targets that address neighborhood planning, in addition to the sustainability requirements for individual buildings (See Standard E.3.8.03 above). These should include being certified or equivalently verified at a LEED-ND (neighborhood development), Silver level or higher, and mandating a phased reduction of GHG emissions over a period of time as prescribed in the 2030 Challenge.

The sustainable guidelines listed below are also relevant to the project area. They relate to but do not replace LEED certification or equivalent standard rating requirements.

Building Design Guidelines

E.3.8.05 Buildings should incorporate narrow floor plates to allow natural light deeper into the interior.

E.3.8.06 Buildings should reduce use of daytime artificial lighting through design elements, such as bigger wall openings, light shelves, clerestory lighting, skylights, and translucent wall materials.

E.3.8.07 Buildings should allow for flexibility to regulate the amount of direct sunlight into the interiors. Louvered wall openings or shading devices like *bris soleils* help control solar gain and check overheating. *Bris soleils*, which are permanent sun-shading elements, extend from the sun-facing façade of a building, in the form of horizontal or vertical projections depending on sun orientation, to cut out the sun's direct rays, help protect windows from excessive solar light and heat and reduce glare within.

E.3.8.08 Where appropriate, buildings should incorporate arcades, trellis and appropriate tree planting to screen and mitigate south and west sun exposure during summer. This guideline would not apply to downtown, the station area and the west side of El Camino Real where buildings have a narrower setback and street trees provide shade.

E.3.8.09 Operable windows are encouraged in new buildings for natural ventilation.

E.3.8.10 To maximize use of solar energy, buildings should consider integrating photovoltaic panels on roofs.

E.3.8.11 Inclusion of recycling centers in kitchen facilities of commercial and residential buildings shall be encouraged. The minimum size of recycling centers in commercial buildings should be 20 cubic feet (48 inches wide x 30 inches deep x 24 inches high) to provide for garbage and recyclable materials.

Guideline E.3.8.06. *Bris soleil*

Guideline E.3.8.12. *Green roofs*

Guideline E.3.8.13. *Porous materials*

Guideline E.3.8.14. *Planting supporting passive heating and cooling*

Stormwater and Wastewater Management Guidelines

Effective stormwater management techniques are recommended. Such techniques could include bioswales on surface parking lots, rain gardens in landscaped areas, green roofs and porous materials on driveways and parking lots.

E.3.8.12 Buildings should incorporate intensive or extensive green roofs in their design. Green roofs harvest rain water that can be recycled for plant irrigation or for some domestic uses. Green roofs are also effective in cutting-back on the cooling load of the air-conditioning system of the building and reducing the heat island effect from the roof surface.

E.3.8.13 Projects should use porous material on driveways and parking lots to minimize stormwater run-off from paved surfaces.

Landscaping Guidelines

E.3.8.14 Planting plans should support passive heating and cooling of buildings and outdoor spaces.

E.3.8.15 Regional native and drought resistant plant species are encouraged as planting material.

E.3.8.16 Provision of efficient irrigation system is recommended, consistent with the City's Municipal Code Chapter 12.44 "Water-Efficient Landscaping".

Lighting Standards

E.3.8.17 Exterior lighting fixtures shall use fixtures with low cut-off angles, appropriately positioned, to minimize glare into dwelling units and light pollution into the night sky.

E.3.8.18 Lighting in parking garages shall be screened and controlled so as not to disturb surrounding properties, but shall ensure adequate public security.

Lighting Guidelines

E.3.8.19 Energy-efficient and color-balanced outdoor lighting, at the lowest lighting levels possible, are encouraged to provide for safe pedestrian and auto circulation.

E.3.8.20 Improvements should use ENERGY STAR-qualified fixtures to reduce a building's energy consumption.

E.3.8.21 Installation of high-efficiency lighting systems with advanced lighting control, including motion sensors tied to dimmable lighting controls or lighting controlled by timers set to turn off at the earliest practicable hour, are recommended.

Green Building Material Guidelines

E.3.8.22 The reuse and recycle of construction and demolition materials is recommended. The use of demolition materials as a base course for a parking lot keeps materials out of landfills and reduces costs.

E.3.8.23 The use of products with identifiable recycled content, including post-industrial content with a preference for post-consumer content, are encouraged.

E.3.8.24 Building materials, components, and systems found locally or regionally should be used, thereby saving energy and resources in transportation.

E.3.8.25 A design with adequate space to facilitate recycling collection and to incorporate a solid waste management program, preventing waste generation, is recommended.

E.3.8.26 The use of material from renewable sources is encouraged.

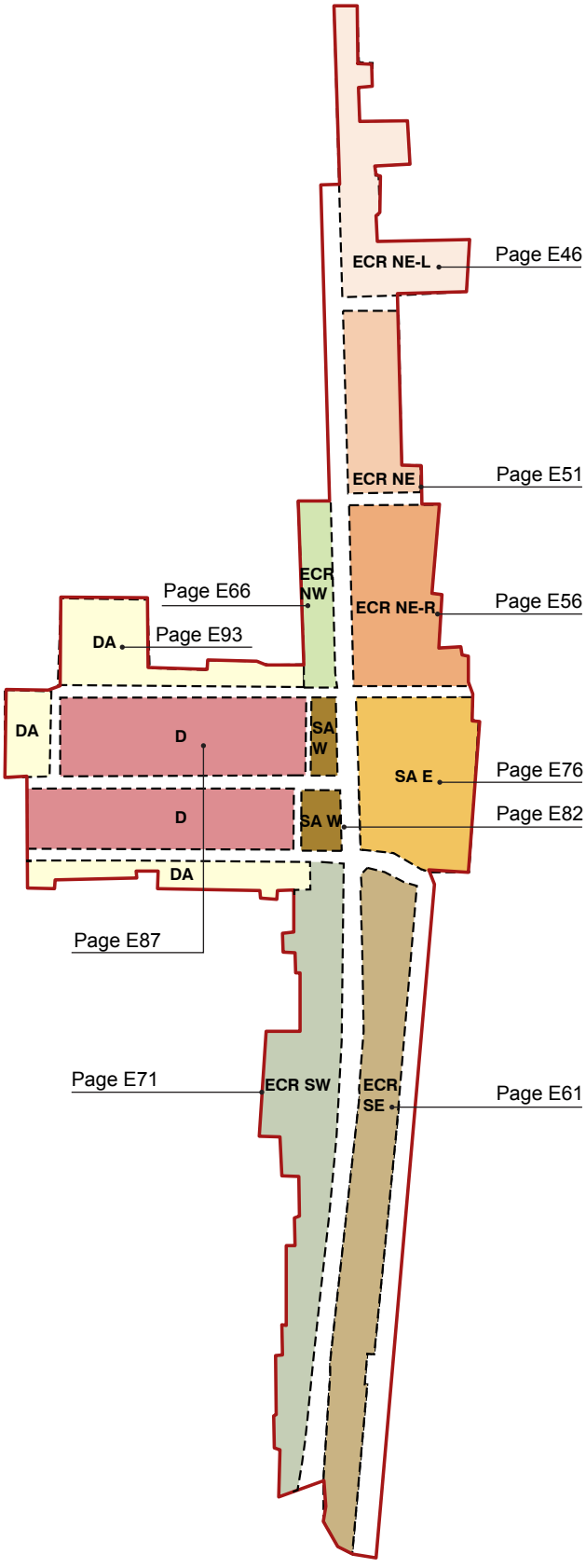


Figure E16. *Key Map of Zoning Districts*

E.4 ZONING DISTRICTS

The Specific Plan includes five land use designations and 10 zoning districts that together provide land uses, standards and guidelines governing building size, placement and design. Section E.1 "Overview" provides a discussion of the relationship between the land use designations and zoning districts. Additionally, Sections E.2 "Land Use Designations, Use Regulations, and Special Uses" and E.3 "Development Standards and Guidelines" discuss guidelines and general standards applicable to all zoning districts. The following tables provide the specific standards applicable on a district-by-district basis.

Development projects are required to adhere to both the general and specific standards applicable to the zoning district in which a project site is located. Although the specific standards are provided below for the zoning districts, Sections E.2 and E.3 should also be consulted for general standards as well as guidelines that may apply to a development project. Standards and guidelines are both critical elements in the review of new development. Development projects will be required to adhere to applicable standards, while consistency with applicable guidelines will be a key component in the review of a project.

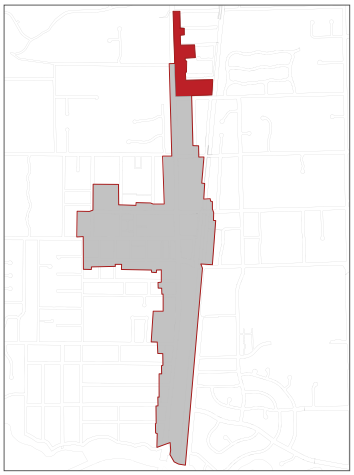
Note: Building graphics are intended to illustrate how different standards are measured and how guidelines could be implemented. They are not intended to necessarily dictate the placement of different uses, parking within a development or illustrate the character and expression of the buildings.

El Camino Real North-East - Low Density (ECR NE-L)

The ECR NE-L District is located on the east side of El Camino Real at the northerly boundary of the City of Menlo Park and is characterized by a mix of smaller format retail, restaurant and personal service uses, office uses, motel and residential uses. The area is directly adjacent to single-family and medium density residential uses.

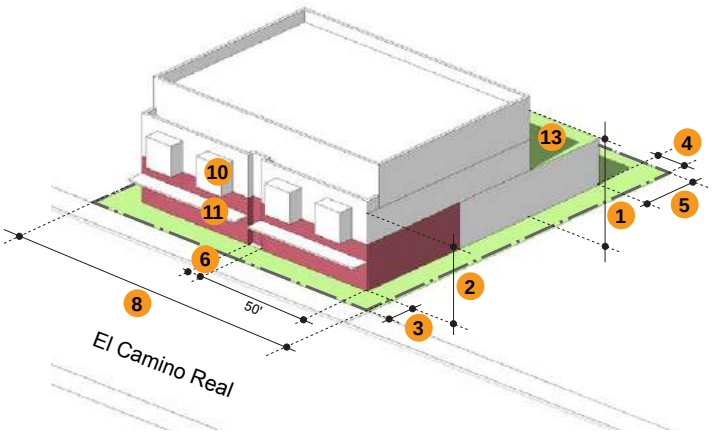
The District is located in the El Camino Real Mixed Use land use designation which supports a variety of retail uses, personal services, business and professional offices, and residential uses while including development guidelines and standards to ensure that building character relates to the adjacent residential neighborhoods.

Table E6 provides the standards for the ECR NE-L District. Illustrations are provided to help demonstrate the standards and guidelines.

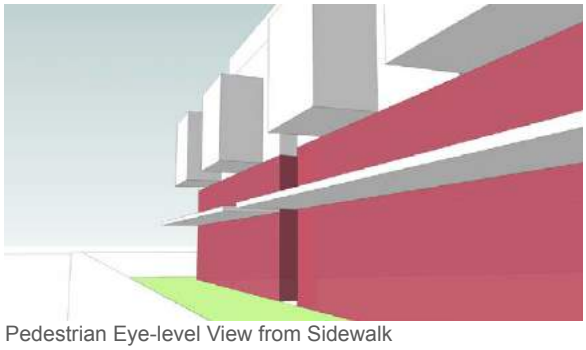


Key Map. *El Camino Real North-East - Low Density (ECR NE-L)*

Mixed Use Residential Projects in El Camino Real North-East - Low Density (ECR NE-L)



1. Building Height
2. Façade Height
3. Front Setback
4. Side Setback
5. Rear Setback
6. Minor Building Façade Modulation at 50' Min.
7. Major Building Façade Modulation at 100' Min. (Not Applicable)
8. Building Break at 100' Min.
9. Building Profile
10. Building Projections
11. Architectural Projections
12. Upper Story Façade Length (Not Applicable)
13. Open Space



Pedestrian Eye-level View from Sidewalk

Pedestrian Eye-level View from across the Street

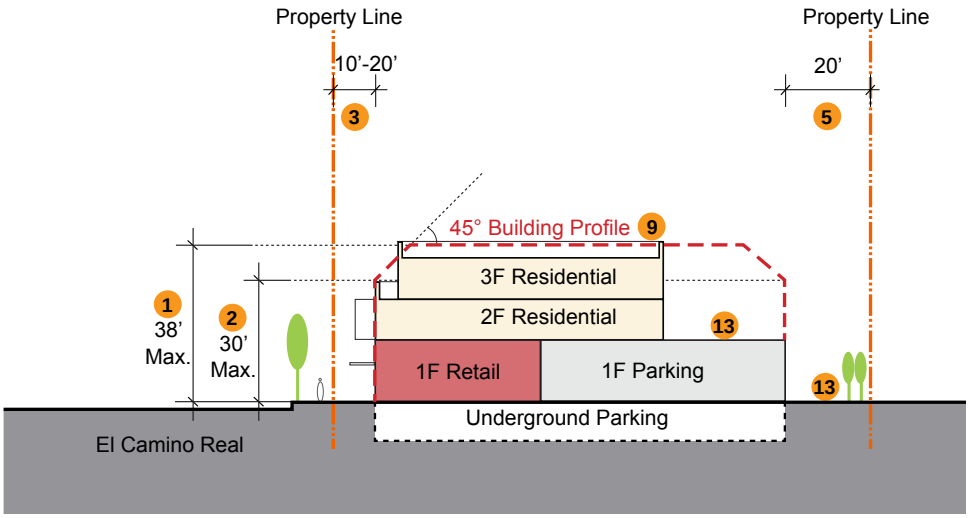
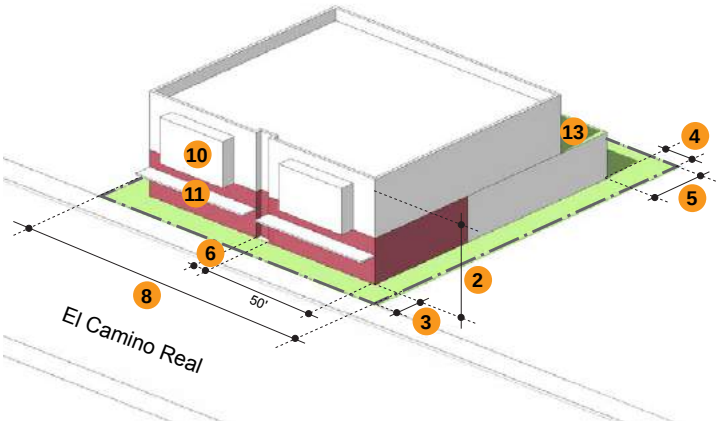


Figure E17. *Mixed Use Residential Projects in El Camino Real North-East - Low Density (ECR NE-L) District*

Mixed Use Commercial Projects in El Camino Real North-East - Low Density (ECR NE-L)



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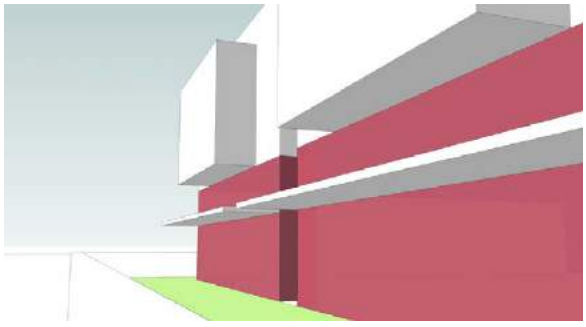
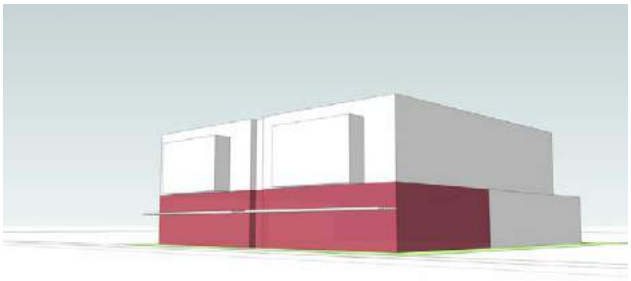
12. Upper Story Façade Length (Not Applicable)
13. Open Space



Pedestrian Eye-level View from Sidewalk



Pedestrian Eye-level View from across the Street

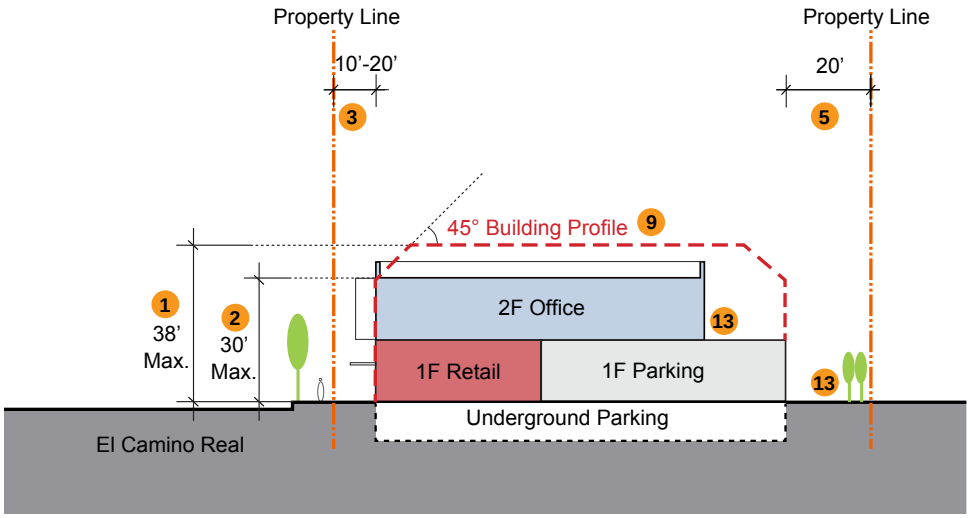


Figure E18. *Mixed Use Commercial Projects in El Camino Real North-East - Low Density (ECR NE-L) District*

El Camino Real North-East - Low Density (ECR NE-L)		
Land Use (Refer to Section E.2)	See Figure E1 and Table E1; El Camino Real Mixed Use Designation	
Development Intensity (Refer to Section E.3.1)	Maximum FAR for all uses, inclusive of Offices	Base: 0.75
		Public Benefit Bonus: 1.10
	Maximum FAR for Offices, inclusive of Medical and Dental Offices	One half of the Base or Public Benefit Bonus FAR, whichever is applicable
	Maximum FAR for Medical and Dental Offices	One third of the Base or Public Benefit Bonus FAR, whichever is applicable, up to an absolute maximum of 33,333 square feet per development project
	Base Density: 20 dwelling units per acre	
	Public Benefit Bonus Density: 30 dwelling units per acre	
Height (Refer to Section E.3.2)	Maximum Height	Building height: 38 feet
		Façade height: 30 feet for all façades except interior side façades
	Minimum Height	Commercial ground floor: 15 feet floor-to-floor
	Allowed Projections	Vertical building projections such as roof-mounted equipment, parapets and stair/elevator towers may be permitted subject to screening, height, and design standards. Refer to Section E.3.2.
Setback (Refer to Section E.3.3)	Front and Side facing a Public ROW (Note: please reference Figure E7 for standards applying to specific street faces)	Minimum: 10 feet
		Maximum: 20 feet
		Setback shall be sufficient to provide a minimum 15-foot wide sidewalk with a minimum 10-foot wide clear walking zone and a minimum 5-foot wide furnishings zone.
	Interior Side	Minimum: 10 feet
		Maximum: 25 feet
	Rear	Minimum: 20 feet
	Allowed Projections	Building and architectural projections are allowed. Refer to Section E.3.3.

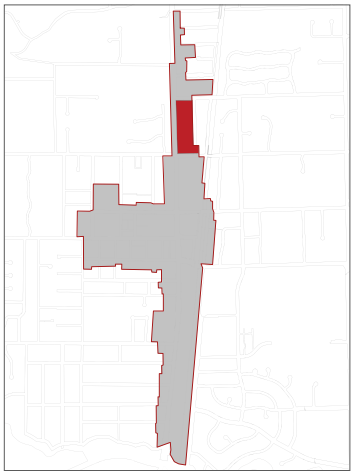
continued

Table E6. *Development Standards for El Camino Real North-East - Low Density (ECR NE-L) District*

El Camino Real North-East - Low Density (ECR NE-L)		
Massing and Modulation (Refer to Section E.3.4)	Major portions of the building facing a street shall be parallel to the street.	
	Building Breaks	Building breaks are required. Refer to Section E.3.4.1
	Building Façade Modulation	Building façade modulation is required. Refer to Section E.3.4.2
	Building Profile	A 45-degree building profile above the maximum façade height is required for all facades except interior side façades. Vertical projections such as parapets, balcony railings and stair/elevator towers may be permitted subject to height and design standards. Refer to Section E.3.4.3.
	Upper Story Façade Length	Not applicable
Ground Floor (Refer to Section E.3.5)	Commercial ground floor shall have 50% clear-glass transparency.	
	Commercial windows/storefronts shall be recessed a minimum of 6 inches from the primary building façade.	
	Building entries shall be oriented to a public street or other public space.	
Open Space (Refer to Section E.3.6)	All development	30% minimum
	Development that includes residential	Minimum of 100 square feet of open space per unit shall be created as common open space or minimum of 80 square feet of open space per unit shall be created as private open space.
		Private open space shall have a minimum least dimension of 6 feet.
		Residential open space, whether in common or private areas, shall count toward the minimum open space requirement for the development.
		Accessible open space above parking podiums up to 16 feet high shall count toward the common open space requirement.
Parking (Refer to Section E.3.7)	See Chapter F for off-street parking and bicycle parking standards.	
Sustainable Practice (Refer to Section E.3.8)	LEED certification, at a silver level or higher, shall be required for all new construction and certain new interiors and alterations.	

Note: This table must be read in conjunction with Section E.3 "Development Standards and Guidelines" for additional relevant standards and guidelines.

Table E6. *Development Standards for El Camino Real North-East - Low Density (ECR NE-L) District (continued)*



Key Map. *El Camino Real North-East (ECR NE)*

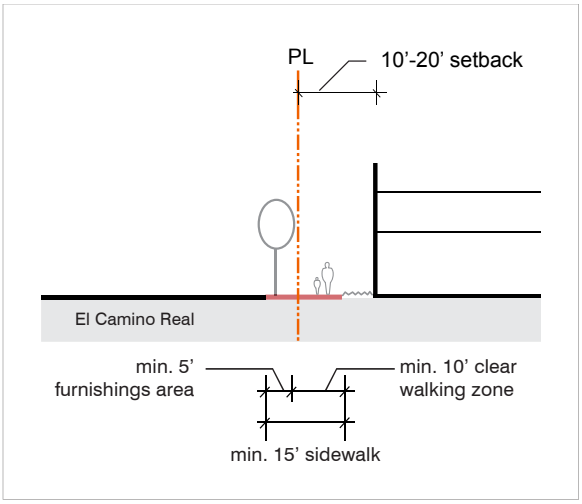


Figure E19. *ECR NE Required Setback*

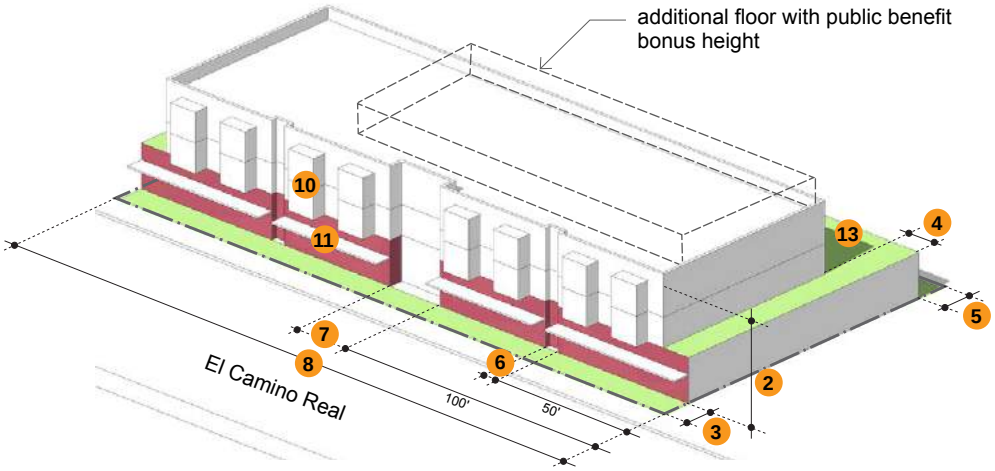
El Camino Real North-East (ECR NE)

The ECR NE District is located on the east side of El Camino Real between Glenwood and Encinal Avenues and is characterized by a mix of retail, personal service, office and residential uses. The area is directly adjacent to medium density residential uses.

The District is located in the El Camino Real Mixed Use land use designation which supports a variety of retail uses, personal services, business and professional offices and residential uses while including development guidelines and standards to ensure that building character relates to the adjacent residential neighborhoods.

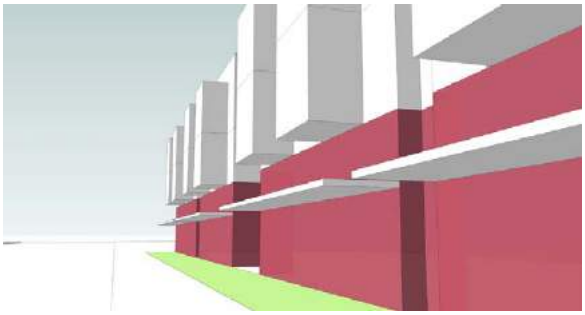
Table E7 provides the standards for the ECR NE District. Illustrations are provided to help demonstrate the standards and guidelines.

Mixed Use Residential Projects in El Camino Real North-East (ECR NE)



1. Building Height
2. Façade Height*
3. Front Setback
4. Side Setback (Not Applicable on ground floor)
5. Rear Setback
6. Minor Building Façade Modulation at 50' Min.
7. Major Building Façade Modulation at 100' Min.
8. Building Break at 250' Min.
9. Building Profile*
10. Building Projections
11. Architectural Projections
12. Upper Story Façade Length*
13. Open Space

* Applicable when public benefit bonus height is availed.



Pedestrian Eye-level View from Sidewalk

Pedestrian Eye-level View from across the Street

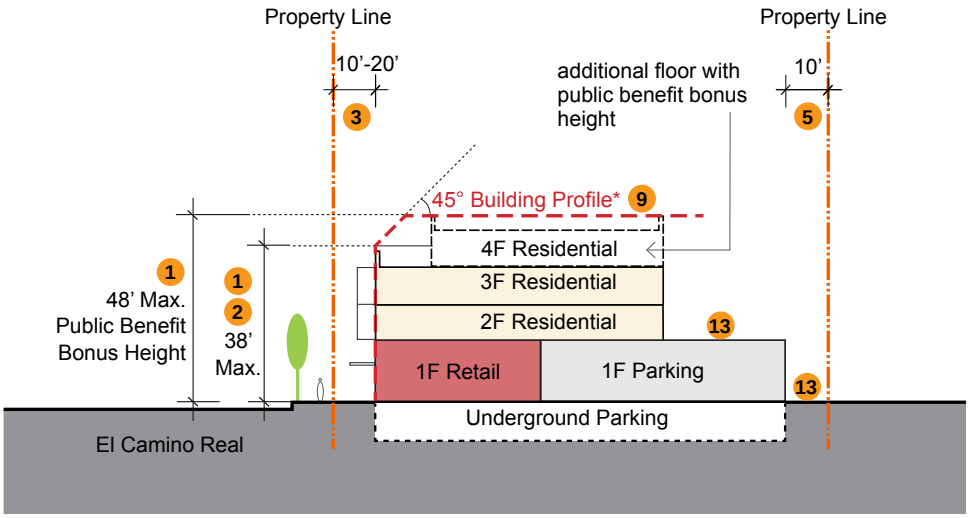
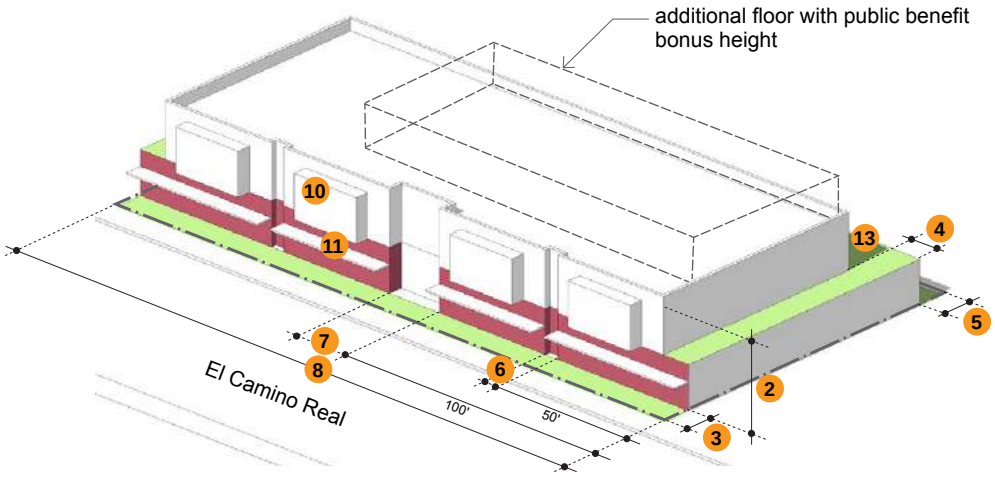


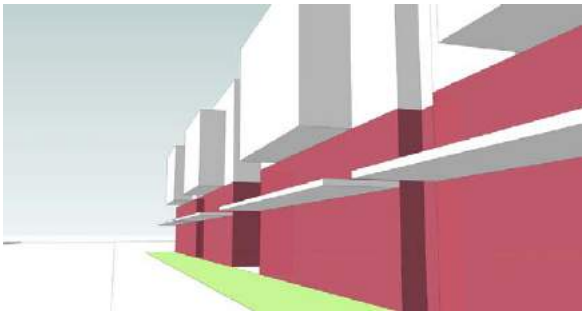
Figure E20. *Mixed Use Residential Projects in El Camino Real North-East (ECR NE) District*

Mixed Use Commercial Projects in El Camino Real North-East (ECR NE)



1. Building Height
2. Façade Height*
3. Front Setback
4. Side Setback (Not Applicable on ground floor)
5. Rear Setback
6. Minor Building Façade Modulation at 50' Min.
7. Major Building Façade Modulation at 100' Min.
8. Building Break at 250' Min.
9. Building Profile*
10. Building Projections
11. Architectural Projections
12. Upper Story Façade Length*
13. Open Space

* Applicable when public benefit bonus height is availed.



Pedestrian Eye-level View from Sidewalk

Pedestrian Eye-level View from across the Street

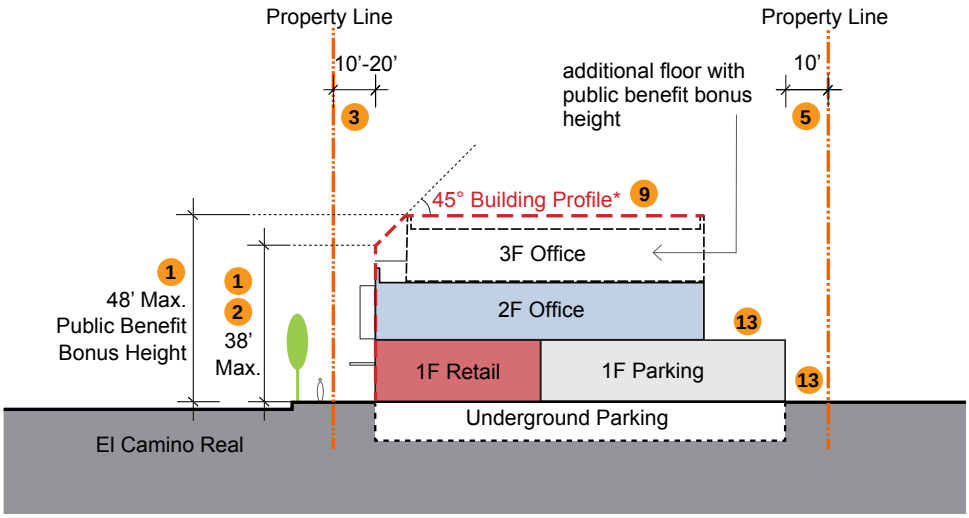


Figure E21. *Mixed Use Commercial Projects in El Camino Real North-East (ECR NE) District*

El Camino Real North-East (ECR NE)		
Land Use (Refer to Section E.2)	See Figure E1 and Table E1; El Camino Real Mixed Use Designation	
Development Intensity (Refer to Section E.3.1)	Maximum FAR for all uses, inclusive of Offices	Base: 1.10
		Public Benefit Bonus: 1.50
	Maximum FAR for Offices, inclusive of Medical and Dental Offices	One half of the Base or Public Benefit Bonus FAR, whichever is applicable
	Maximum FAR for Medical and Dental Offices	One third of the Base or Public Benefit Bonus FAR, whichever is applicable, up to an absolute maximum of 33,333 square feet per development project
	Base Density: 25 dwelling units per acre	
	Public Benefit Bonus Density: 40 dwelling units per acre	
Height (Refer to Section E.3.2)	Maximum Height	Building height: 38 feet
		Public Benefit Bonus Building Height: 48 feet
		Façade height: 38 feet for façades facing a public ROW or a public open spaces. Applicable only when availing the Public Benefit Bonus Building Height.
	Minimum Height	Commercial ground floor: 15 feet floor-to-floor
	Allowed Projections	Vertical building projections such as roof-mounted equipment, parapets and stair/elevator towers may be permitted subject to screening, height, and design standards. Refer to Section E.3.2.
Setback (Refer to Section E.3.3)	Front and Side facing a Public ROW (Note: please reference Figure E7 for standards applying to specific street faces)	Minimum: 10 feet, except along San Antonio Street where 7 feet is the minimum
		Maximum: 20 feet, except along San Antonio Street where 12 feet is the maximum
		For buildings along El Camino Real, setback shall be sufficient to provide a minimum 15-foot wide sidewalk with a minimum 10-foot wide clear walking zone and a minimum 5-foot wide furnishings zone.
	Interior Side	Minimum: 10 feet is required only for upper floors. There is no minimum side setback for ground floor.
		Maximum: 25 feet
	Rear	Minimum: 10 feet
	Allowed Projections	Building and Architectural projections are allowed. Refer to Section E.3.3.

Table E7. *Development Standards for El Camino Real North-East (ECR NE) District*

El Camino Real North-East (ECR NE)		
Massing and Modulation (Refer to Section E.3.4)	Major portions of the building facing a street shall be parallel to the street.	
	Building Breaks	Building Breaks are required. Refer to Section E.3.4.1
	Building Façade Modulation	Building Façade Modulation is required. Refer to Section E.3.4.2
	Building Profile	Applicable only when availing the Public Benefit Bonus Building Height. A 45-degree Building Profile above the maximum façade height is required for facades fronting a public ROW or a public open space. Vertical projections such as parapets, balcony railings and stair/elevator towers may be permitted subject to height and design standards. Refer to Section E.3.4.3.
	Upper Story Façade Length	Applicable only when availing the Public Benefit Bonus Building Height. Refer to Section E.3.4.4.
Ground Floor (Refer to Section E.3.5)	Commercial ground floor shall have 50% clear-glass transparency.	
	Commercial windows/storefronts shall be recessed a minimum of 6 inches from the primary building façade.	
	Building entries shall be oriented to a public street or other public space.	
Open Space (Refer to Section E.3.6)	All development	30% minimum
	Development that includes residential	Minimum of 100 square feet of open space per unit shall be created as common open space or minimum of 80 square feet of open space per unit shall be created as private open space.
		Private open space shall have a minimum least dimension of 6 feet.
		Residential open space, whether in common or private areas, shall count toward the minimum open space requirement for the development.
		Accessible open space above parking podiums up to 16 feet high shall count toward the common open space requirement.
Parking (Refer to Section E.3.7)	See Chapter F for off-street parking and bicycle parking standards.	
Sustainable Practice (Refer to Section E.3.8)	LEED certification, at a silver level or higher, shall be required for all new construction and certain new interiors and alterations.	

Note: This table must be read in conjunction with Section E.3 "Development Standards and Guidelines" for additional relevant standards and guidelines.

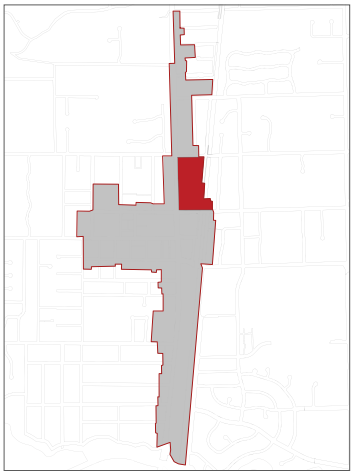
Table E7. *Development Standards for El Camino Real North-East (ECR NE) District (continued)*

El Camino Real North-East- Residential (ECR NE-R)

The ECR NE-R District is located on the east side of El Camino Real between Oak Grove and Glenwood Avenues and is characterized by a mix of retail, personal service, office and residential use. The area is bordered by the railroad tracks to the east and medium-density residential uses beyond the railroad tracks. The area is within walking distance of the train station area and downtown.

The District is located in the El Camino Real Mixed Use – Residential land use designation which supports a variety of retail uses, personal services, business and professional offices and residential uses. The district provides for higher intensities with a focus on residential development given its location near the train station area and downtown.

Table E8 provides the standards for the ECR NE-R District. Illustrations are provided to help demonstrate the standards and guidelines.



Key Map. *El Camino Real North-East - Residential Emphasis (ECR NE-R)*

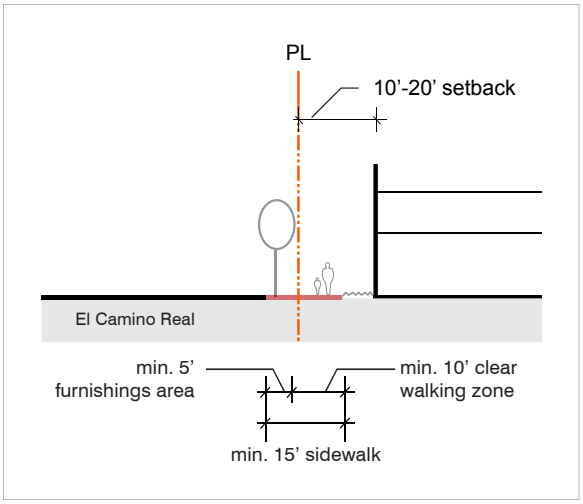
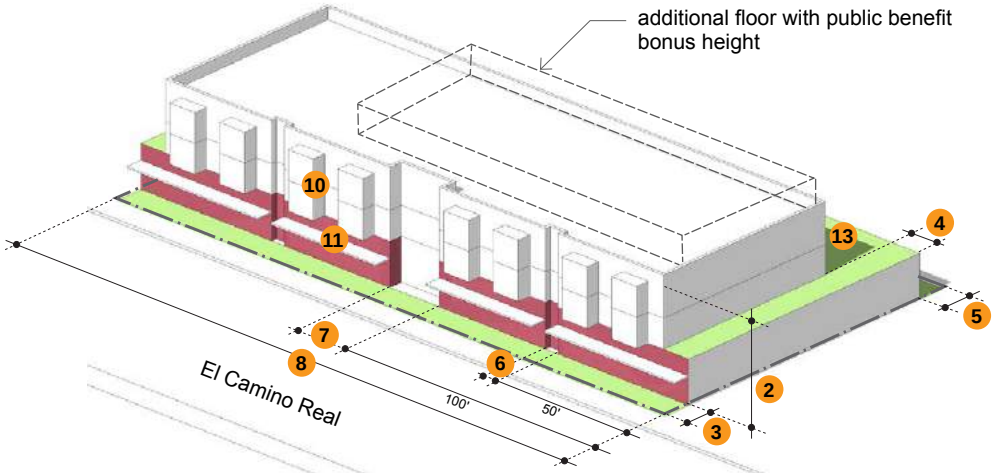


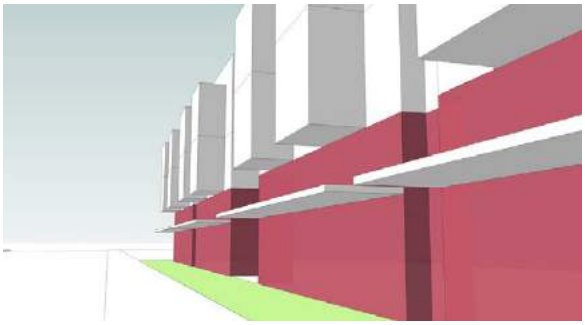
Figure E22. *ECR NE-R Required Setback*

Mixed Use Residential Projects in El Camino Real North-East - Residential (ECR NE-R)



1. Building Height
2. Façade Height*
3. Front Setback
4. Side Setback (Not Applicable on ground floor))
5. Rear Setback
6. Minor Building Façade Modulation at 50' Min.
7. Major Building Façade Modulation at 100' Min.
8. Building Break at 250' Min.
9. Building Profile*
10. Building Projections
11. Architectural Projections
12. Upper Story Façade Length*
13. Open Space

* Applicable when public benefit bonus height is availed.



Pedestrian Eye-level View from Sidewalk

Pedestrian Eye-level View from across the Street

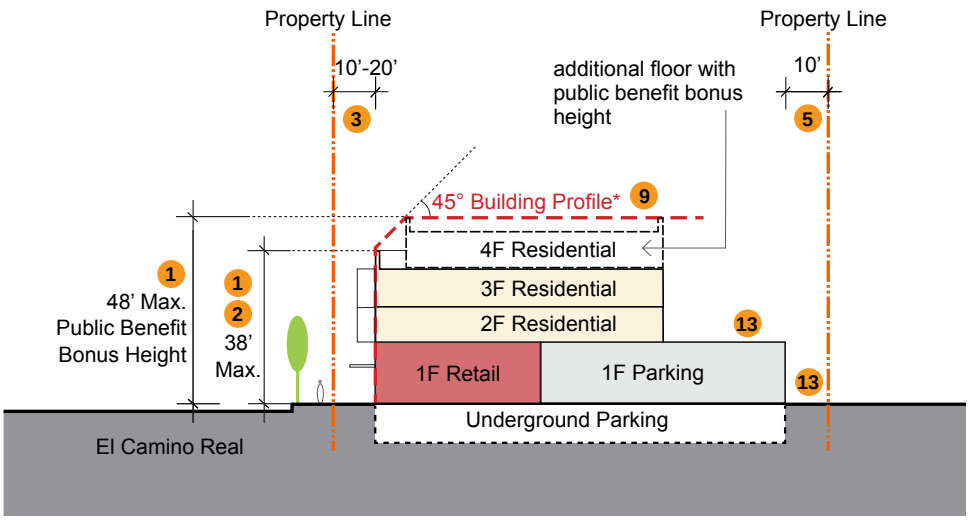
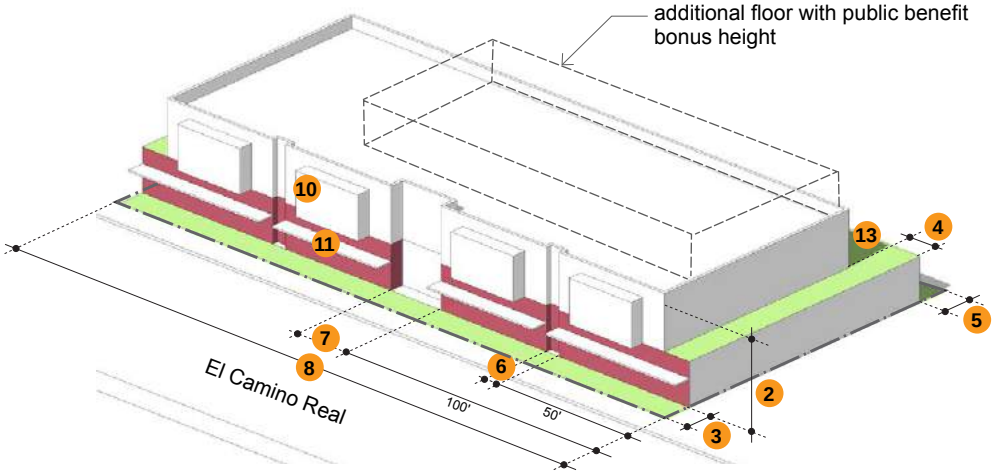


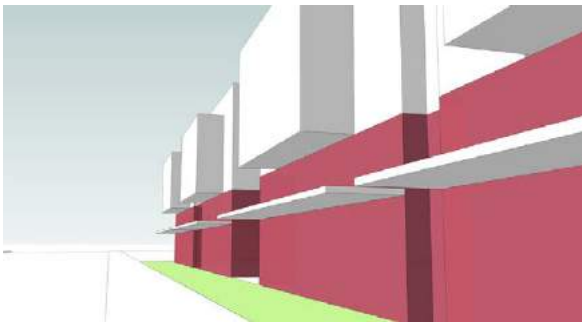
Figure E23. *Mixed Use Residential Projects in El Camino Real North-East - Residential Emphasis (ECR NE-R) District*

Mixed Use Commercial Projects in El Camino Real North-East - Residential (ECR NE-R)

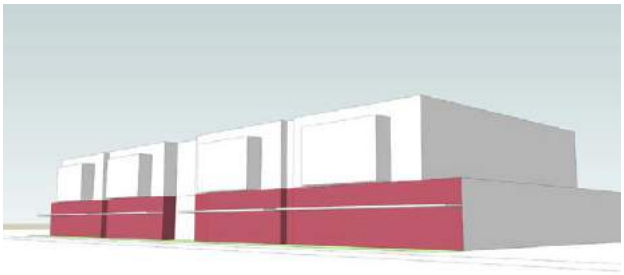


1. Building Height
2. Façade Height*
3. Front Setback
4. Side Setback (Not Applicable on ground floor)
5. Rear Setback
6. Minor Building Façade Modulation at 50' Min.
7. Major Building Façade Modulation at 100' Min.
8. Building Break at 250' Min.
9. Building Profile*
10. Building Projections
11. Architectural Projections
12. Upper Story Façade Length*
13. Open Space

* Applicable when public benefit bonus height is availed.



Pedestrian Eye-level View from Sidewalk



Pedestrian Eye-level View from across the Street

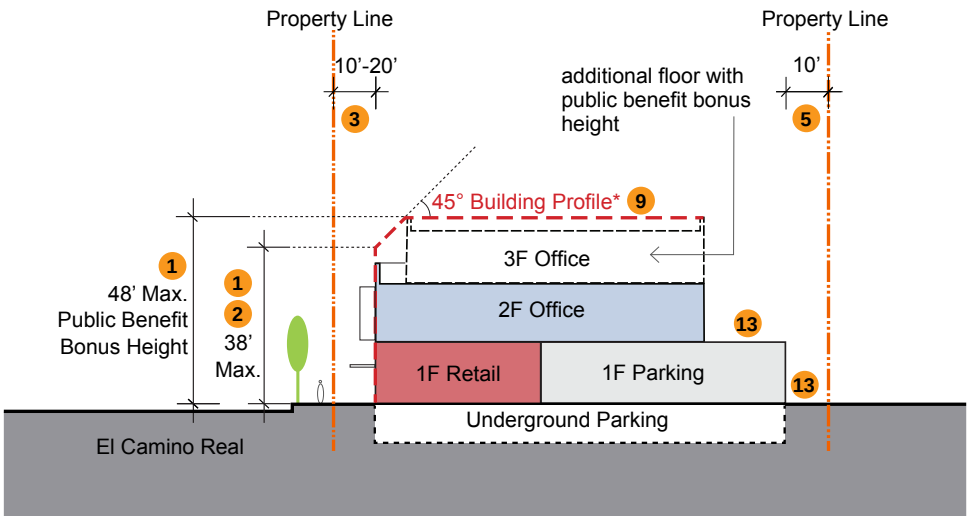


Figure E24. *Mixed Use Commercial Projects in El Camino Real North-East - Residential Emphasis (ECR NE-R) District*

El Camino Real North-East - Residential (ECR NE-R)		
Land Use (Refer to Section E.2)	See Table E2; El Camino Real Mixed Use - Residential Designation	
Development Intensity (Refer to Section E.3.1)	Maximum FAR for all uses, inclusive of Offices	Base: 1.10
		Public Benefit Bonus: 1.50
	Maximum FAR for Offices, inclusive of Medical and Dental Offices	One half of the Base or Public Benefit Bonus FAR, whichever is applicable
	Maximum FAR for Medical and Dental Offices	One third of the Base or Public Benefit Bonus FAR, whichever is applicable, up to an absolute maximum of 33,333 square feet per development project
	Base Density: 32 dwelling units per acre	
	Public Benefit Bonus density: 50 dwelling units per acre	
Height (Refer to Section E.3.2)	Maximum Height	Building height: 38 feet
		Public Benefit Bonus Building Height: 48 feet
		Façade height: 38 feet for façades facing a public ROW or a public open spaces. Applicable only when availing the Public Benefit Bonus Building Height.
	Minimum Height	Commercial ground floor: 15 feet floor-to-floor
	Allowed Projections	Vertical building projections such as roof-mounted equipment, parapets and stair/elevator towers may be permitted subject to screening, height, and design standards. Refer to Section E.3.2.
Setback (Refer to Section E.3.3)	Front and Side facing a Public ROW (Note: please reference Figure E7 for standards applying to specific street faces)	Minimum: 10 feet, except on Oak Grove Avenue and Garwood Way where 7 feet is the minimum
		Maximum: 20 feet, except on Oak Grove Avenue and Garwood Way where 12 feet is the maximum
		For buildings along El Camino Real, setback shall be sufficient to provide a minimum 15-foot wide sidewalk with a minimum 10-foot wide clear walking zone and a minimum 5-foot wide furnishings zone.
		For buildings along Oak Grove Avenue and Garwood Way, setback shall be sufficient to provide a minimum 12-foot wide sidewalk with a minimum 8-foot wide clear walking zone and a minimum 4-foot wide furnishings zone.
	Interior Side	Minimum: 10 feet is required only for upper floors. There is no minimum side setback for ground floor.
		Maximum: 25 feet
	Rear	Minimum: 10 feet
	Allowed Projections	Building and Architectural projections are allowed. Refer to Section E.3.3.

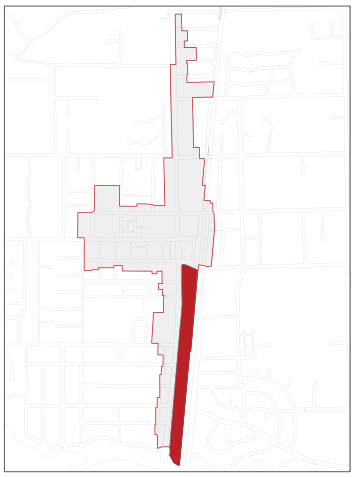
continued

Table E8. *Development Standards for El Camino Real North-East - Residential Emphasis (ECR NE-R) District*

El Camino Real North-East - Residential (ECR NE-R)		
Massing and Modulation (Refer to Section E.3.4)	Major portions of the building facing a street shall be parallel to the street.	
	Building Breaks	Building Breaks are required. Refer to Section E.3.4.1
	Building Façade Modulation	Building Façade Modulation is required. Refer to Section E.3.4.2
	Building Profile	Applicable only when availing the Public Benefit Bonus Building Height. A 45-degree Building Profile above the maximum façade height is required for façades fronting a public ROW or a public open space. Vertical projections such as parapets, balcony railings and stair/elevator towers may be permitted subject to height and design standards. Refer to Section E.3.4.3.
	Upper Story Façade Length	Applicable only when availing the Public Benefit Bonus Building Height. Refer to Section E.3.4.4.
Ground Floor (Refer to Section E.3.5)	Commercial ground floor shall have 50% clear-glass transparency.	
	Commercial windows/storefronts shall be recessed a minimum of 6 inches from the primary building façade.	
	Building entries shall be oriented to a public street or other public space.	
Open Space (Refer to Section E.3.6)	All development	20% minimum
	Development that includes residential	Minimum of 100 square feet of open space per unit shall be created as common open space or minimum of 80 square feet of open space per unit shall be created as private open space.
		Private open space shall have a minimum least dimension of 6 feet.
		Residential open space, whether in common or private areas, shall count toward the minimum open space requirement for the development.
		Accessible open space above parking podiums up to 16 feet high shall count toward the common open space requirement.
Parking (Refer to Section E.3.7)	See Chapter F for off-street parking and bicycle parking standards.	
Sustainable Practice (Refer to Section E.3.8)	LEED certification, at a silver level or higher, shall be required for all new construction and certain new interiors and alterations.	

Note: This table must be read in conjunction with Section E.3 "Development Standards and Guidelines" for additional relevant standards and guidelines.

Table E8. *Development Standards for El Camino Real North-East - Residential Emphasis (ECR NE-R) District (continued)*



Key Map. *El Camino Real South-East (ECR SE)*

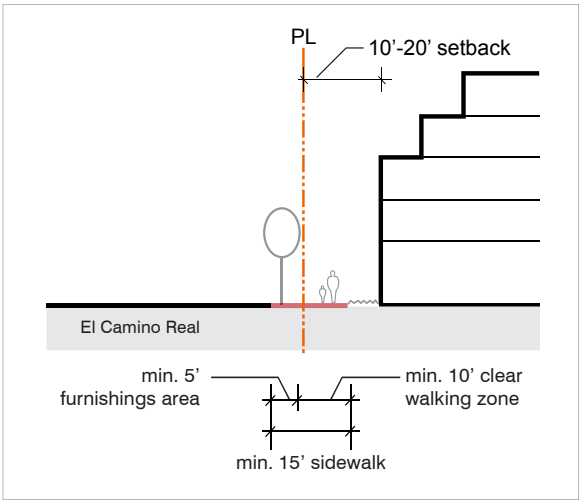


Figure E25. *ECR SE Required Setback*

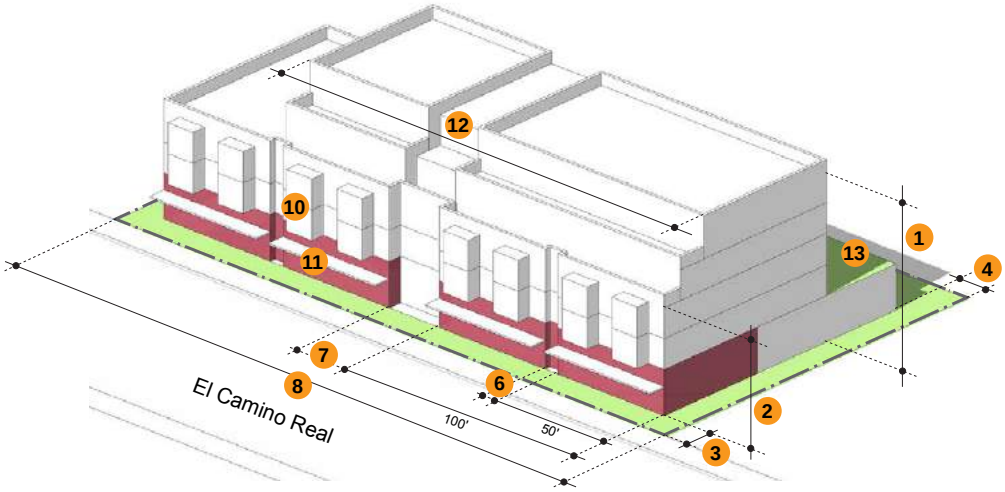
El Camino Real South-East (ECR SE)

The ECR SE District is located on the east side of El Camino Real, south of Ravenswood Avenue and is characterized by a mix of larger office developments, hotel and retail and personal service uses. The area is bordered by the railroad tracks to the east beyond which are the Civic Center complex and residential neighborhoods.

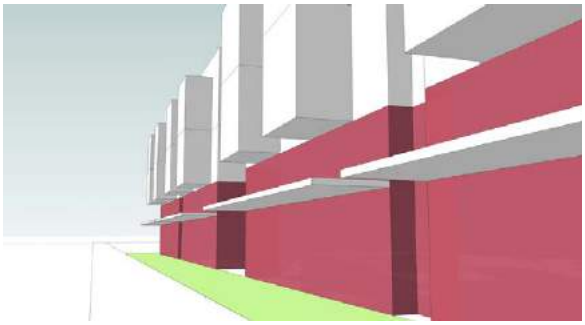
The District is located in two distinct land use designations, El Camino Real Mixed Use and El Camino Real Mixed Use – Residential designations. Both designations support a variety of retail uses, personal services, business and professional offices and residential uses. Much of the area is under single ownership which provides an opportunity for well-designed redevelopment of underutilized parcels of land with a focus on creating publicly accessible open space and essential pedestrian and bicycle linkages.

Table E9 provides the standards for the ECR SE District. Illustrations are provided to help demonstrate the standards and guidelines.

Mixed Use Residential Projects in El Camino Real South-East (ECR SE)



1. Building Height
2. Façade Height
3. Front Setback
4. Side Setback
5. Rear Setback (Not Applicable)
6. Minor Building Façade Modulation at 50' Min.
7. Major Building Façade Modulation at 100' Min.
8. Building Break at 250' Min.
9. Building Profile
10. Building Projections
11. Architectural Projections
12. Upper Story Façade Length
13. Open Space



Pedestrian Eye-level View from Sidewalk

Pedestrian Eye-level View from across the Street

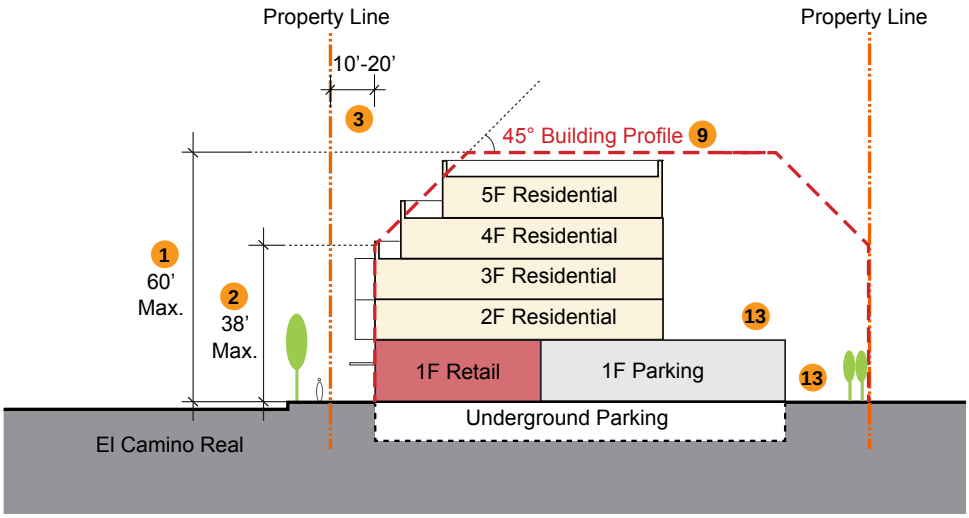
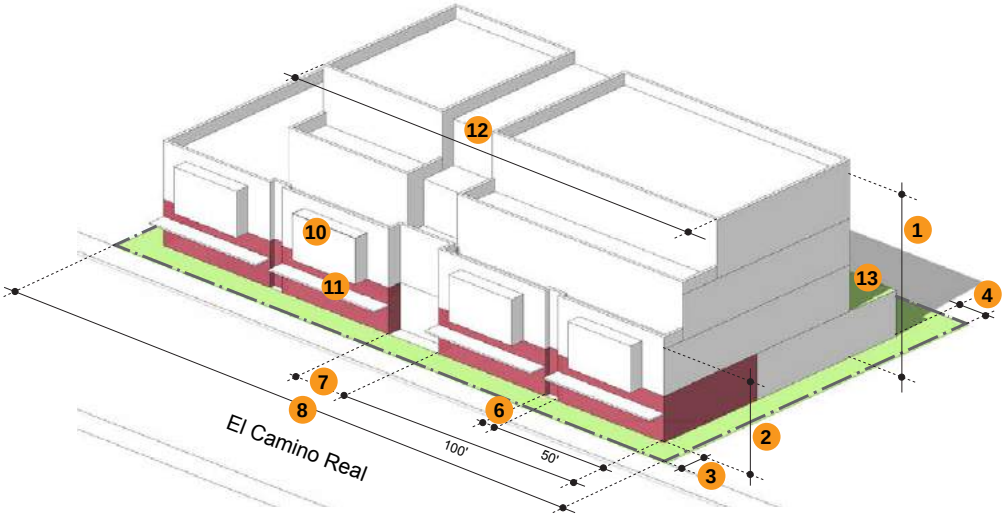
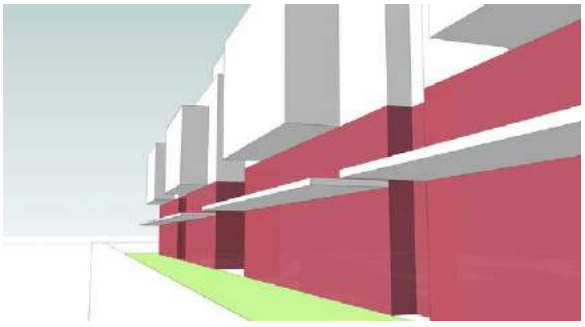


Figure E26. *Mixed Use Residential Projects in El Camino Real South-East (ECR SE) District*

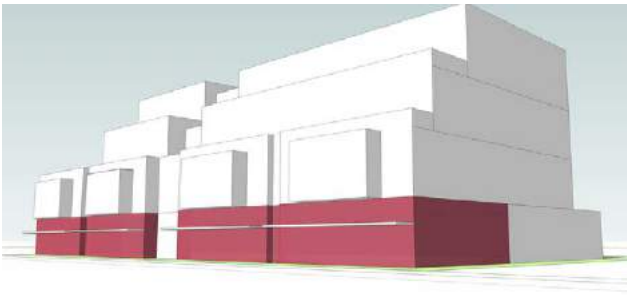
Mixed Use Commercial Projects in El Camino Real South-East (ECR SE)



1. Building Height
2. Façade Height
3. Front Setback
4. Side Setback
5. Rear Setback (Not Applicable)
6. Minor Building Façade Modulation at 50' Min.
7. Major Building Façade Modulation at 100' Min.
8. Building Break at 250' Min.
9. Building Profile
10. Building Projections
11. Architectural Projections
12. Upper Story Façade Length
13. Open Space



Pedestrian Eye-level View from Sidewalk



Pedestrian Eye-level View from across the Street

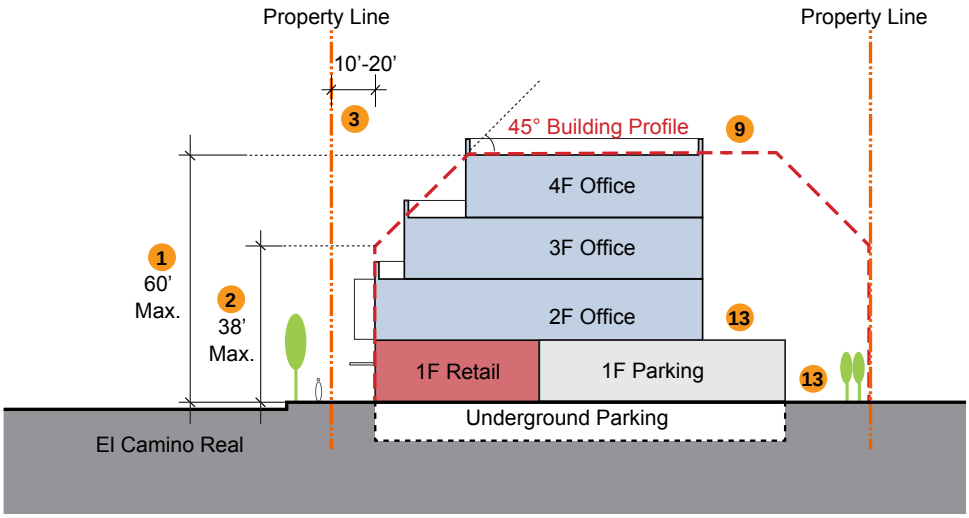


Figure E27. *Mixed Use Commercial Projects in El Camino Real South-East (ECR SE) District*

El Camino Real South-East (ECR SE)		
Land Use (Refer to Section E.2)	See Figure E 1 and Table E1; El Camino Real Mixed Use and El Camino Real Mixed Use - Residential Designations	
	Retail Node at Middle Avenue (east of El Camino Real)	Minimum 10,000 sf of retail/restaurant space. Refer to Page E11.
Development Intensity (Refer to Section E.3.1)	Maximum FAR for all uses, inclusive of Offices	Base: 1.25
		Public Benefit Bonus: 1.75
	Maximum FAR for Offices, inclusive of Medical and Dental Offices	One half of the Base or Public Benefit Bonus FAR, whichever is applicable
	Maximum FAR for Medical and Dental Offices	One third of the Base or Public Benefit Bonus FAR, whichever is applicable, up to an absolute maximum of 33,333 square feet per development project
	Base Density: 40 dwelling units per acre	
	Public Benefit Bonus Density: 60 dwelling units per acre	
Height (Refer to Section E.3.2)	Maximum Height	Building height: 60 feet
		Façade height: 38 feet for all façades except interior sides
	Minimum Height	Commercial ground floor: 15 feet floor-to-floor
	Allowed Projections	Vertical building projections such as roof-mounted equipment, parapets and stair/elevator towers may be permitted subject to screening, height, and design standards. Refer to Section E.3.2.
Setback (Refer to Section E.3.3)	Front and Side facing a public ROW (Note: please reference Figure E7 for standards applying to specific street faces)	Minimum: 10 feet
		Maximum: 20 feet
		Setback shall be sufficient to provide a minimum 15-foot wide sidewalk with a minimum 10-foot wide clear walking zone and a minimum 5-foot wide furnishings/planting zone.
	Interior Side	Minimum: 10 feet
		Maximum: 25 feet
	Rear	Minimum: 0 feet
	Creek	No development activities may take place within the San Francisquito Creek bed, below the creek bed or in the riparian corridor.
	Allowed Projections	Building and Architectural projections are allowed. Refer to Section E.3.3.

Table E9. *Development Standards for El Camino Real South-East (ECR SE) District*

El Camino Real South-East (ECR SE)		
Massing and Modulation (Refer to Section E.3.4)	Major portions of the building facing a street shall be parallel to the street.	
	Building Breaks	Refer to Section E.3.4.1
	Building Façade Modulation	Building Façade Modulation is required. Refer to Section E.3.4.2
	Building Profile	A 45-degree Building Profile above the maximum façade height is required for all façades except interior side façades. Vertical projections such as parapets, balcony railings and stair/elevator towers may be permitted subject to height and design standards. Refer to Section E.3.4.3
	Upper Story Façade Length	Required. Refer to Section E.3.4.4.
Ground Floor (Refer to Section E.3.5)	Commercial ground floor shall have 50% clear-glass transparency.	
	Commercial windows/storefronts shall be recessed a minimum of 6 inches from the primary building façade.	
	Building entries shall be oriented to a public street or other public space.	
Open Space (Refer to Section E.3.6)	All development	30% minimum
	Development that includes residential	Minimum of 100 square feet of open space per unit shall be created as common open space or minimum of 80 square feet of open space per unit shall be created as private open space.
		Private open space shall have a minimum least dimension of 6 feet.
		Residential open space, whether in common or private areas, shall count toward the minimum open space requirement for the development.
		Accessible open space above parking podiums up to 16 feet high shall count toward the common open space requirement.
Parking (Refer to Section E.3.7)	See Chapter F for off-street parking and bicycle parking standards.	
Sustainable Practice (Refer to Section E.3.8)	LEED certification, at a silver level or higher, shall be required for all new construction and certain new interiors and alterations.	

Note: This table must be read in conjunction with Section E.3 "Development Standards and Guidelines" for additional relevant standards and guidelines.

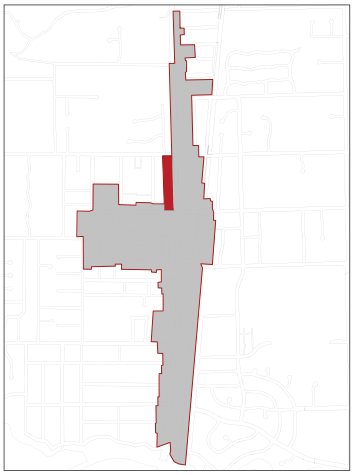
Table E9. *Development Standards for El Camino Real South-East (ECR SE) District (continued)*

El Camino Real North-West (ECR NW)

The ECR NW District is located on the west side of El Camino Real between Oak Grove and Valparaiso Avenues and is characterized by a mix of retail and service uses. The area is directly adjacent to medium density residential use and within walking distance to the train station area and downtown.

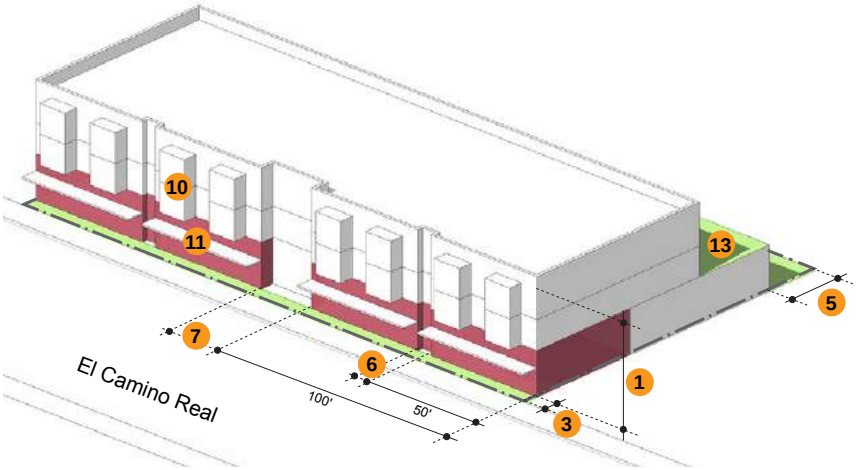
The District is located in the El Camino Real Mixed Use – Residential land use designation which supports a variety of retail uses, personal services, business and professional offices and residential uses. The district provides for higher intensities with a focus on residential development given its location near the train station area and downtown.

Table E10 provides the standards for the ECR NW District. Illustrations are provided to help demonstrate the standards and guidelines.

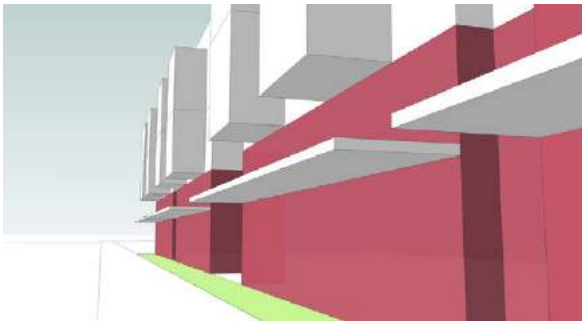


Key Map. *El Camino Real North-West (ECR NW)*

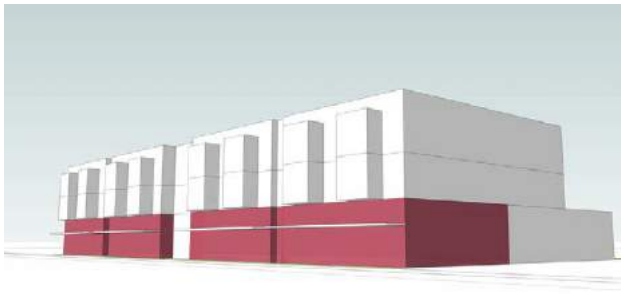
Mixed Use Residential Projects in El Camino Real North-West (ECR NW)



1. Building Height
2. Façade Height (Not Applicable)
3. Front Setback
4. Side Setback (Not Applicable)
5. Rear Setback
6. Minor Building Façade Modulation at 50' Min.
7. Major Building Façade Modulation at 100' Min.
8. Building Break (Not Applicable)
9. Building Profile (Not Applicable)
10. Building Projections
11. Architectural Projections
12. Upper Story Façade Length (Not Applicable)
13. Open Space



Pedestrian Eye-level View from Sidewalk



Pedestrian Eye-level View from across the Street

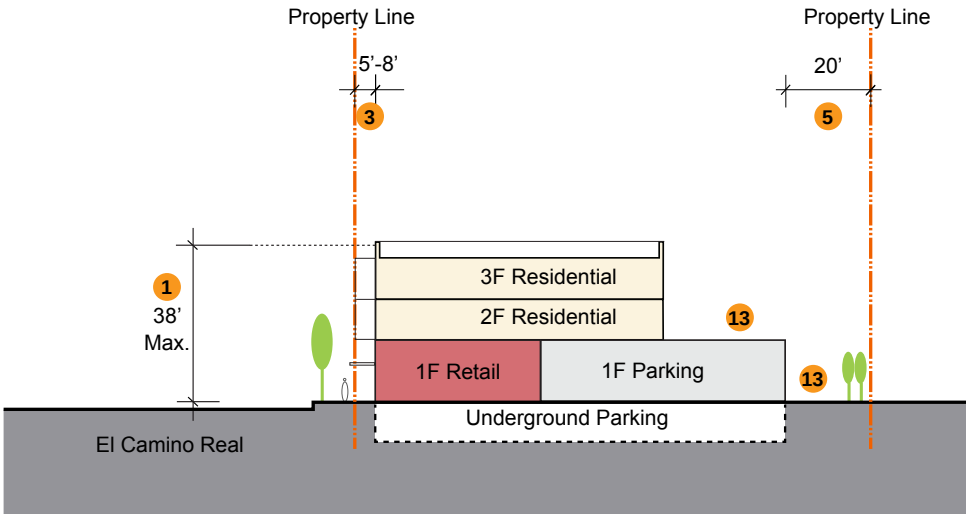
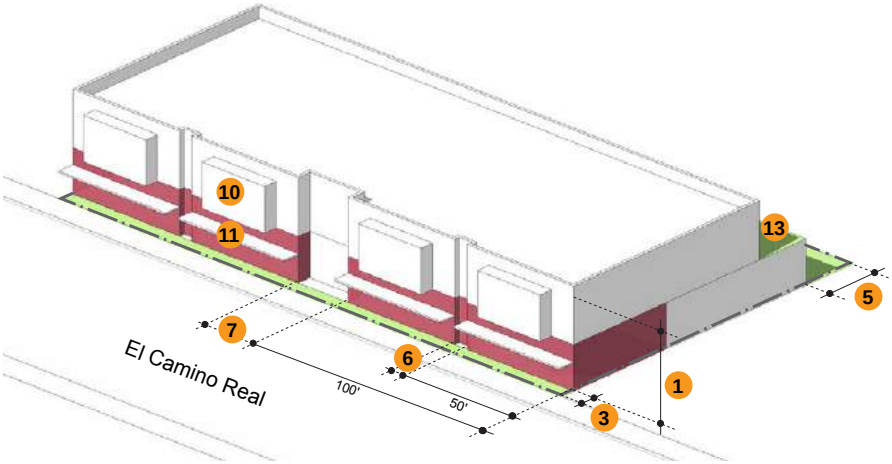
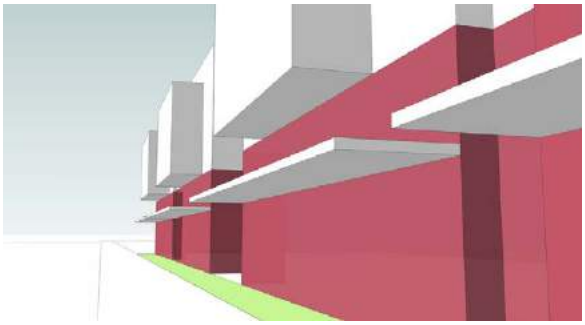


Figure E28. *Mixed Use Residential Projects in El Camino Real North-West (ECR NW) District*

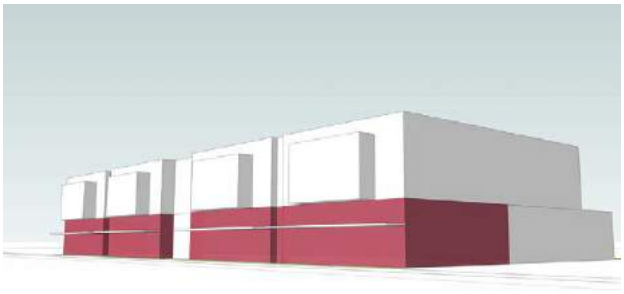
Mixed Use Commercial Projects in El Camino Real North-West (ECR NW)



1. Building Height
2. Façade Height (Not Applicable)
3. Front Setback
4. Side Setback (Not Applicable)
5. Rear Setback
6. Minor Building Façade Modulation at 50' Min.
7. Major Building Façade Modulation at 100' Min.
8. Building Break (Not Applicable)
9. Building Profile (Not Applicable)
10. Building Projections
11. Architectural Projections
12. Upper Story Façade Length (Not Applicable)
13. Open Space



Pedestrian Eye-level View from Sidewalk



Pedestrian Eye-level View from across the Street

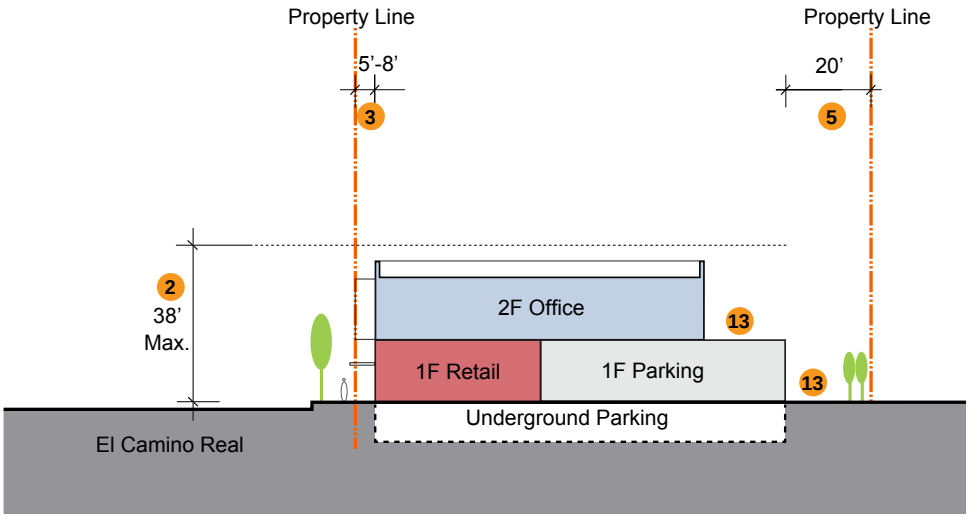


Figure E29. *Mixed Use Commercial Projects in El Camino Real North-West (ECR NW) District*

El Camino Real North-West (ECR NW)		
Land Use (Refer to Section E.2)	See Figure E1 and Table E1; El Camino Real Mixed Use - Residential Designation	
Development Intensity (Refer to Section E.3.1)	Maximum FAR for all uses, inclusive of Offices	Base: 1.10
		Public Benefit Bonus: 1.50
	Maximum FAR for Offices, inclusive of Medical and Dental Offices	One half of the Base or Public Benefit Bonus FAR, whichever is applicable
	Maximum FAR for Medical and Dental Offices	One third of the Base or Public Benefit Bonus FAR, whichever is applicable, up to an absolute maximum of 33,333 square feet per development project
	Base Density: 25 dwelling units per acre	
	Public Benefit Bonus Density: 40 dwelling units per acre	
Height (Refer to Section E.3.2)	Maximum Height	Building height: 38 feet
		Façade height: Not applicable
	Minimum Height	Commercial ground floor: 15 feet floor-to-floor
	Allowed Projections	Vertical building projections such as roof-mounted equipment, parapets and stair/elevator towers may be permitted subject to screening, height, and design standards. Refer to Section E.3.2.
Setback (Refer to Section E.3.3)	Front and Side facing a Public ROW (Note: please reference Figure E7 for standards applying to specific street faces)	Minimum: 5 feet with limited setbacks allowed for store or lobby entrances, retail frontage and outdoor seating .
		Maximum: 8 feet with limited setbacks allowed for store or lobby entrances, retail frontage and outdoor seating
		For buildings along El Camino Real, setback shall be sufficient to provide a 12-foot wide sidewalk with a minimum 8-foot wide clear walking zone and a minimum 4-foot wide furnishings zone.
	Interior Side	Not applicable
	Rear	Minimum: 20 feet
	Allowed Projections	Building and Architectural projections are allowed. Refer to Section E.3.3.

continued

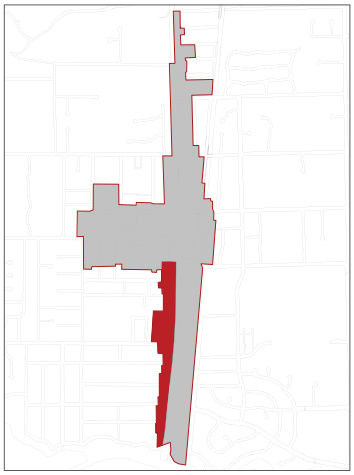
Table E10. *Development Standards for El Camino Real North-West (ECR NW) District*

El Camino Real North-West (ECR NW)		
Massing and Modulation (Refer to Section E.3.4)	Major portions of the building facing a street shall be parallel to the street.	
	Building Breaks	Not applicable
	Building Façade Modulation	Building Façade Modulation is required. Refer to Section E.3.4.2 for façade modulation.
	Building Profile	Not applicable
	Upper Story Façade Length	Not applicable
Ground Floor (Refer to Section E.3.5)	Commercial ground floor shall have 50% clear-glass transparency.	
	Commercial windows/storefronts shall be recessed a minimum of 6 inches from the primary building façade.	
	Building entries shall be oriented to a public street or other public space.	
Open Space (Refer to Section E.3.6)	All development	20% minimum
	Development that includes residential	Minimum of 100 square feet of open space per unit shall be created as common open space or minimum of 80 square feet of open space per unit shall be created as private open space.
		Private open space shall have a minimum least dimension of 6 feet.
		Residential open space, whether in common or private areas, shall count toward the minimum open space requirement for the development.
		Accessible open space above parking podiums up to 16 feet high shall count toward the common open space requirement.
Parking (Refer to Section E.3.7)	See Chapter F for off-street parking and bicycle parking standards.	
Sustainable Practice (Refer to Section E.3.8)	LEED certification, at a silver level or higher, shall be required for all new construction and certain new interiors and alterations.	

Note: This table must be read in conjunction with Section E.3 "Development Standards and Guidelines" for additional relevant standards and guidelines.

Table E10. *Development Standards for El Camino Real North-West (ECR NW) District (continued)*

El Camino Real South-West (ECR SW)



Key Map. *El Camino Real South-West (ECR SW)*

The ECR SW District is located on the west side of El Camino Real between Menlo Avenue and the southern city limits and is characterized by a mix of retail and service uses. The area is adjacent to multi-family and single-family residential uses and within walking distance to the train station area and downtown.

The District is located in the El Camino Real Mixed Use - Residential and El Camino Real Mixed Use land use designations, which both support a variety of retail uses, personal services, business and professional offices and residential uses. The district provides for higher intensities with a focus on residential development given its location near the train station area and downtown.

Table E11 provides the standards for the ECR SW District. Illustrations are provided to help demonstrate the standards and guidelines.

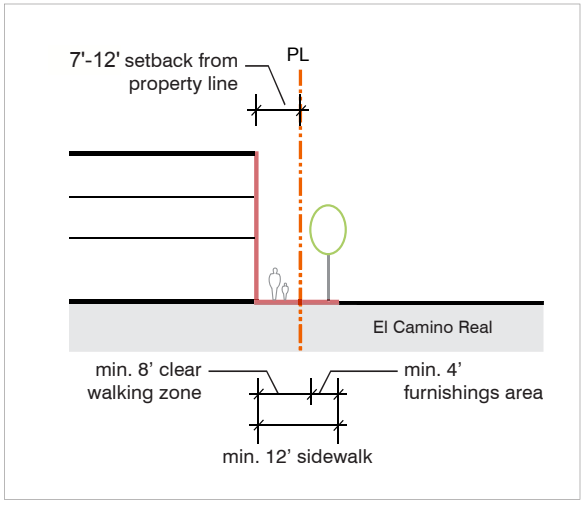
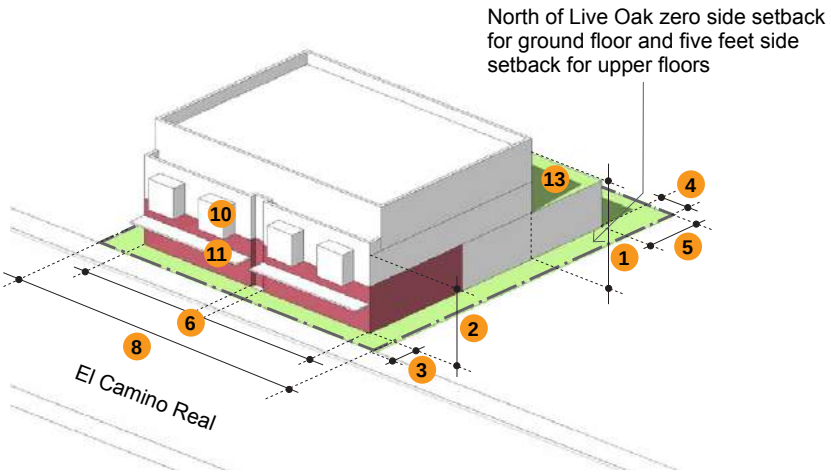
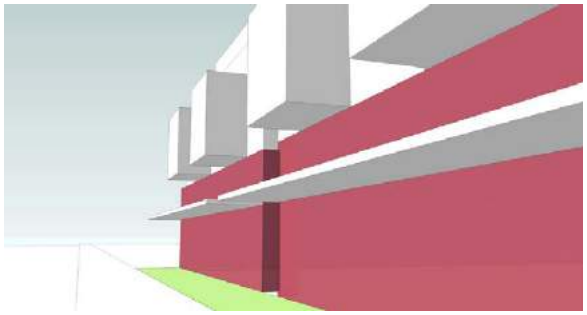


Figure E30. *ECR SW Required Setback*

Mixed Use Residential Projects in El Camino Real South-West (ECR SW)



1. Building Height
2. Façade Height
3. Front Setback
4. Side Setback (Note exception for North of Live Oak Avenue)
5. Rear Setback
6. Minor Building Façade Modulation at 50' Min.
7. Major Building Façade Modulation (Not Applicable)
8. Building Break at 100' Min.
9. Building Profile
10. Building Projections
11. Architectural Projections
12. Upper Story Façade Length (Not Applicable)
13. Open Space



Pedestrian Eye-level View from Sidewalk

Pedestrian Eye-level View from across the Street

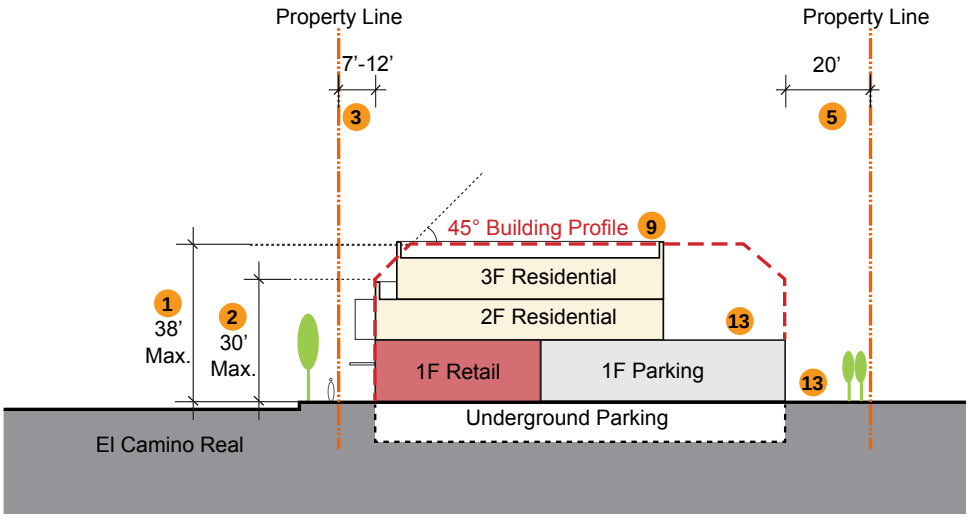
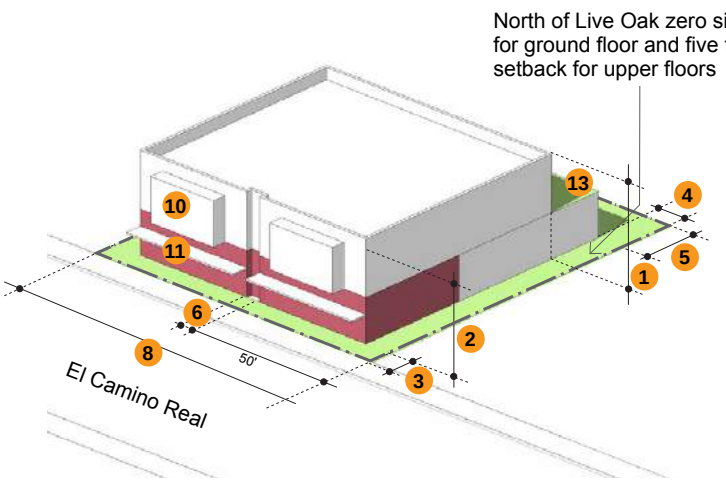
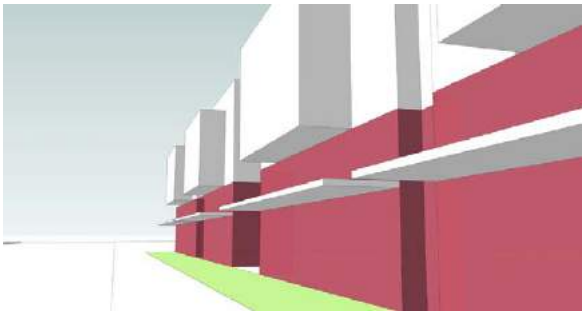


Figure E31. *Mixed Use Residential Projects in El Camino Real South-West (ECR SW) District*

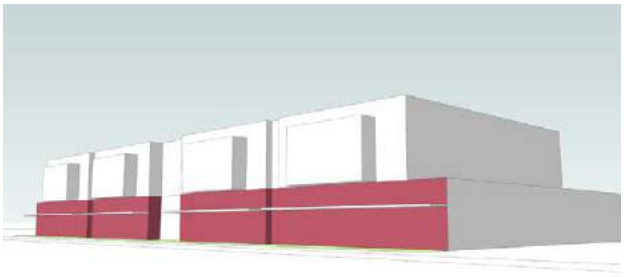
Mixed Use Commercial Projects in El Camino Real South-West (ECR SW)



1. Building Height
2. Façade Height
3. Front Setback
4. Side Setback (Note exception for North of Live Oak Avenue)
5. Rear Setback
6. Minor Building Façade Modulation at 50' Min.
7. Major Building Façade Modulation (Not Applicable)
8. Building Break at 100' Min.
9. Building Profile
10. Building Projections
11. Architectural Projections
12. Upper Story Façade Length (Not Applicable)
13. Open Space



Pedestrian Eye-level View from Sidewalk



Pedestrian Eye-level View from across the Street

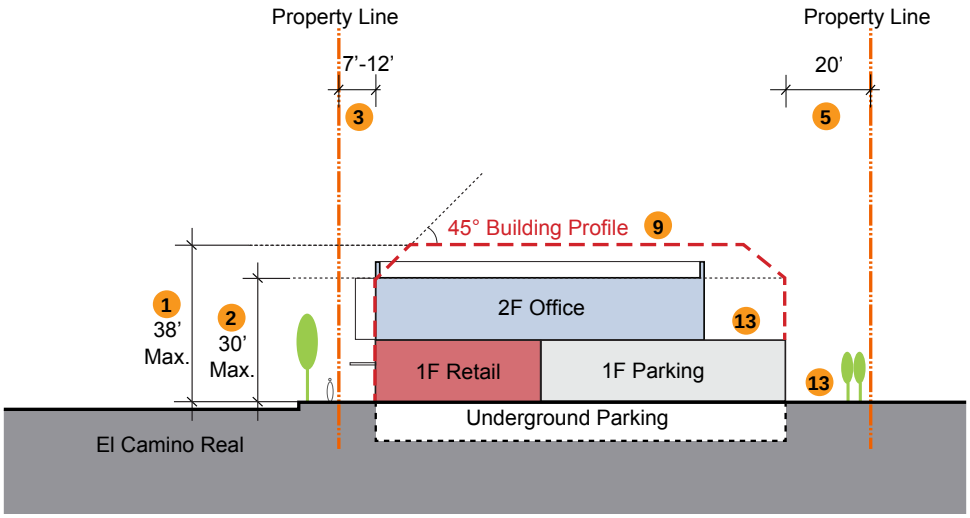


Figure E32. *Mixed Use Commercial Projects in El Camino Real South-West (ECR SW) District*

El Camino Real South-West (ECR SW)		
Land Uses (Refer to Section E.2)	See Figure E1 and Table E1; El Camino Real Mixed-Use and El Camino Real Mixed-Use/Residential Designations	
Development Intensity (Refer to Section E.3.1)	Maximum FAR for all uses, inclusive of Offices	Base: 1.10
		Public Benefit Bonus: 1.50
	Maximum FAR for Offices, inclusive of Medical and Dental Offices	One half of the Base or Public Benefit Bonus FAR, whichever is applicable
	Maximum FAR for Medical and Dental Offices	One third of the Base or Public Benefit Bonus FAR, whichever is applicable, up to an absolute maximum of 33,333 square feet per development project
	Base Density: 25 dwelling units per acre	
	Public Benefit Bonus Density: 40 dwelling units per acre	
Height (Refer to Section E.3.2)	Maximum Height	Building height: 38 feet
		Façade height: 30 feet for all façades except interior side façades
	Minimum Height	Commercial ground floor: 15 feet floor-to-floor
	Allowed Projections	Vertical building projections such as roof-mounted equipment, parapets and stair/elevator towers may be permitted subject to screening, height, and design standards. Refer to Section E.3.2.
Setback (Refer to Section E.3.3)	Front and Side facing a public ROW (Note: please reference Figure E7 for standards applying to specific street faces)	Minimum: 7 feet, except north of Live Oak Avenue where 5 feet is the minimum
		Maximum: 12 feet, except north of Live Oak Avenue where 8 feet is the maximum
		South of Live Oak Avenue, setback shall be sufficient to provide a minimum 12-foot wide sidewalk with a minimum 8-foot wide clear walking zone. A minimum 4-foot wide furnishings zone should be provided.
	Interior Side	Minimum: 5 feet, except north of Live Oak Avenue where there is no minimum side setback for ground floor and 5 feet minimum is required only for upper floors.
		Maximum: 25 feet
	Rear	Minimum: 20 feet, except north of Live Oak Avenue, where 10 feet is required.
	Creek	No development activities may take place within the San Francisquito Creek bed, below the creek bed or in the riparian corridor.
	Allowed Projections	Building and Architectural projections are allowed. Refer to Section E.3.3.

Table E11. *Development Standards for El Camino Real South-West (ECR SW) District*

El Camino Real South-West (ECR SW)		
Massing and Modulation (Refer to Section E.3.4)	Major portions of the building facing a street shall be parallel to the street.	
	Building Breaks	Required only for buildings south of Live Oak Avenue. Refer to Section E.3.4.1
	Building Façade Modulation	Building Façade Modulation is required. Refer to Section E.3.4.2
	Building Profile	A 45-degree Building Profile above the maximum façade height is required for all façades except interior side façades. Vertical projections such as parapets, balcony railings and stair/elevator towers may be permitted subject to height and design standards. Refer to Section E.3.4.3.
	Upper Story Façade Length	Not applicable
Ground Floor (Refer to Section E.3.5)	Commercial ground floor shall have 50% clear-glass transparency.	
	Commercial windows/storefronts shall be recessed a minimum of 6 inches from the primary building façade.	
	Building entries shall be oriented to a public street or other public space.	
Open Space (Refer to Section E.3.6)	All development	30% minimum, except for north of Live Oak Avenue which is 20% minimum.
	Development that includes residential	Minimum of 100 square feet of open space per unit shall be created as common open space or minimum of 80 square feet of open space per unit shall be created as private open space.
		Private open space shall have a minimum least dimension of 6 feet.
		Residential open space, whether in common or private areas, shall count toward the minimum open space requirement for the development.
		Accessible open space above parking podiums up to 16 feet high shall count toward the common open space requirement.
Parking (Refer to Section E.3.7)	See Chapter F for off-street parking and bicycle parking standards.	
Sustainable Practice (Refer to Section E.3.8)	LEED certification, at a silver level or higher, shall be required for all new construction and new certain interiors and alterations.	

Note: This table must be read in conjunction with Section E.3 "Development Standards and Guidelines" for additional relevant standards and guidelines.

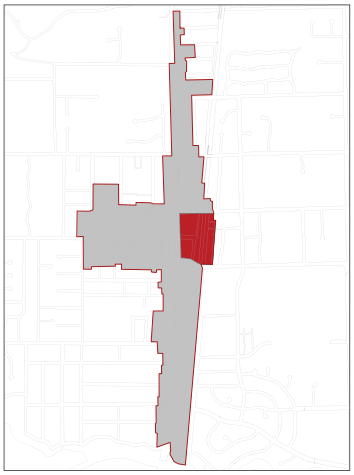
Table E11. *Development Standards for El Camino Real South-West (ECR SW) District (continued)*

Station Area East (SA E)

The SA E District is located on the east side of El Camino Real between Oak Grove and Ravenswood Avenues, and extends to the east side of Alma Street. The SA E District is characterized by a mix of retail and service uses. The area is directly adjacent to medium density residential use and is directly adjacent to the train station area and downtown.

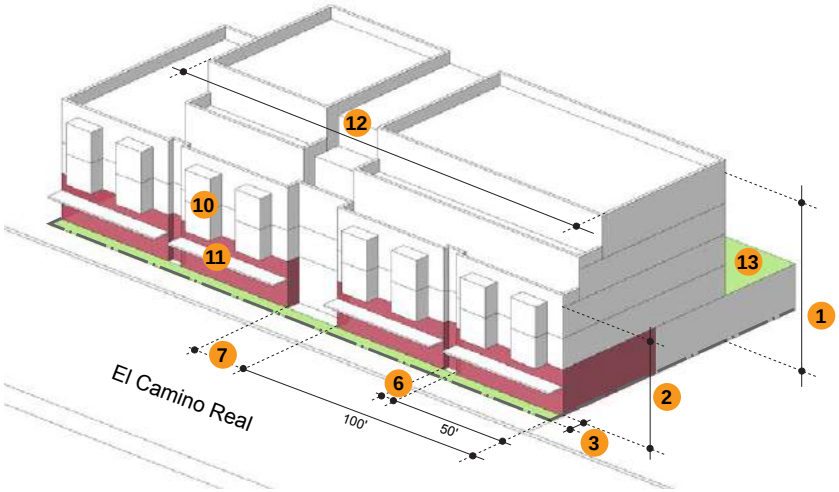
The District is located in the Downtown/Station Area Retail - Mixed Use and Downtown/Station Area "Main Street" Overlay land use designations which emphasize community-serving retail and personal services at the ground-floor level and residential/office uses above. The district provides for higher intensities with a focus on residential development given its location at the train station area and downtown.

Table E12 provides the standards for the SA E District. Illustrations are provided to help demonstrate the standards and guidelines.

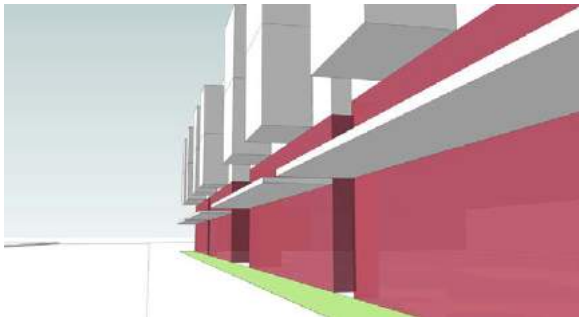


Key Map. *Station Area East (SA E)*

Mixed Use Residential Projects in Station Area East (SA E)



1. Building Height
2. Façade Height
3. Front Setback
4. Side Setback (Not Applicable)
5. Rear Setback (Not Applicable)
6. Minor Building Façade Modulation at 50' Min.
7. Major Building Façade Modulation at 100' Min.
8. Building Break (Not Applicable)
9. Building Profile
10. Building Projections
11. Architectural Projections
12. Upper Story Façade Length
13. Open Space



Pedestrian Eye-level View from Sidewalk

Pedestrian Eye-level View from across the Street

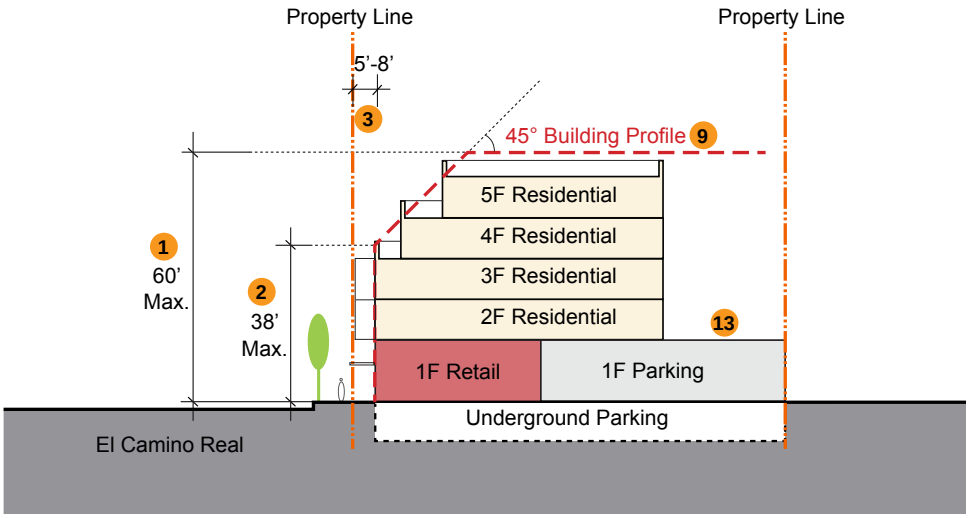
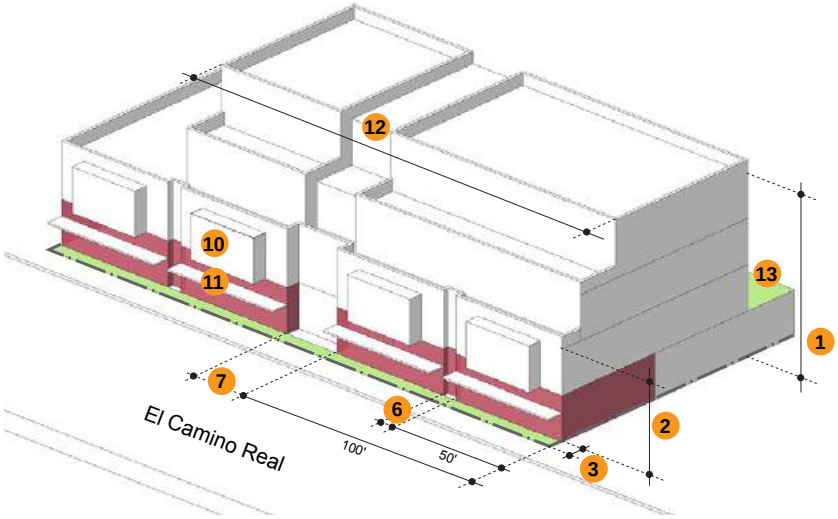
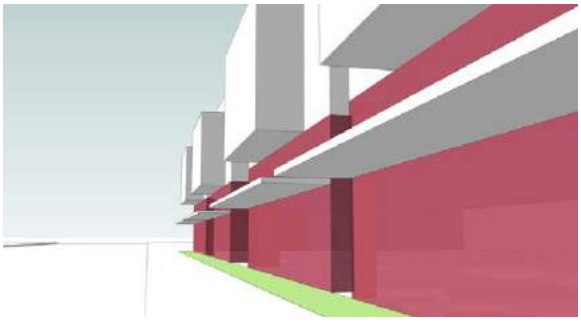


Figure E33. *Mixed Use Residential Projects in Station Area East (SA E) District*

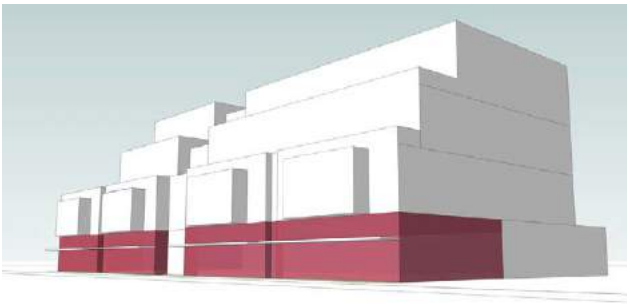
Mixed Use Commercial Projects in Station Area East (SA E)



1. Building Height
2. Façade Height
3. Front Setback
4. Side Setback (Not Applicable)
5. Rear Setback (Not Applicable)
6. Minor Building Façade Modulation at 50' Min.
7. Major Building Façade Modulation at 100' Min.
8. Building Break (Not Applicable)
9. Building Profile
10. Building Projections
11. Architectural Projections
12. Upper Story Façade Length
13. Open Space



Pedestrian Eye-level View from Sidewalk



Pedestrian Eye-level View from across the Street

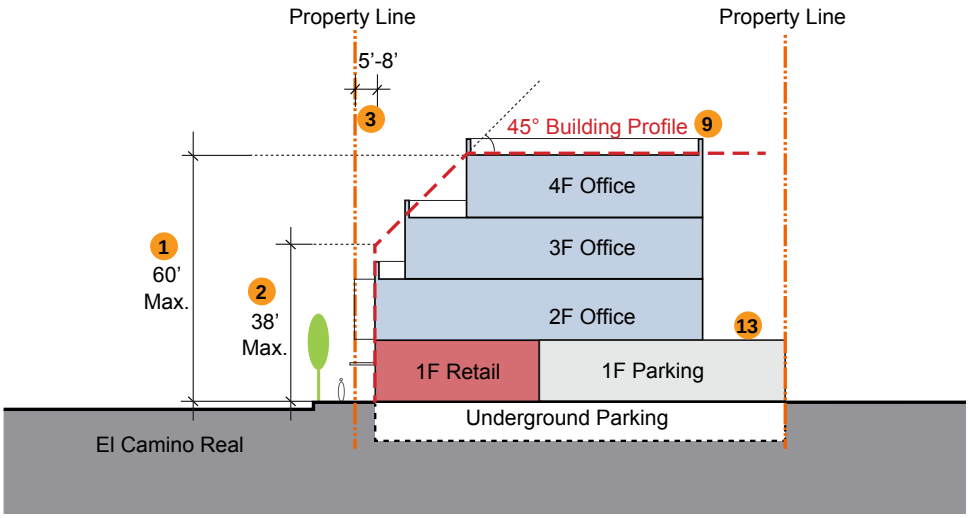
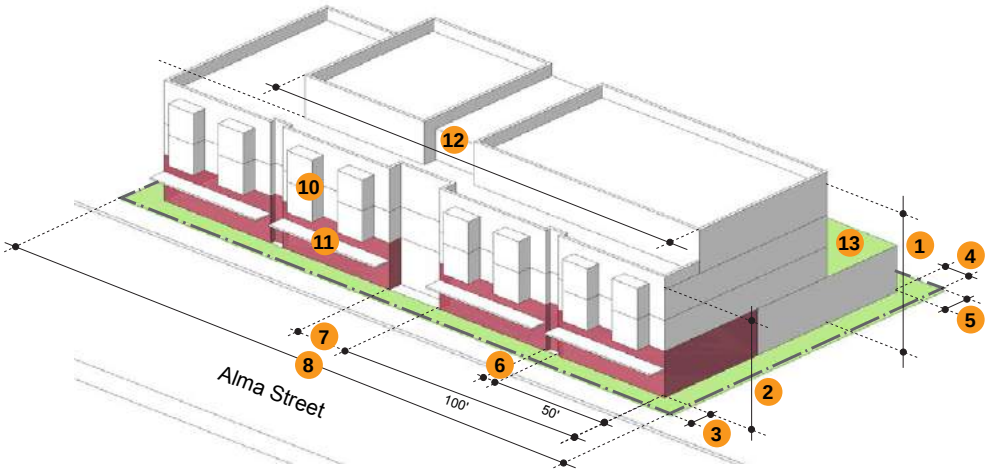
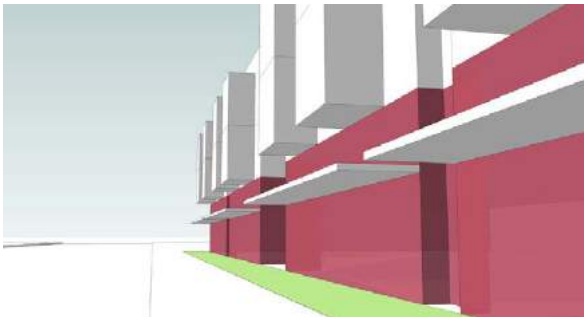


Figure E34. *Mixed Use Commercial Projects in Station Area East (SA E) District*

Mixed Use Residential Projects in Station Area East (SA E) - Alma Street East



1. Building Height
2. Façade Height
3. Front Setback
4. Side Setback
5. Rear Setback
6. Minor Building Façade Modulation at 50' Min.
7. Major Building Façade Modulation at 100' Min.
8. Building Break at 250' Min.
9. Building Profile
10. Building Projections
11. Architectural Projections
12. Upper Story Façade Length
13. Open Space



Pedestrian Eye-level View from Sidewalk

Pedestrian Eye-level View from across the Street

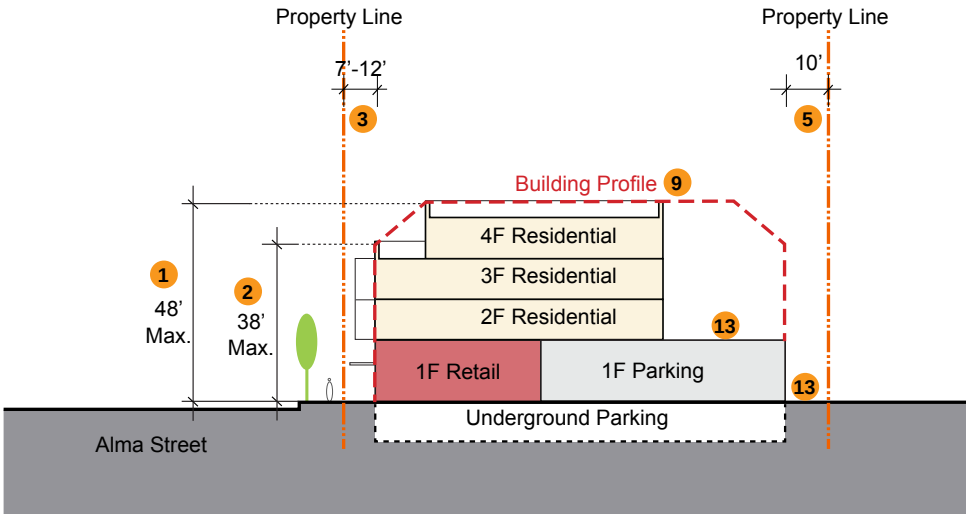


Figure E35. *Mixed Use Residential Projects in Station Area East (SA E) District - Alma Street East*

Station Area East (SA E)		
Land Uses (Refer to Section E.2)	See Figure E1 and Table E1; Downtown/Station Area Retail/Mixed Use and Downtown/Station Area "Main Street" Overlay	
Development Intensity (Refer to Section E.3.1)	Maximum FAR for all uses, inclusive of Offices	Base: 1.35
		Public Benefit Bonus: 1.75
	Maximum FAR for Offices, inclusive of Medical and Dental Offices	One half of the Base or Public Benefit Bonus FAR, whichever is applicable
	Maximum FAR for Medical and Dental Offices	One third of the Base or Public Benefit Bonus FAR, whichever is applicable
	Base Density: 50 dwelling units per acre	
	Public Benefit Bonus Density: 60 dwelling units per acre	
Height (Refer to Section E.3.2)	Maximum Height	Building height: 60 feet except east of Alma Street where it is 48 feet
		Façade height: 38 feet for all façades except interior side facades
	Minimum Height	Commercial ground floor: 15 feet floor-to-floor
	Allowed Projections	Vertical building projections such as roof-mounted equipment, parapets and stair/elevator towers may be permitted subject to screening, height, and design standards. Refer to Section E.3.2.
Setback (Refer to Section E.3.3)	Front and Side facing a public ROW (Note: please reference Figure E7 for standards applying to specific street faces)	Minimum: 0 feet, with limited setbacks allowed for store or lobby entrances, retail frontage and outdoor seating, except on El Camino Real where 5 feet is the minimum and on Alma Street where 7 feet is the minimum
		Maximum: 0 feet, except on El Camino Real where 8 feet is the maximum and on Alma Street where 12 feet is the maximum
		For buildings along El Camino Real, setback shall be sufficient to provide a 12-foot wide sidewalk with a minimum 8-foot wide clear walking zone and a minimum 4-foot wide furnishings zone.
		For buildings along Alma Street, setback shall be sufficient to provide a minimum 15-foot wide sidewalk with a minimum 10-foot wide clear walking zone and a minimum 5-foot wide furnishings zone.
	Interior Side	Minimum: 0 feet, except on Alma Street where 10 feet is required
		Maximum: 0 feet, except on Alma Street where 25 feet is permitted
	Rear	Minimum: 0 feet, except on Alma Street, where 10 feet is required
	Allowed Projections	Building and Architectural projections are allowed. Refer to Section E.3.3.

Table E12. *Development Standards for Station Area East (SA E) District*

Station Area East (SA E)		
Massing and Modulation (Refer to Section E.3.4)	Major portions of the building facing a street shall be parallel to the street.	
	Building Breaks	Not applicable except along Alma Street where it is required. Refer to Section E.3.4.1
	Building Façade Modulation	Building Façade Modulation is required. Refer to Section E.3.4.2
	Building Profile	A 45-degree Building Profile above the maximum façade height is required for all facades except the interior side facades. Vertical projections such as parapets, balcony railings and stair/elevator towers may be permitted subject to height and design standards. Refer to Section E.3.4.3.
	Upper Story Façade Length	Required. Refer to Section E.3.4.4.
Ground Floor (Refer to Section E.3.5)	Commercial ground floor shall have 50% clear-glass transparency.	
	Commercial windows/storefronts shall be recessed a minimum of 6 inches from the primary building façade.	
	Building entries shall be oriented to a public street or other public space.	
Open Space (Refer to Section E.3.6)	All development	20% minimum
	Development that includes residential	Minimum of 100 square feet of open space per unit shall be created as common open space or minimum of 80 square feet of open space per unit shall be created as private open space.
		Private open space shall have a minimum least dimension of 6 feet.
		Residential open space, whether in common or private areas, shall count toward the minimum open space requirement for the development.
		Accessible open space above parking podiums up to 16 feet high shall count toward the common open space requirement.
Parking (Refer to Section E.3.7)	See Chapter F for off-street parking and bicycle parking standards.	
Sustainable Practice (Refer to Section E.3.8)	LEED certification, at a silver level or higher, shall be required for all new construction and certain new interiors and alterations.	

Note: This table must be read in conjunction with Section E.3 "Development Standards and Guidelines" for additional relevant standards and guidelines.

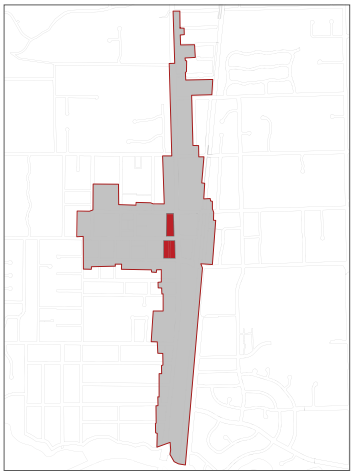
Table E12. *Development Standards for Station Area East (SA E) District (continued)*

Station Area West (SA W)

The SA W District is located on the west side of El Camino Real between Oak Grove and Menlo Avenues, and extends to Doyle and Maloney Streets. The SA W District is characterized by a mix of retail and service uses. The area is directly adjacent to downtown and it is very close to the train station area.

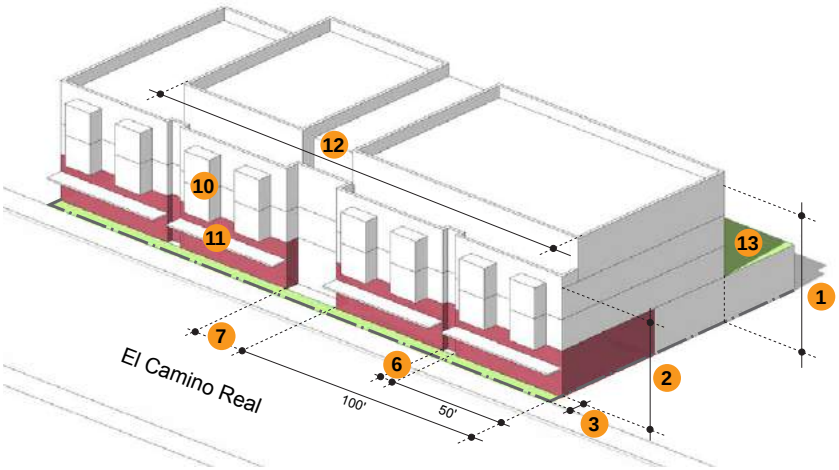
The District is located in the Downtown/Station Area Retail - Mixed Use and Downtown/Station Area "Main Street" Overlay land use designations which emphasize community-serving retail and personal services at the ground-floor level and residential/office uses above. The district provides for higher intensities with a focus on residential development given its location at the train station area and downtown. However, relative to the rest of the Station Area, heights would be limited slightly in order to provide a transition from the SA E District to the D Downtown District.

Table E13 provides the standards for the SA W District. Illustrations are provided to help demonstrate the standards and guidelines.

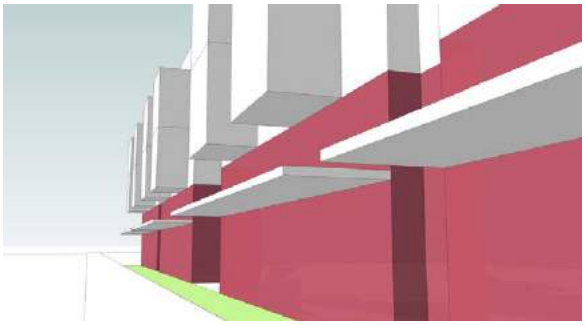


Key Map. *Station Area West (SA W)*

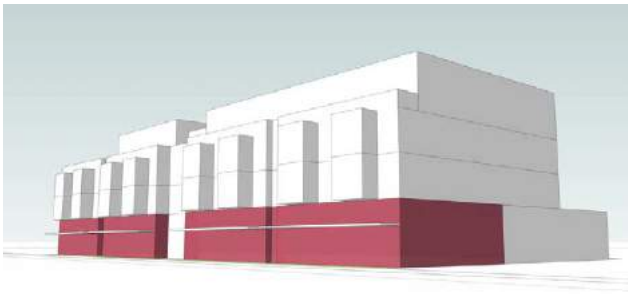
Mixed Use Residential Projects in Station Area West (SA W)



1. Building Height
2. Façade Height
3. Front Setback
4. Side Setback (Not Applicable)
5. Rear Setback (Not Applicable)
6. Minor Building Façade Modulation at 50' Min.
7. Major Building Façade Modulation at 100' Min.
8. Building Break (Not Applicable)
9. Building Profile
10. Building Projections
11. Architectural Projections
12. Upper Story Façade Length
13. Open Space



Pedestrian Eye-level View from Sidewalk



Pedestrian Eye-level View from across the Street

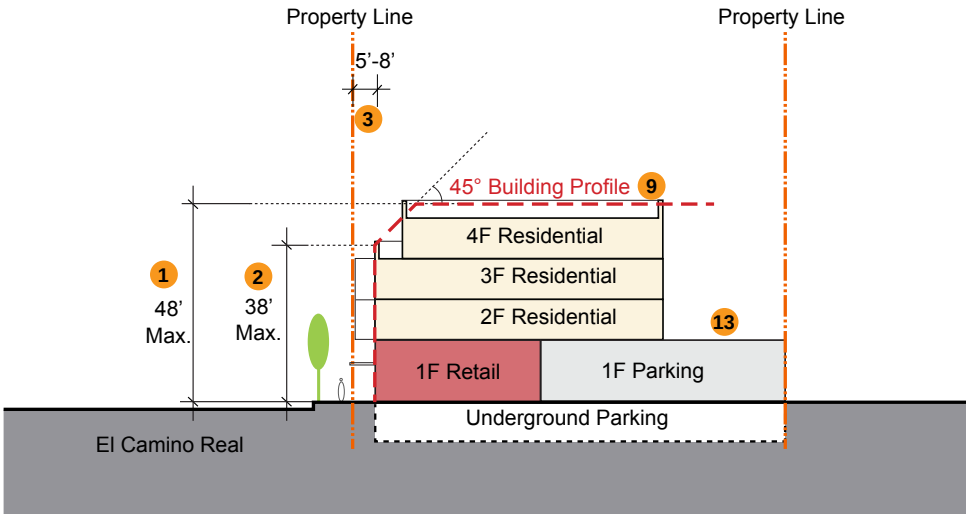
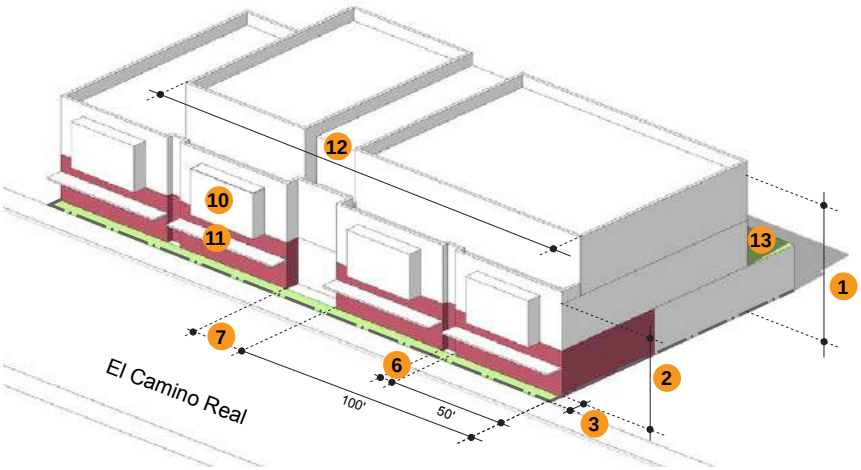
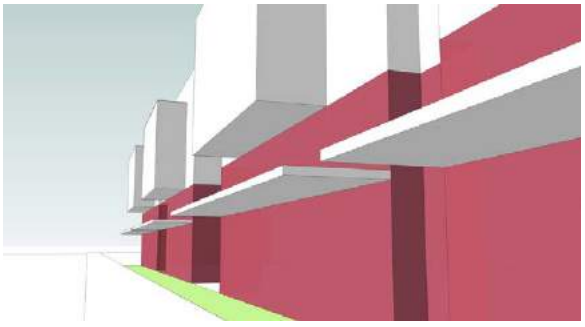


Figure E36. *Mixed Use Residential Projects in Station Area West (SA W) District*

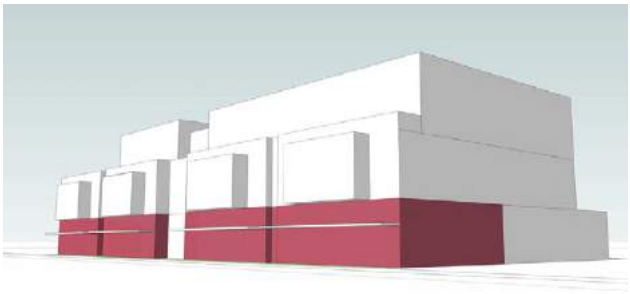
Mixed Use Commercial Projects in Station Area West (SA W)



1. Building Height
2. Façade Height
3. Front Setback
4. Side Setback (Not Applicable)
5. Rear Setback (Not Applicable)
6. Minor Building Façade Modulation at 50' Min.
7. Major Building Façade Modulation at 100' Min.
8. Building Break (Not Applicable)
9. Building Profile
10. Building Projections
11. Architectural Projections
12. Upper Story Façade Length
13. Open Space



Pedestrian Eye-level View from Sidewalk



Pedestrian Eye-level View from across the Street

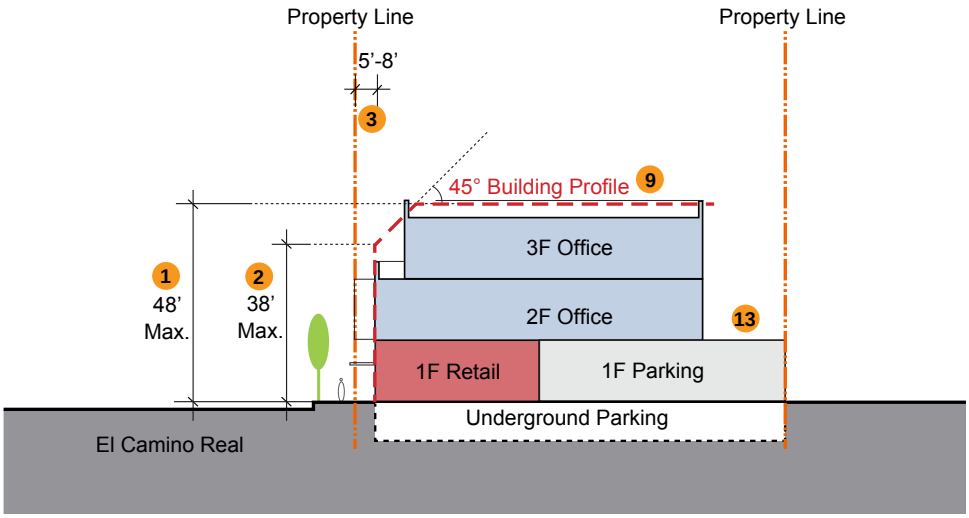


Figure E37. *Mixed Use Commercial Projects in Station Area West (SA W) District*

Station Area West (SA W)		
Land Use (Refer to Section E.2)	See Figure E1 and Table E1; Downtown/Station Area Retail/Mixed Use and Downtown/Station Area "Main Street" Overlay	
Development Intensity (Refer to Section E.3.1)	Maximum FAR for all uses, inclusive of Offices	Base: 2.00
		Public Benefit Bonus: 2.25
	Maximum FAR for Offices, inclusive of Medical and Dental Offices	One half of the Base or Public Benefit Bonus FAR, whichever is applicable
	Maximum FAR for Medical and Dental Offices	One third of the Base or Public Benefit Bonus FAR, whichever is applicable
	Base Density: 50 dwelling units per acre	
	Public Benefit Bonus Density: 60 dwelling units per acre	
Height (Refer to Section E.3.2)	Maximum Height	Building height: 48 feet
		Façade height: 38 feet for façades facing a public ROW or public open space
	Minimum Height	Commercial ground floor: 15 feet floor to floor
	Allowed Projections	Vertical building projections such as roof-mounted equipment, parapets and stair/elevator towers may be permitted subject to screening, height, and design standards. Refer to Section E.3.2.
Setback (Refer to Section E.3.3)	Front and Side facing a public ROW (Note: please reference Figure E7 for standards applying to specific street faces)	Minimum: 0 feet with limited setbacks allowed for store or lobby entrances, retail frontage and outdoor seating, except on El Camino Real where 5 feet is the minimum.
		Maximum: 0 feet, except on El Camino Real where 8 feet is the maximum.
		For buildings along El Camino Real, setback shall be sufficient to provide a 12-foot wide sidewalk with a minimum 8-foot wide clear walking zone and a minimum 4-foot wide furnishings zone.
		A setback, accommodating a small publicly-accessible plaza, is allowed at the northwest corner of El Camino Real and Santa Cruz Avenue. Such a plaza would provide a visual landmark from the train station along Santa Cruz Avenue, and it would help connect the train station with downtown. The setback should be a minimum 35 feet along El Camino Real or match the alignment of the building on Santa Cruz Avenue on the northeast corner of El Camino Real and Santa Cruz Avenue, and it should have a minimum depth of 10 feet. If provided, this plaza could be considered as a basis for a Public Benefit Bonus.
	Interior Side	Minimum: 0 feet
		Maximum: 0 feet
	Rear	Minimum: 0 feet
	Allowed Projections	Building and Architectural projections are allowed. Refer to Section E.3.3.

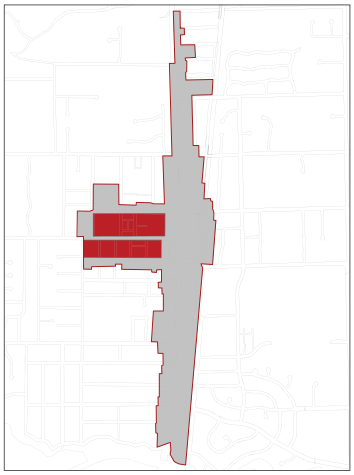
continued

Table E13. *Development Standards for Station Area West (SA W) District*

Station Area West (SA W)		
Massing and Modulation (Refer to Section E.3.4)	Major portions of the building facing a street shall be parallel to the street.	
	Building Breaks	Not applicable
	Building Façade Modulation	Building Façade Modulation is required. Refer to Section E.3.4.2
	Building Profile	A 45-degree Building Profile above the maximum façade height is required for façades fronting a public ROW or a public open space. Vertical projections such as parapets, balcony railings and stair/elevator towers may be permitted subject to height and design standards. Refer to Section E.3.4.3.
	Upper Story Façade Length	Required. Refer to Section E.3.4.4.
Ground Floor (Refer to Section E.3.5)	Commercial ground floor shall have 50% clear-glass transparency.	
	Commercial windows/storefronts shall be recessed a minimum of 6 inches from the primary building façade.	
	Building entries shall be oriented to a public street or other public space.	
Open Space (Refer to Section E.3.6)	All development	Not applicable
	Development that includes residential	Minimum of 100 square feet of open space per unit shall be created as common open space or minimum of 80 square feet of open space per unit shall be created as private open space.
		Private open space shall have a minimum least dimension of 6 feet.
		Residential open space, whether in common or private areas, shall count toward the minimum open space requirement for the development.
		Accessible open space above parking podiums up to 16 feet high shall count toward the common open space requirement.
Parking (Refer to Section E.3.7)	See Chapter F for off-street parking and bicycle parking standards.	
Sustainable Practice (Refer to Section E.3.8)	LEED certification, at a silver level or higher, shall be required for all new construction and certain new interiors and alterations.	

Note: This table must be read in conjunction with Section E.3 "Development Standards and Guidelines" for additional relevant standards and guidelines.

Table E13. *Development Standards for Station Area West (SA W) District (continued)*



Key Map. *Downtown (D)*

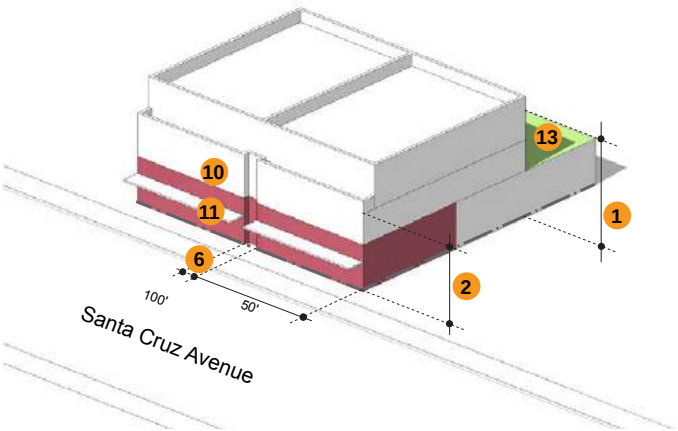
Downtown (D)

The D District is located between Oak Grove and Menlo Avenues on the north/south, and Doyle/Maloney Streets and University Drive on the east/west. The D District is characterized by a mix of retail and service uses, with retail clustered directly on Santa Cruz Avenue. The area is very close to the train station area.

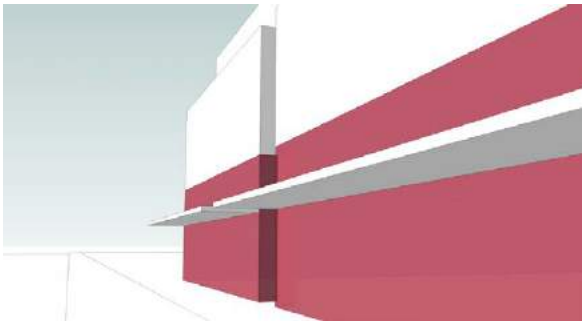
The District is located in the Downtown/Station Area Retail - Mixed Use and Downtown/Station Area “Main Street” Overlay land use designations which emphasize community-serving retail and personal services at the ground-floor level and residential/office uses above.

Table E14 provides the standards for the D District. Illustrations are provided to help demonstrate the standards and guidelines.

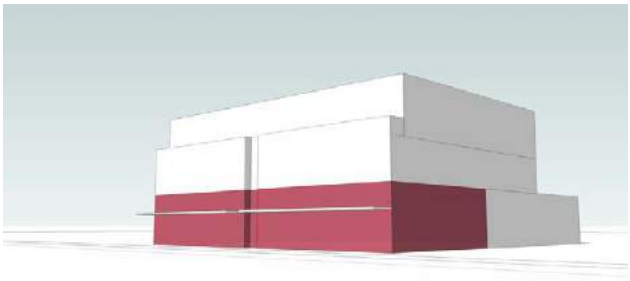
Mixed Use Residential Projects in Downtown (D)



1. Building Height
2. Façade Height
3. Front Setback (Not Applicable)
4. Side Setback (Not Applicable)
5. Rear Setback (Not Applicable)
6. Minor Building Façade Modulation at 50' Min.
7. Major Building Façade Modulation at 100' Min. (Not Illustrated)
8. Building Break (Not Applicable)
9. Building Profile
10. Building Projections
11. Architectural Projections
12. Upper Story Façade Length (Not Applicable)
13. Open Space



Pedestrian Eye-level View from Sidewalk



Pedestrian Eye-level View from across the Street

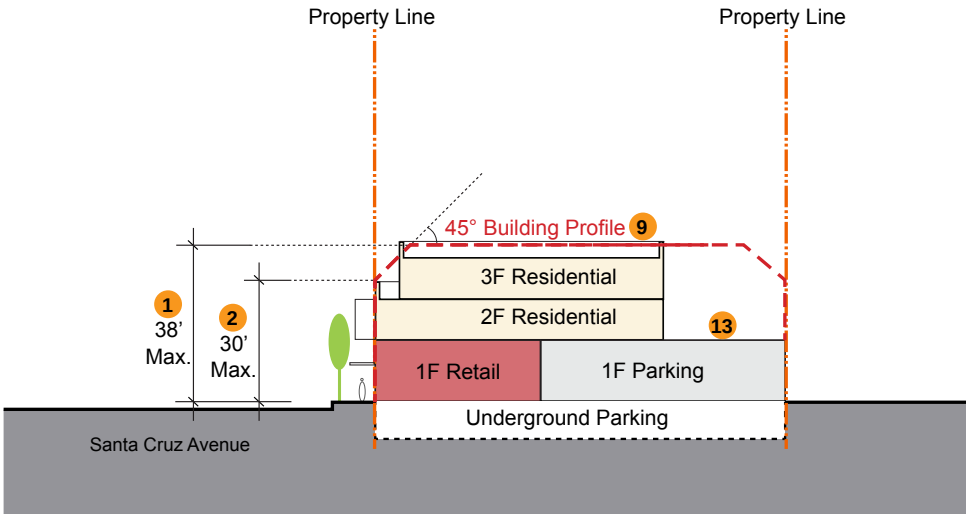
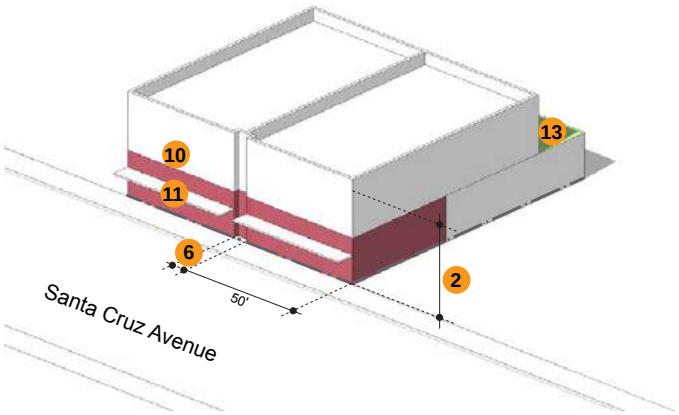
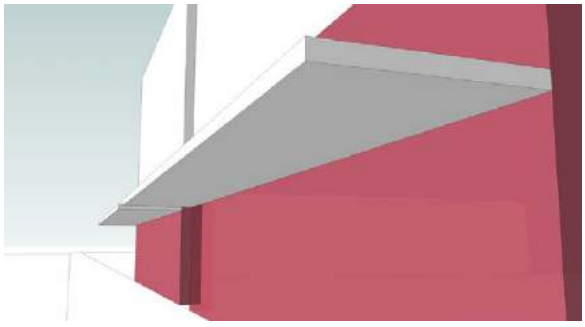


Figure E38. *Mixed Use Residential Projects in Downtown (D) District*

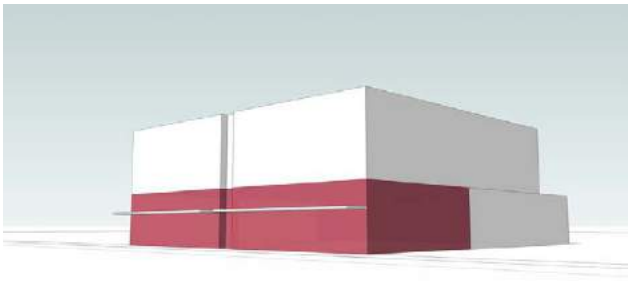
Mixed Use Commercial Projects in Downtown (D)



1. Building Height
2. Façade Height
3. Front Setback (Not Applicable)
4. Side Setback (Not Applicable)
5. Rear Setback (Not Applicable)
6. Minor Building Façade Modulation at 50' Min.
7. Major Building Façade Modulation at 100' Min. (Not Illustrated)
8. Building Break (Not Applicable)
9. Building Profile
10. Building Projections
11. Architectural Projections
12. Upper Story Façade Length (Not Applicable)
13. Open Space



Pedestrian Eye-level View from Sidewalk



Pedestrian Eye-level View from across the Street

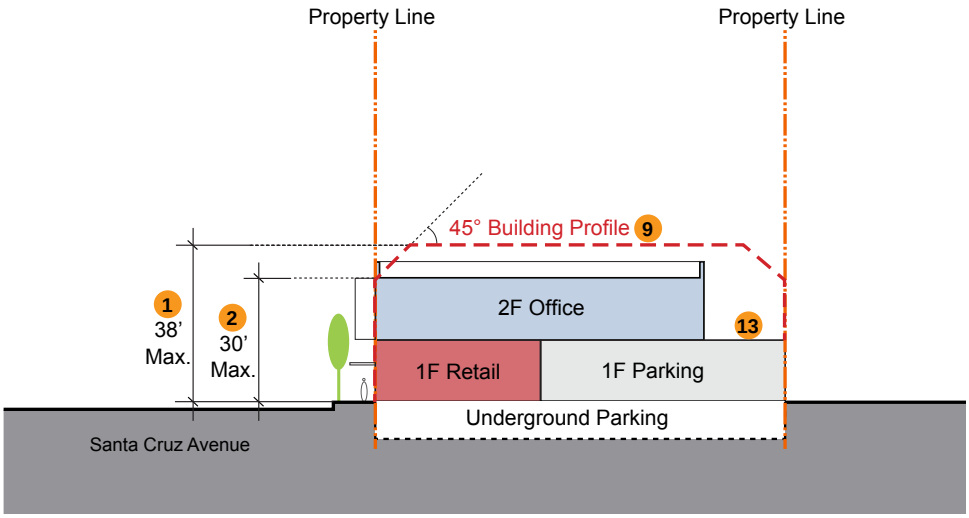
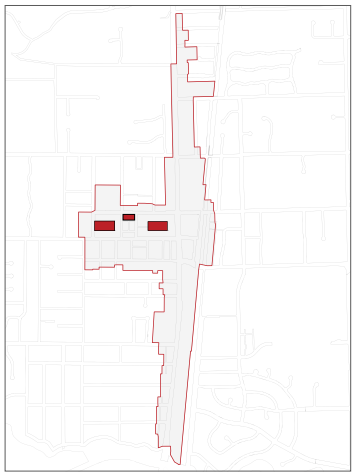
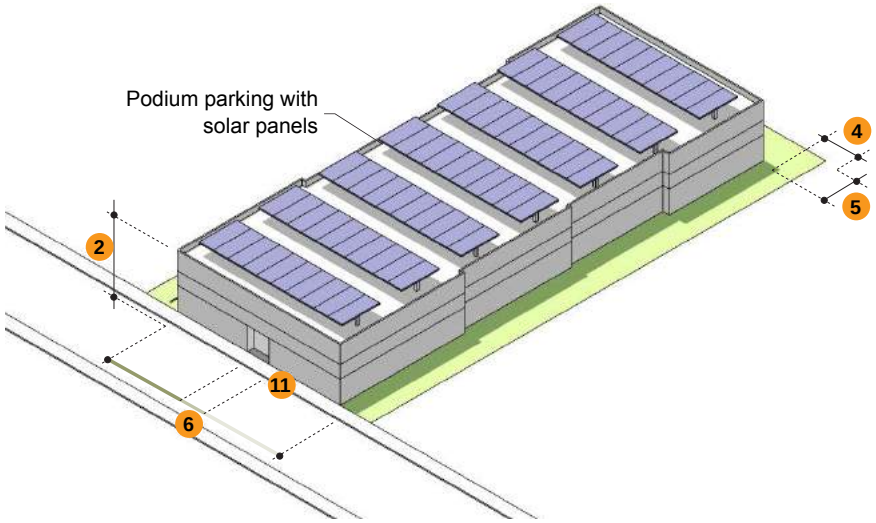


Figure E39. *Mixed Use Commercial Projects in Downtown (D) District*

Parking Garage Project in Downtown (D)

1. Building Height
2. Façade Height
3. Front Setback
4. Side Setback
5. Rear Setback
6. Minor Building Façade Modulation at 50' Min.
7. Major Building Façade Modulation at 100' Min.
8. Building Break at 250' Min. (Not Applicable)
9. Building Profile
10. Building Projections (Not Applicable)
11. Architectural Projections
12. Upper Story Façade Length (Not Applicable)
13. Open Space





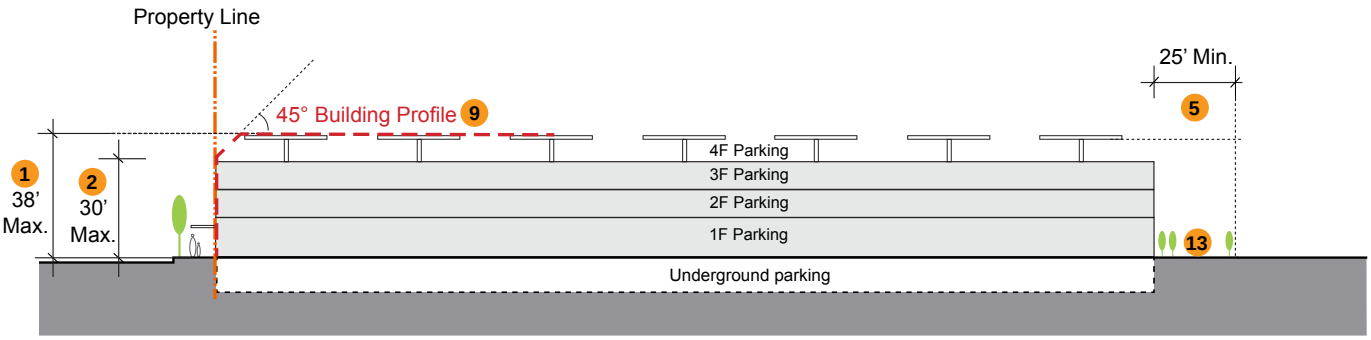


Figure E40. *Parking Garage Project in Downtown (D) District*

Downtown (D)		
Land Use (Refer to Section E.2)	See Figure E1 and Table E1; Downtown/Station Area Retail/Mixed Use and Downtown/Station Area "Main Street" Overlay	
	Parking Plazas	Except as specifically provided in the Specific Plan, the Downtown parking plazas shall remain in parking use.
Development Intensity (Refer to Section E.3.1)	Maximum FAR for all uses, inclusive of Offices	Base: 2.00
		Public Benefit Bonus: 2.25
	Maximum FAR for Offices, inclusive of Medical and Dental Offices	One half of the Base or Public Benefit Bonus FAR, whichever is applicable
	Maximum FAR for Medical and Dental Offices	One third of the Base or Public Benefit Bonus FAR, whichever is applicable
	Base Density: 25 dwelling units per acre	
	Public Benefit Bonus Density: 40 dwelling units per acre	
Height (Refer to Section E.3.2)	Maximum Height	Building height: 38 feet
		Façade height: 30 feet for façades facing a public ROW or a public open space.
	Minimum Height	Commercial ground floor: 15 feet floor-to-floor
	Allowed Projections	Vertical building projections such as roof-mounted equipment, parapets and stair/elevator towers may be permitted subject to screening, height, and design standards. Refer to Section E.3.2.
Setback (Refer to Section E.3.3)	Front and Side facing a public ROW (Note: please reference Figure E7 for standards applying to specific street faces)	Minimum: 0 feet with limited setbacks allowed for store or lobby entrances, retail frontage and outdoor seating.
		Maximum: 0 feet
	Interior Side	Minimum: 0 feet
		Maximum: 0 feet
	Rear	Minimum: 0 feet
	Parking Plazas	Minimum: 25 feet on all sides directly abutting private property to provide services and emergency access
	Allowed Projections	Building and Architectural projections are allowed. Refer to Section E.3.3.

continued

Table E14. *Development Standards for Downtown (D) District*

Downtown (D)		
Massing and Modulation (Refer to Section E.3.4)	Major portions of the building facing a street shall be parallel to the street.	
	Building Breaks	Not applicable
	Building Façade Modulation	Building Façade Modulation is required. Refer to Section E.3.4.2
	Building Profile	A 45-degree Building Profile above the maximum façade height is required for façades fronting a public ROW or a public open space. Vertical projections such as parapets, balcony railings and stair/elevator towers may be permitted subject to height and design standards. Refer to Section E.3.4.3.
Ground Floor (Refer to Section E.3.5)	Commercial ground floor shall have 50% clear-glass transparency.	
	Commercial windows/storefronts shall be recessed a minimum of 6 inches from the primary building façade.	
	Building entries should be oriented to a public street or other public space.	
Open Space (Refer to Section E.3.6)	All development	Not applicable
	Development that includes residential	Minimum of 100 square feet of open space per unit shall be created as common open space or minimum of 80 square feet of open space per unit shall be created as private open space.
		Private open space shall have a minimum least dimension of 6 feet.
		Residential open space, whether in common or private areas, shall count toward the minimum open space requirement for the development.
		Accessible open space above parking podiums up to 16 feet high shall count toward the common open space requirement.
Parking (Refer to Section E.3.7)	See Chapter F for off-street parking and bicycle parking standards.	
Sustainable Practice (Refer to Section E.3.8)	LEED certification, at a silver level or higher, shall be required for all new construction and new certain interiors and alterations.	

Note: This table must be read in conjunction with Section E.3 "Development Standards and Guidelines" for additional relevant standards and guidelines.

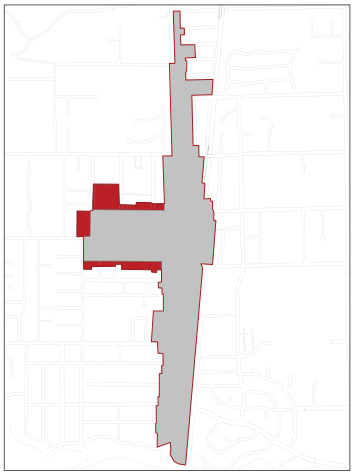
Table E14. *Development Standards for Downtown (D) District (continued)*

Downtown Adjacent (DA)

The DA District is located on the 'outer' sides of Oak Grove Avenue, University Drive, and Menlo Avenue and is characterized by a mix of office and residential uses. The area acts as a buffer between downtown and adjacent medium density residential uses.

The District is located in the Downtown Adjacent Office – Residential land use designation which supports a variety of non-retail office, residential and personal service uses. The District complements downtown with needed services that do not directly compete with the downtown's retail core.

Table E15 provides the standards for the DA District. Illustrations are provided to help demonstrate the standards and guidelines.



Key Map. *Downtown Adjacent (DA)*

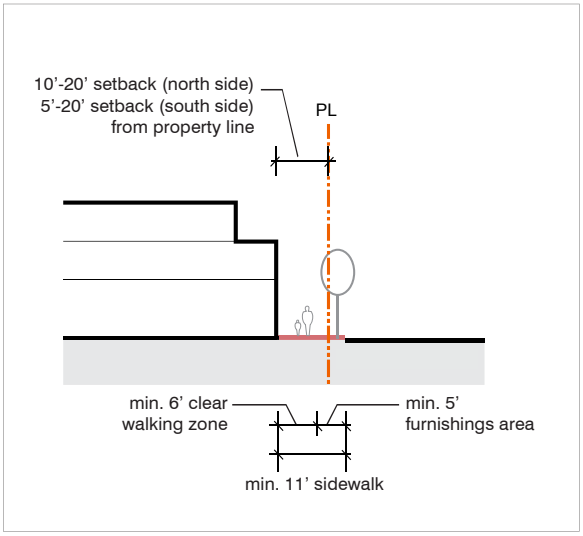
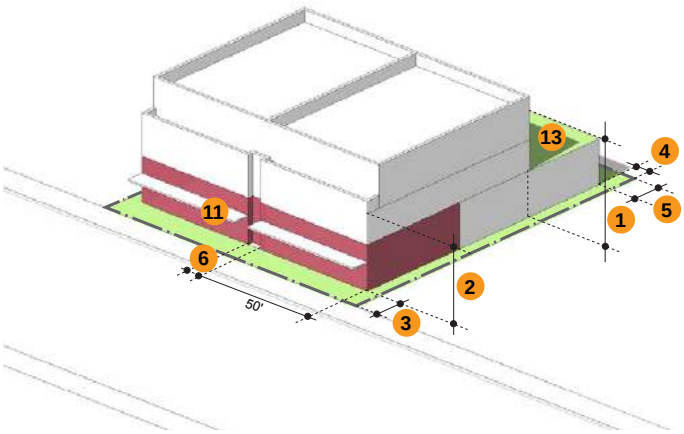
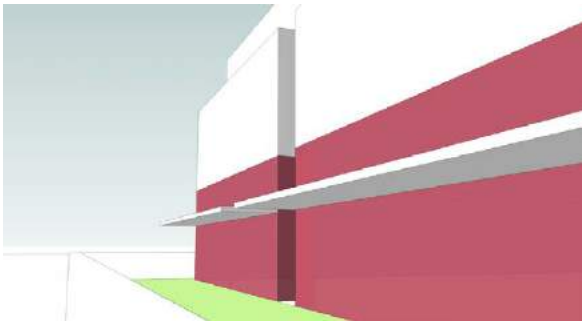


Figure E41. *DA Required Setback*

Mixed Use Residential Projects in Downtown Adjacent (DA)



1. Building Height
2. Façade Height
3. Front Setback
4. Side Setback
5. Rear Setback
6. Minor Building Façade Modulation at 50' Min.
7. Major Building Façade Modulation at 100' Min.
8. Building Break (Not Applicable)
9. Building Profile
10. Building Projections
11. Architectural Projections
12. Upper Story Façade Length (Not Applicable)
13. Open Space



Pedestrian Eye-level View from Sidewalk

Pedestrian Eye-level View from across the Street

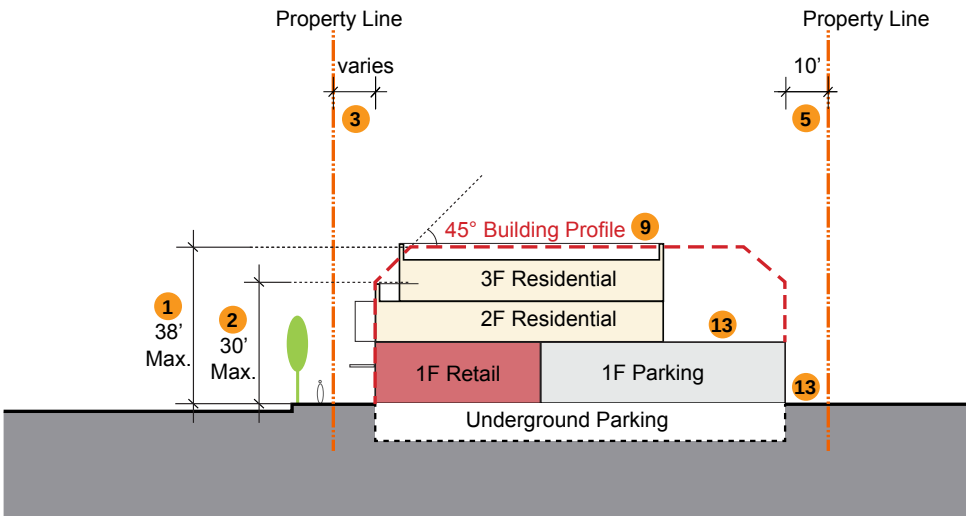
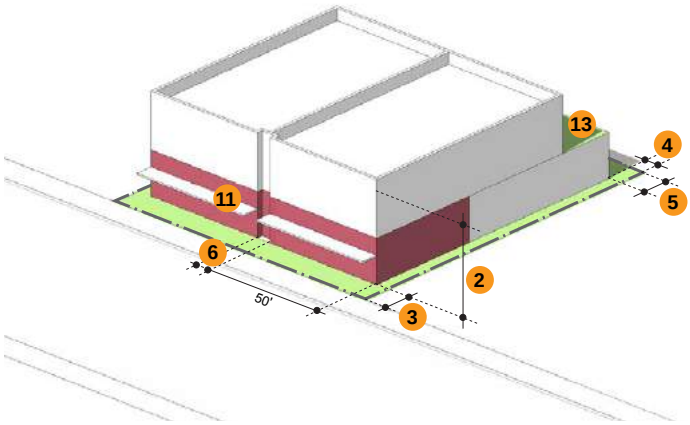
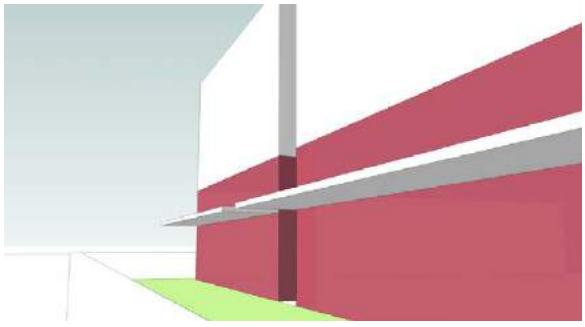


Figure E42. *Mixed Use Residential Projects in Downtown Adjacent (DA) District*

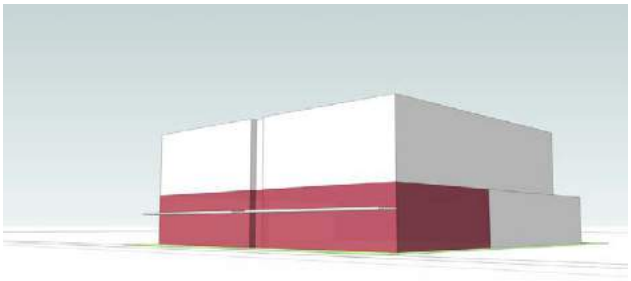
Mixed Use Commercial Projects in Downtown Adjacent (DA)



1. Building Height
2. Façade Height
3. Front Setback
4. Side Setback
5. Rear Setback
6. Minor Building Façade Modulation at 50' Min.
7. Major Building Façade Modulation at 100' Min.
8. Building Break (Not Applicable)
9. Building Profile
10. Building Projections
11. Architectural Projections
12. Upper Story Façade Length (Not Applicable)
13. Open Space



Pedestrian Eye-level View from Sidewalk



Pedestrian Eye-level View from across the Street

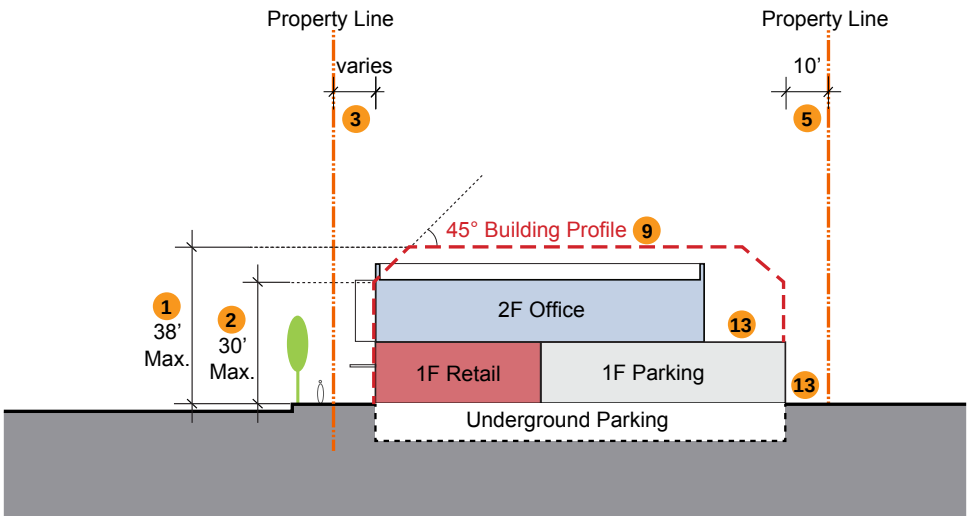


Figure E43 *Mixed Use Commercial Projects in Downtown Adjacent (DA) District*

Downtown Adjacent (DA)		
Land Use (Refer to Section E.2)	See Figure E1 and Table E1; Downtown Adjacent Office/Residential	
Development Intensity (Refer to Section E.3.1)	Maximum FAR for all uses, inclusive of Offices	Base: 0.85
		Public Benefit Bonus: 1.00
	Maximum FAR for Offices, inclusive of Medical and Dental Offices	One half of the Base or Public Benefit Bonus FAR, whichever is applicable
	Maximum FAR for Medical and Dental Offices	One third of the Base or Public Benefit Bonus FAR, whichever is applicable
	Base Density: 18.5 dwelling units per acre	
	Public Benefit Bonus Density: 25 dwelling units per acre	
Height (Refer to Section E.3.2)	Maximum Height	Building height: 38 feet
		Façade height: 30 feet for façades facing a public ROW or a public open space
	Minimum Height	Commercial ground floor: 15 feet floor-to-floor
	Allowed Projections	Vertical building projections such as roof-mounted equipment, parapets and stair/elevator towers may be permitted subject to screening, height, and design standards. Refer to Section E.3.2.
Setback (Refer to Section E.3.3)	Front and Side facing a public ROW (Note: please reference Figure E7 for standards applying to specific street faces)	Minimum: 5 feet except for area north of Oak Grove Avenue where 10 feet is the minimum
		Maximum: 20 feet
		Setbacks shall be sufficient to provide an 11-foot wide sidewalk with a minimum 6-foot wide clear walking zone and a minimum 5-foot wide furnishings/planting zone.
	Interior Side	Minimum: 5 feet
		Maximum: 25 feet
	Rear	Minimum: 10 feet
	Allowed Projections	Building and Architectural projections are allowed. Refer to Section E.3.3.

Table E15. *Development Standards for Downtown Adjacent (DA) District*

Downtown Adjacent (DA)		
Massing and Modulation (Refer to Section E.3.4)	Major portions of the building facing a street shall be parallel to the street.	
	Building Breaks	Not applicable
	Building Façade Modulation	Building Façade Modulation is required. Refer to Section E.3.4.2
	Building Profile	A 45-degree Building Profile above the maximum façade height is required for façades fronting a public ROW or a public open space. Vertical projections such as parapets, balcony railings and stair/elevator towers may be permitted subject to height and design standards. Refer to Section E.3.4.3.
Ground Floor (Refer to Section E.3.5)	Commercial ground floor shall have 50% clear-glass transparency.	
	Commercial windows/storefronts shall be recessed a minimum of 6 inches from the primary building façade.	
	Building entries shall be oriented to a public street or other public space.	
Open Space (Refer to Section E.3.6)	All development	Not applicable
	Development that includes residential	Minimum of 100 square feet of open space per unit shall be created as common open space or minimum of 80 square feet of open space per unit shall be created as private open space.
		Private open space shall have a minimum least dimension of 6 feet.
		Residential open space, whether in common or private areas, shall count toward the minimum open space requirement for the development.
		Accessible open space above parking podiums up to 16 feet high shall count toward the common open space requirement.
Parking (Refer to Section E.3.7)	See Chapter F for off-street parking and bicycle parking standards.	
Sustainable Practice (Refer to Section E.3.8)	LEED certification, at a silver level or higher, shall be required for all new construction and certain new interiors and alterations.	

Note: This table must be read in conjunction with Section E.3 "Development Standards and Guidelines" for additional relevant standards and guidelines.

Table E15. *Development Standards for Downtown Adjacent (DA) District (continued)*