

ATTACHMENT 1: SAMPLE MULTIFAMILY AND RESIDENTIAL MIXED-USE OBJECTIVE DESIGN STANDARDS



PC PRIORITY: CONTEXT SENSITIVE BUILDINGS

POTENTIAL ODS SECTION: BUILDING FORM

POTENTIAL ODS SUBSECTION: CONTEXT AND SCALE

Standard 1: Side and Rear Upper Floor Step Backs

All new developments that:

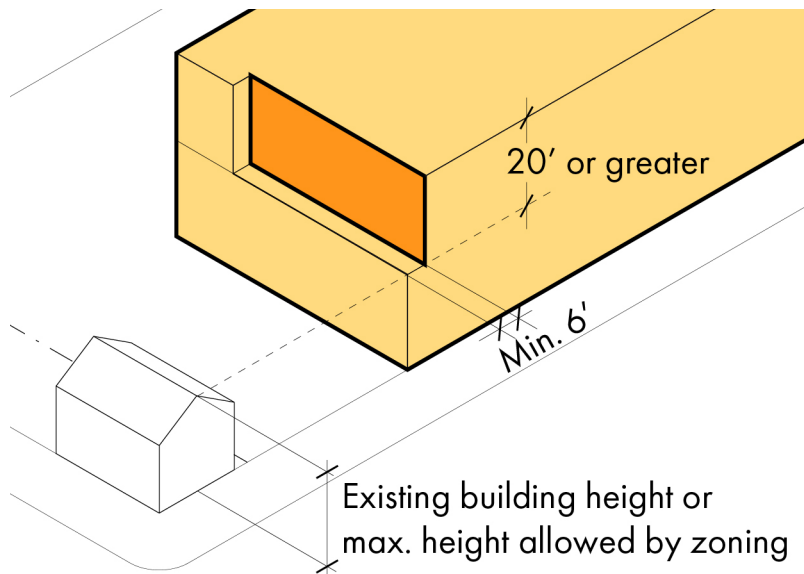
- a. Abut low-density residential lots at an interior side and/or rear property line; and
- b. Are twenty (20) feet or more taller than either an existing adjacent building or the maximum height allowed by the adjacent zoning, shall incorporate side and/or rear upper floor step backs that:
 - Start within two (2) vertical feet of the height of the adjacent building or maximum allowed height.
 - Have a minimum depth of six (6) feet along the façade(s) facing low-density development.
 - Occur for a minimum of 70% of each relevant façade length.

Standard 2: Rear Modulation

All buildings whose rear elevation abuts a lot with low-density zoning shall include at least one façade modulation with a minimum depth of 18 inches and a minimum width of two feet, per 40 feet of façade length.

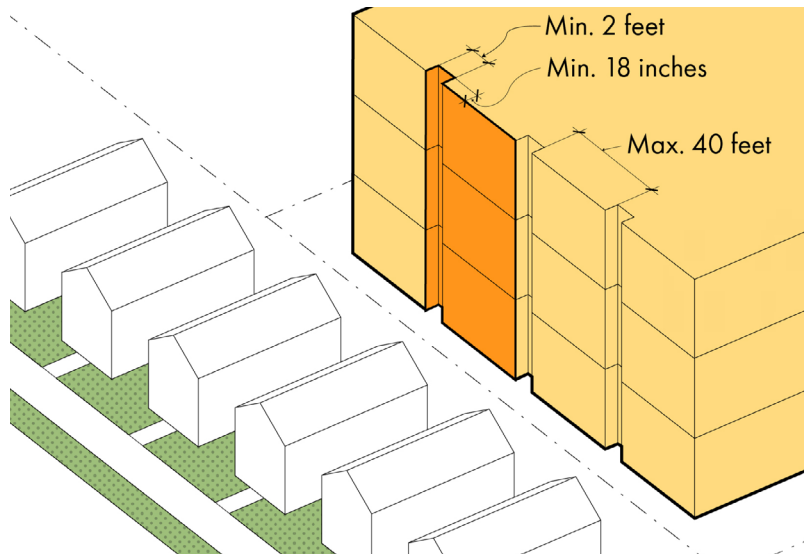
Standard 3: Daylight Plane

The minimum daylight plane angle from a rear or side lot line shared with existing low-density residential districts shall be 45 degrees, as measured from 25 feet above grade at the subject property line, perpendicular to the property line.



Minimum 70% of total elevation

STANDARD 1: SIDE AND REAR UPPER FLOOR STEP BACKS



STANDARD 2: REAR MODULATION

POTENTIAL ODS SUBSECTION: FAÇADE ARTICULATION

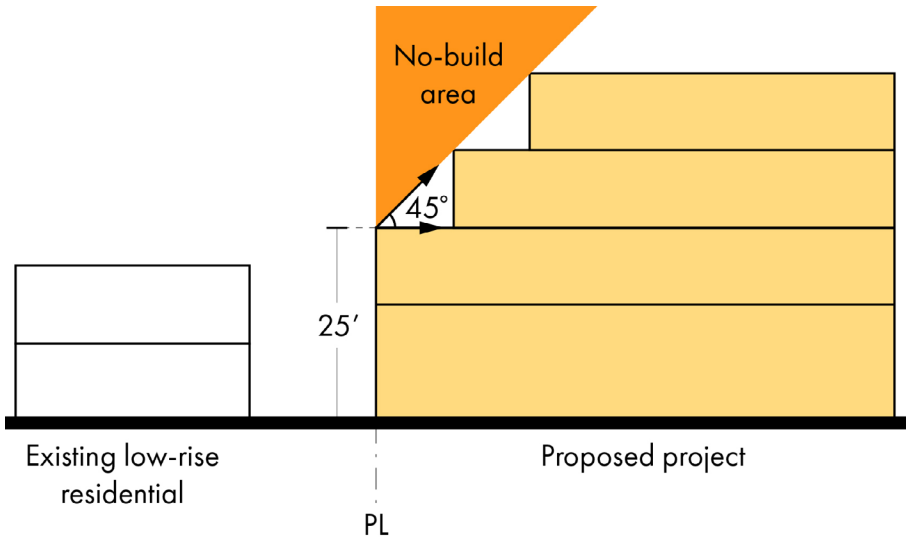
Standard 4: Façade Wrapping

The same materials and finishes must be uniformly applied on all exterior elevations to create four-sided architecture.

Standard 5: Side and Rear Façade Details

The side and rear façades of new developments abutting low-density residential lots at an interior side and/or rear property line shall incorporate each of the following:

- a. Window heads and sills that align horizontally with those on front façade and are consistent with privacy standards in Section xx.
- b. At least one of the following decorative elements used in the front facade:
 - Light fixtures
 - Vent gables
 - Trellis or arbors



STANDARD 3: DAYLIGHT PLANE

POTENTIAL ODS SUBSECTION: EQUIPMENT SCREENING

Standard 6: Building Façade Equipment

Utilities and mechanical equipment must be integrated into the design of the building facades using at least one of the following methods:

- Building façade insets.
- Integrated architectural screens composed of materials and colors used on the primary building.
- Enclosures with walls no higher than six (6) inches above the tallest equipment component.

PC PRIORITY: SENSITIVE PARKING AND UTILITIES DESIGN

POTENTIAL ODS SECTION: SITE DESIGN

POTENTIAL ODS SUBSECTION: VEHICLE ACCESS AND PARKING

Standard 7: Design of Surface Parking Abutting Low Density Residential

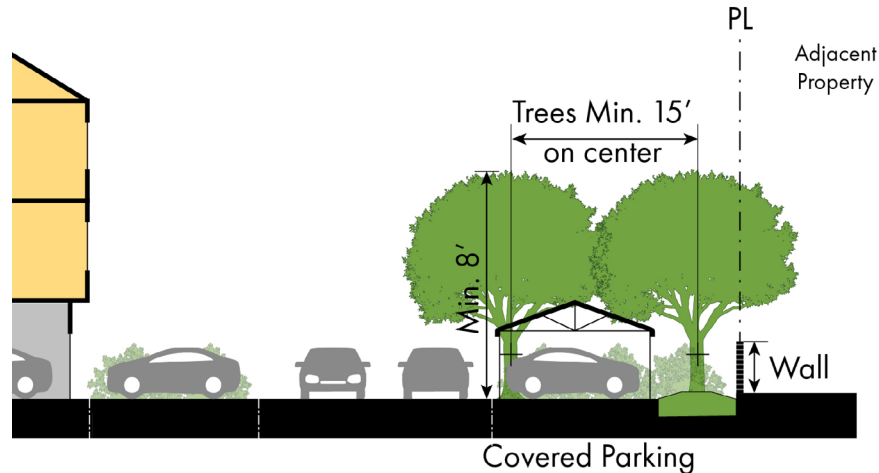
Figure x illustrates standards for the design of interior parking lots that abut low density residential properties. The following additional standards shall apply:

- Wall. The height of the wall at the shared property shall be at least eight (8) feet, as measured from highest adjacent grade. It shall be a solid masonry material construction, colored to match the primary building.
- Landscape Buffer. The landscape buffer shall be planted with trees planted at least fifteen (15) feet on center and with a mature height of at least twenty (20) feet. All relevant parking lot buffer standards in Section xx shall also apply.
- Covered parking. All parking abutting the property line shall be covered by a roofed structure without vertical walls, composed of either materials that complement the primary project building or photovoltaic shade structures.

Standard 8: e-Commerce Vehicle Parking

All developments with (30) or more dwelling units shall provide at least one (1) vehicle loading and unloading space for e-commerce delivery vehicles per thirty (30) units. The loading space shall:

- Be located outside of any drive aisle rights-of-way.
- Be a minimum of ten (10) feet wide by twenty-five (25) feet long with at least twelve (12) feet of vertical clearance from ground level.
- Include adequate maneuvering space such that no backing onto or from a public street is required.



STANDARD 7: SURFACE PARKING ABUTTING
LOW DENSITY RESIDENTIAL

**POTENTIAL ODS SUBSECTION: EQUIPMENT, UTILITIES AND
STORAGE**

Standard 9: Solid Waste Facilities

All solid waste storage containers shall be designed and located to minimize visual and circulatory impacts to proposed and adjacent development. The following shall be true of all solid waste collection facilities:

- a. Siting:
 - Trash collection facilities shall be sited so as not to block project circulation or driveways.
 - Trash collection facilities shall be located outside a sixty (60) foot radius from the nearest residential entry.
- b. Screening:
 - Trash collection facilities shall be enclosed on all four sides, one of which includes an access gate that opens the full width of the enclosure.
 - Enclosers shall include a roof providing adequate clearance to open receptacles.
 - Enclosures shall be composed of at least two (2) materials and colors used on primary project structures.



PC PRIORITY: MINIMIZE RESIDENTIAL PRIVACY IMPACTS

POTENTIAL ODS SECTION: BUILDING FORM

POTENTIAL ODS SUBSECTION: FENESTRATION

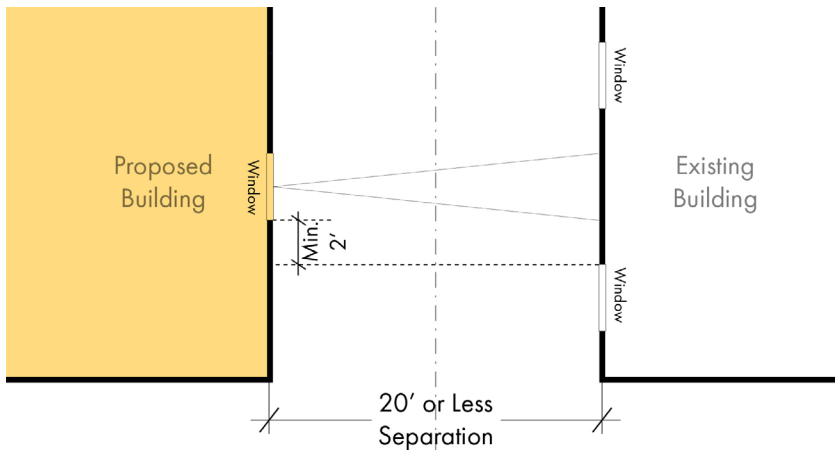
Standard 10: Upper Floor Window Placement

When a proposed multi-story, multifamily or mixed-use building would be located near existing low-density residential buildings, upper floor windows of the proposed buildings shall be oriented to avoid a direct line of sight into all adjacent buildings. The following shall apply:

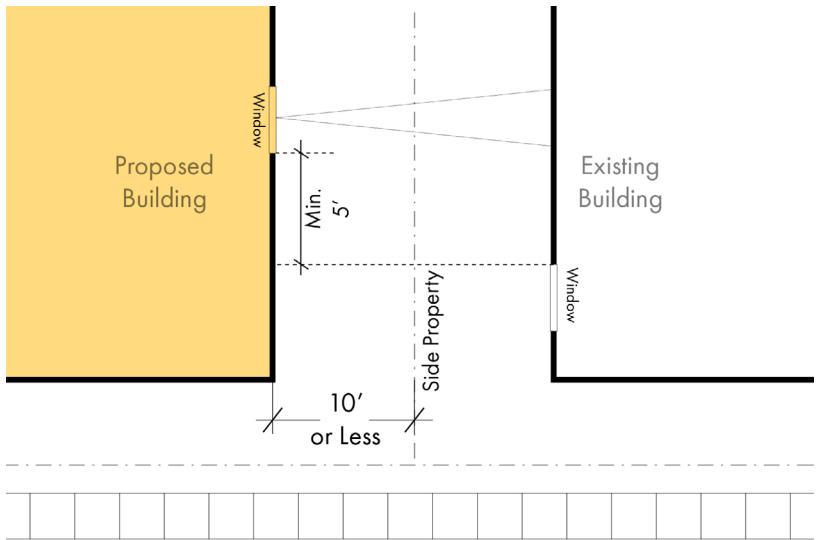
- a. When a proposed building would be located within twenty (20) feet of an existing building, windows shall be offset horizontally from the existing windows by a minimum of two (2) feet.
- b. If the proposed building would be located within ten (10) feet of a side property line, side windows shall be offset horizontally by a minimum of five (5) feet from windows of the nearest residential building on the adjacent property.
- c. Windows on any floor to a non-habitable room such as a bathroom or closet may be excepted from this standard if the minimum windowsill height is five (5) feet and the window has frosted or privacy glass.

Standard 11: Balcony Placement

Balconies shall be oriented to the front of new buildings. Balconies on side or rear facades facing adjacent properties shall be prohibited unless that façade is a minimum of (forty) 40 feet from the shared property line.



STANDARD 10A: UPPER FLOOR WINDOW PLACEMENT



STANDARD 10B: UPPER FLOOR WINDOW PLACEMENT

PC PRIORITY: SITEWIDE TREE COVER AND LANDSCAPING

POTENTIAL ODS SECTION: PEDESTRIAN EXPERIENCE

POTENTIAL ODS SUBSECTION: STREETScape DESIGN

Standard 12: Street Trees in Sidewalk Landscape Zone

All sidewalks surrounding new multifamily and mixed-use projects shall include a dedicated landscape zone between the pedestrian zone and the street. The landscape zone shall include at least one street tree for every 30 feet of linear feet of sidewalk length. Street trees shall:

- a. Be planted within six feet of the sidewalk.
- b. Be selected for consistency with City of Cupertino plans, ordinances, approved planting lists.

POTENTIAL ODS SECTION: SITE DESIGN

POTENTIAL ODS SUBSECTION: VEHICLE ACCESS AND PARKING

Standard 13: Parking Shade Coverage

- a. Surface parking lots larger than ten (10) stalls shall provide minimum shade coverage of fifty (50) percent of the gross surface parking area.
- b. Trees shall be provided such that they are demonstrated to provide the required shade area at maturity.
- c. Solar photovoltaic structures may be used to provide shade but shall not be allowed as a substitute for required tree shade.

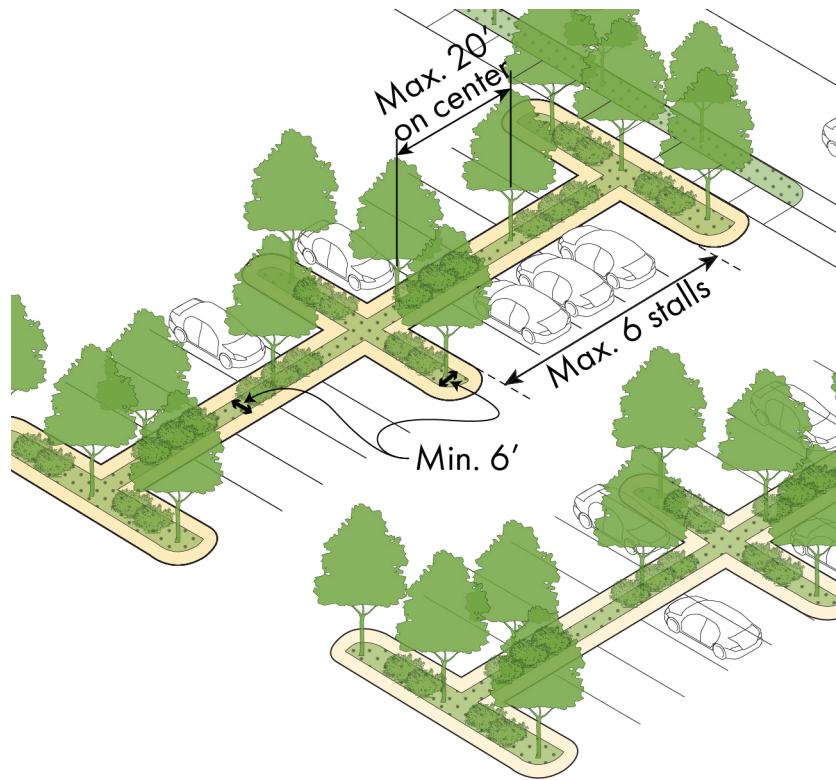


STANDARD 12: STREET TREES IN SIDEWALK LANDSCAPE ZONE

Standard 14: Surface Parking Tree Location

Shade trees shall be provided in surface parking lots through either of the following methods:

- a. A minimum of two (2) shade trees shall be planted in each surface parking finger oriented perpendicular to the drive aisle. Parking fingers shall:
 - Provide a minimum of six (6) feet of clear planting width.
 - Be placed at a maximum of every six (6) stalls.
- b. Shade trees shall be planted in surface parking planting strips at a maximum of twenty (20) feet on center. Planting strips shall:
 - Provide a minimum of six (6) feet of clear planting width.
 - Be located between each opposing row of spaces.



STANDARD 14: SURFACE PARKING TREE LOCATION

POTENTIAL ODS SECTION: COMMON OPEN SPACE AND LANDSCAPING

POTENTIAL ODS SUBSECTION: TYPES: GROUND LEVEL AND ROOFTOP

Standard 15: Ground Floor Landscaping

All open spaces in the front setback (excluding areas for driveways and sidewalks) of multifamily residential projects shall be at least 75 percent landscape (planted materials) that are selected to comply with WELO standards as found in the 2016 Cupertino Landscape Ordinance. In addition:

- a. Selected plant species for the site shall incorporate a mix of trees, shrubs, and ground cover.
- b. Turf areas shall include no more than 25 percent of the total irrigated area on the site.

POTENTIAL ODS SUBSECTION: GENERAL STANDARDS

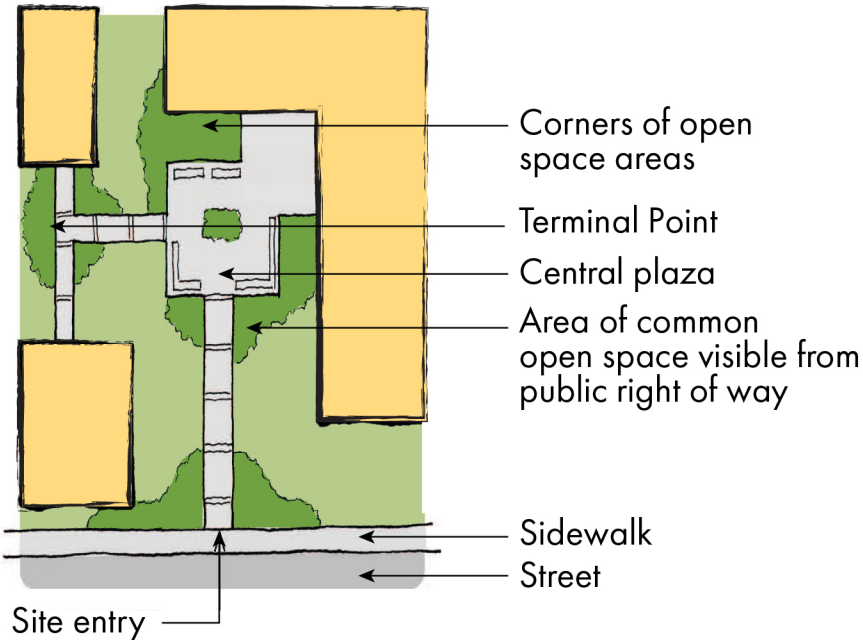
Standard 16: Physical Focal Point Landscaping

Physical focal points of new development project sites shall be landscaped to increase sitewide green cover strengthen the visual impact of the landscape plan. Physical focal points include the following:

- Central plazas or other permanent gathering facilities in common open space areas
- Terminal points of pedestrian pathways
- Site entries
- Areas of common open space visible from the public right of way
- Corners of open space areas

Each physical focal point shall provide at least one of the following landscape treatments:

- Climate-adapted flowering plants.
- Plants with foliage of a texture or color that differs from the larger landscape palette of the site.
- Up to five types of ornamental plants.



STANDARD 16: PHYSICAL FOCAL POINT LANDSCAPING

PC PRIORITY: RETAIL ACTIVATION AND WALKABILITY

POTENTIAL ODS SECTION: PEDESTRIAN EXPERIENCE

POTENTIAL ODS SUBSECTION: STREETSCAPE DESIGN

Standard 17: Sidewalk Sections

Public sidewalks abutting new mixed-use development shall be divided into a Frontage Zone, Pedestrian Clear Pathway and Landscape Zone. The following standards shall apply to each:

ZONE	REQUIRED WIDTH	ALLOWED AMENITIES
Frontage	Per setback requirement	<ul style="list-style-type: none"> • Private Dining Areas • Outdoor Displays • Public Art • Public Seating • Trees/Planting • Terraces
Pedestrian Clear Pathway	Minimum eight (8) feet	Sidewalk
Landscape	= Total sidewalk – Pedestrian clear pathway	<ul style="list-style-type: none"> • Street Trees • Lighting • Fire hydrants • Micromobility • Bike Parking • Public Art • Private Dining Areas • Outdoor Displays • Public Art • Parklets
Total Sidewalk	Minimum twelve (12) feet	

POTENTIAL ODS SUBSECTION: COMMERCIAL GROUND FLOOR DESIGN

Standard 18: Commercial Ground Floor Dimensions

- a. Ground Floor Finish Level: Zero (0) feet at entries.
 - Exception: Ground floor finish level is subject to Cal. Code Regs., Title 24 and site-specific conditions.
- b. Ground Floor Height: Minimum fourteen (14) feet floor-to-floor or shall match the ground floor height of an abutting building.

Standard 19: Commercial Ground Floor Glazing

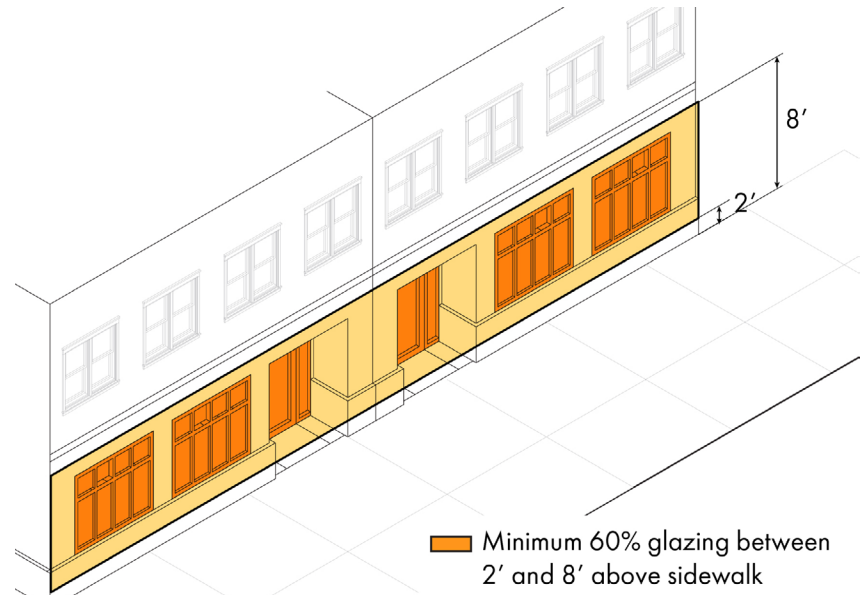
Ground floor elevations shall have at least sixty (60) percent transparent glazing between two (2) and eight (8) feet above sidewalk level.

Standard 20: Primary Commercial Entries

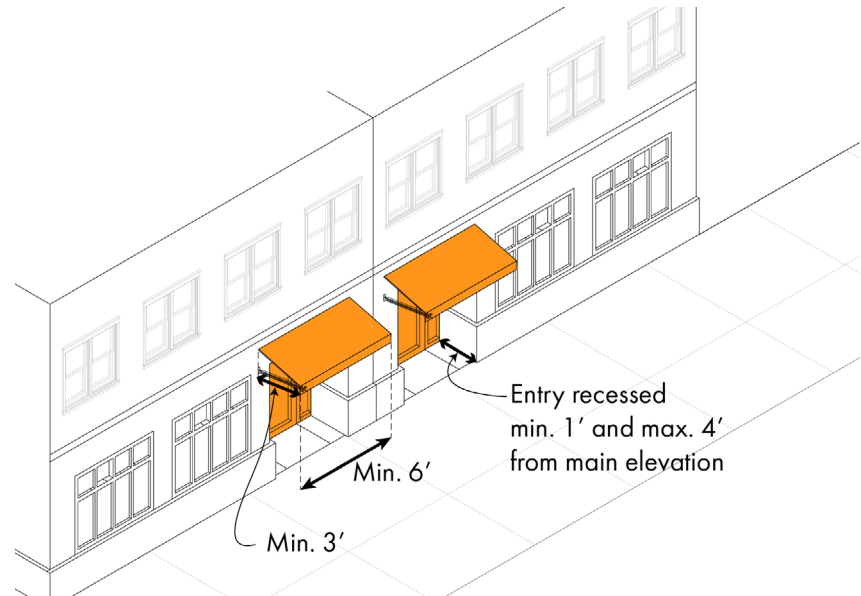
- a. Primary entries shall be recessed between one (1) and four (4) feet from the main elevation.
- b. Primary entries shall provide full ingress and egress during business hours, including unobstructed movement of all doors.
- c. Each primary entry shall include awnings or weather protection at least six (6) feet wide and three (3) feet deep, composed of metal, wood, glass, slate, or concrete, and without openings.

Standard 21: Percentage of Vehicle Access per Frontage

No more than twenty-five (25) percent of the site frontage facing a street should be devoted to garage openings, carports, surface parking, loading entries, or utilities access. On sites with less than one hundred (100) feet of frontage, no more than twenty-five (25) feet of frontage shall be devoted to vehicle access.



STANDARD 19: COMMERCIAL GROUND FLOOR GLAZING



STANDARD 20: PRIMARY COMMERCIAL ENTRIES