

Type of Development	Applicable Sections
A. New primary or accessory building, structure, or site construction	Sections 19.102.030
B. Complete or Partial Remodel of primary or accessory building, structure, or site	Sections 19.102.030 apply to remodeled portions
C. Parking lot upgrade or redesign, excluding maintenance or repair activities (i.e., restriping, resealing, or repaving)	Section 19.102.030 (D)
D. New or replacement exterior glass windows, doors, or features	Section 19.102.030 (A), (B), and (E) apply only to the new exterior glass windows, doors, or features
E. New or replacement exterior lighting	Section 19.102.030 (D)
F. Exemptions	See Sections 19.102.030 (B)(4) and (D)(14)

19.102.030 Bird-safe Development Requirements

- A. Application submittal requirements: All projects that are subject to the bird-safe development requirements shall submit the following:
1. Elevation drawings indicating the bird-safe treatment and how the proposed treatment meets the requirements of Section 19.102.030 (B) and (D);
 2. Cross sections, if required;
 3. Other exhibits, plans and technical reports indicating consideration and incorporation of the regulations in Section 19.102.030 (B), (C), (D) and (E); and
 4. Biologist report in support of alternative compliance method pursuant to Section 19.102.030 (B)(3), if proposed.
- B. Fenestration and Glass Requirements
1. Façades of all projects subject to bird-safe development requirements shall have:
 - a. No more than 10% of the surface area of the façade be untreated glass between the ground and 60 feet above ground.
 - b. No more than 5% of the surface area of the façade be untreated glass between 60 feet above ground and up.
 2. Standard Compliance Treatments: The Planning Division may maintain a list of acceptable bird-safe treatments that may be updated from time to time. The list may include, but not be limited to acceptable treatments, such as opaque glass, window muntins, exterior insect screens, exterior netting, or special glass treatments such as fritting to provide visual cues and reduce the likelihood of bird collisions. Glass treatments must ~~be visible to all bird species,~~ have high color contrast with the glass, and be applied to the outermost glass. Prior to publication of the list, the Planning Department may

review information available from interest groups, such as the National Audubon Society.

3. Alternative Compliance Method: Property owners/applicants may propose an alternate compliance method recommended by a qualified biologist, in order to meet the requirements and intent of this section. The alternate compliance method shall be peer-reviewed by a third-party consultant, paid for by the applicant, and subject to the approval of the Director of Community Development.
4. Exemptions: The following are exempted from subsection 19.102.030(B):
 - a. Any historic structure, either as set forth in the General Plan Figure LU-3 Historic Resources or listed on the State or National Historical Registers;
and
 - ~~b. First floor commercial storefronts, up to a height of 15'.~~
 - ~~c. Residential development in R1 zoning districts outside of Bird Sensitive Areas; and~~
 - ~~d. 100% affordable housing developments.~~

C. Non-residential Indoor Lighting Requirements: Install time switch control devices or automatic occupancy sensors on non-emergency interior lights that are programmed to turn off at eleven p.m. or within two hours after the business is closed.

D. Outdoor Lighting Requirements:

1. All outdoor lighting shall be fully shielded fixtures, directed downward to meet the particular need and away from adjacent properties and rights-of-way to avoid light trespass, except:
 - a. Low-voltage Landscape Lighting: Low-voltage landscape lighting, such as that used to illuminate fountains, shrubbery, trees, and walkways, do not have to be shielded fixtures and may use uplighting, provided that they use no more than ten (10) watt incandescent bulb or LED equivalent, or a maximum of 150 lumens (whichever is less), and not directed toward the right-of-way.
 - b. Architectural Features: Uplighting may be used to highlight special architectural features.
 - c. Public Art: Alternative lighting standards may be used to illuminate public art or serve as public art subject to the review and approval by the Fine Arts Commission.
 - d. Historic Lighting Fixtures: Lighting fixtures that are historic or that exhibit a historical period appearance, as determined by the Director of Community Development, need not be fully shielded.
2. Notwithstanding any other requirement in the Municipal Code, exterior lighting shall not exceed 100 watt incandescent bulb or LED equivalent, or a maximum of 1600 lumens (whichever is less).