



Sunnyvale



City of Sunnyvale **Citywide** **Objective Design Standards**

June 2023

Prepared by:



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City of Sunnyvale Citywide Objective Design Standards

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1. Introduction

The City of Sunnyvale has a tradition of high-quality design. Building and site design are historically regulated in design guidelines, specific and area plans and the zoning code. Compliance with these documents is supported by a discretionary design review process established in Chapter 19.80 of the Sunnyvale Municipal Code (SMC) *“to improve the design quality of developments; enhance and protect existing neighborhoods; promote economic development; [and] create a strong and positive image for the city...”* Per SMC Section 19.80.030, *“Any proposed use requiring a discretionary land use permit that includes new construction...or other site modification is subject to design review.”* Whether through the public hearing process or individual translation of guidelines, the design review process is informed by at least some degree of subjective, or personal, interpretation.

This document includes new objective design standards for multifamily and residential mixed-use development. These standards were adopted in response to housing streamlining legislation passed by the State of California. Unlike design guidelines and decisions made by design review bodies, these standards are consistent with Government Code Sections 65913.4 and 66300(a)(7) in that they do not *“involve personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official prior to submittal.”*

1.1 Applicable Projects

The following objective design standards apply only to a subset of housing development projects. These include the following:

- Residential-only projects with three or more units;
- Mixed-use residential projects with at least two-thirds (2/3) of gross floor area square footage dedicated to housing;
- Supportive/transitional housing projects.

These design standards do not apply to single-family homes, duplexes or accessory dwelling units. These standards also do not apply to non-residential development. Existing design guidelines and design review processes remain in effect for all commercial, industrial, office, institutional and other non-residential projects.

1.2 Citywide and Area-Specific Standards

The City of Sunnyvale has adopted area plans and specific plans. Examples are the Downtown Specific Plan and El Camino Real Specific Plan. Except for development projects within the Moffett Park Specific Plan area, the design standards in this document apply to multifamily and mixed-use development projects where:

- At least one type of housing development project, as defined in Section 1.1, is an allowable land use; and
- Plan-specific objective design standards have not been adopted.

Project applicants should identify in what, if any, specific or area plan boundary their project is located and determine if the above criteria are true. While only objective design standards can be used to approve, deny or reduce the density of applicable housing development projects, specific and area plans should also be consulted as part of any project development. The adopted documents contain relevant land use policies, development intensity standards, design objectives, circulation plans and infrastructure improvements, all informed by public input.

1.3 Structure of Design Standards

The objective design standards in this document have been created to facilitate new housing and maintain Sunnyvale's vision for local character. Goal CC-3 of the General Plan is to ensure that private development is well-designed and compatible with surrounding properties and districts.

The structure of these objective design standards is intended to support the City's design goals. The standards are divided into six primary topics, each with its own subtopics. Subtopics are supported by an opening design intent statement, followed by a set of objective design standards.

1.4 Intent Statements

The intent statements communicate the desired outcome of the design subtopic. They clarify the purpose of the particular design standards under that subtopic and provide design context. The statements were developed in consultation with local design and development stakeholders.

Intent statements include some language that is not objective. They provide general design direction for applicants. Although they are not intended to be used by staff in the ministerial design approval process described in Section 1.5 below, they may be cited in documentation of staff decisions and/or used in cases of appeals.

1.5 Building Types

The applicable projects identified in Section 1.1 are divided into four types of residential buildings in this document. Some of the design standards are calibrated to one or more specific building type. The following is a guide to three multifamily residential building types and two mixed-use commercial frontage types, for reference when using this document.

1. Low-Rise Multifamily Residential

Height: 2 to 3 Stories

Arrangement: Triplex, fourplex, townhomes, courtyard, tuck-under and garden apartments.

Orientation: Entrances oriented towards public street or right-of way. For townhomes, courtyard, tuck-under and garden apartments, entrances of internal units may be oriented towards private courtyards or passages.



Open Space: For Triplex and Fourplex, upper floor terraces and balconies; for townhomes, ground-level front and/or rear yards; for courtyard, tuck-under and garden apartments, ground level courtyards or, in multi-building projects, interconnected landscape areas.

Parking: Parking, other than accessible or disabled spaces, is provided in surface parking lots behind development, parked in individual garages to the side of or underneath units or underneath the residences in both open and closed configurations or underground.



2. Mid-Rise Multifamily Residential

Height: 4 to 8 Stories

Arrangement: Multi-story apartments or condominiums with common entries.

Orientation: Common entries oriented towards public street or right-of way, often with associated active common ground floor uses such as amenity spaces, lobbies or ground floor units.

Open Space: Common-space courtyards above parking podiums and at roof tops, private open space in balconies or, in multi-building projects, interconnected ground-level open space areas.

Parking: In a parking podium of one or more stories underneath the building at ground level or underground, or in a multi-story parking structure surrounded by units.



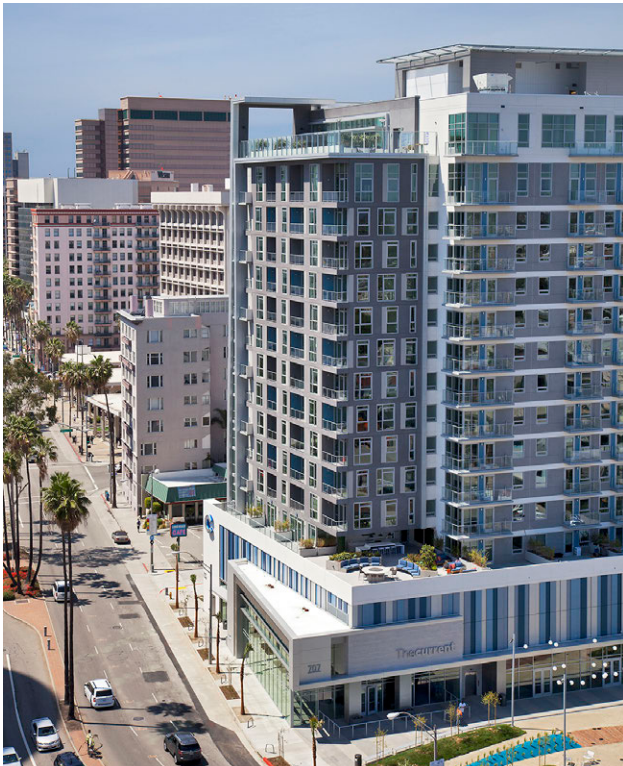
3. High-Rise Multifamily Residential

Height: More than 8 stories

Arrangement: Multi-story apartments or condominiums with common entries.

Orientation: Usually in a dense urban setting such as a downtown or transit-oriented area, with active frontage along a public street or right of way.

Open Space: Common-space courtyards above parking podiums and at roof tops, private open space in balconies or, in multi-building projects, interconnected ground-level open space areas.



Parking: In a parking podium of one or more stories underneath the building with units above, or in a multi-story parking structure abutting the building.

4. Vertical Mixed-Use Commercial

Arrangement: Projects with ground floor commercial spaces facing a public street or right-of-way, with residential units above.

Orientation: Along active pedestrian corridors and activity nodes.

Parking: Below-grade or above-grade parking behind commercial frontages. Commercial parking may be shared with or separated from residential parking.



5. Horizontal Mixed-Use Commercial

Arrangement: Projects with a commercial building or buildings with a separate residential building or buildings on the same property. Typically, commercial buildings are facing a public street or right-of-way, with residential buildings behind.

Orientation: Along commercial corridors and activity nodes.

Parking: Below-grade or above-grade parking behind commercial frontages. Commercial parking may be shared with or separated from residential parking.

1.6 Amendment Process

This document may be amended to reflect and accommodate design techniques, sustainable materials development and other progressive, beneficial approaches to residential construction. All substantive amendments proposed after adoption of this document shall require consideration and approval by the Planning Commission. The Community Development Director shall retain the authority to implement corrections and minor changes to the document.



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2. Site Design

2.1 Purpose and Goals

The site design standards in Table 2A are intended to ensure that eligible multifamily and mixed-use housing development projects are accessible and attractive from the outside, as well as organized and functional on the inside. The standards reflect Sunnyvale’s prioritization of pedestrian experience and commitment to quality of life for new and existing residents.

2.2 Site Design Standards

Table 2A includes standards for multiple site design topics, for Multifamily Residential and Mixed-Use Commercial building types.

Table 2A. Site Design Standards

Standard	Building Type	
	Multifamily Residential (Low-, Mid- and High-Rise)	Mixed-Use Commercial (Vertical and Horizontal)
Street Frontage and Building Orientation		
INTENT: To ensure that new development promotes a pedestrian-friendly environment, responds to surrounding residential design, is welcoming to visitors and increases commercial activity.		
Orientation and Access (See Figures 2-1 through 2-4)	Buildings shall: • Face the primary street. • Include at least one entry that fronts the primary street and is directly accessible to pedestrians from the primary street. Buildings on corner lots shall: • Include at least one entry and direct pedestrian access from both street frontages. Exception 1: Multifamily Residential entries may front a courtyard that is directly accessible from a primary street via a private pedestrian path. Exception 2: Interior buildings of multi-building residential developments [beyond building(s) closest to the public street], may include off-street/interior access. Exception 3: Interior buildings of horizontal mixed-use developments [beyond building(s) closest to the public street], may provide off-street/interior access.	
	Buildings shall provide a minimum 4’ wide pedestrian pathway from sidewalk to building entry (see Figure 2-5).	Buildings shall provide a minimum 6’ wide pedestrian pathway from sidewalk to building entry (see Figure 2-6).
Location of Parking	• Parking, other than accessible or underground parking spaces, is prohibited in front setback. • Parking within 100’ of the public right-of-way shall be located behind or inside buildings or in an underground parking facility. Exception: For buildings along the intersection of two streets, one single-loaded row of surface vehicle parking with a drive aisle is allowed between building frontage and secondary street. Requires a minimum 7’-wide landscaped frontage strip (measured from the inside edge of the public sidewalk) that may be crossed by private pedestrian paths and access drives.	
Frontage and Floors (see Figures 2-5 and 2-6)		
Required Building Frontage at Minimum Front Yard Setback	65 - 85 percent building width	
Maximum Building Setback from the Minimum Front Yard Setback	10’; to be landscaped or design as entry court Exception: Does not apply to interior buildings of multifamily residential projects with multiple buildings or horizontal mixed-use projects.	
Ground Floor Finish Level	0’ – 5’ Exception: Subject to Cal. Code Regs., Title 24 and site-specific conditions	0’ at entries Exception: Subject to Cal. Code Regs., Title 24 and site-specific conditions
Minimum Ground Floor Plate Height	14’	18’

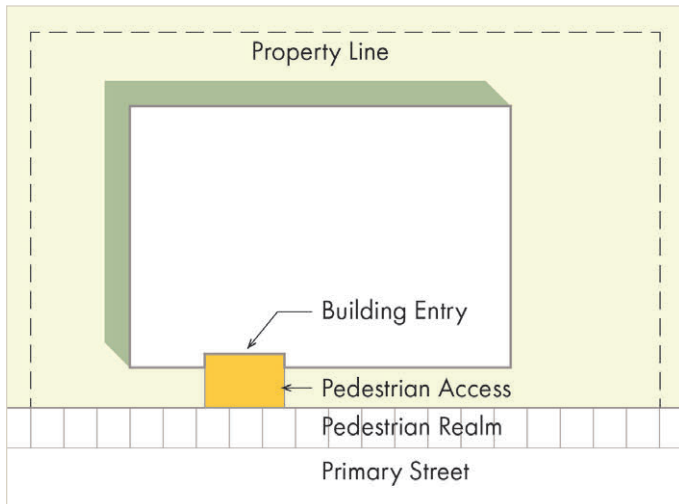


Figure 2-1 Orientation of building fronting primary street.

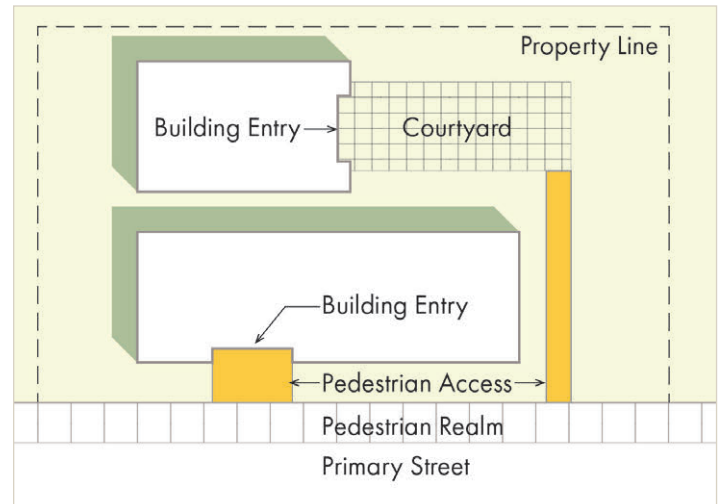


Figure 2-4 Orientation exception 2: Interior building.

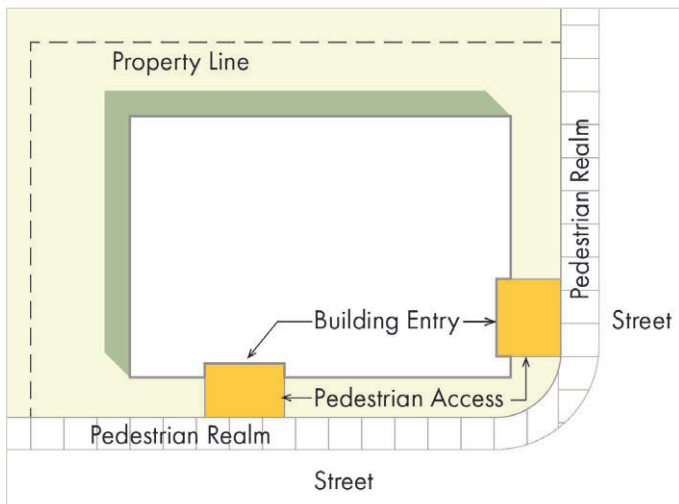


Figure 2-2 Orientation of building on corner lot.

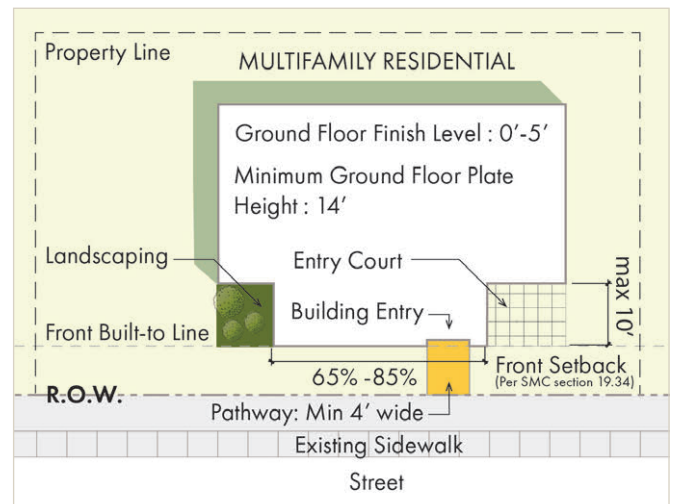


Figure 2-5 Multifamily residential frontage standards.

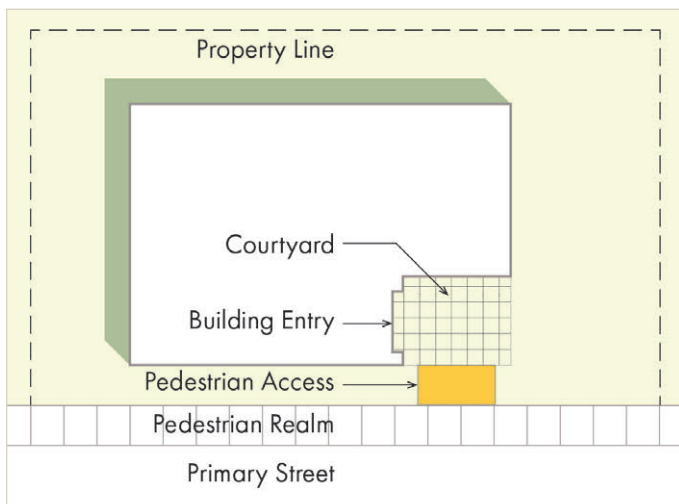


Figure 2-3 Orientation exception 1: Pedestrian-accessible courtyard.

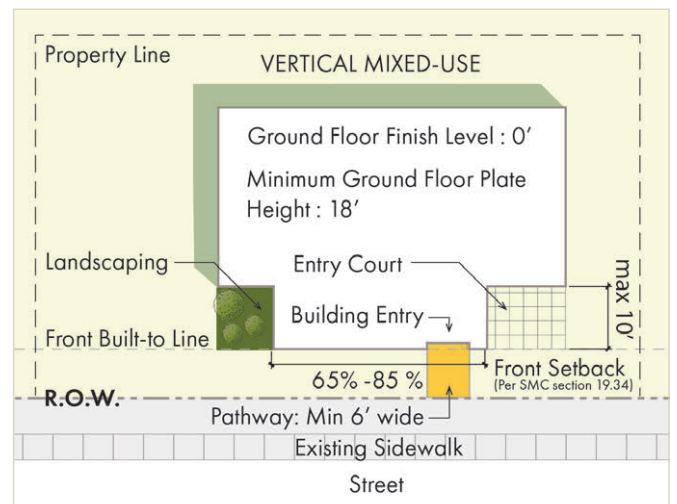


Figure 2-6 Mixed-use commercial frontage standards.

2.3 Multifamily Residential Transition Space

Intent: To promote a sense of privacy and separation from the public/pedestrian realm for residents of street-facing residential projects.

Low-, Mid- and High-Rise Multifamily Residential development shall include a street-facing transition space that incorporates a combination of design approaches from Table 2B to score at least 50 points. This standard also applies to residential buildings that are part of a Horizontal Mixed-Use project to provide a transition between commercial spaces and residential buildings.

Table 2B. Transition Space Design Approaches

Category	Approach	Points
Entryway Design	Stoops or porches at every public and private residential entry, elevated at least 24 inches above the sidewalk elevation.	20
	Entryways accented by a change in external building material or application of a non-structural façade accent.	20
Projecting Shade Features	Awnings or canopies located over all entries and commercial storefronts.	10
	Integration of a continuous architectural shade feature spanning at least 50 percent of the building frontage.	20
Landscape Transitions	Planting beds with hedges of English Boxwood, Coyote Brush, Morning Glory, Rockrose, Lavender or other visually dense and water-efficient species, no more than 36 inches tall and occupying at least 25 percent of the overall horizontal building frontage	20
	Extra Landscaped buffer in addition to planting beds (additional 4 feet minimum) for at least 50 percent of the overall horizontal building frontage	10
Building Materials to Articulate Ground Surface	Use of paving stones, tile, masonry or patterned and colored concrete on the ground fronting all entryways.	10



3. Building Form

3.1 Purpose and Goals

To allow for innovative and diverse building forms that contribute to surrounding context and ensure that projects are unified with surrounding streetscapes and land uses, scaled to the pedestrian visual experience and sensitive to the design of nearby residential neighborhoods.

Standards are organized by the four building types defined in Chapter 1, three of which are Low-Rise Multifamily Residential, Mid-Rise Multifamily Residential and High-Rise Multifamily Residential. The fourth building type, Vertical Mixed-Use Commercial, applies when a Low-, Mid- or High-Rise Multifamily Residential development has a ground floor commercial frontage.

3.2 Street Stepback Standards

Intent: To ensure that buildings and related site improvements are compatible with the scale and character of their street context. Stepbacks are intended to reduce the apparent height of buildings and allow additional daylight onto the street, as well as complement building setbacks required by each zoning district.

The street stepback standards summarized in Table 3A apply to all frontages on a street or public right-of-way. For stepbacks required at side and rear yards, see Section 3.3 Side/Rear Context Standards.

Table 3A. Street Stepback Standards For Residential Development Projects

Standard	Building Type		
	Low-Rise Multifamily or Vertical Mixed-Use	Mid-Rise Multi-family or Vertical Mixed-Use (see Figure 3-1)	High-Rise Multi-family or Vertical Mixed-Use (see Figure 3-2)
General requirement	No stepbacks required	Stepbacks required	
Maximum building base height	N/A	No building base required	3 floors
Height to stepback		Floor 3 (stepback applied to floor 4 and above)	Top of building base (stepback applied all floors above building base)
Minimum stepback distance		5' from the public-street facing wall of floor 3	Floors 4 – 8: 10' from the public-street facing wall of floor 3 Floors 9 and above: 15' from the public-street facing wall of floor 3 Alternative Standard: Building shall be set back in part or in whole to create an average sidewalk width of 20' (provided the minimum sidewalk width is 11') and shall include a minimum setback of 5' above the closest street-facing wall of the building base. Sidewalks on private rights-of-way may require public access easements.
Minimum stepback width		70% of the total building elevation along lot frontage	
Allowable stepback uses		Terraces ¹ Balconies ¹	

¹ Shall only contribute to common or private open space requirements if no building element within the stepback is higher than 42.

3.3 Side/Rear Context Standards

Intent: To ensure that buildings and related site improvements respect the scale and character of surrounding residential neighborhoods.

3.3.1 Daylight Plane

3.3.1.1 Daylight Plane Angle

The minimum daylight plane angle from a rear or side lot line shared with existing R-0, R-1, R-1.5, R-1.7/PD and R-2 residential zoning districts shall be 45 degrees as measured from the ground level at the subject property line, perpendicular to the property line (see Figure 3-3).

3.3.2 Wall Articulation

3.3.2.1 Residential-Facing Wall Segmentation

Where proposed buildings are within 20 feet of the side or rear property line of an existing R-0, R-1, R-1.5, R-1.7/PD and R-2 I residential zoning district, the facing wall shall be subdivided into 30 to 50-foot-wide segments. The building wall in between these segments shall be recessed for an area at least five feet wide by three feet deep, repeated on each 30 to-50-foot interval.

3.4 Building Form adjacent to Heritage Resources

Intent: To celebrate and preserve historic resources in Sunnyvale with careful attention to context. These standards apply to projects on lots adjacent to a heritage resource or local landmark listed in the City of Sunnyvale Heritage Resources Inventory, or adjacent to lots in a heritage resource district/heritage housing combining district.

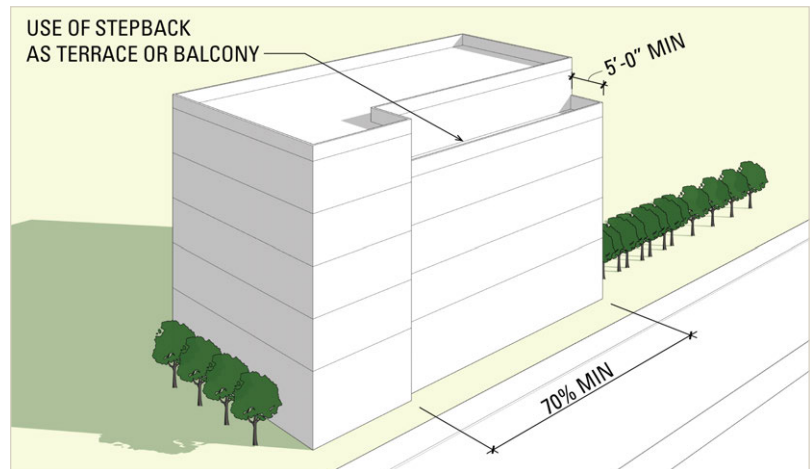


Figure 3-1 Mid-rise multifamily or vertical mixed-use stepback.

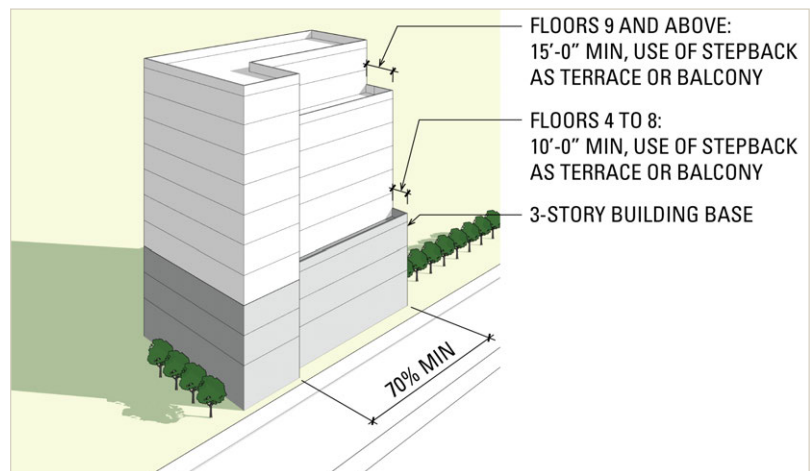


Figure 3-2 High-rise multifamily or vertical mixed-use stepback.

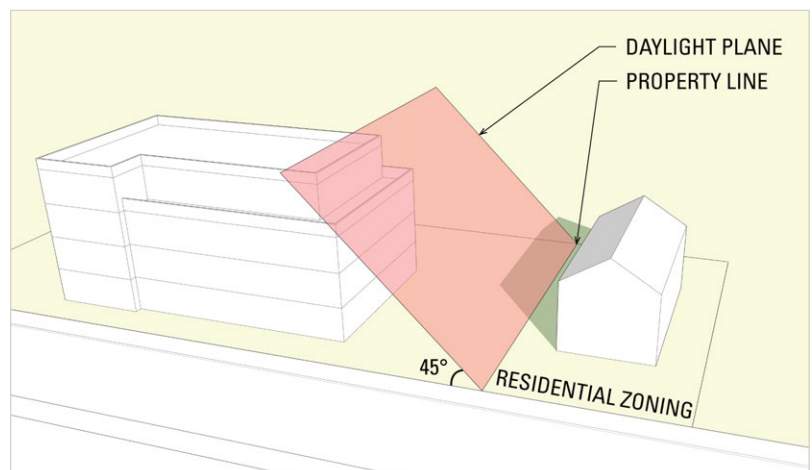


Figure 3-3 Daylight plane.

Table 3B. Division of Building Length Standards

Standard	Building Width and Type				
	Low-Rise Multifamily or Vertical Mixed-Use (See Figure 3-4)	50' to 100' building width (see Figure 3-5)		100' or more building width (see figure 3-6)	
		Mid-Rise Multifamily Or Vertical Mixed-Use	High-Rise Multifamily Or Vertical Mixed-Use	Mid-Rise Multifamily Or Vertical Mixed-Use	High-Rise Multifamily Or Vertical Mixed-Use
General requirement	Building elevations shall be vertically divided into modules of 30' to 50' wide.	Building elevations shall be vertically divided by a minor recess anywhere within the elevation.		Building elevations shall be vertically divided by major recesses at maximum 75' intervals.	
Division Standards	Divisions shall include one of the following: 1. Porch roofs, bay windows or balconies that protrude from the main wall plane at intervals of 30' to 50'; or 2. Wood or cementitious wall divisions at least 1 1/2" x 5 1/2" that run from ground level to roof level at intervals of 30' to 50', with distinct changes in cladding material from one module to the next; or 3. Recesses or projections at least 2' deep by 5' wide in/from the main wall plane at intervals of 30' to 50'.	Minor recess shall be: 1. At least 6' wide by 3' deep from ground level to roof level; and 2. of a color or material that contrasts with surrounding volumes.		Major recesses shall be: 1. At least 10' wide by 5' deep from ground level to roof level; and 2. of a color or material that contrasts with surrounding volumes, and 3. incorporated anywhere within a 75-foot segment of horizontal elevation. The space between alternating pairs of major recesses may also be recessed 5', resulting in alternating walls planes. (see Figure 3-12) Major recesses may also include uncovered balconies.	
Upper floor reduction	N/A	N/A	Above 8 stories, each floorplate(s) shall be reduced in square footage by at least 10% from the floor immediately below.	N/A	Above 8 stories, each floorplate(s) shall be reduced in square footage by at least 10% from the floor immediately below.
Building Mass Separation	N/A	N/A	The wall faces of the portions of two buildings above the building base on the same lot/site and/or adjacent lots shall be no less than 60'.	N/A	The wall faces of the portions of two buildings above the building base on the same lot/site and/or adjacent lots shall be no less than 60'.

3.4.2.1 Separation from Resource

New buildings shall be separated from the closest exterior wall/supporting columns of a heritage resource by a distance of at least 15 feet to preserve views to the resource. When the heritage resource is a tree, new buildings must be located at least 20 feet from the dripline of the heritage tree, or further than 20 feet if recommended by an International Society of Arboriculture (ISA)-certified arborist. For all housing development projects on lots adjacent to an existing heritage tree(s), an ISA-certified arborist shall prepare a report evaluating the proposed housing development project's impacts on the existing heritage tree(s).

3.4.2.2 Stepbacks Adjacent to Heritage Resource

New buildings of four stories or more shall provide a stepback from the elevation facing the heritage resource if it is closer than 30 feet to the closest exterior wall/supporting columns of the resource. The stepback shall be above three stories (stepback applied to the fourth story and above). The stepback shall extend a minimum of 70 percent of the total elevation width along the frontage. The face of the stepback shall be no closer than 30 feet to the closest wall of the resource.

Additional standards for architectural character of buildings adjacent to heritage resources are located in Section 4.2.1.3.

3.5 Massing and Bulk

Intent: To ensure each new building becomes an attractive, complementary addition to its surroundings by moderating its apparent size and scale. New structures will achieve this natural fit through context- responsive form and a variety of methods to break down large facades.

Table 3B includes standards for dividing the length of buildings of various size in order to modulate mass and scale.

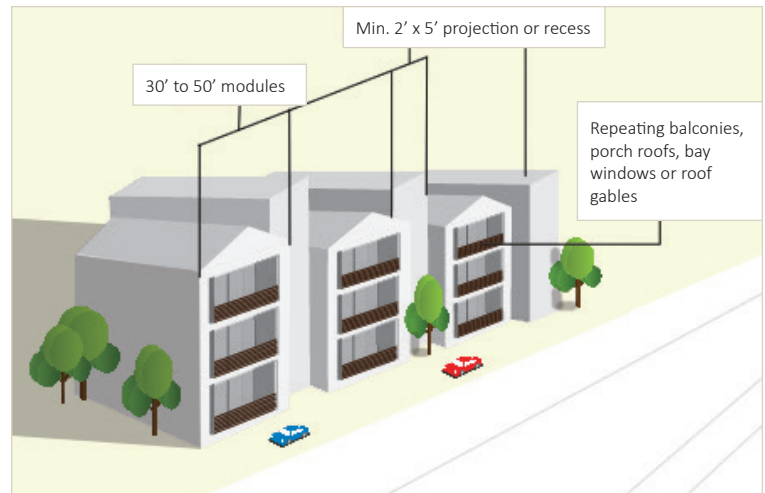


Figure 3-4 Division of building length; low-rise buildings.

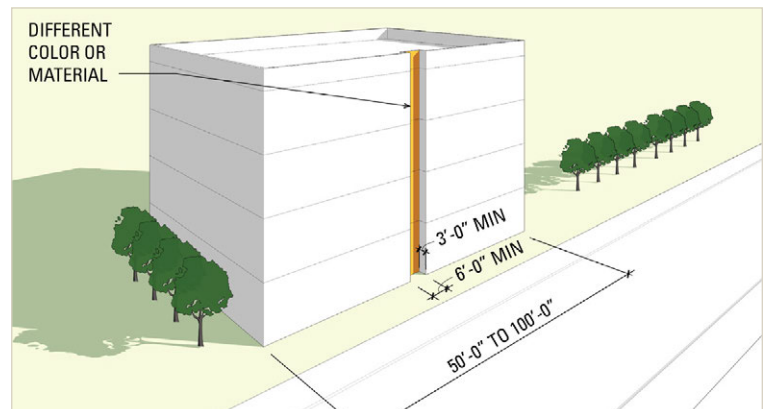


Figure 3-5 Division of building length; 50' to 100'-wide mid- and high-rise buildings.

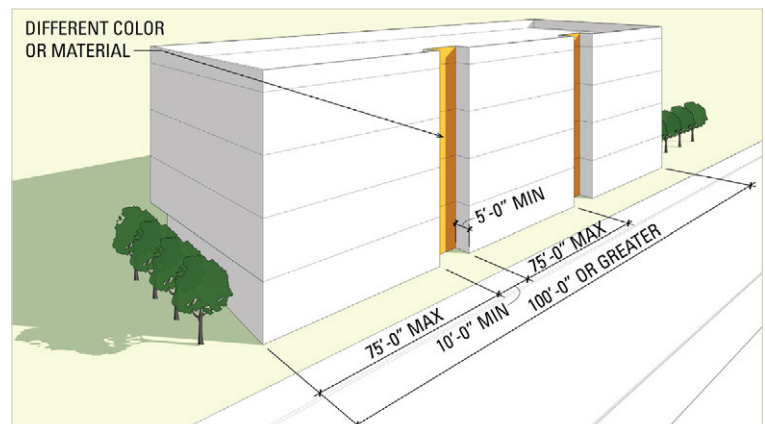


Figure 3-6 Division of building length; 100' or wider mid- and high-rise buildings.

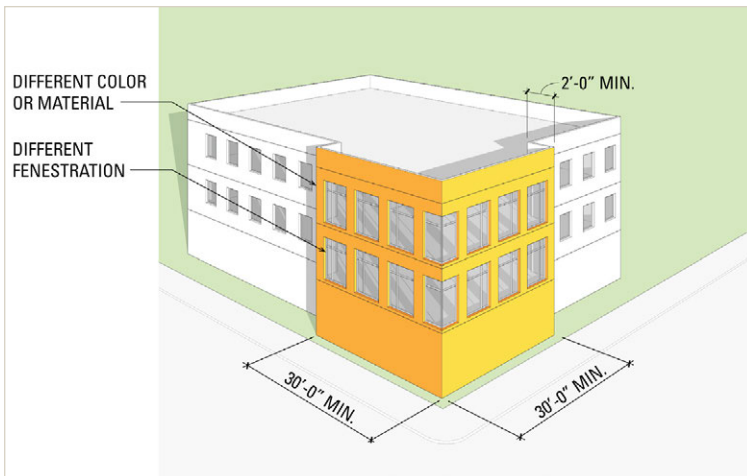


Figure 3-7 Approaches to corner architectural massing.

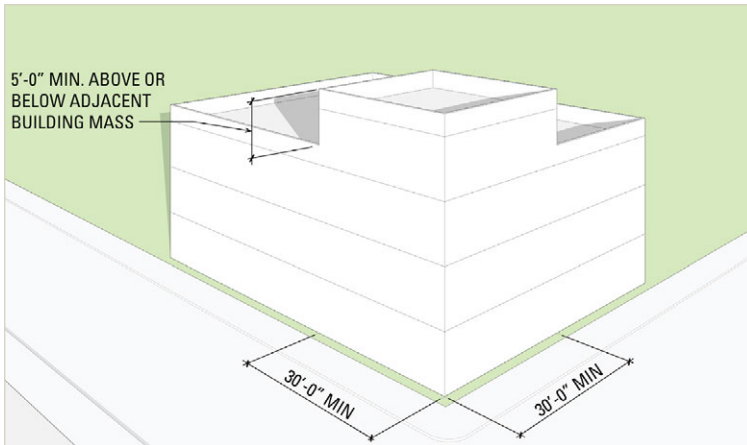


Figure 3-8 Extension of corner mass.

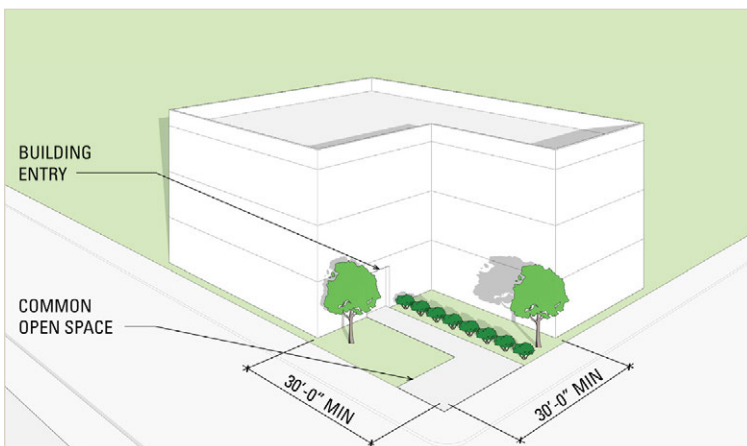


Figure 3-9 Corner recess or void.

3.5.1 Mid-Rise and High-Rise Corner Buildings

Buildings on a corner of two intersecting public streets shall reinforce the corner by using at least one of the following (see Figure 3-7 to 3-9):

1. A change in architectural massing of at least 30 feet horizontally on each side of the corner. This change shall be expressed by at least two of the following:
 - Use of different building materials from the main wall plane;
 - Projecting wall planes of at least two feet from the main wall plane, extending at least 30 feet wide;
 - Window fenestration with window recesses of three and a half inches or more;
 - Contrasting colors from the main wall plane
2. A building mass extending at least 30 feet horizontally on each side of the corner, projecting at least two feet from the main wall plane and at least five feet taller than the rest of the building, forming a corner tower feature.
3. A building recess or void extending at least 30 feet horizontally on each side of the corner, extending the entire height of the building. The space created by this void may be developed as common open space that is accessible by pedestrians and includes at least one building entry.

3.6 Elevation Articulation

Intent: To ensure that buildings elevations are well-defined and orderly, communicate interior uses, appear welcoming to visitors and contribute to the visual interest of Sunnyvale.

3.6.1 Low-Rise Multifamily Residential Articulation Standards

The following standards apply to multifamily residential buildings of two to three stories.

3.6.1.1 Ground Floor Frontage

The ground floors of Low-Rise Multifamily Residential buildings along streets and public rights-of-way shall be articulated to provide interest. These shall include all of the following:

1. At least one entry into the building. The entry or entries shall be one of the following:
 - Recessed into the wall a minimum of 3 feet; or
 - Provided with a covered entry porch accessed from the sidewalk; or
 - A courtyard of at least 200 square feet, accessed from the public sidewalk, with direct entry or entries into the building from the courtyard.
2. Windows facing the street or public right-of-way at the ground floor. Windows shall have unobstructed, transparent glass and shall be a minimum of 12 square feet each. There shall be at least one window of this size at every 30 feet of building frontage.

3.6.1.2 Garage Door Regulations

1. Where a new residential building is three stories tall or less, no more than two consecutive (uninterrupted by right-of-way or gaps between buildings) at-grade garage doors shall be allowed facing a public street or right-of-way.
2. Consecutive at-grade garages shall be separated by three-to-six-foot-wide landscaped strips that extend from the garage door of one unit to the garage door of another unit.
3. Garage doors directly facing the street shall be recessed at least 12 inches from the rest of the building frontage with two or more of the following elements:

- Designed with architectural detailing (e.g., decorative glazing, patterns or textures).
- Flanked by landscaping or front porch.
- Framed by a trellis or overhang above.

3.6.2 Mid-Rise and High-Rise Multifamily Residential Articulation Standards

The following standards apply to buildings of four stories and above.

3.6.2.1 Ground Floor, Body and Cap Articulation

New mid-rise and high-rise residential development projects shall provide vertical elevation articulation in the form of a well-defined ground floor, a body (middle floors) and a cap (upper floor) to break up the building plane. The ground floor, middle and cap shall have visually distinct design features that adhere to all of the following requirements:

1. The ground floor elevation shall consist of at least one of the following:
 - A line of awnings or canopies over ground floor storefronts or amenity space windows extending at least 75 percent of the elevation width.
 - Unobstructed transparent glass storefronts for at least 75 percent of the elevation width.
 - A different exterior cladding material than the middle/body separated from the middle/body above with either an overhang or recess of 2 feet or more, or a horizontal belt course with a dimension of at least 12 inches by 12 inches, consisting of a different color and material separating the base from the middle section.

- A series of individual residential entries with recessed entryways at least three feet into the main wall plane.
 - A series of individual residential entries with porches with roofs projecting at least three feet from the main wall plane.
2. The body/middle floor(s) shall have a greater vertical dimension than the ground floor and the cap and shall be a different material, color or texture than either the ground floor or the cap.
 3. The cap/upper floor is at the top of the building (not including any stepback or high-rise tower) and shall include at least one of the following:
 - If the building has a parapet wall, a cornice feature made of a different material and a projecting depth of at least 12 inches over the wall below.
 - If a building has a pitched roof, an eave overhang of at least two feet.
 - A building stepback of at least three feet from the main wall plane of the story below.
 - A change in exterior cladding material at the entirety of the top story that is different than the story below, effectively using the top story as a wall cap.
 4. Architectural features marking main entries to buildings may extend above the ground floor.
 5. Vertical elements such as towers are not required to adhere to these standards.

3.6.2.2 Balcony Integration

Balconies are not required for new housing development projects, but where they are used, they shall be architecturally integrated into the building elevation with either a minimum twelve-inch recess from the main building wall plane or projection of at least three feet from the main wall plane.

3.6.2.3 Balcony Walls and Rails

Balconies and decks facing public streets shall have walls or railings that are at least 50 percent open. "Open" refers to areas of walls or railings in which open and solid space are repeated at a ratio of at least 1:1 (see Figure 3-10).

3.7 Roof Form

Intent: The design of building roofs are primary design components that contribute to the design quality of the building and the visual quality of the surrounding environment. Buildings in Sunnyvale will incorporate various roof forms or, in the case of flat roofs, buildings with parapets and cornices to cap the building wall.

3.7.1 Pitched Roofs

1. For buildings with pitched roofs, roof variation shall be provided on buildings 100 feet wide or more to decrease the scale of the building. Variation shall occur every 75 linear feet and include at least one of the following (see Figure 3-11):
 - Architectural elements such as cupolas or clerestories that project at least three feet above the main roofline.
 - Sections of roof 10 feet wide or more, raised or lowered at least three feet above or below the main roof line.
 - Alternating roof pitch directions.
2. All roof eaves shall project by a minimum of two feet.

3.7.2 Flat Roofs

1. Where a flat roof is proposed, cornices or wall caps shall provide a visible edge to the top of a building. For buildings longer than 100 feet, variation in cornice detail and height shall be provided at a minimum of every 75 linear feet and shall be coordinated with required building

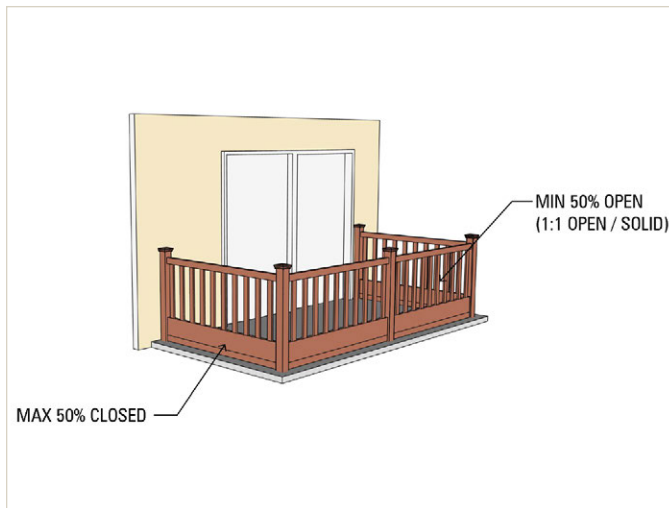


Figure 3-10 Example of compliant balcony rail and wall design.

recesses (see Section 3.5). This variation shall include at least one of the following (see Figure 3-12):

- Multiple horizontal cornice elements on the same building. These elements shall be differentiated using different colors, materials or dimensions.
- A horizontal cornice element broken in one or more places with taller wall elements or roof elements at least five feet above the main roofline.

2. Where used, cornice details shall be a minimum of 18 inches tall and 12 inches deep.

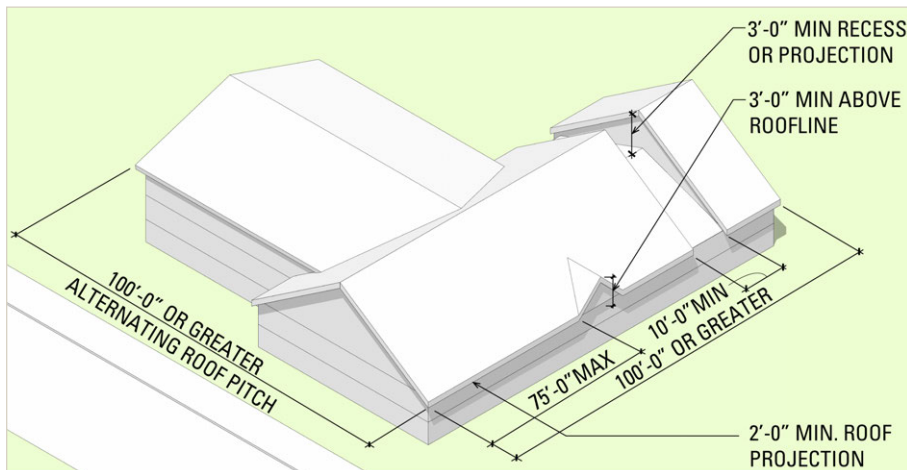


Figure 3-11 Pitched roof variation.

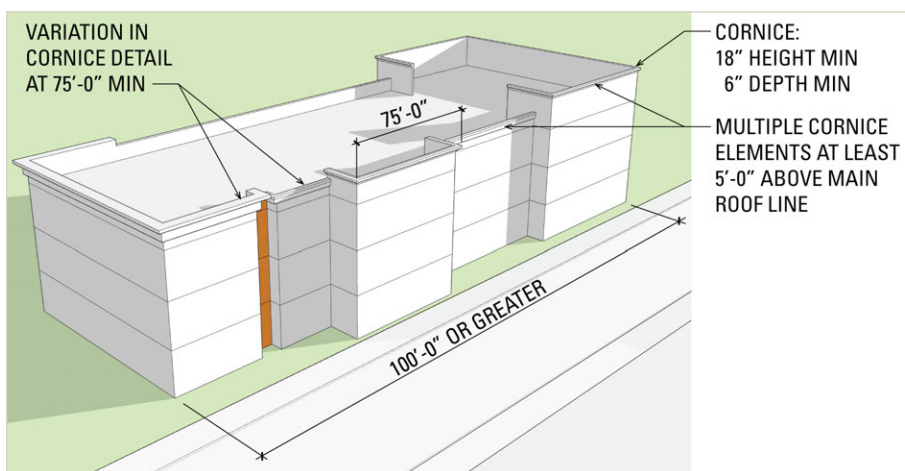


Figure 3-12 Flat roof variation.

3.7.3 Mechanical Equipment Screening

Screening of rooftop mechanical equipment and enclosed mechanical penthouses shall be designed with complementary materials and colors to the building. Additionally, screening structures shall consist of at least four solid walls that fully screen the height of all the rooftop mechanical equipment from roof deck to the highest point of the equipment.

3.7.4 Rainwater Collection

Exterior roof drains and rainwater leaders shall match underlying wall color or be incorporated into the wall cavity.



4. Building Detail and Lighting

4.1 Purpose and Goals

Well-designed buildings engage both users and observers. The visual impact of buildings should be carefully planned with articulated elevations and a human-scale presence. Housing development projects should incorporate design detail and high-quality materials to contribute to diverse blend of architectural styles. Lighting standards have been developed to increase safety and visual experience, while ensuring that no lighting strategy detracts from the surrounding quality of life.

4.2 Architectural Character and Detail

Intent: To promote buildings that contribute an innovative and unified design to the surrounding environment and viewers.

4.2.1 Architectural Character and Detail

4.2.1.1 Consistency in Multi-Building Developments

Every building in a housing development project shall include definable design components or features shared across all buildings.

4.2.1.2 Variety in Building Elevation

All building elevations shall incorporate a combination of design strategies from Table 4A to score at least 100 points.

Table 4A. Building Elevation Design Strategies

Strategy	Building Detail Element	Points
Window and Entry Articulation	Recess all windows by three and one-half inches or more.	30
	Window size variation – include at least three windows that vary in size from all other windows on each elevation.	20
	Provide bay or bow window features for at least 25 percent of the provided windows on each elevation.	20
	Provide at least a four-inch wide trim of material that contrasts with adjoining wall materials at all windows and doors.	20
	Recess all elements of proposed balconies at least three feet from the main wall plane.	30
	Provide a covered porch element above each exterior front entry door that projects at least three feet from the main wall plane.	20
	Provide a minimum six-inch wide architectural detail above and on both sides of all exterior entry doors that contrast with the color and material of the door and adjoining wall surface (e.g. tile, projecting trim element).	20
Elevation Articulation	Include terraces above the first floor, a minimum of 20 feet in all directions and a total of at least 500 square feet in area, with railings that are no more than 42 inches in height, on at least one public street-facing exterior building elevation.	30
	Include terraces above the first floor, a minimum of 10 feet in all directions and a total of at least 120 square feet in area, with railings that are no more than 42 inches in height, on at least one public street-facing exterior building elevation.	20
	A building entry feature of at least two stories.	10
	Pilasters or piers extending at least two stories.	10
	Incorporation of scoring lines, reveals or expansion joints at least four inches wide at each floor of stucco/cement plaster wall surfaces.	10

4.2.1.3 Respect for Heritage Resources and Districts

Housing development projects adjacent to a property with a heritage resource, local landmark, heritage district designation or heritage housing combining district shall not replicate or mimic the distinguishing architecture of the resource. Instead, the design of the new projects shall respect and respond to the distinguishing architecture by integrating at least one of the following design strategies:

1. Roof pitch within 10 degrees of existing roof.
2. Horizontal articulation such as siding and cladding that is parallel to floor and roof heights of the adjacent resource.
3. Complementary ground floor articulation that includes window proportions and window spacing dimensions within 15 percent of existing heritage dimensions.
4. Application of at least one shared façade material.

4.3 Windows and Glass

Intent: To ensure that buildings windows and glass avoid excess glare and reflection, are visually interesting rather than monolithic and provide visual connections along pedestrian frontages.

4.3.1 Windows and Glass

4.3.1.1 Recesses

Windows shall include a recess of at least two inches from the main wall plane to cast shadows and articulate the building.

Exception: Bay windows and window walls designed as protruding architectural elements are allowed and are not required to have a recess.

4.3.1.2 Reflective Glass Restriction

A maximum of 10 percent of building elevation area may be comprised of glass with a reflectivity level greater than 50 percent.

4.3.1.3 Maximum Window Obstruction

No more than 35 percent of the total window area on the ground floor of a building may be obstructed by signage, interior walls, shelves, spandrel/opaque/obscured glass and other solid interior features that obstruct views into the spaces behind the window glazing.

4.3.1.4 Ground Floor Commercial Visibility

Where a ground floor commercial space faces a public street, windows shall provide visibility projecting vertically from at least three feet above the sidewalk elevation to the clear ceiling height, for at least 50 percent of the linear frontage of the building.

Exception: The three-foot minimum requirement may be relaxed for buildings elevated above flood plain.

4.3.1.5 Solar Gain

Windows on the south and west facing elevations of second and higher floors of all buildings shall either:

1. Use low solar heat gain coefficient glass (with a factor of 0.3 or less); or
2. Be paired with shading devices to reduce solar gain.

4.4 Building Materials and Finish

Intent: To ensure the use of durable, high-quality and visually timeless materials on all exposed parts of buildings.

4.4.1 Building Materials and Finish

4.4.1.1 Stucco and Cement Articulation

Stucco and cement plaster may be used on exposed parts of buildings pending the following design standards:

1. Expanses of stucco or cement plaster shall be subdivided with expansion joints; scoring; reveals; or changes in texture, color or relief such that no unarticulated area is larger than 400 square feet.
2. Stucco and cement plaster shall not be used to simulate the use of another material (i.e., wood trim around windows).

4.4.1.2 Ground Level Materials

Ground level building elevations shall be restricted to the following materials:

- Stacked or veneer stone
- Brick
- Architectural metal panels (non-corrugated)
- Ceramic or porcelain tile
- Architectural quality cast-in-place concrete
- Architectural quality precast concrete
- Terrazzo tile
- Glass fiber reinforced concrete (GFRC)
- Decorative terra cotta
- Smooth-troweled plaster
- Opaque and transparent glass
- Vegetated wall panels or trellises
- Wood siding (may be engineered)
- Fiber cement siding
- Stucco
- Cement plaster

Additional materials may be allowed at the ground floor level pending approval of documentation that demonstrates the material(s) have at least a twenty-year life span.

4.4.1.3 Upper Floor Materials

Upper floor building elevations are restricted to the following materials:

- All materials identified in 4.4.1.2
- Shiplap siding in painted wood or cement board
- Painted board and batten siding in wood or cement board
- Phenolic resin, cement board and fiber cement panels
- Opaque and translucent glass

4.4.1.4 Prohibited Materials

The following building materials are prohibited on all building elevations, walls, fences and landscape components:

- Vinyl siding
- T1-11 plywood
- Faux materials such as "stone" or "brick" on a foam base
- Foam
- Exterior Insulation Finishing System (EIFS)
- Plastic or vinyl
- Chain link
- Barbed wire

4.4.1.5 Building Additions

Building additions shall include at least two materials or finishes used on the primary building.

4.5 Color Rendering Requirements

Intent: To promote creative color schemes that highlight building masses and forms, break down scale and highlight details without distracting from the building design or surrounding structures.

Project applicants shall submit color renderings that demonstrate compliance with the following standards:

1. Primary colors shall be limited to ornamental and accent elements.
2. The exteriors of residential units shall be a different color than the exteriors of retail portions of the building.
3. Colors with a very high Light Reflectance Value (LRV) (greater than 75 percent) shall be limited to 40 percent of the total building elevation area above the ground floor.
4. Colors used on the ground floor shall be limited to a LRV of 50 percent.

4.6 Lighting

Intent: To ensure that all outdoor lighting complements housing development project architecture and landscaping, improves visibility and minimizes the risk of accidents without disrupting neighbors or impacting the night sky. It is the intent of the following standards that outdoor lighting is only on when it is needed, only illuminates the targeted area and is no brighter than necessary.

4.6.1 General Lighting Standards

4.6.1.1 Wall-Mounted Restrictions

Unshielded wall-mounted industrial light packs are prohibited.

4.6.1.2 Minimum Average Illumination for Pedestrian Pathways

The minimum average illumination levels for all private pedestrian pathways shall be at least one foot-candle.

4.6.1.3 Minimum Average Illumination for Roadway/Parking Surfaces

The minimum average illumination levels for all roadway and parking surfaces shall be at least 0.5 foot-candles.

4.6.2 Building and Common Open Space Lighting

4.6.2.1 Light Pole Height

Light poles in private open spaces, pedestrian pathways and required landscaped buffers shall be no greater than 14 feet tall.

4.6.2.2 Design Compatibility

All light poles and wall-mounted fixtures shall employ at least one of the following techniques to achieve compatibility with the design of the housing development project:

5. Incorporation of an accent color used in the housing development project color strategy.
6. Incorporation of a repeated shape or pattern used in the building exterior.
7. Incorporation of a color, material or design theme used in surrounding street furniture.

4.6.3 Surface Parking Lot Lighting

4.6.3.1 Light Pole Height

Total pole and fixture height in open parking lots shall be no greater than 20 feet tall.

4.6.3.2 Pathway Lighting

Separated pedestrian pathways shall be lit with bollard lighting or light poles no greater than 14 feet tall.

4.6.4 Parking Structure Lighting

4.6.4.1 Color Recognition Restriction

Lights that interfere with color recognition, such as sodium vapor, are prohibited.

4.6.4.2 Internal Shielding

Light fixtures inside the parking structure shall be shielded to limit light spillage beyond the walls of the structure to no more than 0.5 foot-candles.

4.6.4.3 Top Level Light Pole Height

Light poles on the top level of a parking garage shall be no more than eight feet in height and shielded to limit direct light spillage beyond the edge of the structure to no more than 0.5 foot-candles.

4.6.5 Dark Sky Lighting

4.6.5.1 Shielding Requirement

All outdoor light fixtures, including security lighting and motion sensing light fixtures, shall be aimed and shielded so that direct illumination from the fixture is confined to the property boundaries of the source.

4.6.5.2 Outdoor Lighting Schedule

All outdoor lighting shall be fully extinguished or operated by motion sensor by 10:00 p.m. or when people are no longer present in exterior areas, whichever is later, except for:

1. Lighting of critical areas of illumination such as stairways, ramps and main walkways.
2. Any lighting at building entrances, parking areas, walkways, and driveways area required to remain illuminated after 10:00 p.m. by the California Building Code or state law.
3. Outdoor solar powered pathway lights that are 25 lumens or less.

4. Pedestrian pathway lighting that is no more than four feet above the pathway elevation, fully shielded, and downward directed.

4.6.5.3 Automated Control Requirement

Automated control systems, such as motion sensors and timers, shall be used to meet the outdoor lighting requirements.

4.6.5.4 Prohibited Lighting

The following types of lighting shall be prohibited, except as required to comply with Building Code, Fire Code, or state law:

1. Flood lights that project above the horizontal plane.
2. Spotlights.
3. Laser lights.
4. Mercury vapor lights.
5. Any lighting device located on the exterior of a building or on the inside of a window which is visible beyond the boundaries of the lot that blinks, rotates, strobes or flashes intermittently.

4.6.5.5 Lighting Color

All outdoor light sources shall have a maintained correlated color temperature of 2,700 Kelvin or less.

5. Parking and Service Area Design

5.1 Purpose and Goals

To ensure that circulation and parking for vehicles (including delivery vehicles) and bicycles is accessible and safe, pedestrian access is provided through parking areas and to promote parking areas that do not dominate the street frontage or building appearance. The following standards were also developed to ensure that ground-level service areas and utilities are screened from view.

5.2 Access to Parking and Service Areas

Intent: To ensure that parking facilities and service areas are safely and easily accessible to vehicles and bicycles without impacting surrounding pedestrian circulation.

5.2.1 Vehicle Access to Parking

Vehicle access routes to parking areas shall exhibit compliance with at least one of the following two requirements:

1. Where vehicle access leads directly into a parking structure (whether a stand-alone structure or a parking structure inside a building), the following shall apply (see Figure 5-1):
 - The garage door or entry gate into the structure shall be recessed at least 20 feet from the face of the building at the ground floor to allow a car to pull forward and not obstruct the sidewalk.
 - The recessed drive shall have a minimum five-foot wide pedestrian walkway on at least one side.

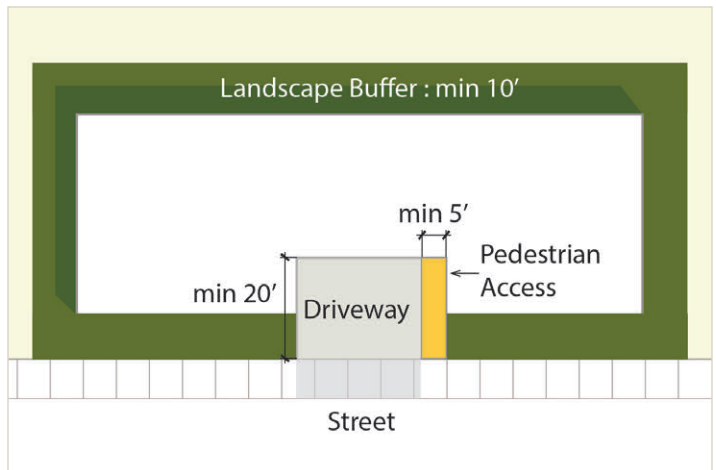


Figure 5-1 Parking access standards: Parking structure.

2. Where vehicle access leads to interior parking structures or parking lots, the first 50 feet of vehicle access lanes (starting at the property line) shall include all of the following (see Figure 5-2):
 - A minimum five-foot-wide pedestrian walkway on at least one side.
 - A minimum three-foot-wide landscaped area on both sides.
 - Pedestrian-scaled lighting in the form of light poles no greater than eight feet tall or bollard lighting along the pedestrian walkway at a minimum average of one footcandle.

5.2.2 Maximum Number of Driveways

Housing development projects shall be limited to one bi-directional driveway or a pair of driveways providing separate ingress and egress per street frontage.

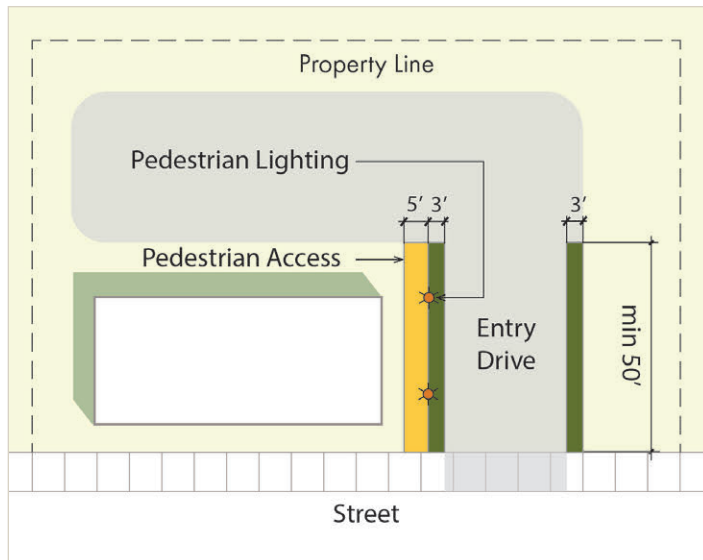


Figure 5-2 Parking access standards: Interior surface lot.

Exception: Two bi-directional driveways shall be permitted if there is at least 200 feet of lineal property frontage.

5.2.3 Driveway Throat Length

The minimum driveway throat length of housing development projects shall be thirty feet. Parking areas shall be prohibited within driveway throats.

5.2.4 Services-Restricted Parking Spaces

The following shall apply to services-restricted parking spaces in all parking in all housing development projects of ten units or more:

1. At least one parking space dedicated to loading/unloading or pick-up/drop-off activities (i.e., service, delivery, moving truck, shuttle, taxi or rideshare service) shall be provided per building on private property, and shall be located within 10 feet of the building served.
2. The dedicated parking space shall be 350 square feet with a minimum dimension of 35 feet in one direction.

3. The location of services-restricted spaces shall not impede normal circulation of vehicular traffic through parking areas or traffic circulation aisles.
4. Required services-restricted spaces must be reserved with lot markings, signs or other techniques.

5.2.5 Bicycle Access Signage

Bicycle access shall be clearly marked with signage and shall lead to bicycle parking areas that are directly accessible from building entrances via a delineated pedestrian path.

5.3 Surface Parking Design Standards

Intent: To limit the visual impact of new housing development projects' surface parking areas onto surrounding neighborhood character while maintaining their function, safety and accessibility.

Detailed landscape standards for parking lots and structures are contained in Chapter 7.

5.3.1 Surface Parking Buffer Requirements

The following visual buffering strategies shall be utilized in all surface parking lots.

5.3.1.1 Parking Lots Adjacent to Public Streets

Where parking lots for housing development projects are adjacent to public streets or pedestrian walkways, a minimum 10 -foot-wide frontage strip as measured from the inside edge of the public sidewalk, or, if no sidewalk exists, from the curb, is required. The frontage strip may be crossed by walkways and access drives (see Figure 5-3).

See Section 7.7.1 for landscape standards for buffers between parking lots and public streets.

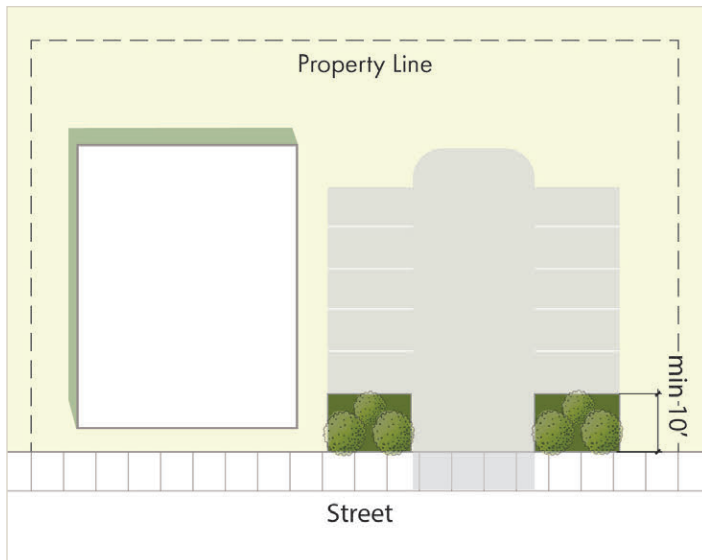


Figure 5-3 Surface parking lot buffer along public street.

5.3.1.2 Parking Lots Adjacent to Residential Lots

Where parking lots for housing development projects are adjacent to residential lots, a landscaped buffer with a minimum width of 15 feet shall be employed along rear and side property lines to screen parking lots from views from the adjacent residential lots.

See Section 7.7.2 for landscape standards for buffers between parking lots and residential lots.

5.3.2 Parking Lot Pathways

All surface parking lots shall contain at least one paved pedestrian pathway of at least five feet wide that connects the parking area to the entryway of the primary building and/or to the site interior.

5.4 Parking Garage Design Standards

Intent: To limit the visual impact of above- and below-grade levels of parking garages on new housing development projects and surrounding neighborhood character while maintaining their function, safety and accessibility.

5.4.1 Corner Location Restriction

Parking garages shall not be located on street corners unless required by limiting site conditions and approved by the city.

5.4.2 Minimum Active Ground Floor Height

The minimum ground floor height of garages that include active uses (commercial or residential) on the ground floor shall be 18 feet.

5.4.3 Setbacks and Buffers

5.4.3.1 Minimum Setback

Parking garages shall meet, at a minimum, the minimum setback and landscape standards applicable to the zone in which the structure is located.

5.4.3.2 Public Area Setback

Above-grade parking garages adjacent to public streets, pedestrian ways or open spaces shall provide a minimum 15-foot landscaped setback between the structure and adjacent public areas.

5.4.3.3 Residential Setback

Above-grade parking garages that abut property zoned, used or designated in the General Plan for residential purposes shall provide a 15-foot minimum landscaped setback adjacent to that use.

5.4.3.4 Landscape Buffer

Landscape buffers with a minimum width of 10 feet shall be provided on all sides of exposed, above-grade parking garages except at entries to the garage or where retail and/or active uses are provided on the ground level.

5.4.4 Internal Layout

The following standards shall apply to all below-grade and above-grade levels of parking garages:

- 1. The maximum vehicle ramp grade shall be 12 percent with minimum 10- to 12-foot-long transitions at the top and bottom of the ramp.

- 2. The maximum vehicle ramp grade shall be five percent when parking on the ramp is permitted.
- 3. Parking garages shall provide a minimum floor to ceiling height of eight (8) feet exclusive of structural elements and appurtenances.
- 4. A minimum four -foot-wide pedestrian sidewalk shall be provided along the side of every vehicular access driveway.

5.4.5 Lighting

Table 5A includes the minimum illumination levels for various areas of parking garages, as measured at 30 inches from the finished floor.

Table 5A. Minimum Illumination Levels for Parking Garages	
Garage Area	Footcandles
Ingress and Egress Areas	
Vehicle entrance	40
Vehicle exit	20
Stairwells and exit lobbies	20
Parking Areas	
General parking areas	6
Minimum at bumper walls	2
Ramps and corners	2
Roof and surface	2

5.4.6 Visual Impact Reduction

5.4.6.1 Frontage Screening

Where parking structures that do not contain active uses on the ground floor are proposed along street frontages and public rights-of-way, one of the following strategies shall be employed in order to address the pedestrian environment along the parking structure frontage:

1. Wrap the ground floor frontage with active building uses for at least 50 percent of the length of above-grade parking structures' frontage along the public right-of-way. The active use area shall be at least 30 feet deep. See required frontage standards in Section 2.2 of these standards.
2. Edges of garage structures visible above grade shall be screened with evergreen plant materials to buffer views of the structure and block views of garage lighting from resident and public view. Evergreen species include, but are not limited to:
 - *Heteromeles arbutifolia* 'Toyon'
 - *Pittosporum tenuifolia* 'Kohuhu'
 - *Quercus agrifolia* 'California live oak'
 - *Cedrus deodara* 'Deodar cedar'

5.4.6.2 Utilities Screening

The visual impact of parking garage utilities appurtenances (i.e., transformers, ventilation shafts, etc.) and trash receptacles shall be minimized with the following standards:

1. All utilities appurtenances of garage structures shall be located outside of any required setback.
2. All utilities appurtenances visible above grade shall be screened with structures composed of at least one material used on primary site buildings. The structures shall provide for proper operation and access to appurtenances.

3. All trash receptacles located within the footprint of parking structures shall be placed outside all points of pedestrian or vehicular access and be enclosed on four sides.

5.4.6.3 Exterior Elevation Requirements

1. Each parking garage that is visible above grade shall be treated with architecturally-designed features such as artwork, screening walls, landscaping/screening or living walls along at least 60 percent of the length of each exterior parking structure elevation.
2. Every 200 lineal feet of a stand-alone parking garage elevations shall have a minimum wall recess from the main wall plane of at least 20 feet wide by 20 feet deep, extending from ground to top, to break up the building mass. The recess/opening may not occur closer than 50 feet from either end of the garage.
3. All above-grade floors of parking garages shall be partially open-air, with ground level exterior walls being maximum of three feet high (except for shear walls).

5.4.7 Stair and Access Design

Parking garage stairs shall provide direct access to sidewalks and/or pedestrian walkways. Entries to stairs shall include planted material, informational signage, painted or textured hardscaping or other landscaping to make them visually inviting.

5.4.8 Below Grade Floor Height

Parking garage floors partially below grade shall be limited to a maximum height of five feet above grade.

5.5 Podium Parking Design Standards

Intent: To integrate the design of podium parking into the structures with which they are associated.

5.5.1 At-Grade Requirement

Fully at-grade or above-grade podium parking shall be prohibited unless fronted by the residential or commercial uses served by the parking facility.

5.5.2 Visible Base Design

Elements of below-grade podium parking that are visible at-grade shall be designed per the following standards:

1. The maximum height of podium parking garage walls that are visible above grade shall be five feet.
2. The massing, dimensional modules, textures and color of podium parking garage walls that are visible above grade shall be consistent with the elevations of the building above.

5.5.3 Entryway Standards

Vehicle entries to podium structures shall be located at least 15 feet back from the street curb or recessed at least 10 feet from the front face of the building.

5.6 Ground-Mounted Services and Utilities

Intent: To ensure that ground-mounted utilities infrastructure, mechanical components and services facilities do not detract from visual quality, pedestrian visitation or resident experience of housing development projects.

5.6.1 Mechanical and Utilities Equipment

5.6.1.1 Location Restrictions

Ground-mounted utilities, mechanical equipment, and battery energy storage systems shall not be located in a required front setback area or between any structure and a front property line, unless required by regulation.

5.6.1.2 Location Exception Requirements

Where ground-mounted utilities, mechanical equipment, and battery energy storage systems are required by regulation to be in the front yard or between a building and the public right-of-way, at least three of the following measures shall be employed:

1. Grouping together ground-mounted utilities and mechanical equipment.
2. Orienting equipment to be perpendicular to the sidewalk and not parallel, as to result in a slimmer profile from street view.
3. Setting equipment below-grade with solid or grated coverings.
4. Installing walls, fences, U-shaped shrub plantings or other screening features that:
5. Incorporate design features, materials and colors used in the main structure; and
6. Are at least as tall as the equipment without preventing maintenance access.
7. Where there is enough space, raising the existing grade around the equipment with a berm or earthwork.
8. Designing recesses or alcoves in the building wall that provide space for equipment set back from the public right-of-way.
9. Painting equipment black or dark green to reduce their visibility, subject to individual equipment requirements. This measure shall not

qualify as one of the required three measures for above-ground transformers, generators and other box-shaped utility equipment.

5.6.1.3 Screening of Back Flow Preventers

Back flow preventers (BFP) shall be screened from view with a combination of design approaches from Table 5B to score at least 50 points.

Table 5B. Back Flow Preventer Screening Approaches

Category	Approach	Points
Location/ Organization	Consolidate all BFP components in a single location.	20
	Consolidate all BFP components in a single location within 10 feet of the side property line.	30
	Locate all BFP components in a purpose-designed recess or alcove in a building wall plane.	50
Physical Screening	Screen BFP with a hedge of English Boxwood, Coyote Brush, Morning Glory, Rockrose, Lavender or other visually dense and water-efficient species at least four feet tall and surrounding BFP on street-facing frontage and two other sides, while maintaining required access for maintenance.	50
	Install a wall, fence or screen around three sides of BFP displaying materials, colors and design features used in the principal building.	50
Color	Paint all BFP components black.	30
	Paint all BFP components dark green.	20

5.6.2 Transformers and Generators

5.6.2.1 Undergrounding Requirement

Electrical transformers and generators shall be undergrounded.

5.6.2.2 Undergrounding Exception Requirements

Where undergrounding of transformers and generators is not feasible, at least one of the following measures shall be employed:

1. Equipment shall be enclosed within the building.
2. Equipment shall be placed behind the building and behind walls, fences, U-shaped shrub plantings or other screening features that:
 - Incorporate design features, materials and colors related used in the main structure; and
 - Are at least as tall as the mounted height of the transformer/generator equipment without preventing maintenance access.

3. If the utility company determines placement behind the building is not feasible, a solid enclosure (no openings or perforation) shall be provided, subject to the following requirements:
 - Screening walls shall be at least as tall as the mounted height of the transformer/generator.
 - The screening enclosure shall be located adjacent to the building wall and use similar colors and materials as the adjoining building wall.

5.6.2.3 Access to Trash Collection Facilities

The following shall be true of all trash collection facilities in housing development projects:

1. The slope of the truck access path leading to the facility shall be no greater than five percent in the direction of travel and two percent in the cross slope.
2. The facility shall be located no more than 35 feet from the truck access point.

6. Open Space Design

6.1 Purpose and Goals

The following design standards reflect Sunnyvale's desire for housing development projects that prioritize attractive common and private open spaces. Diverse open spaces in housing development projects will promote public health and safety without creating noise or visual impacts. These standards were created to facilitate easily accessible common open spaces, supported by functional private open spaces that increase the quality of life for residents.

6.2 Common Open Space

Intent: To ensure that new housing development projects provide attractive, accessible open spaces for all projects residents and visitors. Common open spaces should be developed as singular facilities with internal and external connectivity, rather than isolated pockets of space.

6.2.1 Exterior Common Open Space

6.2.1.1 Internal Accessibility

Housing development projects shall be designed with common open spaces designed per the following standards (see Figure 6-1):

1. Common open spaces shall be directly accessible from all residential buildings, either via entryways from buildings adjacent to the open space or pedestrian pathways connecting other buildings to the open space.
2. Common open spaces shall be directly accessible from all internal pedestrian pathways and bikeways.

6.2.1.2 External Accessibility

Common open spaces shall be made accessible from external public rights-of-way surrounding the project site by a pedestrian pathway designed per the following standards (see Figure 6-2):

1. The pedestrian pathway linking external public rights-of-way and common open spaces shall be at least four feet wide.
2. The pedestrian pathway linking external public rights-of-way and common open spaces shall incorporate a combination of design approaches from Table 6A to score at least 120 points.

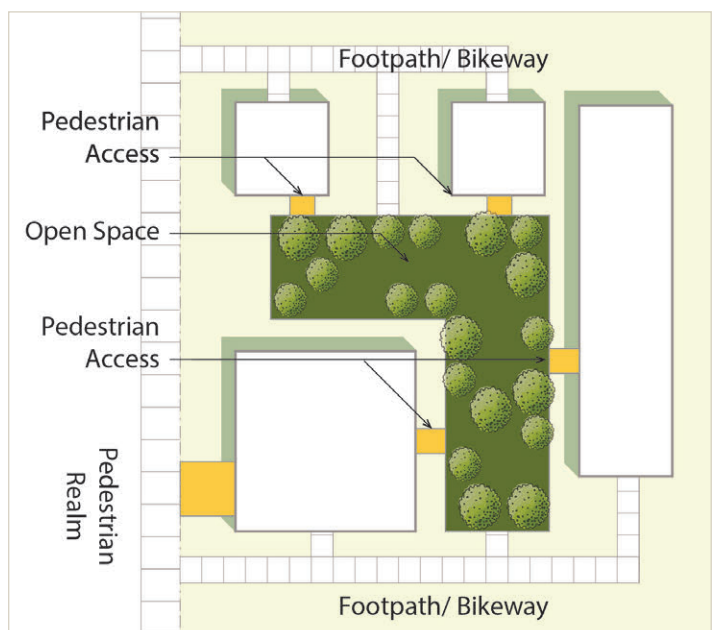


Figure 6-1 Internally accessible open space.

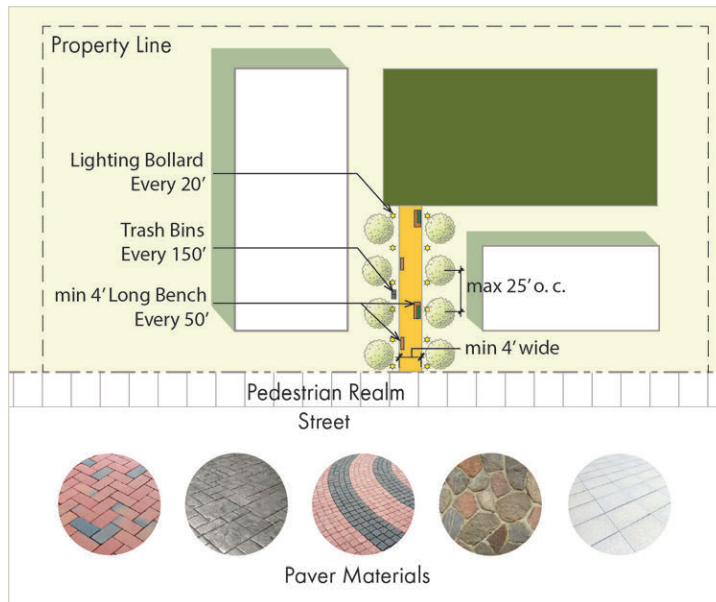


Figure 6-2 Externally accessible open space and pathway design.

6.2.2 Courtyard Common Open Space

If common open space in the form of a courtyard is provided, the following standards shall apply:

6.2.2.1 Percent of Useable Open Space

Courtyard common open space may count towards meeting up to 75 percent of the total useable open space requirement.

Table 6A. Pedestrian Pathway Design Approaches

Characteristic	Approach	Points
Expanded width of Required Pedestrian Pathway/Walkway	At least six feet wide	20
Paver Materials installed on the full extent of pedestrian pathway/walkway	Stamped or colored concrete paving	20
	Brick or natural stone	30
	Semi-permeable Pavers on a 6" gravel base	20
	Concrete pavement and concrete unit paver bands at least eight inches in width mortared in place every 10 feet.	10
Landscaping and Furniture Adjacent to Pedestrian Pathway/Walkway	Line pathway with small to medium sized deciduous trees at least every 25 feet on center.	40
	Include one permanent bench or seating element, a minimum of four feet in length, every 50 feet	30
	Include one permanent landscape planter with integrated seating, a minimum of four feet in width, every 50 feet	40
	Include one lighting bollard every 20 feet at a minimum average of 1 footcandle	20
	Include a drinking fountain along the pedestrian pathway/walkway or within the common open space area	10
	Include permanent trash bins, recycling bins and pet waste receptacles every 150 feet	30

6.2.2.2 Structural Coverage Maximum

At least 75 percent of the courtyard shall be free of structures with solid roofing, permanent weather protection facilities and other encroachments to sunlight access. Open garden features (as defined in the Sunnyvale Municipal Code) such as trellises and similar open-air features can be considered.

6.2.2.3 Landscape Minimum

At least 25 percent of courtyard open space shall be landscaped.

6.2.2.4 Soil Depth

Above-grade courtyards shall have a minimum soil depth of 12 inches for ground cover, 20 inches for shrubs and 36 inches for trees.

6.3 Rooftop Open Space

Rooftop open spaces shall include all areas of the building roof designed for common access and use by residents. Areas of rooftops containing heating, ventilation and air conditioning (HVAC) equipment, water tanks, elevator machine rooms and other building infrastructure shall be prohibited from counting as open space.

6.3.1 Access Requirement

At least two sets of stairs shall access every rooftop open space.

6.3.2 Parapet Extension or Perimeter Wall

The perimeter of every rooftop open space shall include a 3.5- to 4.5-foot-tall parapet wall of non-transparent material, measured from the surface of the rooftop.

6.3.3 Rooftop Surface Requirement

No portion of the surface of a rooftop open space shall include exposed construction materials such as tar and gravel roofing, EPDM, rubber or other roofing membrane.

6.3.4 Landscape Requirement

At least 35 percent of the total surface area of all rooftop open spaces shall be landscaped, either with raised planter beds or surface gardens. Depth of soil shall be as required in Section 6.2.2.4.

6.3.5 Shade Requirement

At least 25 percent of the total surface area of all rooftop open space shall be covered with one or more shade structures such as pergolas or canopies or cabanas.

6.3.6 Wind Proofing

All amenities provided in rooftop open spaces other than those designed for use by a single individual, shall be fixed to the rooftop surface or building structure. These include:

- Wind and shade structures
- Group tables
- Outdoor sofas and group seating modules
- Planter boxes and beds
- Light fixtures
- Cooking facilities

6.4 Required Common Open Space Amenities

All common open spaces shall incorporate a combination of passive and active amenities from Table 6B to the right to score at least 50 points.

Table 6B. Open Space Amenities		
Category	Amenity	Points
Passive Recreation	Planters, boxes or landscape structures with integrated seating.	20
	One permanent picnic, game or café table, with seating, per 5,000 square feet of open space.	20
	One minimum 20' by 20' shade structure per 5,000 square feet of open space	20
	One permanent bench per 1,000 square feet of open space	10
Active Recreation	200 square feet of children's play structure per 10,000 square feet of open space.	30
	One fire pit with seating for every 10,000 square feet of open space.	30
	One sports court per 10,000 square feet of open space	30
	One permanent BBQ structure per 5,000 square feet of open space.	20

6.5 Private Open Space

Intent: To ensure that residents of housing development projects have unit-restricted access to functional outdoor patios and/or balconies. The following guidelines are intended to balance access to air and sunlight with personal privacy.

6.5.1 Upper Story Private Open Space

6.5.1.1 Access

Each private open space area shall be directly accessible from a single residential unit.

6.5.1.2 Clearance Height

Private open spaces such as balconies and porches shall have a minimum clearance height of eight feet.

6.5.2 Ground Floor Private Open Space

6.5.2.1 Finished Floor Height

Street-facing ground floor private open spaces shall comply with the finished floor heights for ground floor multifamily residential standards in Section 2.2.

6.5.2.2 Separation from Services

Ground floor private open spaces shall be located at least 30 feet from trash collection and recycling facilities.

6.5.2.3 Access Restriction

Ground floor private open spaces shall not include unsecured direct access to exterior common spaces.

6.5.2.4 Structural Separation

Ground floor private open space shall be separated from common areas by a fence or wall that:

- Is composed of material and colors found in the primary building.
- Is between three and six feet in height.

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7. Landscape Design

7.1 Purpose and Goals

The purpose of the following landscape design standards is to protect and improve Sunnyvale's visual character and environment by providing attractive landscaping as part of housing development projects. The goals of these standards are to provide landscaped amenities for residents and visitors, protect the urban forest and practice sustainable landscape practices.

7.2 Protection of Natural Features

Intent: To ensure Sunnyvale's existing urban forest and natural resources are treated as vital environmental, visual and quality-of-life assets in new development.

7.2.1 Tree Disposition and Replacement Plan

Project applicants shall submit a Tree Disposition and Replacement Plan that includes an International Society of Arboriculture (ISA)-certified arborist's report and inventory of every tree on the site, with identification of protected trees and a replacement strategy compliant with Chapter 19.94 of the Sunnyvale Municipal Code.

7.2.2 Tree Protection During Construction

An ISA-Certified Arborist or Landscape Architect shall be retained during demolition, grading and construction to ensure existing protected trees are protected as required in permit documents. Tree

protection plans shall be included in the planning permit plan set as well as all demolition, grading and building permit drawings.

7.2.3 Protection of Other Natural Features

Existing significant natural features (including wetlands, streams, rock outcroppings, unique habitats, etc.) on a site shall be protected or incorporated into the site design per the requirements of a study submitted by a certified biologist and approved by the City prior to project demolition, grading and construction or as required by environmental review.

7.3 Sustainable Landscape Design

Intent: To ensure that landscaping in housing development projects does not impact the local and wider environment, require excess water use or promote the spread of invasive plant species.

7.3.1 Invasive Species Restriction

All plant materials shall be native California or non-invasive, drought tolerant species adaptable to the Sunnyvale climate, with limited exceptions for focal point landscaping, per Standard 7.6.1.1. Invasive plant species, including all species identified in the California Invasive Plant Council's (Cal-IPC) Inventory of Invasive Plants, are prohibited.

7.3.2 Riparian Species Protection Requirement

Native riparian vegetation within 150 feet of a watercourse shall not be removed unless there is a threat to public safety including an imminent danger of induced flooding and/or an ISA -Certified Arborist confirms that it will improve the watercourse ecology or habitat.

7.3.3 Riparian Species Planting Requirement

Landscaping within 150 feet of a watercourse shall include native plants appropriate for riparian zones, including willows, oaks, and other native trees, shrubs and groundcovers that characterize California creeks. Trees in this zone shall be predominately (more than 50%) deciduous. Examples of deciduous species include, but are not limited to, the following:

- Quercus lobata 'Valley oak'
- Acer macrophyllum 'Big leaf maple'
- Quercus douglasii 'Blue oak'
- Quercus kelloggii 'California black oak'
- Platanus racemosa "California Sycamore"
- Populus trichocarpa 'Black cottonwood'
- Salix laevigata 'Red willow'

7.3.4 Riparian Hardscape Restriction

The use of impervious landscape elements, such as concrete and pavers, shall be prohibited within 150 feet of a watercourse, or as required by Regulatory Agencies.

7.3.5 Recycled Irrigation Requirement

Landscape irrigation systems shall utilize recycled water systems, if available, per the City's Recycled Water Systems – Design Standards. If recycled water is available, salt-tolerant plant materials shall be selected. Recycled water irrigation shall not be used for salt-sensitive plantings to remain, such as Redwood and Cedar trees.

7.3.6 Stormwater Compliance

All projects shall comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program including C.3 Standards and the most current Municipal Regional Stormwater NPDES Permit (MRP).

7.3.7 Low Maintenance Planting Design

All plants (excluding trees, vines) located adjacent to buildings, sidewalks, pathways, curbs, roads or other obstructions shall be installed to accommodate their minimum spread, according to a published third-party reference. (e.g. a shrub listed as having a minimum spread to 4' in a published reference shall be planted a minimum of 2' from the obstruction.)

7.3.8 Inorganic Material Restriction

Inorganic ground cover (gravel, river rock, etc.), with the exception of natural decomposed granite, is not an alternative for plant material or the required three-inches of mulch under shrubs and trees. It shall cover no more than 35 percent of the total of any landscape area, excluding pedestrian pathways.

7.4 Planting Standards

Intent: To promote landscape areas that are fully covered with a diverse, robust, climatically-appropriate combination of plant types.

7.4.1 High-Water Use Restriction

High-water use plants such as turf grass and annual color plantings are restricted in total use to no more than ten percent of the total landscape area.

7.4.2 Shrub Growth

Shrub plantings shall be selected and spaced such that they fill in at least 80 percent of the proposed planting area within three years after planting.

7.4.3 Groundcover Growth

Groundcover plantings shall be spaced to fill in up to 80 percent of the proposed planting area within three years after planting. Examples of groundcover species include, but are not limited to, the following:

- *Arctostaphylos uva-ursi* 'Bearberry'
- *Mahonia repens* 'Creeping Oregon grape'
- *Ceanothus* 'Yankee point'
- *Myoporum parvifolium* 'Fine leaf form'

7.4.4 Tree Canopy

Trees, large-stature shrubs and/or vegetated structures (such as trellises) shall be planted to shade at least 50 percent of all hardscaped areas (excluding driveways and parking lots). The shaded area shall be calculated at noon on June 21 when the sun is directly overhead and based on the mature canopies of trees or shrubs, as defined by a third-party reference. Areas shaded by overlapping vegetation shall not be double counted. Driveway and parking lot shading are governed by Sunnyvale Municipal Code Section 19.46.120.

7.5 General Landscape Design

Intent: To ensure that the landscape design of common open space areas and landscaped areas in housing development projects provides maximum quality of life, sustainability and aesthetic benefits for residents and visitors.

7.5.1 Structures that Count Toward the Landscape Area Requirement

Footprints of the following structures up to 120 square feet shall be counted toward the required minimum landscaped area:

- Trellis structures
- Arbors
- Pergolas/shade structures without vertical walls
- Gazebos

7.5.2 Palm Tree Restriction

Palm trees shall only be planted in community pool areas and as primary focal points, per Standard 7.6.1.1. Invasive palm species including *Phoenix canariensis* 'Canary Island Date Palm' and *Washingtonia robusta* 'Mexican Fan Palm' shall be prohibited.

7.5.3 Side-lot Landscaping

All side lot areas between buildings that are greater than six-feet-wide shall be landscaped a minimum of 75% of unpaved area with trees or shrubs.

7.5.4 Root Barrier Requirement

Root barriers shall be provided for all trees located within five feet of any hardscape element or building.

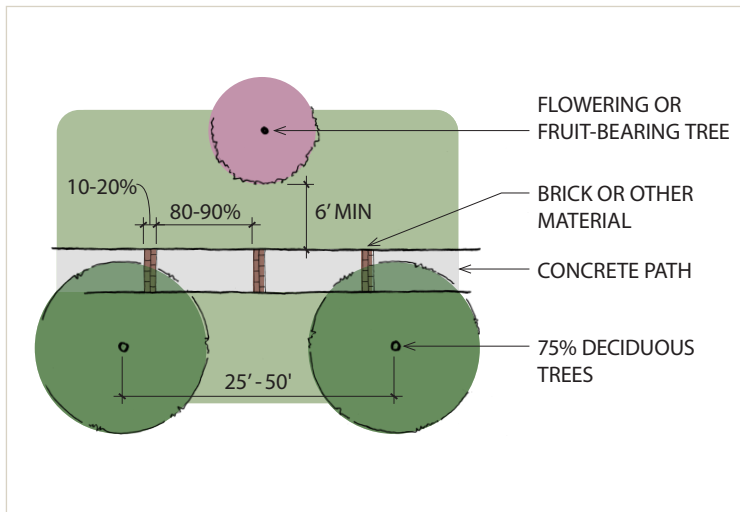


Figure 7-1 Pathway landscape standards

7.5.5 Internal Pathway Landscape

Pedestrian multi-use pathways within common open space areas shall be landscaped with each of the following components (see Figure 7-1):

- Ground surface composed of 10 to 20 percent of material other than asphalt or concrete.
- A tree-planting schedule including at least 75 percent deciduous species, with trees spaced along the pathway at a minimum of 25 feet on center and maximum of 50 feet on center. These minimums and maximums may be varied by up to 20 percent to account for structures and setbacks.
- Flowering and fruit-bearing trees are not allowed within six feet of pedestrian walkways. These trees may be substituted with species with other prominent visual features such as fall colors.

7.5.6 Tree Minimum

Common open space areas shall include a minimum of one tree per 300 square feet of landscaping.

7.5.7 Hardscape Design

At least 65 percent of total hardscaping in common open spaces shall consist of decorative pavers, masonry, colored concrete, semi-permeable pavers, decorative inlay or stamped or otherwise textured concrete.

7.5.8 Crime Prevention

Shrubs over two-and-a-half feet tall that create hiding places shall not be planted in areas of pedestrian movement, such as along walkways and building entrances.

7.6 Entry and Focal Point Landscaping

Intent: To create visually interesting and organized open spaces via strategically placed, detailed landscape treatments.

7.6.1 Physical Focal Points

Physical focal points of housing development project sites shall be landscaped to highlight their presence and strengthen the visual impact of the landscape plan. Physical focal points include all of the following (see Figure 7-2):

- 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, including but not limited to, agastache, arctotis, Bulbine frutescens, Cistus x pulverulentus, impatiens, Carpenteria californica, Helianthemum nummularium, mimulus and Rhodanthemum hosmariense.
- 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, including, but not limited to, agapanthus, lantana, bougainvillea and lagerstroemia indica.
- Non-invasive palm trees that exist on the site (transplanted and augmented with additional plantings).

7.6.2 Pedestrian Entries

Primary pedestrian entryways into sites, such as pathways that provide access to main building entries from public sidewalks, shall be highlighted through the use of special textured and/or colored

paving that extends, at a minimum, from the inside edge of the public right-of-way through the required front yard setback for the zoning district.

7.7 Surface Parking Landscaping

Intent: To soften the visual impact of surface parking and to add visual interest to all surface parking facilities.

7.7.1 Public Streets Buffer

The minimum 10-foot-wide buffer between surface parking and public streets or pedestrian walkways, established in Section 5.3.1, shall be landscaped per the following standards (see Figure 7-3):

- Public streets buffers shall include a berm or planting two to three feet tall that extends at least 75 percent of the length of buffer.
- Public streets buffers shall have a minimum planted or bermed area width of six feet.

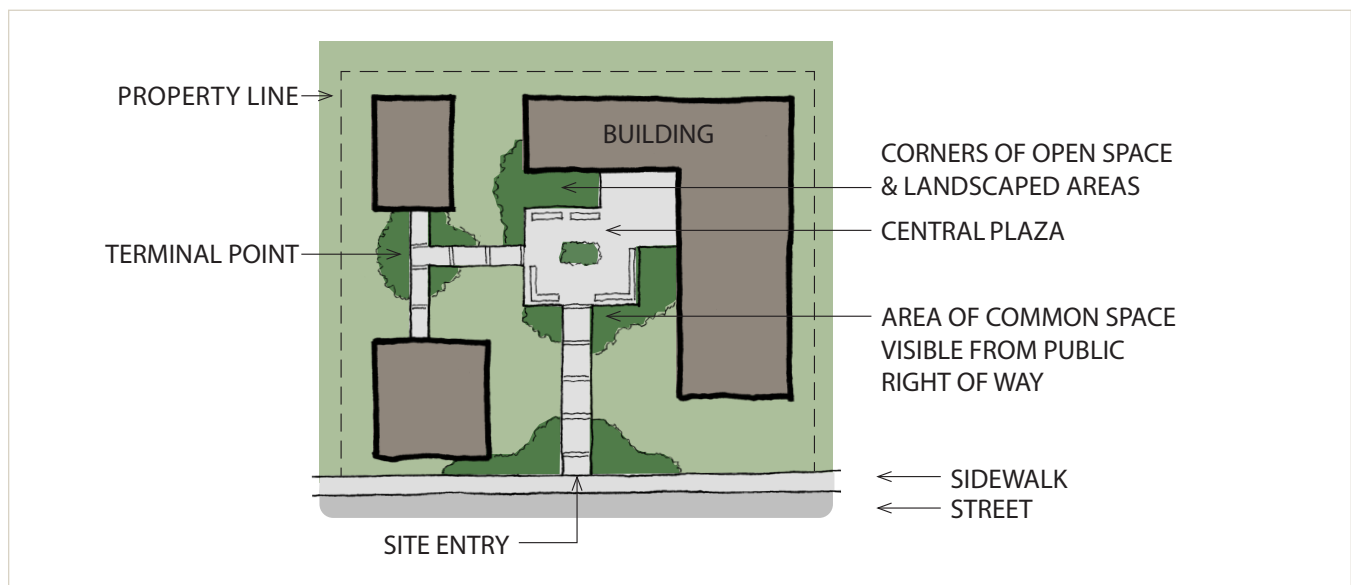


Figure 7-2 Focal point landscaping.

7.7.2 Residential Buffer

The minimum 15-foot-wide buffer between surface parking and existing residential lots, established in Section 5.3.1, shall be landscaped per the following standards (see Figure 7-3):

- Residential buffers shall have a minimum planted area width of eight feet.
- Residential buffers shall include either a screen of trees or shrubs or a maximum seven-foot decorative wall or fence.
- Fencing shall not exceed four feet tall if located on property lines within a front yard setback area.

7.7.3 Landscaped Islands

Surface parking lots shall include landscaped islands and “fingers” planted with living groundcover or shrubs with trees, unless it can be shown that groundcover is incompatible with the tree. If living groundcover is found unsuitable, porous, nonliving groundcover may be used.

1. Landscaped islands shall be installed between double rows of surface parking with a total of twenty or more parking stalls, per the following standards (see Figure 7-3):
 - Landscaped islands shall have a minimum curb-to-curb width of six feet and a minimum planted area width of three feet.
 - Landscaped islands shall extend the entire length of a row of parking and may be installed as a single island or series of islands spaced no more than three feet apart.
2. Landscaped “fingers” shall be installed every ten spaces and at open ends of any double row of surface parking, per the following standards:
 - Landscape “fingers” shall extend the full depth of the double row.
 - Landscaped “fingers” shall have a minimum curb-to-curb width of five feet and a minimum planted area width of three feet.

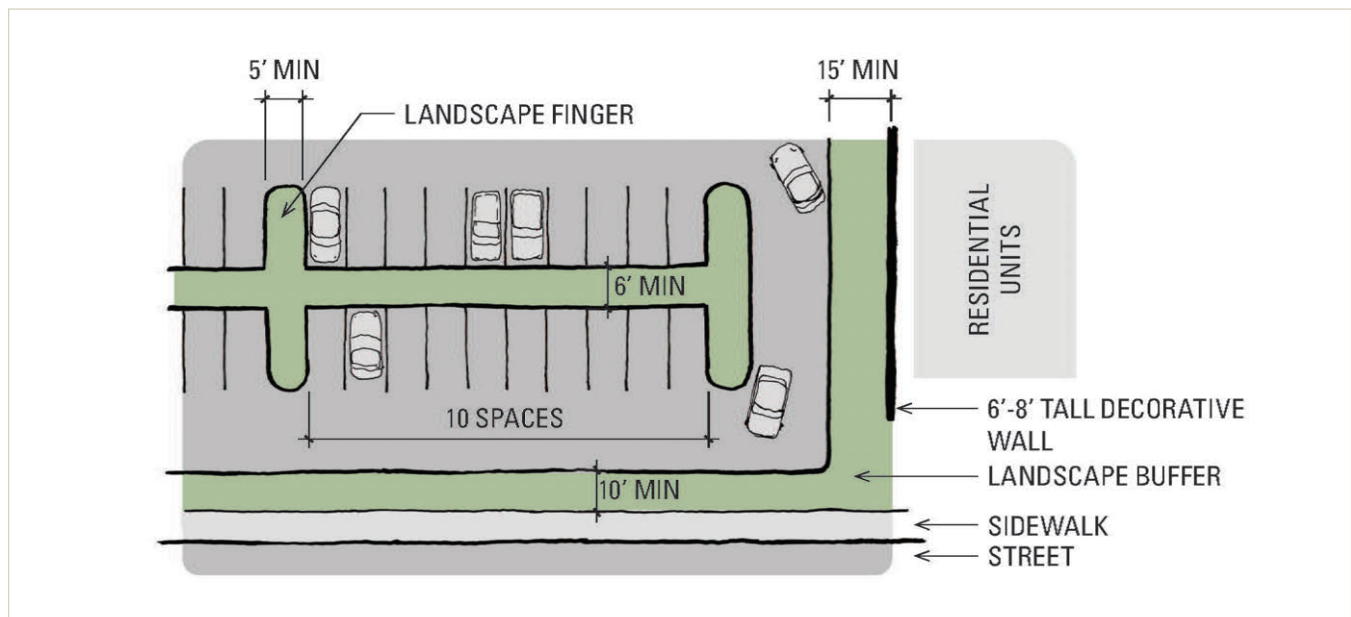


Figure 7-3 Surface parking buffers and landscaping.



8. Bird Safe Design



8.1 Purpose and Goals

The purpose of the following design standards is to reduce bird strikes on all residential buildings in Sunnyvale and incorporate targeted bird safety design elements into the City's bird sensitive buildings, which are defined as:

- Buildings located within 300 feet of a one-acre or larger body of water; or
- Buildings located within 300 feet of a one-acre or larger area of open space, park or landscaping.

Most standards in this chapter apply to all residential buildings in Sunnyvale. Standards that apply to bird sensitive buildings only are labeled "Bird Sensitive Building Exception" or "Bird Sensitive Building Standard".

8.2 Bird Safe Glass and Lighting

Intent: To limit the potential for bird strikes on transparent and reflective elements of building elevations and resulting from building lighting.

8.2.1 Architectural Glass Prohibition

Glass skyways and freestanding glass walls shall be prohibited on all residential building projects.

8.2.2 Spotlight Prohibition

Ground mounted spotlights and searchlights shall be prohibited on all residential building projects.

8.2.3 Uplighting Restriction

Use of elevation uplighting shall be limited to the illumination of architectural features no more than 12 feet above grade and shall be operated on timers that power illumination off no later than midnight nightly.

Bird Sensitive Building Exception: Use of elevation uplighting is prohibited on all bird sensitive buildings.

8.2.4 Corner Transparency Requirement

On all residential buildings, expanses of glass greater than one story in height that meet at a building corner shall provide bird-safe glazing treatments (as defined in the glossary) from the corner for at least 20 feet outward across both wall planes.

8.2.5 Bird Sensitive Building Standard: Reflectivity Restriction

No portion of the elevation area of bird sensitive buildings shall be comprised of glass with a reflectivity level greater than 25 percent.

8.2.6 Ground Floor Glass Restriction

Expanses of reflective or transparent glass on ground level façades shall be limited to 30 feet wide, interrupted by two - to five - foot breaks of non-reflective material.

Bird Sensitive Building Exception: Expanses of reflective or transparent glass on ground level façades of bird sensitive buildings shall be limited to 10 feet wide, interrupted by two - to five - foot breaks of non-reflective material.

8.2.7 Mid- and High-Rise Glass Restrictions

Mid-rise and high-rise building facades with a surface area of more than 50 percent glass shall provide bird safe glazing treatments (as defined in the Glossary) such that 65 percent of all large, unbroken glazed segments that are 24 square feet and larger in size are treated.

Bird Safe Building Exception 1: Mid-rise and high-rise bird sensitive building facades with a surface area of more than 50 percent glass shall provide bird safe glazing treatments (as defined in the Glossary) such that 95 percent of all large, unbroken glazed segments that are 24 square feet and larger in size are treated.

Bird Safe Building Exception 2: All exterior glass railings shall include bird safe glazing treatments as defined in the Glossary.

8.2.8 Bird Sensitive Building Standard: Minimum Window Obstruction

At least 50 percent of the total window surface area of bird sensitive buildings shall include devices that reduce the potential for bird strikes, such as louvers, awning and sunshades.

8.3 Bird Safe Landscape Design

Intent: To ensure that landscaping of residential projects does not attract birds to glass elevations or camouflage building façades.

8.3.1 Landscape Funneling Requirement

The planting density and maximum height of landscaping of all residential projects shall decrease from the outer edge of the landscaped area toward the building elevation.

8.3.2 Bird Sensitive Building Standard: Maximum Landscape Height

Landscaping shall be restricted to five feet in height when it is located within 20 feet of a bird sensitive building elevation containing glass with a reflectivity level greater than 10 percent.

8.3.3 Bird Sensitive Building Standard: Water Feature Restriction

Artificial water features shall be prohibited within 30 feet of a bird sensitive building elevation containing glass with a reflectivity level of greater than 15 percent.



9. Glossary

- **Adjacent Lots:** Parcels with boundary lines that touch at any point of the housing development project parcel(s). Adjacent lots include non-project parcels that are controlled by the same owner or applicant.
- **Awning:** An overhang element that is attached to the front façade over entrances and windows.
- **Balcony:** A small, elevated platform that is accessed from one residential unit.
- **Building Base:** The defined bottom portion of a building, designed to reinforce pedestrian scale and ground level uses.
- **Building, Bird Sensitive:** A building within 300 feet of a one-acre or larger body of water or a one-acre or larger area of park, open space or landscaping.
- **Building Body:** The floors of a mid- or high-rise building between the ground floor and the building cap.
- **Building Cap:** The top floor of a mid-rise or high-rise building, typically accentuated with visually distinct exterior design features.
- **Building, High-Rise:** A building higher than eight stories.
- **Building, Low-Rise:** A building three stories or lower.
- **Building, Mid-Rise:** A four to eight-story building.
- **Building, Primary:** The principal or main building which: occupies the major or central portion of a lot; is the main building on a lot, or constitutes, by reason of its use, the primary purpose for which the lot is used.
- **Canopy:** A light roof-like structure, supported by the exterior wall of a building and columns, or wholly on columns, extending over a building entrance doorway.
- **Carport:** Covered structure with open sides, supported by posts, which provides shelter for one or multiple cars for nearby residential development. Carports are typically used for apartment development.
- **Common Open Space:** Open spaces accessible to all residents of a residential development project that are at least 15 feet in any direction and a minimum of 300 square feet. Common open spaces include plazas, courtyards or other open space amenities open to the sky but may include shade structures, arbors, etc. that cover no more than 30 percent of the total area of common open space on a site. Common open space does not include parking facilities, driveways, utility, service or storage areas.
- **Cornice:** A projection at the top of a building wall near a roof or ceiling, intended to protect the wall or as ornamentation.
- **Courtyard:** Outdoor area that is primarily open to the sky and surrounded by buildings, walls or a combination of the two.
- **Daylight Plane:** An angled building height limitation that regulates the massing of buildings and defines the building envelope within which all new structures or additions must be contained. Daylight plane requirements are intended to provide for light and air, and to limit the impacts of bulk and mass on adjacent properties. Daylight plane is represented by an angle that is measured from the ground level at the subject property line.

- **Driveway Throat:** The distance from the back of the public sidewalk to the first point along the driveway at which there are conflicting vehicular traffic movements.
- **Elevation:** The exterior wall or face of a building extending vertically from the grade to the top of a parapet wall or eave, and horizontally across the entire width of the building.
- **Entry Drive, Main:** A drive that provides a single entry into a project site.
- **Entry Drive, Secondary:** A drive that provides an additional entry drive, in addition to the Main Entry Drive or Shared Entry Drive, along a secondary street.
- **Entry Drive, Separate:** A drive that provides a separate main entry point for commercial and residential uses in a horizontal mixed-use project.
- **Entry Drive, Shared:** Drive that provides a single main entry point for commercial and residential uses in a mixed-use project.
- **Floor, Base/Ground:** The first story of a building.
- **Floor, Body/Middle:** The middle story(ies) of a building (i.e., above the base/ground floor and below the upper floor).
- **Floor, Upper:** The top story of a building.
- **Frontage, Building:** The lineal dimension, parallel to the ground, of a building abutting a public street.
- **Frontage, Ground Floor Commercial:** A ground floor commercial frontage of a vertical mixed-use building.
- **Frontage, Primary:** The edge of the closest building to the street bordering the property. If there are two streets bordering the property, the street with the Main Entry Drive or Shared Entry Drive is the Primary Frontage.
- **Frontage, Street:** That portion of a lot or parcel of land that borders a public street. Street frontage shall be measured along the full width of the common lot line separating said lot or parcel of land from the public street.
- **Frontage Strip, Landscaped:** An area of landscaping, measured from the inside edge of the public sidewalk, designed to separate and buffer private development and public rights-of-way. Frontage strip landscaping may be crossed by private pedestrian paths and access drives.
- **Front Yard Setback:** Property setback extending across the full width of the lot and paralleling the street or streets upon which the lot abuts with its depth measured from the street right-of-way line.
- **Glazing Treatment, Bird-Safe:** The application of fritting, netting, permanent stencils, frosted glass, exterior screens, physical grids placed on the exterior of glazing or ultraviolet patterns visible to birds. To qualify as Bird-Safe Glazing Treatment, vertical elements of the window patterns shall be at least ¼ inch wide at a maximum spacing of four inches or have horizontal elements at least 1/8 inch wide at a maximum spacing of two inches.
- **Ground Floor Finish Level:** The uppermost surface of the ground floor of a building once finishes have been applied.
- **Kelvin:** The measure of the color temperature of a light source. Warmer temperatures are a lower number, and cooler temperatures are a higher number.
- **Landscape Buffer:** A separation of uses, buildings or spaces composed of plantings, surface treatment or other non-structural landscaping techniques.
- **Light Shield:** A physical hood installed over a light source to reduce light spillover and focus light on given space or feature.
- **Mullion:** A vertical division between units of a window or between windows in a group.

- **Multifamily Complex:** Residential rental apartments and/or condominiums typically with two or three stories and arranged around a common landscaped courtyard. Parking is typically in the form of surface parking for residents and guests – residents often have covered carports. Garden apartments also typically have amenities such as a common room or exercise room.
- **Parapet:** A low protective wall along the edge of a roof, bridge or balcony of diverse design and materials.
- **Parking, Garage:** Multi-story building dedicated primarily to automobile parking, served by interior ramps connecting the levels. May contain above-grade and below-grade levels.
- **Parking, Podium:** A parking structure that is enclosed by walls and is lined on at least one side by the ground floor of a building.
- **Parking, Single-Loaded:** Surface parking area that consists of only one row of parking spaces and a drive aisle, per the dimensional requirements of the Sunnyvale Municipal Code.
- **Parking, Stand Alone:** A freestanding parking structure that is not integrated into an occupied building.
- **Parking, Surface:** Any at-grade vehicle parking area. Surface parking may include structures whose function is limited to providing vehicle cover. Structures such as open parking decks are not considered surface parking.
- **Pedestrian-Friendly or Oriented:** Design conditions at a scale that increases pedestrian safety, activity, accessibility and comfort.
- **Portico:** A porch or walkway with a roof supported by columns and leading to the entrance of a building.
- **Primary Color:** Red, yellow, and blue are primary colors. They are the three pigment colors that cannot be made by mixing any other colors.
- **Regulatory Agency:** A governmental authority organized to strengthen safety and standards, and responsible for exercising dominion over some area of human activity in a licensing and regulating capacity.
- **Residential Mixed Use, Horizontal:** Residential Development Project consisting of residential and nonresidential uses, which may be located in separate buildings. The commercial use may be a new building(s) or an existing commercial building(s) on the same site.
- **Residential Mixed Use, Vertical:** Residential Development Project consisting of residential and nonresidential uses in the same building(s), with non-residential uses on the ground floor and residential uses above.
- **Residential-Only:** Development project where the entire area of the parcel has a residential use.
- **Residential Podium:** A residential development project that provides off-street parking in an enclosed parking structure that is connected and directly accessible to the residential building(s).
- **Riparian:** Land area located near or adjacent the banks of stream, river or watercourse.
- **Roofline, Main:** The area of the roofline at the same height that extends over the majority of the building(s).
- **Secondary Street:** Non-primary street adjacent to a development project.
- **Setback:** The required distance from the nearest face of a structure to the property line on which it is located.
- **Stepback:** A change in the vertical plane of a multi-story building created by setting the upper story building elevation away from the story(ies) below.

- **Street, Primary:** Street where the highest volume of vehicle, pedestrian and/or bicycle circulation exists.
- **Street, Secondary:** Non-primary street(s) adjacent to a development project.
- **Through Zone:** The portion of the sidewalk dedicated to pedestrian movement. The Through-Zone is kept clear of obstructions and compliant with Americans with Disabilities Act (ADA) regulations.
- **Title 24:** Refers to Title 24 of the California Code of Regulations, State of California Building Energy Efficiency Standards.
- **Transformer:** Equipment to step down high-voltage electricity to a lower voltage needed to supply buildings. This equipment is typically housed in green utility boxes on sites.
- **Trellis:** A light, open framework of wood or other materials used as a support for climbing plants or other landscaping approaches.
- **Truck Access Point (TAP):** The point in front of a trash enclosure or area at which a trash collection trash truck stops and lifts the trash and recycling containers into the truck.
- **Townhouses:** Attached units side-by-side that have front doors on one side and garages on the back side. Most townhouses have two-car garages, either two spaces wide or two tandem spaces (end to end). The front doors look onto a public street, private drive or common open space, while the garages are usually lined up along an alley with garage doors on both sides. This development type typically includes tuck-under garage parking and additional surface parking spaces for visitors.
- **Tuck-Under Parking:** Ground floor parking spaces that are open but covered by the upper floor of a residential building.
- **Uplighting:** A strategy for increasing the visibility of an architectural or landscape feature by lighting the feature(s) from below.
- **Wall Cap:** A protective and/or decorative top surface applied to a finished wall structure. Wall Caps include corner additions, end pieces and flat or angled surface applications.
- **Wall Plane, Main:** The wall plane on a building façade with the longest uninterrupted linear distance of wall area.
- **Yard:** An open space on a lot unoccupied and unobstructed (except by permitted accessory structures) from the ground upward.

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Sunnyvale

RESOLUTION NO. 1198-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE TO ESTABLISH CITYWIDE OBJECTIVE DESIGN STANDARDS FOR MULTI-FAMILY RESIDENTIAL AND MIXED-USE DEVELOPMENTS; REPEAL THE MIXED-USE TOOLKIT AND HIGH DENSITY RESIDENTIAL DESIGN GUIDELINES; AND RENAME THE CITYWIDE DESIGN GUIDELINES TO NON-RESIDENTIAL DESIGN GUIDELINES

WHEREAS, Section 19.80.020 of the Sunnyvale Municipal Code states that the City Council shall establish criteria and guidelines for site and architectural design review of development projects requiring discretionary land use permits; and

WHEREAS, on June 23, 1992, the City Council adopted the “Citywide Design Guidelines,” subsequently amended on December 18, 2012, and April 8, 2014, which apply to all new development, including residential projects; and

WHEREAS, on November 25, 2014, the City Council adopted the “High Density Residential Design Guidelines,” which apply to projects with a zoning designation of R-4 and R-5, and projects where multi-family residential is proposed in commercial districts; and

WHEREAS, on July 28, 2015, the City Council adopted the “Toolkit for Mixed Use Development,” which applies to projects that combine land uses such as residential, commercial, and office; and

WHEREAS, on July 28, 2015, the City Council adopted the “Parking Structure Design Guidelines,” which apply to projects, including residential projects, that include parking structures; and

WHEREAS, on September 19, 2017, the Governor signed legislation known as Senate Bill 35, which created a streamlined approval process for certain residential developments that comply with objective zoning and objective design review standards; and

WHEREAS, on October 19, 2019, the Governor signed legislation known as Senate Bill 330 (SB 330) or the Housing Crisis Act of 2019, which, among other things, added provisions to state law that require local agencies to follow “objective” standards when reviewing housing development projects; and

WHEREAS, SB 35 and SB 330 define "objective" standards as those that “involve no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal of an application” (Government Code Section 66300); and

WHEREAS, the City must adopt objective design standards in order to comply with state law and ensure that the City's design standards for housing development projects are enforceable;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SUNNYVALE THAT:

1. The Residential Objective Design Standards attached hereto as Exhibit A, are hereby adopted;
2. The Mixed-Use Development Toolkit and High Density Residential Design Guidelines are hereby repealed;
3. The Citywide Design Guidelines are hereby renamed the Non-Residential Design Guidelines; and
4. The Director of Community Development is authorized to administratively update other adopted design guidelines to be aligned with the new Objective Design Standards.
5. The City Council finds that this resolution is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3).

Adopted by the City Council at a regular meeting held on June 27, 2023, by the following vote:

AYES: KLEIN, DIN, MELTON, MEHLINGER, SRINIVASAN, SELL
NOES: NONE
ABSTAIN: NONE
ABSENT: CISNEROS
RECUSAL: NONE

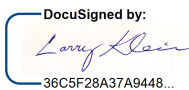
ATTEST:

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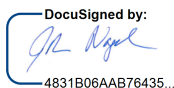
DAVID CARNAHAN
City Clerk
(SEAL)

APPROVED:

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LARRY KLEIN
Mayor

APPROVED AS TO FORM:

DocuSigned by:

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JOHN A. NAGEL
City Attorney