APPENDIX A

CHAPTER 14.90 BIRD SAFE DESIGN STANDARDS

14.90.010 PURPOSE.

The purpose of the following design standards is to reduce bird collision on all new development within the City of Los Altos.

14.90.020 DEFINITIONS.

"Glazing Treatment" means 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.

14.90.030 APPLICABILITY.

These standards shall apply to the following new development within the City of Los Altos which require a Design Review Permit reviewed by the Zoning Administrator or Planning Commission:

A. Single Family, Mixed Use/Multi Family Development of ten (10) or more units, or Commercial Development; and
B. Buildings greater than two (2) stories in height; and
C. Any buildings located within 300 feet of open space area within the City.

14.90.040 GENERAL STANDARDS.

Bird-safe Design Requirements. All projects shall:

1. Avoid the funneling of flight paths along buildings or trees towards a building façade.
2. Avoid use of highly reflective glass or highly transparent glass.
3. Not include skyways or walkways, balconies, freestanding walls, or building corners made of untreated glass or other transparent materials, or any other design elements that are untreated and through which trees, landscape areas, water features or the sky are visible from the exterior or from one side of the transparent element to the other.

14.90.050 GLASS STANDARDS.

A. Façades of all projects subject to bird-safe development requirements shall have:
   1. No more than 10% of the surface area of the façade is untreated glass between the ground and sixty (60) feet above ground.
   2. No more than 5% of the surface area of the façade is untreated glass between sixty (60) feet above ground and up.

B. Standard Compliance Treatments: The Development Services Department may maintain a list of acceptable bird-safe treatments that may be updated from time to time. The list may include, but not be limited to, permanent treatments such as opaque glass, exterior insect screens, exterior netting, or special glass treatments such as fritting to provide visual cues and reduce the likelihood of bird collisions.

C. Alternative Compliance Method: Property owners/applicants may propose an alternate compliance method recommended by a qualified biologist to meet the requirements and intent of this section. The alternate compliance method may be peer-reviewed by a third-party consultant, paid for by the applicant, and subject to the approval of the Zoning Administrator.

14.90.060 EXEMPTIONS.

A. The following shall be exempt from the provisions of this chapter:
1. Any historic structure listed on the State or National Historical Registers.
2. First floor retail storefronts, up to a height of fifteen (15) feet.

14.90.070 NO CONFLICT WITH FEDERAL OR STATE LAW.

Nothing in this chapter is intended to or shall be interpreted as conflicting with any federal or state law or regulations.

14.90.080 SEVERABILITY.

If any section, subsection, subdivision, paragraph, sentence, clause, phrase, or portion of this chapter is, for any reason, held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this chapter. The city council hereby declares that it would have adopted this chapter and each section, subsection, subdivision, paragraph, sentence, clause, phrase, and portion of this chapter irrespective of the fact that one or more, sections, subsections, subdivisions, paragraphs, sentences, clauses, phrases, or portions thereof may be declared invalid or unconstitutional to this end, the provisions of this chapter are declared severable.