

OBJECTIVE DESIGN STANDARDS CHECKLIST

APPLICANT RESPONSIBILITY

Applicants are responsible for accurately responding to each objective design standard listed below by indicating whether each standard has been met or does not apply. Applicants shall indicate the sheet(s) within the project plans that show compliance with each objective design standard.

15495 Los Gatos Blvd

September 25, 2024

Architectural Response in Blue italic and clouded as delta #1

Landscape Response in Green italic and clouded as delta #1

Civil Response in Red italic and clouded as delta #1

			A. SITE STANDARDS		SHEETS	STAFF RESPONSE September 25, 2024	APPLICANT RESPONSE	STAFF RESPONSE	APPLICANT RESPONSE
			A.1. Pedestrian Access						
YES	NO	N/A	Objective Design Standard						
X			A.1.1	All on-site buildings, entries, facilities, amenities, and vehicular and bicycle parking areas shall be internally connected with a minimum four-foot-wide pedestrian pathway or pathway network that may include use of the public sidewalk. The pedestrian pathway network shall connect to the public sidewalk along each street.	A-2.01		All facilities, bike parking and entries are connected with min. 4' wide pedestrian pathway. Please refer to the sheet A-2.01 for the revised pathways.		
X			A.1.2	Pedestrian pathways within internal parking areas shall be separated from vehicular circulation by a physical barrier, such as a grade separation or a raised planting strip, of at least six inches in height and at least six feet in width. A pedestrian pathway is exempt from this standard where it crosses a parking vehicular drive aisle.	A-2.01	Standard not met. Adequate details demonstrating adequate grade separation of pedestrian walkways not provided on Sheet A-2.01.	All the pedestrian pathways were indicated on the parking levels. Per the Town of Los Gatos Parking standards, the raised curbs shall be used for the parking lots and not the indoor garages.		
			A.2. Short-Term Bicycle Parking (Class II)						
X			Short-term bicycle parking (Class II bicycle parking facility) consists of racks that support the bicycle frame at two points and allow for the bicycle frame and one wheel to be locked to the rack with a U-lock.		L3/A-2.01	Standard not met. Sheets L3/A-2.01 do not include any details for the short-term bike racks demonstrating building to demonstrate that this standard is met.	Please refer to the sheet A-0.01 for the Class II bike specification.		
X			A.2.1	Short-term bicycle parking space shall be located within 50 feet of the primary pedestrian building entrance.	L3/A-2.01	Standard not met. Sheets L3/A-2.01 do not provide a dimension from the short-term bike racks to the primary pedestrian entrance to the building to demonstrate that this standard is met.	The short term bike racks (total of 7 bikes using the waiver per SB-330) are located adjacent to the leasing/ lobby area and in front of the Fitness/ community room. Noted and clouded on sheet A-2.01		
X			A.2.2	Short-term bicycle parking shall be provided at a rate of one space per dwelling unit and one space per 2,000 square feet of non-residential floor area.	L3/A-2.01	Standard not met. Sheets L3/A-2.01 only show six short-term bike parking spaces, where 240 are required by this standard.	We have provide 7 class II bike racks using the waiver per SB-330 for short term bike park.		
X			A.2.3	Each short-term bicycle parking space shall be a minimum of seven feet in length and two feet in width.	L3/A-2.01	Standard not met. Adequate details demonstrating the dimension of each bike short-term bike parking space not provided on Sheets L3/A-2.01.	The typical dimension of 3'7x7' was shown on bike rack adjacent to the lobby and clouded.		
X		X	A.2.4	If more than 20-short term bicycle spaces are provided, at least 50 percent of the spaces shall be covered by a permanent solid-roofed weather protection structure.	L3/A-2.01	N/A. Standard will apply with compliance with Standard A2.2.			
			A.3. Long-Term Bicycle Parking (Class I)						
X			Long-term bicycle parking facilities (Class I bicycle parking facility) consists of bicycle lockers or bicycle rooms with key access for use by residents.		A-2.01	Bicycle storage room provided on first floor.			
X			A.3.1	Long-term bicycles parking facilities shall be located on the ground floor and shall not be located between the building and the street.	A-2.01	Standard met.			
X			A.3.2	Multi-family residential and residential mixed-use buildings shall provide one long-term bicycle parking space per dwelling unit. Developments such as townhomes that include individual garages for each unit shall not be required to provide long-term bicycle parking.	A-2.01	Standard not met. Adequate details have not been provided on Sheet A-2.01 showing how this standard is met. No counts are provided on this sheet. A room detail with dimensions is likely needed.	Response: The total number of 240 bike rack was provided in the secured bike storage adjacent to the lobby / leasing area. The 6' aisle clearance was shown and clouded on sheet A-2.01. Also please refer to the sheet A-0.01 for the Ultra space saver Dero bike rack specification.		
		X	A.3.3	Bicycle locker minimum requirements:		N/A			
		X		a. Dimensions of 42 inches wide, 75 inches deep, and 54 inches high.		N/A			
		X		b. Must withstand a load of 200 pounds per square foot.		N/A			
		X		c. Opened door must withstand 500-pound vertical load.		N/A			
X			A.3.4	Bicycle rooms with key access minimum requirements:	A-2.01	--			
X				a. Bicycle rooms shall have a minimum ceiling height of seven feet.	A-2.01	Standard not met. Adequate details have not been provided on Sheet A-2.01 showing how this standard is met.	Response: The bicycle rooms have a 9'-10" floor height. See section 1/A-0.62		

X				b. Bicycle rooms shall contain racks that support the bicycle frame at two points and allow for the bicycle frame and one wheel to be locked to the rack with a U-lock.	A-2.01	Standard not met. Adequate details have not been provided on Sheet A-2.01 showing how this standard is met.	<i>Response: The class I bike rack specification was provided, see sheet A-0.01.</i>		
X				c. Long-term bicycle parking spaces shall be served by an aisle with a minimum width of six feet.	A-2.01	Standard not met. Adequate details have not been provided on Sheet A-2.01 showing how this standard is met. A room detail with dimensions is likely needed.	<i>Response: The 6'-0" aisle dimensions have been provided.</i>		
X				d. Maneuverability space of at least two feet shall be provided between the aisle and long-term bicycle parking spaces	A-2.01	Standard not met. Adequate details have not been provided on Sheet A-2.01 showing how this standard is met. A room detail with dimensions is likely needed.	<i>Response: We are using Dero, Ultra space saver, Please refer to the spec provided on sheet A-0.01 . Per the spec clearance diagram we have provided more than its required for Dero bike racks.</i>		
X				e. Each horizontal long-term bicycle parking space shall be a minimum of seven feet in length, two feet in width, four-and one-half feet in height. Each vertical long-term bicycle parking space shall be a minimum of three-and one-half feet in length, two feet in width, and seven feet in height.	A-2.01	Standard not met. Adequate details have not been provided on Sheet A-2.01 showing how this standard is met. A room detail with dimensions is likely needed.	<i>Response: We are using Dero, Ultra space saver, Please refer to the spec provided on sheet A-0.01 . Per the specification clearance diagram we have provided more than its required for Dero bike racks.</i>		
				A.4. Vehicular Access					
X				A.4.1 Off-street parking lots shall have vehicular circulation using an internal vehicular network that precludes the use of a public street for aisle-to-aisle internal circulation.	A-2.01	Standard met.			
				A.5. Parking Location and Design					
		X		A.5.1 Surface parking lots and carports shall not be located between the primary building frontage and the street.		N/A			
		X		A.5.2 Uncovered parking rows with at least 15 consecutive parking spaces shall include a landscape area of six feet minimum width at intervals of no more than 10 consecutive parking stalls. One tree shall be provided in each landscape area.		N/A			
				A.6. Parking Structure Access					
X				A.6.1 Any vehicular entry gate to a parking structure shall be located to allow a minimum of 18 feet between the gate and the back of the sidewalk to minimize conflicts between sidewalks and vehicle queuing.	A-2.01	Standard not met. Clarify if a vehicular gate is proposed and provide details.	<i>Response: There is no vehicular gate proposed. The garage door is located 131'-7" setback from the street facade .</i>		
X				A.6.2 A parking structure shall not occupy more than 50 percent of the building width of any street-facing façade, and it shall be recessed a minimum of five feet from the street-facing façade of the building.	A-2.01	Standard met.			
X				A.6.3 For projects with five or more residential units and that have a vehicle access gate to the parking structure, a pedestrian gate shall also be provided.	A-2.01	Standard not met. Clarify if a vehicular gate and pedestrian gate is proposed and provide details.	<i>Response: A new pedestrian access door was added to the parking at 1st floor next to the stair #1 and clouded on A-2.01</i>		
				A.7. Utilities					
X				A.7.1 Pedestrian-oriented lighting shall be provided along all pedestrian paths in community recreation spaces. Exterior lighting fixtures shall be a minimum of three feet and a maximum of 12 feet in height. Light fixtures shall be placed along the pedestrian path at a spacing of no more than 30 linear feet.	L16, L17, L18	Standard not met. Table on L17 indicates the wall light fixture will be at a height of 2 to 4 feet. Standard requires a minimum height of three feet. Adequate details are not provided to demonstrate the spacing of the light fixtures along pedestrian paths in the community recreation space will meet this standard. Additionally, the pedestrian light pole indicates a height of 20 feet, where 12 is the maximum allowed by this standard.	<i>Response: Lighting updated, see Conceptual Lighting Plan sheets.</i>		
X				A.7.2 Exterior lighting shall be fully shielded and restrain light to a minimum 30 degrees below the horizontal plane of the light source. Lighting shall be arranged so that the light will not shine directly on lands of adjacent residential zoned properties. Uplighting is prohibited.	L16, L17, L18	Standard not met. It is not clear if the light fixtures shown on the referenced sheets meet the 30-degree restraint requirement. Additionally, the proposed gazebo lighting does not meet the shielding or restraint requirements.	<i>Response: Lighting updated, see Conceptual Lighting Plan sheets. All lighting now faces downward and has shields to prevent light overflow.</i>		
X				A.7.3 Street-level views of ground level utility cabinets, mechanical equipment, trash, and service areas shall be screened from sight with landscape planting, fencing, or a wall, as allowed by the Town Code. The screening shall be at least the same height as the item being screened and screening that is not landscape material shall be constructed with one or more of the materials used on the primary building.	L3, L4	Standard not met. Concept image of fencing lacks details to demonstrate this standard will be met.	<i>Response: Trash staging area will only store trash collection bins on trash pick up days. On the landscape plan, the trash staging area is screened on the Northwest and Northeast sides with tall planting and trees.</i>		
X				A.7.4 Rooftop mechanical equipment shall be screened from view from the street. Solar equipment is exempt from this requirement.	A-2.08	Standard met.			
				A.8. Landscaping and Screening					

X				A.8.1	At least 50 percent of the front setback area shall be landscaped.	L3	Standard not met. Sheet L3 does not provide details to meet this standard. Provide a diagram and calculation showing gross area of the required front setback and the percent of the area being landscaped to meet this standard.	<i>Response: See sheet L3 for updated diagram and callout showing how this standard is met.</i>		
X				A.8.2	A minimum 10-foot-wide landscape buffer shall be provided along the full length of the shared property line between multi-family or Residential Mixed-Use development and abutting residential properties. The buffer shall include the following: a. A solid masonry wall with a six-foot height, except within a street-facing setback where walls are not permitted; and b. Trees planted at a rate of at least one tree per 30 linear feet along the shared property line. Tree species shall be selected from the Town of Los Gatos Master Street Tree List and shall be a minimum 15-gallon size.	L4	Standard not met. Sheet L4 does not provide details to meet this standard. Along the rear property line, dimension the width of the landscape buffer; dimension the spacing between the trees; and provide details of the required masonry wall along the rear property line.	<i>Response: Dimensions added to sheet L4. Masonry wall is existing to remain. No details for this wall are provided.</i>		
		X		A.8.3	Surface parking lots shall be screened from view of the street with landscaping or a wall with a minimum three-foot height to screen the parking lot when not already screened by a primary building. When located in a street-facing setback, screening may not exceed a height of three feet.	A-2.01, L3, L4	N/A			
				A.9. Fencing						
X				A.9.1	Fences, walls, and gates within required setbacks along all street frontages are prohibited unless used to screen on-site parking spaces from view from the street.	A-2.01, L3, L4	Standard not met. It is not clear where the proposed property line fencing will be located. Clarify the symbology so its clear exactly where the fencing will be located. Add the required front setback to the sheet to show no fencing proposed in this area. Provide full details of the proposed fencing. The conceptual image is not sufficient.	<i>Response: There are 2 see-through EVA gates at both side of the projects with the pedestrian access gates. See 1st floor plan on sheet A-2.01 and clouded.</i>		
		X		A.9.2	Chain link fencing is prohibited.		N/A			
X				A.9.2	Perimeter barrier gates for vehicles and pedestrian entry gates shall have a maximum height of six feet.		Standard not met. Clarify if a vehicular gate is proposed and provide details.	<i>Response: All proposed EVA and pedestrian access gates are 6' tall typical.</i>		
		X		A.9.4	Solid vehicular and pedestrian entry gates are prohibited. Entry gates shall be a minimum 50 percent open view.		Standard not met. Clarify if a vehicular gate is proposed and provide details.	<i>Response: There are 2 see through EVA gates at both side of the projects with the pedestrian access gates. Indicated On 1st floor plan on sheet A-2.01 and clouded.</i>		
				A.10. Retaining Walls						
X				A.10.1	Retaining walls shall not exceed five feet in height. Where an additional retained portion is necessary, multiple-terraced walls shall be used. Terraced walls shall set back at least three feet from the lower segment.	A-2.01, A-3.01, A-3.02	Standard not met. Clarify if retaining walls are proposed anywhere on site. The referenced sheets do not provide details of any retaining walls.	<i>Response: No retaining walls were proposed.</i>		
X				A.10.2	Retaining walls shall not run in a straight continuous direction for more than 50 feet without including the following: a. A break, offset, or landscape pocket in the wall plane of at least three feet in length and two feet in depth; and b. Landscaping at a minimum height of three feet at the time of installation along a minimum of 60 percent of the total length of the retaining wall.	A-2.01, A-3.01, A-3.02	Standard not met. Clarify if retaining walls are proposed anywhere on site. The referenced sheets do not provide details of any retaining walls.	<i>Response: No retaining walls were proposed.</i>		
				A.11. Landscaped, Private, and Community Recreation Spaces						
X				A.11.1	The landscaped, private, and community recreation spaces listed below are required for all qualifying projects. Community recreation spaces and private recreation spaces are calculated independent of each other. Landscaped areas within community recreation spaces can contribute to required minimums for both landscaped area and community recreation space.	L3, L4				
X					a. Landscaped space: A minimum of 20 percent of the site area shall be landscaped.	L3, L4	Standard not met. Sheets L3 and L4 do not provide details to meet this standard. Provide a diagram and calculation showing gross area of the property and the percent of the area being landscaped to meet this standard.	<i>Response: Chart added to sheets L3 & L4. Site plan on these sheets is the diagram to support these quantities.</i>		

X				b. Private recreation space: The minimum horizontal dimension is six feet in any direction and a minimum area of 60 square feet. The minimum vertical clearance required is eight feet. Private recreation space shall be directly accessible from the residential unit. Landscaped sections of private recreation space shall not count towards required landscaping requirements.	A-0.21, A-0.22	Standard not met. The referenced sheets do not show compliance with this standard. Review of other sheets did not resolve the issue. Address the following: *The balcony area for each unit should be called out individually and not require staff interpretation that cumulative areas would be split equally between two units. *Horizontal and vertical dimensions are required to show compliance with this standard. *It is unclear what areas are accessible from individual units and what areas are accessible to the residents at large (community recreation spaces). More detail needed. *The interaction between balcony, private patio, and roof dec on the 2nd floor is unclear.	<i>Response: Please refer to the Gross Building and Open area sheets A-0.20 to A-0.22 for the balconies dimensions and square footage. All the balconies are directly accessed from each units and all roof deck areas are accessible to all residents as common outdoor area. The vertical clearance for all balconies are 9'2" typical. Please refer to the detail 1/ A-0.61 for vertical clearances, dimensioned and clouded.</i>		
		X		i. Each ground floor dwelling unit shall have a minimum of 120 square feet of usable private recreation space.		Standard not met. Address comments to Standard A.11.1.b			
X				ii. Each dwelling unit above the ground floor shall have a minimum of 60 square feet of usable private recreation space. Where multiple balconies are provided for a single unit, the 60-square-foot minimum can be an aggregate of all balconies, provide each balcony meets the requirements for minimum horizontal dimensions.	A-0.21, A-0.22	Standard not met. Address comments to Standard A.11.1.b	<i>Response: Please refer to the Gross Building and Open area sheets A-0.20 to A-0.22 for the balconies (private recreation space) dimensions and square footage. All the balconies are directly accessed from each units and all roof deck areas are accessible to all residents as common outdoor area. The vertical clearance for all balconies are 9'2" typical. Please refer to the detail 1/ A-0.61 for vertical clearances, dimensioned and clouded.</i>		
X				c. Community recreation space: The minimum dimensions are 10 feet by six feet. A minimum of 60 percent of the community recreation space shall be open to the sky and free of permanent solid-roofed weather protection structures. Community recreation space shall provide shading for a minimum 15 percent of the community recreation space by either trees or structures, such as awnings, canopies, umbrellas, or a trellis. Tree shading shall be calculated by using the diameter of the tree crown at 15 years maturity. Shading from other built structures shall be calculated by using the surface area of the overhead feature.	A-0.20, A-0.21, A-0.22, L3, L4, L5, L6	Standard not met. Clearly label all community recreation spaces. Provide all details needed to confirm that the standard is met.	<i>Response: Community recreation spaces outlined and called out on sheets L3 - L6.</i>		
X				i. Community recreation space shall be provided in Residential Mixed-Use developments at a minimum of 100 square feet per residential unit plus a minimum of two percent of the non-residential square footage.	A-0.20, A-0.21, A-0.22	Standard not met. Provide a table calculating the community recreation space to demonstrate compliance with this standard.	<i>Response: A recreation area calculation table has been provided to the project information sheet A-0.01.</i>		
X				ii. Community recreation space shall be provided in multi-family residential development projects at a minimum of 100 square feet per residential unit.	A-0.20, A-0.21, A-0.22	Standard not met. Provide a table calculating the community recreation space to demonstrate compliance with this standard.	<i>Response: A recreation area calculation table has been provided to the project information sheet A-0.01.</i>		
		X		iii. A project with four or less residential units is exempt from community recreation space requirements.		N/A			
No response provided				iv. Landscaped roof space can satisfy both required landscaping requirements and community recreation space requirements. Landscaped roof space may not be used to satisfy more than 50 percent of the required landscaping for the site.	L3, L4, L5, L6	Standard not met. Label all landscape areas and community recreation spaces. Provide calculations to demonstrate compliance with this standard.	<i>Response: Landscaped roof space is not used to satisfy more than 50% of the required landscaping for the site. Community recreation space calculations shown on sheet L6.</i>		
				A.12. Landscaped, Private, and Community Recreation Spaces					
		X		A.12.1 To ensure buildings provide a continuous frontage along sidewalks, development in commercial zones shall place at least 75 percent of any ground floor street-facing façade on or within five feet of the setback line designated in the Town Code.		Standard applies and is not met. Provide dimensions and calculation showing compliance with this standard. Provide sheet reference.	<i>Response: The proposed front setback, building frontage and calculation was provided on the 1st floor on sheet A-2.01 and clouded.</i>		
X				A.12.2 A Residential Mixed-Use project with a ground-floor non-residential use shall provide site amenities on a minimum of 15 percent of the ground plane between the building and the front or street-side property line. The site amenities shall be comprised of <u>any</u> of the following elements:		Standard not met. Provide dimensions and calculation showing compliance with this standard. Provide sheet reference.	<i>Response: N/A. Not a mixed-use building.</i>		
X				a. Landscape materials or raised planters;	L3	Standard not met. Provide dimensions and calculation showing compliance with this standard. Provide sheet reference.	<i>Response: See sheet L3 for frontage landscape dimensions and calculations.</i>		
	X			b. Walls designed to accommodate pedestrian seating, no higher than 36 inches;			<i>Response: Not applicable.</i>		

	X				c.	Site furnishings, including fountains, sculptures, and other public art; or			Response: Not applicable.		
	X				d.	Tables and chairs associated with the ground floor use.			Response: Not applicable.		
B. BUILDING DESIGN						SHEETS	STAFF RESPONSE	APPLICANT RESPONSE	STAFF RESPONSE	APPLICANT RESPONSE	
B.1. Massing and Scale											
YES	NO	N/A	Objective Design Standard								
X				B.1.1	Multiple-story building façades that face a street shall incorporate breaks in the building mass by implementing a <u>minimum of three</u> of the following solutions along the combined façade area of all primary buildings facing the street:	A-3.01, A-3.02	Standard not met. See below.	Response: See below responses.			
X					a. A minimum of 40 percent of the upper floor façade length shall step back from the plane of the ground-floor façade by at least five feet;	A-3.01	Standard not met. Dimensions and calculation are needed to demonstrate compliance. Separate exhibit encouraged.	Response: The required setback was met. Please refer to the 2nd floor plan on sheet A-2.02 for the setback from ground floor dimensions and calculation.			
X					b. Changes in the façade plane with a minimum change in depth of two feet for a minimum length along the façade of two feet at intervals of no more than 30 feet;	A-3.01, A-3.02	Standard not met. Dimensions and calculation are needed to demonstrate compliance. Separate exhibit encouraged.	Response: All the intervals for the min. 2' projections are less than 30'. Please refer to the sheet A-2.02 for the dimensions.			
X					c. Recessed façade plane to accommodate a building entry with a minimum ground plane area of 24 square feet. Where an awning or entry covering is provided, it can extend beyond the wall plane;	A-3.01	Standard not met. Dimensions and calculation are needed to demonstrate compliance. Separate exhibit encouraged.	Response: A 2' recessed entry was created at front facade with the ground plane area of 28 sqf. Please refer to the 1st floor plan on sheet A-2.01 for revised entry with dimensions and sqf.			
		X			d. An exterior arcade that provides a sheltered walkway within the building footprint with a minimum depth of eight feet. For a façade 50 feet or greater, the arcade must be a minimum length of 65 percent of the full building façade; for a facade less than 50 feet, the arcade must be a minimum of 80 percent of the full building façade.	N/A	Standard not implemented.				
X					e. Ground floor open area abutting street-facing façade with a minimum area of 60 square feet; or	A-3.01	Standard not met. Dimensions and calculation are needed to demonstrate compliance.	Response: A ground open area of 17,650 saf was provided at the street facade please refer			
		X			f. Vertical elements, such as pilasters or columns, that protrude a minimum of one foot from the façade and extend the full height of the building base or ground floor, whichever is greater.	N/A	Standard not implemented.				
X				B.1.2	Upper floors above two stories shall be set back by a minimum of five feet from the ground-floor façade.	A-3.01	Standard not met. Sheet A-3.01 does not show how this standard is met. Dimensions and calculation are needed to demonstrate compliance. Separate exhibit encouraged.	Response: Please refer to the 3rd floor plan in sheet A-2.03. the 5' setback and ground floor footprint was indicated on the plan and clouded.			
B.2. Parking Structure Design											
		X		B.2.1	The ground-floor façade of a parking structure facing a street or pedestrian walkway shall be fenestrated on a minimum of 40 percent of the façade.	N/A	N/A				
		X		B.2.2	Façade openings on upper levels of a parking structure shall be screened at a minimum 10 percent and up to 30 percent of the opening to prevent full transparency into the structure.	N/A	N/A				
		X		B.2.3	Parking structures facing a street and greater than 40 feet in length shall include landscaping between the building façade and the street, or façade articulation of at least 25 percent of the façade length. The façade articulation shall be implemented by <u>one</u> of the following solutions:	N/A	N/A				
		X			a. An offset of the façade plane with a depth of at least 18 inches for a minimum of eight feet in horizontal length; or	N/A	N/A				
		X			b. A different building material covering the entire façade articulation.	N/A	N/A				
B.3. Roof Design											
X				B.3.1	At intervals of no more than 40 feet along the building façade, horizontal eaves shall be broken using <u>at least one</u> of the following strategies:	A-2.08	Standard not met. See below.				
		X			a. Gables;	N/A	Strategy not implemented.	N/A			
X					b. Building projection with a depth of a minimum of two feet;	A-2.08	Standard not met. Sheet A-2.08 does not provide adequate details and dimensions to demonstrate complinace.	Response: Please refer to the roof plan on sheet A-2.08 for the revised eave projections.			
					c. Change in façade or roof height of a minimum of two feet;		No response provided.	N/A			
		X			d. Change in roof pitch or form; or	N/A	Strategy not implemented.	N/A			
					e. Inclusion of dormers, parapets, and/or varying cornices.		No response provided.	N/A			
		X		B.3.2	Skylights shall have a flat profile rather than domed.	N/A	Standard not implemented.	N/A			

		X		B.3.3	The total width of a single dormer or multiple dormers shall not exceed 50 percent of the total roof length at the street-facing façade. The dormer width shall be measured at dormer roof fascia, or widest part of the dormer.	N/A	Standard not implemented.	N/A		
		X		B.3.4	Carport roof materials shall be the same as the primary building.	N/A	Standard not implemented.	N/A		
				B.4. Façade Design and Articulation						
X				B.4.1	Buildings greater than two stories shall be designed to differentiate the base, middle, and top of the building on any street-facing façade. Each of these elements shall be distinguished from one another using <u>at least two</u> of the following solutions:	A-3.01, A-3.02	Standard not met. See below.	<i>Response: Items a,b,d, and B4.2 are satisfied.</i>		
X					a. Variation in building mass for a minimum of 60 percent of the length of the street-facing façade through changes in the façade plane that protrude or recess with a minimum dimension of two feet;	A-3.01, A-3.02	Standard not met. Referenced sheets do not provide adequate details and dimensions to demonstrate complinace.	<i>Response: Please refer to the sheet A-2.02 for the dimensions for building mass variations at facade and calculations. All min. 2' mass variations are more than 60% of the street facade.</i>		
X					b. Balconies or habitable projections with a minimum depth of two feet for a minimum of 20 percent length of the street-facing façade;	A-3.01, A-3.02	Standard not met. Referenced sheets do not provide adequate details and dimensions to demonstrate complinace.	<i>Response: Please refer to the sheet A-2.02 for the dimensions at facade projections and calculations. All min. 2' projections are more than 20% of the street facade.</i>		
	X				c. Variation in façade articulation, using shade and weather protection components, projecting a minimum of three feet for a minimum of 20 percent length from the street-facing façade;	N/A				
X					d. The use of at least two different façade materials, each covering a minimum of 20 percent of the street-facing façade, or	A-3.01, A-3.02	Standard not met. Referenced sheets do not provide adequate details and dimensions to demonstrate complinace.	<i>Response: All 3 materials used in the facade are more than 20% of the street facade. Please refer to the front elevation 1/A-3.01 for the dimensions and calculations of each material percentage.</i>		
	X				e. The upper floor shall implement a façade height that is a minimum of two feet greater than the façade height of the floor immediately below. The greater façade height shall be made evident by taller windows or arrangement of combined windows.	N/A				
X				B.4.2	All façade materials, such as siding, window types, and architectural details, used on the street-facing façade shall be used on all other building façades.	A-3.01, A-3.02	Standard met.			
				B.4.3	Variation in the street-facing façade planes shall be provided for buildings greater than one story by incorporating any combination of the following architectural solutions to achieve a <u>minimum of 16 points</u> :	??	Standard not met. Provide sheet references as requierd. See additional comments below.			
					Architectural features, such as:					
	X				o Arcade or gallery along the ground floor;	8 points	N/A	Strategy not implemented.		
		X			o Awnings or canopies on all ground floor windows of commercial space;	6 points	N/A	N/A		
	X				o Building cornice;	5 points	N/A	Strategy not implemented.		
X					o Façade sconce lighting at a minimum of one light fixture per 15 linear feet.	3 points	??	Standard not met. Show locations of sconce lighting with sheet referece. Dimensions distance between fixtures.	<i>Response: Dimensions were added to wall scones at front facade and clouded on 1/A-3.01</i>	
	X				§ Bay or box windows projecting a minimum of 18 inches from the façade plane and comprising a minimum of 20 percent of the fenestration on the upper floors of the facade;	6 points	N/A	Strategy not implemented.		
X					§ Balconies or Juliet balconies provided on a minimum of 40 percent of the fenestration on the upper floors of the facade;	5 points	??	Standard not met. Plans do not show how this strategy has been implemented. Dimensions and calculation are needed to demonstrate compliance. Separate exhibit encouraged.	<i>Response: Dimensions and calculations were added to the 3rd (typical) floor and clouded on sheet A-2.03. The provided balconies/ Juliet Balconies are more than 40% of the facade.</i>	
X					§ Landscaped trellises or lattices extending across a minimum of 65 percent of any level of the facade;	5 points	N/A	Standard not met. Plans do not show how this strategy has been implemented. Dimensions and calculation are needed to demonstrate compliance. Separate exhibit encouraged.		
X					§ Materials and color changes;	3 points	??	Standard met.		
X					§ Eaves that overhang a minimum of two feet from the facade with supporting brackets;	3 points	??	Standard not met. Plans do not show how this strategy has been implemented. Dimensions and calculation are needed to demonstrate compliance. Separate exhibit encouraged.	<i>Response: Please refer to the front elevation 1/A-3.01 for the 5' overhang at the 7th floor with brackets.</i>	
X					§ Window boxes or plant shelves under a minimum of 60 percent of the fenestration on the upper floors of the facade; or	3 points	??	Standard not met. Plans do not show how this strategy has been implemented. Dimensions and calculation are needed to demonstrate compliance. Separate exhibit encouraged.	<i>Response: No window box was proposed.</i>	

	X				§ Decorative elements such as molding, brackets, or corbels	3 points	N/A	Strategy not implemented.	Response: Please refer to the front elevation 1/A-3.01 for brackets tagged and clouded.		
					TOTAL	22 points		Indicated total not verifiable.	17 points		
X				B.4.4	Garage doors shall be recessed a minimum of 12 inches from the façade plane and along the street-facing façade shall not exceed 40 percent of the length of the building façade.		A-2.01	Standard not met. Sheet A-2.01 does not show how this standard is met. Dimensions and detail needed to demonstrate compliance.	Response: The garage door is located on the right (north east) elevation and not visible from the front street faced. The garage door location was dimensioned on the 1st floor on sheet A-2.01 and clouded.		
X				B.4.5	Changes in building materials shall occur at inside corners.		A-3.01, A-3.02	Standard not met. The elevation drawings do not provide adequate details to confirm that all exterior materials are transitioning at inside corners. Due to the complexity in the façade articulation, a separate diagram for each floor will be needed to verify compliance. The diagrams should show the distribution of each material, confirming inside corner transitions where changes occur.	Response: A new sheet A-3.03 was added to show all the inside corners in 3D views		
X				B.4.6	A primary building entrance shall be provided facing a street or community recreation space. Additionally, all development shall meet the following requirements:			Standard not met. While primary building entrance to lobby faces the street, the following standards have not been met.			
X					a. Pedestrian entries to ground-floor and upper-floor non-residential uses shall meet at least one of the following standards:		A-2.01	Standard not met.	Response: item i was satisfied.		
X					i. The entrance shall be recessed in the façade plane at least three feet in depth; or		A-2.01	Standard not met. It does not appear that the entrances to the amenity space are recessed and no dimensions have been provided.	Response: The entry to the fitness / community at front facade was recessed by 3' and clouded on 1st floor. Please see sheet A-2.01.		
X					ii. The entrance shall be covered by an awning, portico, or other architectural element projecting from the façade a minimum of three feet.		A-3.01	Standard not met. It does not appear that the entrance is recessed and no dimensions have been provided.			
		X			b. For ground-floor commercial uses, façades facing a street shall include windows, doors, or openings for at least 60 percent of the building façade that is between two and 10 feet above the level of the sidewalk.		N/A	N/A			
X				B.4.7	Pedestrian entries to buildings shall meet minimum dimensions to ensure adequate access based on use and development intensity. Building entries inclusive of the doorway and the facade plane shall meet the following minimum dimensions:		A-2.01, C3	Standard not met. See comments below.			
X					a. Individual residential entries: five feet in width		A-2.20	Standard met.			
X					b. Single entry to multiple residential unit building, including Residential Mixed-Use buildings: eight feet in width		A-2.02	Standard not met. Dimensions not provided.	Response: The main entry to both buildings are through the lobby and located on 1st floor. the width of the main entry was dimensioned to show 8' wide and clouded on 1st floor sheet A-2.01.		
X					c. Storefront entry: six feet in width		A-2.02	Is there a storefront proposed? Where?	Response: The main entry through Lobby at 1st floor is 8' wide and both entrances to buildings A and B at 2nd floor are 6'2 wide with storefront doors. Clouded on sheets A-2.01 and A-2.02.		
	X			B.4.8	Mirrored windows are prohibited.			The provided response implies mirrored windows are proposed.	Response: No mirrored windows were proposed.		
		X		B.4.9	Awnings shall be subject to the following requirements:			No awnings are proposed. Response should be "No"			
		X			a. A minimum vertical clearance of eight feet measured from the pedestrian pathway;		A-3.01	No awnings are proposed. Response should be "No"			
		X			b. Shall not extend beyond individual storefront bays; and		A-3.01	No awnings are proposed. Response should be "No"			
		X			c. Shall not be patterned or striped.		A-3.01	No awnings are proposed. Response should be "No"			

X				B.4.10	For buildings abutting a single-family zoning district or existing single-family use, no part of a rooftop or upper floor terrace or deck shall be closer than five feet from the facade plane of the lower floor, to prevent views into adjacent residential uses.	A-2.02	Standard not met. Referenced sheet does not provide adequate details demonstrating compliance with standard.	<i>Response: The only roof decks adjacent to the existing residents are at the back of the project which they are setback by minimum 38'-6" from the rear property line also the view is blocked by both a row of the existing trees at the back of the property and a row of proposed trees at the back of roof decks itself. Please see sheets A-2.01 and A-2.02 for the setback dimensions and landscape buffers.</i>		
	X			B.4.11	Balconies are allowed on facades facing the street and those facades facing existing non-residential uses on abutting parcels. Such balconies shall be without any projections beyond the building footprint.		Standard not met. Balconies on rear façade face existing single-family zone and use.	<i>Response: No balcony facing existing single-family zone was proposed.</i>		
		X		B.4.12	Residential Mixed-Use buildings shall provide <u>at least one</u> of the following features along street-facing façades where the façade exceeds 50 feet in length:	A-3.01, A-3.02	N/A. Not a mixed-use building.			
		X			a. A minimum five-foot offset from the façade plane for a length of at least 10 feet;	A-3.01, A-3.02	N/A. Not a mixed-use building.			
		X			b. Multiple pilasters or columns, each with a minimum width of two feet; or	A-3.01, A-3.02	N/A. Not a mixed-use building.			
		X			c. Common open space, such as a plaza, outdoor dining area, or other spaces.	A-3.01, A-3.02	N/A. Not a mixed-use building.			
X				B.4.13	Continuous blank façades on any floor level shall not exceed 25 percent of the entire façade length along any street.	A-3.01, A-3.02	Standard not met. Adequate dimensions, details, and calculations not provided. Separate exhibit may be needed.	<i>Response: The only facade facing the street is the front elevation of building A and there is no blank wall proposed on the street facing facade.</i>		