

**Appendix B – 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.

YES	NO	N/A	Objective Design Standard		SHEET	APPLICANT RESPONSE	STAFF RESPONSE
A. SITE STANDARDS					SHEET		
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.	DG0.1 / NOTE 1	All of the building entries, bicycle parking ar connected to the exterior pedestrian walkway.	Describe how this is accomplished. Provide diagram and provide dimensions. (Outstanding)
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.	A2.0	The garage has been designed with no interior pedestrian pathway. There is not enough width in the garage to provide a pathway. The design is similar to the parking under the old Steamers restaurant.	This is required. Describe how this is accomplished or provide justification for why the standard is not being met. Provide diagram and provide dimensions. (Outstanding)
A.2. Short-Term Bicycle Parking (Class II)							
YES	NO	N/A	Objective Design Standard		SHEET		
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.		DG0.1 / DETAIL 4		
X			A.2.1	Short-term bicycle parking space shall be located within 50 feet of the primary pedestrian building entrance.	DG0.1 / KEYNOTE 1	This shown on the landscape plans.	Describe how this is accomplished. Provide diagram and provide dimensions. (Outstanding)
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.	DG0.1 / NOTE 2	See plans for calculations.	Describe how this is accomplished. Provide diagram and provide calculations. (Outstanding)
X			A.2.3	Each short-term bicycle parking space shall be a minimum of seven feet in length and two feet in width.	DG0.1 / NOTE 3	See plans for the typical sizes.	Meets Objective Standard.
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.	A1.0	See plans for locations of covered bicycles along S. Santa Cruz Ave.	Describe how this is accomplished. Provide diagram, calculations, and percentage. (Outstanding)

A.3. Long-Term Bicycle Parking (Class I)							
YES	NO	N/A	Objective Design Standard		SHEET		
			Long-term bicycle parking facilities (Class I bicycle parking facility) consists of bicycle lockers or bicycle rooms with key access for use by residents.		DG0.1 / KEYNOTE 2		
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.	DG0.1 / KEYNOTE 3	See plans.	Describe how this is accomplished. (Outstanding)
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.	DG0.1 / NOTE 4	See plans and calculations.	Describe how this is accomplished. (Outstanding)
			A.3.3	Bicycle locker minimum requirements:			
		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
			A.3.4	Bicycle rooms with key access minimum requirements:			
X				a. Bicycle rooms shall have a minimum ceiling height of seven feet.	DG0.1/ KEYNOTE 4		Describe how this is accomplished. Provide diagram and provide dimensions. (Outstanding)
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.	DG0.1/ NOTE 5	See plans.	Describe how this is accomplished. Provide detail for long term parking. (Outstanding)
X				c. Long-term bicycle parking spaces shall be served by an aisle with a minimum width of six feet.	DG0.1/ KEYNOTE 5	See plans.	Describe how this is accomplished. (Outstanding)
X				d. Maneuverability space of at least two feet shall be provided between the aisle and long-term bicycle parking	DG0.1/NOTE 5 & A1.0.2		Describe how this is accomplished. Provide diagram and provide dimensions. (Outstanding)
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.	DG0.1/NOTE 5 & A1.0.2	Type text ere See plans.	Describe how this is accomplished. Provide diagram and provide dimensions. (Outstanding)
A.4. Vehicular Access							
YES	NO	N/A	Objective Design Standard		SHEET		
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.	A2.0		Meets Objective Standard.
A.5. Parking Location and Design							
YES	NO	N/A	Objective Design Standard		SHEET		
		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							
YES	NO	N/A	Objective Design Standard		SHEET		
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.	DG0.1/ KEYNOTE 6		Meets Objective Standard.
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.	A1.0	The building has been designed for the garage to be the base of the building with the building above being setback from the garage.	Describe how this is accomplished. Provide diagram, dimensions, and percentage. (Outstanding)
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.	DG0.1/ KEYNOTE 7		Meets Objective Standard.
A.7. Utilities							
YES	NO	N/A	Objective Design Standard		SHEET		
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.	DG0.1/ NOTE 6	See lighting plan.	Provide justification for why the standard is not required.
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.	DG0.1/ NOTE 6		Meets Objective Standard.
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.	DG0.1/ NOTE 7	All trash, electrical panels and service areas are Located within the garage. Any outside utilities are screened by landscaping.	Describe how this is accomplished. Provide diagram and provide dimensions. (Outstanding)
		X	A.7.4	Rooftop mechanical equipment shall be screened from view from the street. Solar equipment is exempt from this requirement.			N/A – Applicant has stated that the proposed project will have no roof equipment.
A.8. Landscaping and Screening							
YES	NO	N/A	Objective Design Standard		SHEET		
X			A.8.1	At least 50 percent of the front setback area shall be landscaped.		See plans.	This is required. Describe how this is accomplished or provide justification for why the standard is not being met. Provide diagram, dimensions, and percentage. (Outstanding)

		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.		In our opinion, the project does not abut any residential zoning.  "Abut means to border on or touch along an edge" according to Merriam-Webster dicitonary. We do neither.	This is required. Project abutting residential properties. Describe how this is accomplished or provide justification for why the standard is not being met. Provide diagram, dimensions, and percentage. (Outstanding)
		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.			Meets Objective Standard.
A.9. Fencing							
YES	NO	N/A	Objective Design Standard			SHEET	
		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.			N/A
		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.	DG 0.4/ KEYNOTE 1		N/A
X			A.9.4	Solid vehicular and pedestrian entry gates are prohibited. Entry gates shall be a minimum 50 percent open view.	DG 0.4/ KEYNOTE 2	See plans.	Describe how this is accomplished. Provide detail and describe percentage of open view. (Outstanding)
A.10. Retaining Walls							
YES	NO	N/A	Objective Design Standard			SHEET	
		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.			N/A
		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.			N/A
A.11. Landscaped, Private, and Community Recreation Spaces							
YES	NO	N/A	Objective Design Standard			SHEET	
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.	A0.0/ PROJECT DATA		

X				a. Landscaped space: A minimum of 20 percent of the site area shall be landscaped.	DG 0.1/ NOTE 8		Describe how this is accomplished. Provide diagram, dimensions, and percentage. (Outstanding)
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.	DG0.1/ NOTE 1	Type text here See plans and dimensions.	Describe how this is accomplished. Provide diagram and provide dimensions. (Outstanding)
		X		i. Each ground floor dwelling unit shall have a minimum of 120 square feet of usable private recreation space.			N/A
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.	DG0.1/ NOTE 1	See plans and dimensions.	Describe how this is accomplished. Provide diagram and provide dimensions. (Outstanding)
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.	DG0.3/ NOTE 1	See plans.	Describe how this is accomplished. Provide diagram, dimensions, and percentage. (Outstanding)
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.	DG0.3/ NOTE 1	See plans and calculations.	Describe how this is accomplished. Provide diagram, dimensions, and percentage. (Outstanding)
X				ii. Community recreation space shall be provided in multi-family residential development projects at a minimum of 100 square feet per residential unit.	DG0.3/ NOTE 1	See plans and calculations.	Describe how this is accomplished. Provide diagram and provide dimensions. (Outstanding)
		X		iii. A project with four or less residential units is exempt from community recreation space requirements.			N/A
X				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.	DG0.3/ NOTE 1	See plans and calculations.	Describe how this is accomplished. Provide diagram, dimensions, and percentage. (Outstanding)
A.12. Building Placement							
YES	NO	N/A	Objective Design Standard			SHEET	
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.	A1.0 L1.0	This is a Builders Remedy project and this does not apply.	Describe how this is accomplished. Provide diagram, dimensions, and percentage. (Outstanding)



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:	DG0.1/ KEYNOTE 8	See plans and area calculations.	Describe how this is accomplished. Provide diagram, dimensions, and percentage. (Outstanding)
X				a. Landscape materials or raised planters;	DG0.1/KEYNOTE 8	See plans.	Describe how this is accomplished. (Outstanding)
X				b. Walls designed to accommodate pedestrian seating, no higher than 36 inches;	DG0.1/ KEYNOTE 8	See plans.	Describe how this is accomplished. Provide diagram and provide dimensions. (Outstanding)
X				c. Site furnishings, including fountains, sculptures, and other public art; or	L1.0	See plans.	Describe how this is accomplished. (Outstanding)
X				d. Tables and chairs associated with the ground floor use.	DG0.1/KEYNOTE 8	See plans, we have a covered potential dining area on the parkside	Describe how this is accomplished. (Outstanding)

B. BUILDING DESIGN							
B.1. Massing and Scale							
YES	NO	N/A	Objective Design Standard			SHEET	
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:	A5.0		Describe how this is accomplished. Provide diagram, dimensions, and percentage. (Outstanding)
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;	DG0.2/ NOTE 2		N/A
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;	A5.0	See plans.	Describe how this is accomplished. Provide diagram and provide dimensions. (Outstanding)
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;	DG0.1/ NOTE 10	See revised entry plan.	Describe how this is accomplished. Provide diagram and provide dimensions. (Outstanding)
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.	DG0.1/ KEYNOTE 9	We have an exterior arcade that covers the entire facade along Montebello Way.	Describe how this is accomplished. Provide diagram, dimensions, and percentage. (Outstanding)
X				e. Ground floor open area abutting street-facing façade with a minimum area of 60 square feet; or	A1.0	See revised pedestrian lobby.	Describe how this is accomplished. Provide diagram and provide dimensions. (Outstanding)
	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
X			B.1.2	Upper floors above two stories shall be set back by a minimum of five feet from the ground-floor façade.	DG0.2/ NOTE 3	See plans, upper floor plan is setback from the lower facade.	Describe how this is accomplished. Provide diagram and provide dimensions. (Outstanding)
B.2. Parking Structure Design							
YES	NO	N/A	Objective Design Standard			SHEET	
		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

		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
		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
		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
		X		b. A different building material covering the entire façade articulation.			N/A
B.3. Roof Design							
YES	NO	N/A	Objective Design Standard		SHEET		
			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. Gables;			Meets Objective Standard.
X				b. Building projection with a depth of a minimum of two feet;	DG0.4/ KEYNOTE 3	See plans	Describe how this is accomplished. Provide diagram and provide dimensions. (Outstanding)
X				c. Change in façade or roof height of a minimum of two feet;	A5.0	See plans.	Describe how this is accomplished. Provide diagram and provide dimensions. (Outstanding)
		X		d. Change in roof pitch or form; or			N/A
X				e. Inclusion of dormers, parapets, and/or varying cornices.	DG0.4/KEYNOTE3	See elvations.	Describe how this is accomplished. (Outstanding)
		X	B.3.2	Skylights shall have a flat profile rather than domed.			Describe how this is accomplished. Provide detail and note on plans. (Outstanding)
		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
		X	B.3.4	Carport roof materials shall be the same as the primary building.			N/A

B.4. Façade Design and Articulation							
YES	NO	N/A	Objective Design Standard		SHEET		
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:			
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;	A5.0	See plans.	Describe how this is accomplished. Provide diagram, dimensions, and percentage. (Outstanding)
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;	DG0.2/ NOTE 4	See plans.	Describe how this is accomplished. Provide diagram, dimensions, and percentage. (Outstanding)
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;	A5.0	See plans.	Describe how this is accomplished. Provide diagram, dimensions, and percentage. (Outstanding)
X				d. The use of at least two different façade materials, each covering a minimum of 20 percent of the street-facing façade, or	DG0.4/ NOTE 1	See plans, complies.	Describe how this is accomplished. Provide diagram, dimensions, and percentage. (Outstanding)
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.	DG0.4/ KEYNOTE 4	Type text here See plans, complies.	Describe how this is accomplished. Provide dimensions and call out on plans. (Outstanding)
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.	DG0.4/ NOTE 2	See plans, ,complies.	Meets Objective Standard.



B.4. Façade Design and Articulation (continued)								
YES	NO	N/A	Objective Design Standard			SHEET		
			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> :				
				Architectural features, such as:				
X				o Arcade or gallery along the ground floor;	8 points	A2.0, A5.0		Describe how this is accomplished. (Outstanding)
	X			o Awnings or canopies on all ground floor windows of commercial space;	6 points			N/A
X				o Building cornice;	5 points	A5.0		Meets Objective Standard.
X				o Façade sconce lighting at a minimum of one light fixture per 15 linear feet.	3 points	L1.0		N/A
	X			o 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
X				o Balconies or Juliet balconies provided on a minimum of 40 percent of the fenestration on the upper floors of the facade;	5 points	DG0.3/ NOTE 1		Describe how this is accomplished. Provide diagram, dimensions, and percentage. (Outstanding)
	X			o Landscaped trellises or lattices extending across minimum of 65 percent of any level of the facade;	5 points	A5.0, L1.0		Describe how this is accomplished. Provide diagram, dimensions, and percentage. (Outstanding)
X				o Materials and color changes;	3 points	A5.0		Meets Objective Standard.
X				o Eaves that overhang a minimum of two feet from the facade with supporting brackets;	3 points	A5.0, A3.0		Describe how this is accomplished. Provide diagram and provide dimensions. (Outstanding)
	X			o Window boxes or plant shelves under a minimum of 60 percent of the fenestration on the upper floors of the facade; or	3 points			N/A
X				o Decorative elements such as molding, brackets, or corbels	3 points	A5.0		Meets Objective Standard.
				<b>TOTAL</b>	<b>30</b>			Provide total 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.		DG0.1/ KEYNOTE 10		Describe how this is accomplished. Provide diagram, dimensions, and percentage. (Outstanding)
X			B.4.5	Changes in building materials shall occur at inside corners.		DG0.1/KEYNOTE 9		Meets Objective Standard.
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:		DG0.1/ KEYNOTE 11		Meets Objective Standard.
				a. Pedestrian entries to ground-floor and upper-floor non-residential uses shall meet at least one of the following standards:				
X				i. The entrance shall be recessed in the façade plane at least three feet in depth; or		A2.0		Describe how this is accomplished. Provide diagram and provide dimensions. (Outstanding)
X				ii. The entrance shall be covered by an awning, portico, or other architectural element projecting from the façade a minimum of three feet.		DG0.1/ KEYNOTE 11		Describe how this is accomplished. Provide diagram and provide dimensions. (Outstanding)

B.4. Façade Design and Articulation (continued)							
YES	NO	N/A	Objective Design Standard			SHEET	
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.	DG0.4/ NOTE 3	See plans, complies.  Describe how this is accomplished. Provide diagram, dimensions, and percentage. (Outstanding)
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:			A2.0  See plans, complies.
		X		a.	Individual residential entries: five feet in width	A2.0	Meets Objective Standard.
X				b.	Single entry to multiple residential unit building, including Residential Mixed-Use buildings: eight feet in width	DG0.4/ KEYNOTE 5	See plans,, complies.  Meets Objective Standard.
X				c.	Storefront entry: six feet in width	DG0.4/KEYNOTE 5	Describe how this is accomplished. Provide diagram and provide
		X	B.4.8	Mirrored windows are prohibited.			N/A
x			B.4.9	Awnings shall be subject to the following requirements:			N/A
X				a.	A minimum vertical clearance of eight feet measured from the pedestrian pathway;	DG0.4/ KEYNOTE 6	N/A
		X		b.	Shall not extend beyond individual storefront bays; and		N/A
		X		c.	Shall not be patterned or striped.		N/A
		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.			This is required. Describe how this is accomplished or provide justification for why the standard is not being met. Provide diagram and provide dimensions. (Outstanding)
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.			DG0.2/ NOTE 5  Again we do not abut or face residential properties. Complies.  Balconies are proposed on a facade facing existing residential uses on abutting properties. The project does not meet the Objective Standard. Modify project or provide justification for why the standard is not being met.
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:			Describe how this is accomplished. Provide diagram and provide dimensions. (Outstanding)
X				a.	A minimum five-foot offset from the façade plane for a length of at least 10 feet;	A2.0	Complies, see plans.  Describe how this is accomplished. Provide diagram and provide dimensions. (Outstanding)
	X			b.	Multiple pilasters or columns, each with a minimum width of two feet; or		N/A
X				c.	Common open space, such as a plaza, outdoor dining area, or other spaces.	A2.0	Complies, see plans.  Describe how this is accomplished. (Outstanding)
X			B.4.13	Continuous blank façades on any floor level shall not exceed 25 percent of the entire façade length along any street.			DG0.4/ NOTE 4  Complies, see palns.  Describe how this is accomplished. Provide diagram, dimensions, and percentage. (Outstanding)