

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.

APPENDIX B – OBJECTIVE DESIGN STANDARDS CHECKLIST

| YES | NO | N/A | Objective Design Standard | | SHEET | Planning Comments 25-24 | 09- Applicant's Response 11-27-24 | Planning Comments 12-23-24 | Planning Comment Response AAI |
|------------------------|----|-----|---------------------------|--|------------------|--|---|---|--|
| A. SITE STANDARDS | | | | | | | | | |
| A.1. Pedestrian Access | | | | | | | | | |
| YES | NO | N/A | Objective Design Standard | | SHEET | | | | |
| 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. | A1.1 / NOTE 1 | The information provided in the Objective Design Standards Checklist does not provide the level of specificity for staff to verify the project's compliance. Include the specific notation, description, diagram, or detail on the referenced project sheet for staff to verify the project's compliance or provide a note on each applicable sheet that the project shall comply with the noted Objective Design Standard. Provide justification if an Objective Standard is not being met. | A1.1 / NOTE 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. Show this on the plans and how it connects to the public sidewalk on each street. Where is the internal connection with a 4ft ped path for the internal parking garage. Outstanding. | 1) There is no pedestrian path provided to the garage as the garage is 12'-6" below the 1 st floor. The pedestrians can access the garage through the entry lobby. 2) The 6'-0" pathway from Stair #3 connects to the public sidewalk and the plaza directly opens into the sidewalk. Both these are indicated by dashed red arrows on the Los Gatos Blvd. side. 3) The 7'-0" pedestrian pathway directly connects the commercial on the Carlton Avenue side to the public sidewalk- indicated with dashed red arrow. 4) On the Gateway Avenue side, the sidewalk is connected to the pedestrian pathway with 9'-0" stairs at 2 ends and also connects to the public sidewalk on the Carlton Avenue side with a 7'-0" pathway. Indicated by dashed red arrows. |
| 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. | | See general comment at top of table. | | Provide justification of why this Objective Standard is not being met. Outstanding. | We have provided a physical barrier between the pedestrian pathway and driveway in the form of a curb (grade separation) |
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| 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. | | | | | We will provide a rack that supports a bicycle frame at 2 points. Please see sheet A1.5 for the same. |
| X | | | A.2.1 | Short-term bicycle parking space shall be located within 50 feet of the primary pedestrian building entrance. | A1.1 / KEYNOTE 1 | See general comment at top of table. | A1.1 / KEYNOTE 1 | Show how the short term bicycle parking spaces are located within 50 feet of the primary pedestrian building entrance- for bike parking provided inside the underground parking garage. Outstanding. | The bicycle riders can take their bicycle to Garage I level on the Commercial elevator. The elevator can be accessed through the main entry. The bicycle parking at the garage level is close to the elevator. The garage level is 12'-6" below the 1 st floor level. |

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| 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. | A1.1 /NOTE 2 | See general comment at top of table. | A1.1 /NOTE 2 | Number of short term bike parking is insuffienct. 23 spaces + 175 spaces = 198 spaces req. The plans say only 46 short term spaces are being provided. Where are they being provided? Label type of bike parking on plans. Provide justification of why this Objective Standard is not being met. Outstanding. | Please see the legend on sheet A3.3 1 st floor Plan for location of all bicycle spaces and calcs. We will use Builder's remedy to justify the insufficient parking. Refer to the justification letter for the same. Los Gatos Boulevard Sidewalk : 14 bike racks X 2 = 28 Bicycles Entry Plaza : 4 bike racks x 2 = 08 bicycles (covered) Carlton Avenue - Near Commercial Passage : 3 bike racks x 2 = 6 Bicycles (covered) Commercial Garage I - 34 Bicycles (covered) <u>Total = 28 + 8 + 6 + 34 = 76 Spaces (48 Covered)</u> |
| X | | | A.2.3 | Each short-term bicycle parking space shall be a minimum of seven feet in length and two feet in width. | A1.1 /NOTE 3 | See general comment at top of table. | A1.1 /NOTE 3 | Where are the short term spaces being provided? Label type of bike parking on plans. Provide justification of why this Objective Standard is not being met. Outstanding. | All Short term bike spaces are 2 feet x 7 feet. Dimensions have been added on plans. See legend on Sheet A3.3. Also see sheet A1.5 |
| 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. | | See general comment at top of table. | | Provide justification of why this Objective Standard is not being met. Complete table. Outstanding. | 76 spaces have been provided . See calcs. above , out of which 48 are covered (more than 50%) |
| A.3. Long-Term Bicycle Parking (Class I) | | | | | | | | | |
| YES | NO | N/A | Objective Design Standard | | SHEET | | | | |
| 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. | | | | | We have provided Bicycle rooms with wall racks where two bikes can be stacked simultaneously |
| | | 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. | | See general comment at top of table. | | Provide justification of why this Objective Standard is not being met. Long Permit bike parking is not provided on the ground level. It is provided in the underground Res. Garage III and II. Label on plans. Outstanding. | We will use Builder's remedy to justify the insufficient parking. Refer to the justification letter for the same. |
| 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. | A1.1 / NOTE 4 | See general comment at top of table. | A1.1 / NOTE 4 | Label long-term bicycle parking on the floor plans. Where will it be provided? Outstanding. | Long-Term Bicycle Parking has been labeled on the floor plans. Please see sheets A3.0 and A3.1 175 bike spaces are required at the rate of 1 per unit .We have total of 228 . |
| | | | A.3.3 | Bicycle locker minimum requirements: | | | | | |
| | | X | | a. Dimensions of 42 inches wide, 75 inches deep, and 54 inches high. | | See general comment at top of table. | | Provide justification of why this Objective Standard is not being met. Outstanding. | There are no bicycle lockers provided in this project. |
| | | X | | b. Must withstand a load of 200 pounds per square foot. | | See general comment at top of table. | | Provide justification of why this Objective Standard is not being met. Outstanding. | There are no bicycle lockers provided in this project. |
| | | X | | c. Opened door must withstand 500-pound vertical load. | | See general comment at top of table. | | Provide justification of why this Objective Standard is not being met. Outstanding. | There are no bicycle lockers provided in this project. |
| | | | A.3.4 | Bicycle rooms with key access minimum requirements: | | | | | |
| X | | | | a. Bicycle rooms shall have a minimum ceiling height of seven feet. | A1.2 / KEYNOTE 1 | See general comment at top of table. | A1.2 / KEYNOTE 1 | Label where the long term parking is being provided on the floor plans. Outstanding. | Long-Term Bicycle Parking has been labeled on the floor plans. The floor to floor height measures 11', thus providing a ceiling height exceeding 7'. Please see sheets A3.0 and A3.1 |

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| 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. | A1.1 / NOTE 5 | See general comment at top of table. | A1.1 / NOTE 5 | Where is Detail DG-0.1/9? Outstanding. | We have provided vertical parking double stacked. |
| X | | | | c. Long-term bicycle parking spaces shall be served by an aisle with a minimum width of six feet. | A1.2 / KEYNOTE 2 | See general comment at top of table. | A1.2 / KEYNOTE 2 | Where is Detail DG-0.1/9? Outstanding. | Please see sheet A1.5 for Long-Term Parking aisle space. |
| X | | | | d. Maneuverability space of at least two feet shall be provided between the aisle and long-term bicycle parking spaces | A1.1 / NOTE 5 | See general comment at top of table. | A1.1 / NOTE 5 | Where is Detail DG-0.1/9? Outstanding. | Please see sheet A1.5 for Long-Term Parking aisle dimension |
| 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. | A1.1 / NOTE 5 | See general comment at top of table. | A1.1 / NOTE 5 | Where is Detail DG-0.1/9? Outstanding. | Please see sheet A1.5 for Long-Term Parking dimensions |
| 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. | | See general comment at top of table. | | Provide justification of why this Objective Standard is not being met. Complete table. Outstanding. | We have only 4 parking stalls and a loading spot along the drive aisle. These parking stalls are easily visible from the entry to the aisle. The cars can go straight to the underground garage for parking if there are no vacant spots. |
| 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. | | See general comment at top of table. | | | We have only 4 parking stalls and a loading spot along the drive aisle. Majority of the parking stalls are in the underground parking. These stalls are covered by roof that extends to the property line. These stalls are hidden from the street by a row of trees along the sidewalk. |
| 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. | | See general comment at top of table. | | | The Parking along the drive aisle on the Carlton Avenue side is covered. |
| 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. | A1.1 / KEYNOTE 2 | See general comment at top of table. | A1.1 / KEYNOTE 2 | | The vehicular entry gate is at the bottom of the ramp. The distance between the ramp and back of sidewalk is 37'-0" |
| | | 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. | | See comment above. | | Complete table. Outstanding. | We don't have a parking structure as all the parking (with the exception of a few stalls) is underground . Façade facing Los Gatos Blvd : 1) The entry to the underground is setback 15'-0" from the property line. 2) The total building facade length on 1 st floor is 272'-1" and the entry width is 36'-11" which is only 13.6% of the total street façade length Façade facing Carlton Avenue : 1) The ramp to the underground parking is setback 37'-0' from the property line. 2) Total façade length is 185'-4" + 120'-7" = 305'-11". The entry width is 27'-0" which is 8.8% of the total façade length. |
| 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. | A1.1 / KEYNOTE 3 | See general comment at top of table. | A1.1 / KEYNOTE 3 | Show on plans. The pedestrian gate to be at the vehichlar gate. Provide detail. Complete table. Outstanding. | We don't have a pedestrian gate as all the parking is underground. The Garage can be accessed via the elevators and stairs. |
| 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. | | See general comment at top of table. | | Provide justification of why this Objective Standard is not being met. Complete table. Outstanding. | <ul style="list-style-type: none"> Please see E1.4 for the lighting layout E3.0 for Lighting schedule and E E3.1 for Lighting Fixture Details |
| | | | 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. | | See general comment at top of table. | | Provide justification of why this Objective Standard is not being met. Complete table. Outstanding. | <ul style="list-style-type: none"> Please see E1.4 for the lighting layout E3.0 for Lighting schedule and E E3.1 for Lighting Fixture Details |

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| 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. | A1.1 / NOTE 6 | See general comment at top of table. | A1.1 / NOTE 6 | Provide detail. How is this being accomplished? Outstanding. | 1) Trash Room is inside the building and the doors to the room shall be opened only when the bins need to be brought out to the curb for trash pick-up. Please see 1 st floor plan. 2) The mechanical equipment / solar panels situated on the roof of the restaurant , bar and community space is hidden by a 7'-0" parapet wall. Please see Section 1 /A5.0 and 1/A5.1 for the same. |
| X | | | A.7.4 | Rooftop mechanical equipment shall be screened from view from the street. Solar equipment is exempt from this requirement. | A1.4 / NOTE 1 | See general comment at top of table. | A1.4 / NOTE 1 | | Roof Top units are screened from street view. Please see section 1/A5.0 for typical HVAC unit installation and 1/A5.1 for typical Solar equipment installation. |

| YES | NO | N/A | Objective Design Standard | | SHEET | | | | |
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| X | | | A.8.1 | At least 50 percent of the front setback area shall be landscaped. | | See general comment at top of table. | | Provide justification of why this Objective Standard is not being met. Outstanding. | We have a Plaza and Setback Area OF 11,100 Which includes much more than just landscaping. It has ample seating around the planters plus additional table and chairs. It has a restful fountain area with seating and potted plants for more greenery.Please see 4/A1.4 |
| 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: <div> <div>a. A solid masonry wall with a six-foot height, except within a street-facing setback where walls are not permitted; and</div> <div>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.</div> </div> | | See general comment at top of table. | | Provide justification of why this Objective Standards are not being met. Provide clarification on plans and provide detail of 6 foot soild masonary wall. Provide one detail- currently there is one detail in the civils and one in the landscape sheets. Have the neighbors been contacted. Will this result in modification to their fences/walls/trees? Outstanding. | <div>a. We have provided a 10'-0" buffer along the property line between our building and the residential properties. Please see 4/A1.5 for the wall detail. The existing fence will remain. The new wall will be built on our side of the property per the civil drawings with stucco finish.</div> <div>b. There are many existing trees on residential side. We will add some trees on our side of the property so between our property and the residential side we comply with one tree per 30 linear foot requirement.</div> |
| 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. | | See general comment at top of table. | | Provide justification of why this Objective Standard is not being met. Complete table. Outstanding. | We have 4 parking stalls and a loading stall along Carlton Drive. The parking is well hidden from the street by existing trees and additional new ones. Rest of the parking is underground. There is no other parking on any other street facing sides. |
| 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. | | See general comment at top of table. | | | We do not have any fences, walls and gates within required setbacks |
| | | X | A.9.2 | Chain link fencing is prohibited. | | | | | |
| | | X | A.9.3 | Perimeter barrier gates for vehicles and pedestrian entry gates shall have a maximum height of six feet. | | | | Provide justification of why this Objective Standard is not being met. Complete table. Outstanding. | We do not have any barrier gates or pedestrian entry gates in this project. |
| X | | | A.9.4 | Solid vehicular and pedestrian entry gates are prohibited. Entry gates shall be a minimum 50 percent open view. | A1.1 / KEYNOTE 3 | See general comment at top of table. | A1.1 / KEYNOTE 3 | Provie detail and show location on floor plans. Must include pedestrian access. Outstanding. | We have provided a gate with a min. 50 percent open view. Please see sheet 4/A3.2 |
| 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. | | See general comment at top of table. | | Complete table. Outstanding. | We don't have any retaining walls that exceed 5'-0" in height. |
| X | | | A.10.2 | Retaining walls shall not run in a straight continuous direction for more than 50 feet without including the following: <div> <div>a. A break, offset, or landscape pocket in the wall plane of at least three feet in length and two feet in depth; and</div> <div>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</div> </div> | | | | Complete table. Outstanding. | The retaining wall is only 6" above the sidewalk level and is part of a planter that runs the full length of the retaining wall (Gateway Drive). Please see Section D/C2.1 for the same. |
| A.11. Landscaped, Private, and Community Recreation Spaces | | | | | | | | | |
| YES | NO | N/A | Objective Design Standard | | SHEET | | | | |
| | | | 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. | | | | | Please see below for all responses regarding private and community recreation space. |

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| X | | | | a. Landscaped space: A minimum of 20 percent of the site area shall be landscaped. | DG0.3 / NOTE 1 | See general comment at top of table. | DG0.3 / NOTE 1 | Provide the total site area, the total landscape area and provide the percentage. Provide Sheet # that this information is provided on. What is DG0.3? Provide a separate overall landscape/community recreation and private recreation space exhibit. Outstanding. | Please see sheet A2.0 for the landscape percentage breakdown. |
| 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. | A1.3 / NOTE 2 | See general comment at top of table. | A1.3 / NOTE 2 | Provide a diagram detailing and dimensioning how the private recreation space for each dwelling unit is being accomplished. Outstanding. | 1. Please see sheet A3.4 2 nd floor plan and A3.5 3 rd floor plan (Upper floors similar) for all patio and balcony dimensions. 2. The Balconies are directly accessible from the residential unit. 3. We do not have any landscaping in private recreation space and is not counted towards landscaping. |
| X | | | | i. Each ground floor dwelling unit shall have a minimum of 120 square feet of usable private recreation space. | | See general comment at top of table. | | Provide justification of why this Objective Standard is not being met. Outstanding. | We have patios on the 2 nd floor and have dimensioned all patios. The Patios areas are min. From 124.9 sft. To max.484.5 sft. We meet this objective. Please see 4/A1.3 for all Patio Areas on 2 nd floor Podium. |
| 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. | A1.3 / NOTE 2 | See general comment at top of table. | A1.3 / NOTE 2 | Provide a diagram detailing and dimensioning how the private recreation space for each dwelling unit is being accomplished. Outstanding. | Please see 3/A1.3 for all Balcony areas for 3 rd floor, 4 th through 8 th floor are similar. We meet the requirement of having balcony area of min 60 Sf and all the balconies meet the min. 6 feet dimension requirement. |
| 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. | | See general comment at top of table. | | Provide a diagram detailing and dimensioning how the community recreation space is being accomplished. Complete chart. Outstanding. | Please see sheet A1.4 for calcs showing the open to sky space and shading. We meet both requirements. Open Space (Uncovered - 62.7%) Shading -34.1% |
| 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. | A1.3 / NOTE 3 | See general comment at top of table. | A1.3 / NOTE 3 | Provide a diagram detailing and dimensioning how the community recreation space is being accomplished. Complete chart. Outstanding. | Please see sheet A1.4 for calcs and plan showing the required and provided community recreation space. We comply with this requirement. |
| | | X | | ii. Community recreation space shall be provided in multi-family residential development projects at a minimum of 100 square feet per residential unit. | A1.3 / NOTE 3 | See general comment at top of table. | A1.3 / NOTE 3 | Provide a diagram detailing and dimensioning how the community recreation space is being accomplished. Complete chart. Outstanding. | We are a residential Mixed Use project and will comply he standard for Residential Mixed Use Development. |
| | | 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. | A1.3 / NOTE 3 | See general comment at top of table. | A1.3 / NOTE 3 | Provide a diagram detailing and dimensioning how the community recreation space is being accomplished. Complete | The Roof Plan landscaped area is 4338.7sf which is only 22.3% of the total landscape area of 19,461 sf. Please see sheet A2.0 Site Plan for the calcs. |
| A.12. Building Placement | | | | | | | | | |
| YES | NO | N/A | Objective Design Standard | | SHEET | | | | |

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| 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. | | See general comment at top of table. | | Provide justification of why this Objective Standard is not being met. Complete table. Outstanding. | <div>1. The frontage along Los gatos Boulevard in setback to allow for a vibrant Plaza area to create a more inviting space.</div> <div>2. Gateway drive frontage is on the allowed setback, See2/A1.1</div> <div>3. Carlton Avenue is setback to provide driveway access to the underground parking plus movement of traffic. We have a colonnade close to the sidewalk.</div> |
| 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: | A1.1 / NOTE 7 | See general comment at top of table. | A1.1 / NOTE 7 | Provide a diagram detailing and dimensioning what site amenities are building used and how this Objective Standards is being accomplished. Complete chart. Outstanding. | We have a provided a plaza facing the Los Gatos Boulevard. The entry to the commercial space is through the plaza. The Plaza has landscaped area along with seating, water body and bicycle parking. Please see 1 st Floor Plan and View 6/A6.1 for Plaza details. Also see L1.1 for details on the amenities provided. |
| X | | | | a. Landscape materials or raised planters; | | See general comment at top of table. | | Provide a diagram detailing and dimensioning what site amenities are building used and how this Objective Standards is being accomplished. Complete chart. Outstanding. | Please see landscape floor plans L1.1 for landscape materials and see sheet L2.1 for landscape imagery of materials and amenities provided. Also see A6.1 for 3D views of all the public spaces. |
| X | | | | b. Walls designed to accommodate pedestrian seating, no higher than 36 inches; | | See general comment at top of table. | | Provide a diagram detailing and dimensioning what site amenities are buding used and how this Objective Standards is being accomplished. Complete chart. Outstanding. | Please see landscape floor plans L1.1 .We have provided a lot of seating in the form of table and chairs and also more seating around landscaped areas. Also see 6/ A6.1 for Plaza 3D view. |
| X | | | | c. Site furnishings, including fountains, sculptures, and other public art; or | | See general comment at top of table. | | Provide a diagram detailing and dimensioning what site amenities are buding used and how this Objective Standards is being accomplished. Complete chart. Outstanding. | Please see landscape floor plans L1.1 .We have provided a lot of seating in the form of table and chairs and also more seating around landscaped areas.we also have a fountain in the plaza area on 1 st floor. Also see 6/ A6.1 for Plaza 3D view. |
| X | | | | d. Tables and chairs associated with the ground floor use. | | See general comment at top of table. | | Provide a diagram detailing and dimensioning what site amenities are buding used and how this Objective Standards is being accomplished. Complete chart. Outstanding. | Please see landscape floor plans L1.1 .We have provided a lot of seating in the form of table and chairs and also more seating around landscaped areas. Also see 6/ A6.1 for Plaza 3D view. |
| 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: | | See general comment at top of table. | | | Please see next page. We meet3 requirements on all Street facing facades. |

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| 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; | A1.3 / NOTE 4 | See general comment at top of table. | A1.3 / NOTE 4 | Provide a diagram detailing and dimensioning how this Objective Standards is being accomplished. It appears there are areas were this is not being achieved. Provide justification. Outstanding. | Please see sheet A1.1 Objective Design Standards for a detailed description of the three solutions implemented on all the street facing facades per the building standards. This requirement is met on the following facades : 1. Facing LG Blvd. 2. Facing Carlton Avenue |
| 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; | | See general comment at top of table. | | Complete table. Outstanding. | Please see sheet A1.1 Objective Design Standards for a detailed description of the three solutions implemented on all the street facing facades per the building standards. This requirement is met on the following facades : 1. Facing LG Blvd. 2. Facing Gateway Drive |
| 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; | A1.1 / KEYNOTE 4 | See general comment at top of table. | A1.1 / KEYNOTE 4 | Provide a diagram detailing and dimensioning how this Objective Standards is being accomplished. Outstanding. | Please see sheet A1.1 Objective Design Standards for a detailed description of the three solutions implemented on all the street facing facades per the building standards. This requirement is met on the following facades : 1. Facing LG Blvd. 2. Facing Gateway Drive 3. Facing Carlton Avenue |
| 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. | A1.1 / KEYNOTE 5 | See general comment at top of table. | A1.1 / KEYNOTE 5 | Provide a diagram detailing and dimensioning how this Objective Standard is being accomplished. Provide a narrative of how this has been accomplished. Outstanding. | Please see sheet A1.1 Objective Design Standards for a detailed description of the three solutions implemented on all the street facing facades per the building standards. This requirement is met on the following facades : 1. Facing Carlton Avenue |
| | | X | | e. Ground floor open area abutting street-facing façade with a minimum area of 60 square feet; or | | | | | We do not have open area abutting street facing façade. N/A |
| 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. | A1.1 / KEYNOTE 6 | See general comment at top of table. | A1.1 / KEYNOTE 6 | Provide a diagram detailing and dimensioning how this Objective Standard is being accomplished. Provide a narrative of how this has been accomplished. Outstanding. | Please see sheet A1.1 Objective Design Standards for a detailed description of the three solutions implemented on all the street facing facades per the building standards. This requirement is met on the following facades : 1. Facing Gateway Drive |
| | X | | B.1.2 | Upper floors above two stories shall be set back by a minimum of five feet from the ground-floor façade. | | See general comment at top of table. | | Provide justification of why this Objective Standard is not being met. Complete table. Outstanding. | We have already met min. three requirements on all facades facing the streets. See A1.1 Objective Design Standards- Massing and Scale requirements |
| 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. | | | | | |
| | | 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. | | | | | |
| | | 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: | | | | | |
| | | 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 | | | | | |
| | | X | | b. A different building material covering the entire façade articulation. | | | | | |
| B.3. Roof Design | | | | | | | | | |
| YES | NO | N/A | Objective Design Standard | | SHEET | | | | |
| 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: | A1.4 / KEYNOTE 1 | | A1.4 / KEYNOTE 1 | Which of the following strategies are being ultitized below? Outstanding | <p>The Roof for the main building have max. eave length of 39'-6.5". which complies with B.3.1 Please see 1/A1.4 for roof eave length. Moreover the roof has been provided only at the corners of the building.</p> <p>The roof on the Roof deck spaces like the restaurant, Outdoor bar and Community space and Spa have long eave lengths and are explained as below:</p> <p>1. Gateway Drive : Although there is no setback here and the roof is continuous, but the roof run and rise varies along with facade change. The roof along with the tall windows provide differentiation from the floors below.</p> |

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| | X | | | a. Gables; | | See general comment at top of table. | | Which of the following strategies are being ultitized? Provide a diagram and a narrative descrigin how this Objective Standards has been accomplished. Complete the table. Outstanding. | We do not have any gables in the project only hip roof |
| X | | | | b. Building projection with a depth of a minimum of two feet; | | See general comment at top of table. | | Which of the following strategies are being ultitized? Provide a diagram and a narrative descrigin how this Objective Standards has been accomplished. Complete the table. Outstanding. | The spaces on the roof level are set back from the main façade by min. 11'-8" to max. 12'-9" on the LG Blvd. side and 22'-3" and the spa roof is setback by 44'-6" on the Carlton Avenue Side. The Roof level spaces (Bar/ Restaurant and Community Room) have a flat roof over them with 7'-0' tall parapet. The sloping roof is provided over the colonnade outside the spaces. This keeps the façade light and airy and provides a visual interest and distinction from the floors below. |
| X | | | | c. Change in façade or roof height of a minimum of two feet; | | See general comment at top of table. | | Which of the following strategies are being ultitized? Provide a diagram and a narrative descrigin how this Objective Standards has been accomplished. Complete the table. Outstanding. | 1. Gateway Drive : The roof run and rise varies along with facade change (2'-0' depth change). The roof along with the tall windows provide differentiation from the floors below. |
| X | | | | d. Change in roof pitch or form; or | | | | Which of the following strategies are being ultitized? Provide a diagram and a narrative descrigin how this Objective Standards has been accomplished. Complete the table. Outstanding. | We have a hip roof everywhere but the roof over the restaurant/ community space/ outdoor bar is partially flat and therefore dies into the roof parapet giving it a different look from the roof on the floor below. |
| X | | | | e. Inclusion of dormers, parapets, and/or varying cornices. | | | | Which of the following strategies are being ultitized? Provide a diagram and a narrative descrigin how this Objective Standards has been accomplished. Complete the table. Outstanding. | We have a variety of trims in different colors and parapets to offset long eaves. |
| | | X | B.3.2 | Skylights shall have a flat profile rather than domed. | | | | | |
| | | 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. | | | | | |
| | | X | B.3.4 | Carport roof materials shall be the same as the primary building. | | | | | |
| 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: | | | | | We comply with this requirement by utilizing at least three solutions. Please see next page for detailed explanation. |

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| | 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; | | See general comment at top of table. | | Complete the table. Outstanding. | We already meet requirements. |
| 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; | A1.3 / NOTE 5 | See general comment at top of table. | A1.3 / NOTE 5 | Provide a diagram detailing and dimensioning how this Objective Standard is being accomplished. Provide a narrative of how this has been accomplished. Outstanding. | We have balconies / habitable spaces that project a min. of 2'-0". Please see 1 & 2/A1.3. This requirement is met on the following facades : 1. Los Gatos Boulevard (43.2%) 2. Gateway Drive (37.6%) 3. Carlton Avenue (71.8%) and Carlton Avenue Facing Stair#4 (26.4%) |
| 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; | | | | Complete the table. Outstanding. | We have provided metal awnings over windows on all Street facing facades. Please see Elevation Sheets A4.0 and A4.1 |
| X | | | | d. The use of at least two different façade materials, each covering a minimum of 20 percent of the street-facing façade, or | A1.3 / NOTE 6 | See general comment at top of table. | A1.3 / NOTE 6 | Provide a diagram detailing and dimensioning how this Objective Standard is being accomplished. Provide a narrative of how this has been accomplished. Outstanding. | Please see the Elevation SheetsA4.0 and A4.1 for façade material percentages. We have provided Stone and Stucco as two façade materials This requirement is met on the following facades : 1. Los Gatos Boulevard (38.4%) 2. Gateway Drive (38.9%) 3. Carlton Avenue (34.4%) and Carlton Avenue Facing Stair #4 (60.5%) |
| 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. | A1.3 / NOTE 7 | See general comment at top of table. | A1.3 / NOTE 7 | Provide a diagram detailing and dimensioning how this Objective Standard is being accomplished. Provide a narrative of how this has been accomplished. Outstanding. | Please see sheet A1.2 Objective Design Standards for a detailed description of the two solutions implemented on all the street facing facades per the building standards. This requirement is met on the following facades : 1. Los Gatos Boulevard 2. Facing Gateway Drive 3. Carlton Avenue The Upper floor is 12'-0" which is 2'-0" greater than the lower floor at 10'-0". |
| 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. | A1.3 / NOTE 8 | See general comment at top of table. | A1.3 / NOTE 8 | | The façade materials used on the Street facing façade have been used on all other building facades. Please see sheets A4.0, A4.1 and A4.2 for all elevations. |
| B.4. Façade Design and Articulation (continued) | | | | | | | | | |
| YES | NO | | Objective Design Standard | | SHEET | | | | |
| X | | | 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> : | | | | | We comply with the requirement have more than 16 points. |
| | | | | Architectural features, such as: | | | | | |
| X | | | | o Arcade or gallery along the ground floor; | 8 points | See general comment at top of table. | 8 | Complete table. Which Sheet is this shown on and provide a digaram demonstrating how this Objective Standard is being accomplished. Outstanding. | Please see sheet A 3.0. -- 8 POINTS 1. We have a plaza with a colonnade along the curved entry wall on the Los Gatos Boulevard side. 2. The façade along the gateway Drive has a long passage in front of the commercial space enclosed by a low planter on 3. We have a colonnade that covers the parking, driveway, and the pathway in front of the commercial space along Carlton Avenue. |
| | X | | | o Awnings or canopies on all ground floor windows of commercial space; | 6 points | | | Complete the table. Outstanding. | We do not have any Awnings or canopy over 1 st floor windows of commercial space. However all windows are covered by the floor above. |
| X | | | | o Building cornice; | 5 points | | | Complete the table. Outstanding. | Please see Elevation sheets A4.0,A4.1, A4.2 and views A6.0 and A6.1 5 POINTS 1. We have trims at the 1 st floor to clearly demarcate the first floors from upper floors. 2. We have a trim at material changes between the stone and stucco. 3. We also have trims at color changes on the balcony towers and stair towers 4. We have a trim running along the parapet around the entire building. |

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| x | | | | <div>o Façade sconce lighting at a minimum of one light fixture per 15 linear feet.</div> | <div>3 points</div> | | | | <div>3</div> | <div>Complete table. Which Sheet is this shown on and provide a digaram demonstrating how this Objective Standard is being accomplished. Outstanding.</div> | <div>Wall Sconces SW1 and SW2 have been provided. Please see sheet E1.3 for locations and also see 2/A1.1 for wall lengths : 3 POINTS 1. Gateway Drive Façade : 4 sconces SW1 have been indicated for a length of 59'-6" which comes to roughly 12'-0' fixture to fixture. 2. Carlton Avenue : We have 10 sconces SW1 on the commercial side with roughly11.9' linear foot between sconces and 4 sconces on he residential entry side with sconces at roughly 9.8 linear foot between sconces.</div> |
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| | 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 | | | | Complete the table. Outstanding. | We do not have any bay or box windows in this project. |
| X | | | | ▪ Balconies or Juliet balconies provided on a minimum of 40 percent of the fenestration on the upper floors of the facade; | 5 points | | See general comment at top of table. | 5 | Complete table. Which Sheet is this shown on and provide a digaram demonstrating how this Objective Standard is being accomplished. Outstanding. | Please see 2/A1.3 for balconies provided on a fenestration : 5 POINTS 1. Los Gatos Blvd.- 25 Windows L1 -L25 64% of fenestrations have balconies. 2. Gateway drive – 8 Windows G1-G8 50% of fenestrations have balcony provided. 3. Carlton Avenue -24 Windows C1-C24 70.8% fenestrations have a balcony provided. |
| X | | | | ▪ Landscaped trellises or lattices extending across a minimum of 65 percent of any level of the facade; | 5 points | | | 5 | Complete table. Which Sheet is this shown on and provide a digaram demonstrating how this Objective Standard is being accomplished. Outstanding. | We have some trellis on the roof Deck Level.. |
| X | | | | ▪ Materials and color changes; | 3 points | | See general comment at top of table. | 3 | Complete table. Which Sheet is this shown on. Outstanding. | Please see Elevation sheets A4.0,A4.1, A4.2 and views A6.0 and A6.1. We have provided both color and material changes. 3 POINTS <ul style="list-style-type: none"> We have 2 different materials stucco and stone on all the facades. We have4 different colors to provide variation for stucco façade. |
| X | | | | ▪ Eaves that overhang a minimum of two feet from the facade with supporting brackets; | 3 points | | | 3 | Complete table. Which Sheet is this shown on. Outstanding. | Please see Sheets A3.6 and A3.7 for dimensions indicating overhang. 3 POINTS <ul style="list-style-type: none"> Sloping Roof over balconies has 2’-0” overhang. The Sloping roof o the Roof Deck has an overhang of 2’-4” from the center of the column. |
| | 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 | | | | Complete table. Which Sheet is this shown on and provide a digaram demonstrating how this Objective Standard is being accomplished. Outstanding. | We don’t have any window boxes or plant shelves in this project. |
| X | | | | ▪ Decorative elements such as molding, brackets, or corbels | 3 points | | See general comment at top of table. | | Complete table. Outstanding. | We have 4 different kinds of trims : 3 POINTS 1. We have a trim at material changes between the stone and stucco. We have the same trim at color changes on the balcony towers and stair towers 2. We also have trims at the top of the balcony towers 3. We have a trim running along the parapet around the entire building and the top of Stair tower. 4. We also have a trim all around the building as a transition between the 1 st floor and upper floors Please see Sheets A4.0,A4.1, and A4.2 for the same. |
| | | | | TOTAL | 27 points | | Applicant to correct total points - 24 points | 27 | | 30 POINTS TOTAL |
| 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. | | | | | Provide justification of why this Objective Standard is not being met. Complete table. Outstanding. | The Garage gate is at the basement level and not along the street facing façade. The Garage Ramp opening is only 8.8% of total façade length. |
| x | | | B.4.5 | Changes in building materials shall occur at inside corners. | | A1.1/NOTE 8 | See general comment at top of table. | A1.1/NOTE 8 | Provide a diagram detailing and dimensioning how this Objective Standard is being accomplished. Provide a narrative of how this has been accomplished. Outstanding. | All changes to Building materials are at inside corners. Please see Views A6.0 and A6.1 for the same. |
| 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: | | | | | | Noted |
| | | | | a. Pedestrian entries to ground-floor and upper-floor non-residential uses shall meet at least one of the following standards: | | | | | | We meet the requirements mentioned on the next page. |

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| X | | | | i. The entrance shall be recessed in the façade plane at least three feet in depth; or | | A1.1/KEYNOTE 7 | See general comment at top of table. | A1.1/KEYNOTE 7 | Provide a diagram detailing and dimensioning how this Objective Standard is being accomplished. Provide a narrative of how this has been accomplished. Outstanding. | The Entry to the main lobby is recessed by 40'-10" and the entry to the closest commercial space is recessed by 22'-9" from the façade plane . Please see 2 /A1.1 for entry distance on the Los Gatos Boulevard façade. |
| X | | | | ii. The entrance shall be covered by an awning, portico, or other architectural element projecting from the façade a minimum of three feet. | | A1.1/KEYNOTE 7 | See general comment at top of table. | A1.1/KEYNOTE 7 | Provide a diagram detailing and dimensioning how this Objective Standard is being accomplished. Provide a narrative of how this has been accomplished. Outstanding. | The Primary entrance is through the plaza which is covered by the roof above. Please see 6/A6.1 |
| B.4. Façade Design and Articulation (continued) | | | | | | | | | | |
| YES | NO | | 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. | | | See general comment at top of table. | | Provide a diagram detailing and dimensioning how this Objective Standard is being accomplished. Provide a narrative of how this has been accomplished. Complete table. Outstanding. | Please see 2 /A1.1 for the Calcs. The front commercial façade was divide into 3 parts. The 2 Parts parallel to the sidewalk and the curved part in the plaza. <ol style="list-style-type: none"> The 2 walls that are parallel to the sidewalk : The Windows are 68.3% and 68.5% of the total façade. The curved part : The door/window is 79.1% of the curved façade. |
| 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: | | | | | | We meet all the requirements. |
| | | X | | a. Individual residential entries: five feet in width | | | | | Provide a diagram detailing and dimensioning how this Objective Standard is being accomplished. Provide a narrative of how this has been accomplished. Complete table. Outstanding. | We do not have individual residential entries. |
| X | | | | b. Single entry to multiple residential unit building, including Residential Mixed-Use buildings: eight feet in width | | | See general comment at top of table. | | Provide a diagram detailing and dimensioning how this Objective Standard is being accomplished. Provide a narrative of how this has been accomplished. Complete table. Outstanding. | The Residential entry is 8'-7" wide. Please see 2/A1.1 (Near Stair #4) |
| X | | | | c. Storefront entry: six feet in width | | A1.1/KEYNOTE 8 | See general comment at top of table. | A1.1/KEYNOTE 8 | Provide a diagram detailing and dimensioning how this Objective Standard is being accomplished. Provide a narrative of how this has been accomplished. Complete table. Outstanding. | All Storefront entries are 6'-0" wide.. Please see dimensions on 2/A1.1 |
| | | 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; | | | | | | N/A |

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| | | 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. | | See general comment at top of table. | | Provide justification of why this Objective Standard is not being met. Complete table. Outstanding. | Please see 1,2 and 3 /A5.1 . We have a few locations where the upper floor is setback 4'-4" from the floor line on 1 st floor while on other locations it's 5'-0" to 10'-4"setback from 1 st floor line. |
| 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. | A1.3/KEYNOTE 9 | See general comment at top of table. | A1.3/KEYNOTE 9 | Provide a diagram detailing and dimensioning how this Objective Standard is being accomplished. Provide a narrative of how this has been accomplished. Complete | We have added 2'-0" through 3'-0" balcony projections on the street facing façade to meet the façade Design and Articulation requirements . |
| | | | 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: | | | | | |
| X | | | | a. A minimum five-foot offset from the façade plane for a length of at least 10 feet; | | See general comment at top of table. | | | <ol style="list-style-type: none"> 1. Los Gatos Boulevard : We have a curved entry on the Los Gatos Boulevard which is offset from the façade. At its deepest the offset is 58'-0" . Please see 2/A1.1 2. Gateway Drive : The commercial space if offset 6'-0" from Stair #1 for it's entire length. 3. Carlton Avenue : The Commercial Space is offset 15'-0" from Stair # 4 for its entire length. |
| X | | | | b. Multiple pilasters or columns, each with a minimum width of two feet; or | A1.1/KEYNOTE 9 | | A1.1/KEYNOTE 9 | Provide a diagram detailing and dimensioning how this Objective Standard is being accomplished. Provide a narrative of how this has been accomplished. Complete table. Outstanding. | <ol style="list-style-type: none"> 1. We have Colonnades on Los gatos Boulevard façade and Carlton Avenue façade. All the Columns are 4'-0" Diameter 2. We have 2'-0" deep pilasters on all street facing facades. The Pilasters are min. 5'-0" in width. <p>Please see 1/A1.1, A4.0,A4.1 and A6.0,A6.1.</p> |
| X | | | | c. Common open space, such as a plaza, outdoor dining area, or other spaces. | A1.1/KEYNOTE 10 | See general comment at top of table. | A1.1/KEYNOTE 10 | Provide a diagram detailing and dimensioning how this Objective Standard is being accomplished. Provide a narrative of how this has been accomplished. Complete table. Outstanding. | <p>We have a plaza facing the Los Gatos Boulevard . The Plaza provides</p> <ol style="list-style-type: none"> 1. Planters 2. Outdoor seating area around the planters 3. Table and Chairs 4. Foutain 5. Interesting hardscape 6. Potted Plants <p>Please see sheet A3.3, 6/A6.1 and L1.1</p> |
| | | X | B.4.13 | Continuous blank façades on any floor level shall not exceed 25 percent of the entire façade length along any street. | A1.3/KEYNOTE 10 | See general comment at top of table. | A1.3/KEYNOTE 10 | Provide a diagram detailing and dimensioning how this Objective Standard is being accomplished. Provide a narrative of how this has been accomplished. Complete table. Outstanding. | We do not have any continuous blank façade along any street . Please see Elevations on sheets A4.0 and A4.1. The blank walls on 1 st floor are on the property line that abuts the existing gas station and do not directly face the street. |