

# ATTACHMENT G

| 330 Distel Circle Los Altos, CA  |  | 5.25.22   |  |
|--|--|---|--|
| Objective Standards Compliance Chart (September 2021)  |  |   |  |
| 14.50.170  | Design Control (CT)  | Comment   | Waiver/Concession/Density Bonus Permitted/Council Discussion |
| <b>A. Building Placement.</b>  |  |   |  |
|  | A minimum 75 percent of ground-floor building frontages facing El Camino Real must be built at the minimum setback line. This standard applies to the building frontage only (exclusive of side setbacks).   | Not facing ECR  |  |
| <b>B. Building Massing and Articulation.</b>   |  |   |  |
| <b>1. Upper-story Step-backs.</b>  |  |   |  |
|  | A. Front: Minimum 10 feet from ground floor façade for fifth story and above   | Not stepping back on 4th and 5th floor. Need building area to get to 90 units   | Concession   |
|  | B. Street Side: Minimum 10 feet from ground floor façade above 45 feet in height   |   |  |
| <b>2. Vertical Articulation.</b>   |  |   |  |
|  | a. When a building façade exceeds 100 feet in length along a right of way, it must be separated into primary façade bays no greater than 50 feet and secondary façade bays defined by a recess a minimum of 3 feet deep and 10 feet wide   | Primary façade: Comply with 50ft bays. Secondary façade: Comply with 10ft width, and 3ft recess from the solar shade to the secondary wall. |  |
|  | b. A minimum one entrance shall be provided per 150 linear feet along El Camino Real and per primary façade bay along all other rights of way  | Not facing ECR, one ped entrance and vehicle entrance provided on Distel Circle   |  |
|  | c. The eave/roof of a secondary façade bay shall be no higher than the corresponding elements of the primary façade bay.   | Secondary façade bay top of roof about 24inches less than the Primary façade bay  |  |
| <b>3. Horizontal Articulation. New facades and façade modifications along a street or civic space shall be designed to visually express a base, middle, and top.</b> |  |   |  |
| a. One or more of the following patterns shall be used to define the base:   |  |   |  |
|  | i. Watertable: Base material extends from grade to between 8 and 54 inches above grade   | Not used  |  |
|  | ii. Podium: The base material encompasses the lowest story (or stories) of the building, with or without mezzanine(s), and terminates in a sill, string course, or cornice at its upper bound. (Multi-story buildings only.)   | Comply- Mass timber base  |  |
|  | iii. Watertable + Cornice/String Course: A watertable using the base material is combine with a cornice or string course at the lowest story's upper bound, including any mezzanine (multi-story buildings only).  |   |  |
|  | b. The top of each building mass/bay shall be defined by elements spanning the full length of the façade of the mass/bay. Such elements may include a cornice, eave and/or gable(s), or other elements listed under Section 17.50.170.B.6. These elements shall be consistent with the overall architectural style of the building mass/bay. | Top of parapet and the solar shade as cornice   |  |
| <b>4. Adjacencies.</b>   |  |   |  |
|  | a. Facades Adjacent to an R-1 District.  | Does not apply. We are not adjacent to R-1. Adjacent to CT and O  |  |
|  | b. Storefront Facades Adjacent to Storefront Facades   | Does not apply. No adjacent buildings with retail storefront facades we are adjacent to   |  |
|  | c. Compatibility with Adjacent Shorter Buildings with Height Difference of One Story or More. When adjacent to an existing shorter building with a height difference of one story or more, a proposed building must utilize two or more of the following strategies:   |   |  |
|  | i. Incorporate the uppermost floor into the roof form  |   |  |
|  | ii. Break the mass of the building into smaller modules through changes in wall plane, setbacks, and/or height   | Does not apply. However, our storefront is similar in proportion to nearby office.  |  |
|  | iii. Match window heights and/or proportions   | Does not apply. However, large glazing elements similar to offices nearby.  |  |
|  | v. Relate roof cornices and moldings at floor lines  | Does not apply. However, 14ft office buildings adjacent work with our level 1 base  |  |

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| <b>5. Privacy and Line of Sight</b>  |   | Comply   |  |
|  | a. Primary living spaces and balconies located along a side setback shall orient principal windows and balconies toward the front and rear of the building  | Comply   |  |
|  | b. Where windows are within 10 feet of and oriented toward an interior side setback, glazing shall either be a minimum 30-degree angle measured perpendicular to the adjacent side setback line, have minimum sill height of 42 inches, or be opaque  | Noted. On our side yards we are providing windows with a minimum sill height of 42 inches  |  |
|  | c. The maximum sill height for an ingress/egress window is 44 inches from finished floor  | Noted. We are Type IIIA. Egress Windows not required   |  |
| <b>6. Roofline and Roof Design</b>   |   |  |  |
|  | a. Roof designs shall be limited to: i. Hipped; ii. Gable; iii. Shed; iv. Dormer; v. Parapet  | We are providing a parapet   |  |
|  | v. Parapet - (a) When used on the first or second floor, a parapet longer than 25 feet in length must include at least one but not more than two of the following design elements to break up the length of the parapet: (1) Steps; (2) Curves; (3) Angled surfaces   | Parapet not provided on level 1 and 2 except at the small portion where Distel turns at the multipurpose room. That section is <25ft |  |
|  | (b) The length of a parapet segment on the third floor and above may not exceed 25 feet   | No parapet on third floor  |  |
|  | b. When the top story is stepped back and embedded in a sloped roof form, the floor below must (and other floors may) be stepped back to meet the slop of the top story   | Top story is not stepped back. Would reduce the number of units. See exhibit A1.2  |  |
|  | c. Building facades facing an R-1 district must have a hipped or gable roof and may incorporate dormers.  | Do not face R-1  |  |
|  | d. Roofline/parapet at corners shall not exceed roofline/parapet of adjacent wall planes by more than 24 inches   | The difference between primary and secondary facades is 24" or less.   |  |
| <b>C. Building Design</b>  |   |  |  |
|  | <b>1. Façade Design</b>   |  |  |
|  | a. Building facades shall be arranged in an orderly composition of bays, defined by vertically aligned openings alternating horizontally with solid walls or columns. The pattern shall be visually expressed through the spacing of openings, recesses, eaves, inset panels, cornices, overhangs, trellises, exposed rafters, columns, or bay windows. | Bays on levels 2-5 provided  |  |
|  | b. The pattern may be shared between the ground floor and upper stories provided the ground floor exhibits enhanced detail or modulation.   | Ground floor has different articulation with mass timber columns and storefront  |  |
|  | c. Residential facades shall incorporate at least one element that signals habitation, such as bay windows, or balconies.   | Juliette balconies provided on Distel (area constraints). Other sides and courtyard have balconies                                   |  |
|  | d. Non-glazed wall areas (blank walls) must be enhanced with architectural details, landscaping, and/or landscaped trellises or lattices.   | No blank walls   |  |
|  | <b>2. Ground Level Transparency.</b> A minimum 60 percent of commercial ground floor street-facing facades between 2 and 7 feet in height shall be transparent window surface. Opaque, reflective, or dark tinted glass is not allowed.   | No commercial along Distel. However, large, transparent glazing area provided.   |  |
|  | <b>3. Pedestrian-Scaled Entrances</b>   |  |  |
|  | a. Buildings more than 70 feet in length along a right-of-way must incorporate at least one forecourt frontage on the right-of-way-facing façade. Required forecourts must also comply with the standards of Section 14.50.170.C.3.b.v. below   | We comply with ii: Shopfront. Awning and mass timber columns do not exceed 25ft  |  |
|  | b. Each street-facing building façade must incorporate at one of the following entry features. See Section 14.66.275 (Entrance Type Standards) for design standards applicable for each entrance type listed: i. Stoop; ii. Shopfront; iii. Gallery; iv. Arcade; v. Forecourt; vi. Terrace  | We comply with ii: Shopfront. Awning and mass timber columns do not exceed 25ft  |  |
|  | ii. Shopfront (a) Shopfronts more than 25 feet in width must incorporate variations in bulkhead, awnings, materials and/or color to visually articulate the shopfront into modules not to exceed 25 continuous feet.  | Our storefront glazing is separated by columns that are less than 25ft   |  |
|  | v. Forecourt (a) Forecourts must feature at least one entry to a shop and/or second floor use.  |  |  |

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|  | (b) The size of the forecourt must be appropriate relative to the size of the building. The maximum ratio of building   | Does not apply- we are complying with Shopfront   |  |
|  | (c) Forecourt must be minimum 15 feet in width.   |   |  |
|  | (d) Forecourt must be enclosed on at least three sides by buildings.  |   |  |
|  | (e) Forecourt must remain open to the sky (arbors and trellises are allowed).   |   |  |
|  | c. Primary Entrance Location(s). - Locate primary entrance on the front right-of-way.   | Lobby entry along Distel  |  |
|  | d. Individual Entries. - Ground floor residential units facing a street must provide individual entries along the street frontage.  | No ground floor residential   |  |
|  | e. Corner Entrances. - Chamfered corners must incorporate a building entrance. Any required entrances may be provided on the corner of the building assuming one of the intersecting sides is a primary frontage.   | No corner entrances   |  |
|  | f. Street-facing Entries to Upper Floors. - Street-facing entries to upper floors shall be equal in quality and detail to storefronts. This standard may be satisfied through two or more of the following:   | No street facing entries to upper floors  |  |
|  | i. Dedicated awning, canopy, or other roof element  | Awning provided   |  |
|  | ii. Stairs with a single color applied to treads and a contrasting color or pattern applied to risers   | Not selected  |  |
|  | iii. Dedicated light fixture(s)   | Light figures provided  |  |
|  | iv. Decorative street address numbers or tiles  | Decorative address numbers provided   |  |
|  | v. Plaque signs for upper-floor business tenants  | Not selected  |  |
|  | g. Entry Protection. - Primary street-facing entrances shall be protected by a recess in the building frontage at least 3 feet deep or by a projection extending outward at least 3 feet measured horizontally from the entrance, and wide enough to clear the building entryway on both sides. | Primary entry more than 3ft deep  |  |
|  | i. Protection may be coterminous with an accent element   | Noted   |  |
|  | ii. Protection may take the form of an extended eave, overhang, awning, door canopy, gallery arcade frontage, or other element that provides shade and shelter from the elements.   | Protection provided via awning and arcade on Distel   |  |
|  | iii. The lowest edges of a projected awning or door canopy shall have a vertical clearance of no more than 8 feet.  | Our awning is underneath the podium base. We are not extending out as the diagram shows.  |  |
|  | iv. Recessed entries shall differentiate pavement within the recess through the use of a dedicated paving material or pattern.  | Noted   |  |
|  | h. Accent elements demarcating building frontage, entrance, and common open space areas shall not exceed the height of the ground floor story. Roof elements are excepted.  | Noted   |  |
| <b>4. Ground Floor Floor-to-Ceiling Height</b>             |   |   |  |
|  | a. Minimum 24 inches taller than typical upper floor floor-to-ceiling height where ground floor is non-residential.   | Not applicable  |  |
|  | b. Minimum 12 inches taller than typical upper floor floor-to-ceiling height where ground floor is residential.   | Noted. We are 5ft taller than typical residential to fit mechanized parking   |  |
| <b>5. Interior Courtyard. Interior Courtyards must be:</b> |   |   |  |
|  | a. Partially visible from the street and linked to the street by a clear accessible path of travel.   | Raised courtyard on level 2 not visible from street. Creating privacy for single family neighbor, western light for courtyard. Removing a leg of the building to make the courtyard visible would decrease unit and parking area. Access to courtyard and exit via stair. | Concession   |
|  | b. Enclosed on at least two sides by buildings.   | Comply  |  |
|  | c. Open to the sky (arbors and trellises are allowed).  | Comply  |  |
|  | d. A minimum width of 20 feet and a minimum area of 400 square feet.  | Comply  |  |
| <b>6. Paseos. Paseos must be:</b>                          |   |   |  |
|  |   | No paseos in project  |  |

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|  | a. A minimum of 10 feet for through-block paseos.   | No paseos in project  |  |
|  | b. A minimum width of 4 feet for entries to courtyards or individual single businesses.   | No paseos in project  |  |
| <b>D. Window Design. Vinyl windows are prohibited on facades visible from a right-of-way.</b>  |   | Vinyl windows not provided along Distel Circle. See elevations. |  |
| <b>E. Building Materials</b>   |   |   |  |
| <b>1. Primary shall mean 50 percent or more of a façade surface area excluding transparent surfaces. Permitted primary cladding materials are limited to:</b>                        |   |   |  |
|  | a. Stucco (minimum 2-coat stucco; synthetic stucco or EIFS not allowed)   | Stucco proposed   |  |
|  | b. Siding (lap, vertical, panelized, or shingle)  | Not used  |  |
|  | i. All siding shall be wood, composite wood, or cement fiberboard.  | Not used  |  |
|  | ii. Wood siding shall be painted or stained.  | Mass Timber at base to be stained                               |  |
|  | iii. Vinyl and aluminum siding are not permitted.   | Not used  |  |
|  | c. Stone  | Not used  |  |
|  | d. Brick  | Not used  |  |
|  | e. Concrete (board-form only).  | Not used  |  |
| <b>2. Secondary shall mean less than 50 percent of a façade surface area excluding transparent surfaces. Permitted secondary cladding materials are limited to:</b>                  |   |   |  |
|  | a. Stucco (minimum 2-coat stucco; synthetic stucco not allowed, EIFS not allowed)   | Stucco proposed   |  |
|  | b. Siding (lap, vertical, panelized, or shingle)  | Not used  |  |
|  | i. All siding shall be wood, composite wood, or cement fiberboard.  | Not used  |  |
|  | ii. Wood siding shall be painted or stained.  | Not used  |  |
|  | iii. Vinyl and aluminum siding are not permitted.   | Not used  |  |
|  | c. Stone (building base only)   | Not used  |  |
|  | d. Brick (building base only)   | Not used  |  |
|  | e. Tile   | Not used  |  |
|  | f. Metal (matte finish or Cor-ten)  | Matte finish for solar shades proposed                          |  |
|  | i. Ribbed metal, titanium, and mirrored finishes are not permitted.   | Noted   |  |
|  | g. Concrete Masonry Units (water table and building base only, and not allowed on any façade facing a right-of-way or a single-family zone)                     | Not used  |  |
|  | h. Concrete (building base only, board-form only, cast concrete not permitted)  | Not used  |  |
|  | <b>3. On attached elements, such as bay windows, orioles, and balconies.</b>  | Incomplete Statement  | IMC has an incomplete sentence                               |
| <b>F. Ground Level Open Space. Where any required front, rear, or side yard setback is 10 feet or greater, on-site ground level open space shall be provided within the setback.</b> |   | Provided  |  |
|  | 1. The ground level open space shall be usable and accessible.  |   |  |
|  | 2. The minimum dimension for ground level open space shall be 8 feet.   |   |  |
| <b>G. Landscaping and Paving</b>   |   | External driveway not provided                                  |  |
|  | 1. Landscaping must be placed on each side of a driveway at grade or in raised planters.  | Noted   |  |
|  | 2. Landscape elements shall be integrated with the building architecture, parking, and streetscape. Recommended patterns shall include, but are not limited to: |   |  |
|  | a. Planters for flowers and shrubs within street frontage.  | Noted   |  |
|  | b. Landscape buffers between parking spaces and building facades.   | Noted   |  |
|  | c. Landscaping within and/or on walls adjacent to courtyards, open spaces, and setbacks.  | Noted   |  |

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| 3. See Sections 14.66.180 (Maintenance of Landscaped Areas) and 14.70.070 (Landscaped Strips) for additional landscaping standards.                                  |   | Noted   |  |
| <b>H. Parking Design and Access</b>  |   |   |  |
| 1. Where structured parking is required, it shall be:  | a. Lined with ground-floor non-residential uses at least 30 feet deep as measured from the front façade; or<br>b. Designed such that the floor elevation is a minimum 4 vertical feet below the elevation of the adjacent sidewalk.   | Comply. Amenity provided in front of parking<br>Not applicable. Comply with a. above                                |  |
| 2. Visible structured parking shall be designed to be visually screened from the street by:  | a. Regular punched openings designed to resemble windows of habitable spaces<br>b. Trellis/living wall<br>c. Custom textured or decorative screening  | Structured parking not visible from Distel Circle<br>Not applicable<br>Not applicable                               |  |
| 3. Entrances to Parking Facilities shall be:   | a. A maximum of two curb cuts for one-way traffic and one curb cut for two-way traffic may be permitted per street frontage per lot.<br>b. Controlled entrances to parking facilities (gates, doors, etc.) shall be located a minimum 10 feet from the back of sidewalk.<br>c. Entrances to parking facilities along a street frontage shall be separated by a minimum of 60 feet.<br>d. Where possible, curb cuts serving adjacent parking facilities shall be shared. | Comply. One curb cut provided.<br>Comply. Gate set back from back of sidewalk<br>Only one parking entrance provided |  |
| <b>I. Site Circulation and Access</b>  |   | Not applicable  |  |
| 1. New development on abutting lots shall be designed to allow cross-access for internal pedestrian, bicycle, and vehicular circulation systems.                     |   | Noted   |  |
| 2. Bicycle racks shall be provided:  | a. In or within 50 feet of every parking area; and<br>b. Within 20 feet of at least one building entrance.  | Provided in indoor bicycle rack<br>Provided in outdoor bicycle rack   |  |
| <b>J. Services Areas and Screening</b>   |   |   |  |
|  | 1. Service areas must be located at the rear of lot.  | Trash room within building.   |  |
|  | 2. Service areas must be enclosed on enclosures that are architecturally consistent with primary building in terms of materials, colors, and style.   | Noted   |  |
| <b>K. Additional Design Standards. See Section 14.66.280 for additional design standards applicable to all residential mixed-use development in the CT District.</b> |   |   |  |
| <b>14.66.280</b>   | <b>New Section 14.66.280 Design Standards Applicable to all multifamily and residential mixed use development</b>   |   |  |
| <b>A. Architectural Integrity</b>  |   |   |  |
|  | 1. Material palette on all floors above the ground floor, not including floors contained within a sloped roof form, must be consistent.   | Achieved. Levels 2-5 are primarily stucco with metal solar shades   |  |
|  | 2. Change in material may occur only at the inside corner of a change in wall plane. Material must wrap around outside corners.   | Noted. Comply   |  |
| <b>B. Firewalls and Visible Sidewalls</b>  |   |   |  |
|  | 1. Any exposed surfaces shall be consistent with and expressive of the overall building design and shall be finished in the same palette of materials as the rest of the building. Front façade finished materials, façade cornices, wall top projections, decorative details, and moldings must be carried and repeated on the side wall.  | Noted   |  |
|  | 2. At least one of the following techniques must be employed on firewalls/visible sidewalls:  | Noted   |  |
|  | a. Incorporation of windows where code allows and adequate fire protection can be provided.   | Noted   |  |
|  | b. Gable and hip roofs to vary the height and appearance of sidewalls.  | Not applicable  |  |
|  | c. Inset panels.  | Noted   |  |

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|   | d. Stepped back front façade of upper floor(s) to vary the sidewall profile.   | Noted   |  |
| <b>C. Durability. Exterior finish materials shall have an expected lifespan of no less than 30 years.</b>                 |  | Noted   |  |
|   | 1. Features to direct rainwater away from exterior walls shall include one or more of the following:   | Noted   |  |
|   | a. Cornice , with drip at outer edge of corona (minimum 12-inch projection).   | Noted   |  |
|   | b. Projecting eaves (minimum 12-inch projection)   | Noted   |  |
|   | c. Scuppers, with our without downspouts (min. 12-inch projection if no downspouts are used)   | Noted   |  |
|   | d. Gutters, with downspouts or rain chains.  | Noted   |  |
|   | i. Downspouts shall be one color and shall not change colors to match the wall behind them.  | Noted   |  |
|   | ii. Downspouts shall be round or rectangular, made of copper or metal.   | Noted   |  |
|   | iii. Downspouts shall not break façade profiles (such as a cornice) but shall wrap around projecting a profile   | Noted   |  |
|   | <b>2. Exterior timber shall be protected from decay by one or more of the following:</b>   | Noted   |  |
|   | a. Material properties (e.g. cedar)  | Noted   |  |
|   | b. Staining and sealing  | Wood Mass Timber elements to be sealed  |  |
|   | c. Painting  | Noted   |  |
|   | <b>3. Exterior ferrous metals shall be protected from corrosion by one or more of the following:</b>   |   |  |
|   | a. Metallurgical properties (e.g. galvanized, stainless, or weathering still)  | Noted   |  |
|   | b. Painting or other impermeable coating.  | Noted   |  |
|   | <b>4. Windows</b>  |   |  |
|   | a. All windows must be recessed a minimum of 3 inches from the outer wall surface for all Commercial and Multi-family zones except the CT zone.  | We are CT zone. Does not apply  |  |
|   | b. Window openings surrounded by masonry finish materials shall include a lintel that that is taller than the sill/apron and proportional to the load it appears to carry.   | No masonry. Does not apply  |  |
| <b>D. Materials: Materials shall appear only in places and configurations appropriate to their structural properties.</b> |  |   |  |
|   | 1. Where walls use masonry finish materials (e.g. stone, brick, CMU), any openings spanned by the material must be either:   | No masonry. Does not apply  |  |
|   | a. Arched, with each arch defined by a continuous series of voussoirs and a single keystone at the apex; or  | No masonry. Does not apply  |  |
|   | b. Rectangular, with a continuous lintel spanning the opening and extending beyond by 4 to 6 inches at each end. Vertical dimensions of the lintel shall be no less than 1/2 of the clear span. Steel lintels are exempt from this minimum vertical dimension. | No masonry. Does not apply  |  |
|   | 2. When used, exterior timber posts, beams, rafters, purlins, brackets, etc. shall be joined according to structural principles.   | Noted   |  |
|   | 3. Where a change in material is desired, all façade materials shall turn the corner and terminate into a vertical element of the façade composition.  | Noted   |  |
|   | <b>4. Materials Defining Building Elements</b>   |   |  |
|   | a. Base. For multistory elements, the base of the building shall be defined by a distinct material selected from among the following: Stone, brick, concrete, CMU, or stucco ("base material").  | Wood serves as distinct material. Wood and storefront glazing proposed at the base. | Waiver   |
|   | b. Body. Typical materials for the main body of the building include wood, fiber cement, brick, stone, or stucco. If brick is used, it must extend vertically to the base; if stone is used, it must extend vertically to the foundation.                      | Stucco proposed for body  |  |
|   | c. Parapet. Parapets shall terminate in a parapet cap of stone, concrete tile, metal, or molded stucco.  | Noted   |  |

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|   | d. Bays. Horizontal changes in finish material shall occur at the boundaries between bays rather than within a bay.  | Noted. Comply  |  |
|   | e. Arcades. Arcades shall be supported by columns or piers in concrete/cast stone, fiberglass, or stucco. Archivolts and impostes shall be expressed using similar materials/appearance.   | Arcades not proposed   |  |
|   | f. Structural elements. Structural elements visible on the building exterior (e.g. rafters, purlins, posts, beams, balconies, brackets, trusses, columns, arches, etc.), even when ornamental, shall be sized and spaced according to their corresponding structural role, and materials shall be selected accordingly (see A. architectural integrity).   | Noted  |  |
|   | 5. Materials allowed for Building Details/Ornament   | Noted  |  |
|   | a. Wood  | Noted  |  |
|   | b. Metal (wrought iron, copper, aluminum, tin)   | Noted  |  |
|   | c. Glass fiber reinforced concrete (GFRC)/fiberglass   | Noted  |  |
|   | d. Terra Cotta   | Noted  |  |
|   | e. Tile  | Noted  |  |
|   | f. Plaster   | Noted  |  |
| <b>E. Colors</b>                                      |  | Noted  |  |
|   | 1. A maximum of 4 colors shall be applied to be the building façade:   |  |  |
|   | a. 1 primary color comprising 50 percent or more of the façade excluding   | Comply: Blue/Green primary   |  |
|   | b. 1 secondary color comprising no more than 30 percent of the façade excluding transparent surfaces.  | Comply: Secondary insets are gray  |  |
|   | c. 1 tertiary color comprising no more than 20 percent of the façade excluding transparent surfaces.   | Noted. No other color suggested  |  |
|   | d. 1 accent color for use of trim and architectural details.   | Balconies are composite wood color   |  |
|   | 2. Materials with intrinsic, naturally-occurring coloration shall not count towards this maximum. Such materials are limited to copper, Corten steel, unpainted wood, tile, and brick. Materials with prefinished color (stucco, cement fiberboard, colorized metal) shall count towards the maximum.  | Mass timber applies here   |  |
|   | 3. Changes in color may occur:   |  |  |
|   | a. To articulate changes between base, body, and top portions of a façade, which must be separated by a cornice or profile or a change in material and must remain consistent across the length of the façade by.  | Noted. Comply  |  |
|   | b. When a portion of the elevation is articulated as a separate building with a break in the roof form and a step back in the façade plan 5 feet or greater or step up in façade height at least 10ft.   | Noted. Comply  |  |
|   | c. On attached elements, such as bay windows, orioles, and balconies.  | Noted. Comply.   |  |
|   | <b>F. Façade Lighting:</b> Façade lighting shall be incorporated into all storefront design and all facades facing an R-1 district. Fixtures shall be:   | Not facing an R-1 district. Facing O and CT. We will be providing lighting along Distel along storefront and will review lighting in lighting design further as the design develops. |  |
|   | 1. Shielded and directed onto the building façade.   | Noted  |  |
|   | 2. Consistent in style with the primary building.  | Noted  |  |
|   | <b>G. Habitable Outdoor Space.</b> Private, habitable outdoor space supported by the building structure.   |  |  |
|   | 1. Pergola: Posts supporting beams with brackets, which in turn support purlins and/or rafters. Posts shall be no narrower in any dimension than 3.5" or 1/20 of the unbraced post length, whichever is greater.   | Does not apply   |  |
|   | 2. Trabeation: Post or columns supporting beams with or without brackets, which in turn support either an additional floor level (for multi-story porches/balconies) or a full roof system based on rafters and or purlins with decking and finish material. Posts shall be no narrower in any dimension than 3.5" or 1/20 of the unbranched post length, whichever is greater. The distance between posts shall be no wider than the total post height. | Does not apply   |  |

**Objective Standards Compliance Chart (September 2021)**

| 14.50.170                                      | Design Control (CT)   | Comment   | Waiver/Concession/Density Bonus Permitted/Council Discussion |
|--|---|---|--|
|  | 3. Arcuation: Encompassed by walls that are penetrated by arched openings bounded by either columns or piers. The ratio of the column diameter [at lowest part of shaft] to column height shall be no less than 1:10 and no greater than 1:7. Width of piers at corners [abutments] shall be no less than 1/3 of the opening width; piers between multiple arched openings may be narrower. | Does not apply  |  |
|  | 4. Rectilinear: Bounded by square/rectangular piers framing rectilinear wall openings. If lintels are expressed on the façade, they shall extend over the piers by 4"-6" at each end. Piers shall be no narrower in any dimension than 15.5" or 1/6 of the opening width, whichever is greater. Piers at corners shall be wider than the piers between openings.                            | Does not apply  |  |
|  | 5. Fabric Shading: Shaded by fabric elements such as awnings or stretched canvas, secured to the building structure, sheltered by Main Roof Form, supported by other building volumes.  | Does not apply  |  |
|  | a. Cantilevered balconies shall be secured architecturally to the wall below by brackets.   | The floor system and brackets above will support the cantilevering balconies. |  |
|  | b. Bracket material shall be consistent with that of the balcony's floor structure  | No brackets proposed  |  |
| <b>H. Historic Preservation</b> Not applicable |   |   |  |
| <b>I. Sustainability in Design</b>             |   |   |  |
|  | 1. All new construction shall incorporate landscaping and fenestration to passively cool the building; energy-efficient HVAC; and energy efficient lighting.  | Noted   |  |
|  | 2. All energy generation devices must blend with the building color.  | Noted   |  |
|  | 3. All on-site landscaping shall be drought-resistant and require minimal irrigation.   | Noted   |  |
| <b>J. On-site landscaping</b>                  |   |   |  |
|  | 1. Trees proposed within street-facing setbacks must be selected from the Los Altos Street Tree Planting List   | Noted   |  |
|  | 2. Trees planted on the south side of the building must be deciduous.   | Noted   |  |
|  | 3. Species shall be selected and located according to direct sunlight needs.  | Noted   |  |
|  | 4. Vegetation shall be installed along all exposed east and west facing walls.  | Noted   |  |
|  | 5. Groundcovers shall be planted over a minimum 50 percent of landscaped areas to prevent ground reflection and keep surfaces cool.   | Noted   |  |
|  | 6. When parking is tucked under a building, landscape planters must be provided to break up the continuous paving at the building's edge.   | Parking in structure, not tuck under  |  |
| <b>K. Screening</b>                            |   |   |  |
|  | 1. Rooftop mechanical equipment must be screened from public view.  | Noted   |  |
|  | 2. Barbed wire, chain-link, and razor wire are not permitted.   | Noted. Not proposed   |  |