

## 14859, 14917, 14925, and 16392 Los Gatos Boulevard; 16250, 16260, and 16270 Burton Road; and Assessor Parcel Number 424-07-116

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.

A. SITE STANDARDS				Obj. Design Std.	100% Affordable Housing (Bldg. G1)		Staff Response	Mixed Use (Bldg. E1)		Staff Response	Townhomes (Bldgs. A1 through A4, B1 through B3, C1 through C3, D1 and D2, F1 through F3, and H1 and H2)		Staff Response	Commercial Buildings (Bldgs. J and I1)		Staff Response
A.1. Pedestrian Access					Yes/No/N/A	Applicant Response, dated March 7, 2025		Yes/No/N/A	Applicant Response, dated March 7, 2025		Yes/No/N/A	Applicant Response, dated March 7, 2025		Yes/No/N/A	Applicant Response, dated March 7, 2025	
Yes	No	N/A	Objective Design Standard	SHEET												
			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.	G3, C6, L1.00	A.1.1	X	4-foot-wide min. pedestrian pathway network is provided throughout the site to all on-site buildings, entries, facilities, amenities, vehicular & bicycle parking. See Civil Sections on C6 and note added to Landscape Site Plan on L1.00	Standard met.	X	4-foot-wide min. pedestrian pathway network is provided throughout the site to all on-site buildings, entries, facilities, amenities, vehicular & bicycle parking. See Civil Sections on C6 and note added to Landscape Site Plan on L1.00	Standard met.	X	4-foot-wide min. pedestrian pathway network is provided throughout the site to all on-site buildings, entries, facilities, amenities, vehicular & bicycle parking. See Civil Sections on C6 and note added to Landscape Site Plan on L1.00	Standard met.	X	4-foot-wide min. pedestrian pathway network is provided throughout the site to all on-site buildings, entries, facilities, amenities, vehicular & bicycle parking. See Civil Sections on C6 and note added to Landscape Site Plan on L1.00
			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.	G3	A.1.2	X	Project Complies	Standard met.	X	Project Complies	Standard met.	X	Project Complies	Standard met.	X	Project Complies
A.2. Short-Term Bicycle Parking (Class II)																
YES	NO	N/A	Objective Design Standard	SHEET												
			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.	L4.02												
			A.2.1 Short-term bicycle parking space shall be located within 50 feet of the primary pedestrian building entrance.	G12	A.2.1	X	Bike parking is distributed throughout the site to consider even distribution and convenience, while also supporting active community use. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	Standard not met.	X	Short-term bicycle parking is distributed throughout the project site area near building entrances.	Standard met.	X	Short-term bicycle parking cannot be accommodated within 50' of each townhome entry door while maintaining adequate space for residential density and proposed open space. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	Standard not met.	X	Short-term bicycle parking cannot be accommodated within 50' of each building entry while maintaining adequate space for residential density and proposed open space. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.
			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.	G12	A.2.2	X	Long-term bicycle parking is provided at one space per unit. Short-term bicycle parking cannot reasonably be provided at a rate of one space per dwelling unit while maintaining adequate space for residential density and proposed open space. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable. One space per 2,000 square feet of non-residential floor area is provided. See sheet G12 for more information.	Standard not met.	X	Long-term bicycle parking is provided at one space per unit. Short-term bicycle parking cannot reasonably be provided at a rate of one space per dwelling unit while maintaining adequate space for residential density and proposed open space. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable. One space per 2,000 square feet of non-residential floor area is provided. See sheet G12 for more information.	Standard not met.	X	Long-term bicycle parking is provided at one space per unit. Short-term bicycle parking cannot reasonably be provided at a rate of one space per dwelling unit while maintaining adequate space for residential density and proposed open space. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable. One space per 2,000 square feet of non-residential floor area is provided. See sheet G12 for more information.	Standard not met.	X	One space per 2,000 square feet of non-residential floor area is provided. See sheet G12 for more information.
			A.2.3 Each short-term bicycle parking space shall be a minimum of seven feet in length and two feet in width.	L4.02	A.2.3	X	Project Complies. See 3/L4.02.	Standard met.	X	Project Complies. See 3/L4.02.	Standard met.	X	Project Complies. See 3/L4.02.	Standard met.	X	Project Complies. See 3/L4.02.
		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.	N/A	A.2.4	X	Not applicable, all short-term racks are less than 20 spaces, and distributed throughout the site.	Does not apply.	X	Not applicable, all short-term racks are less than 20 spaces, and distributed throughout the site.	Does not apply.	X	Not applicable, all short-term racks are less than 20 spaces, and distributed throughout the site.	Does not apply.	X	Not applicable, all short-term racks are less than 20 spaces, and distributed throughout the site.
A.3. Long-Term Bicycle Parking (Class I)																
YES	NO	N/A	Objective Design Standard	SHEET												
			Long-term bicycle parking facilities (Class I bicycle parking facility) consists of bicycle lockers or bicycle rooms with key access for use by residents.													
			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.	A2.100 A4.011 A4.013	A.3.1	X	Project Complies. See A2.100.	Standard met.	X	Project Complies. See A4.011 and A4.013.	Standard met.	X	Not applicable; Townhomes have garages.	Does not apply.	X	Not applicable
			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.	A2.100 A4.020 A4.011 A4.013	A.3.2	X	Project Complies. See A2.100.	Standard met.	X	Project Complies. See A4.020, A4.011 and A4.013.	Standard met.	X	Not applicable; Townhomes have garages.	Does not apply.	X	Not applicable
			A.3.3 Bicycle locker minimum requirements:													
			a. Dimensions of 42 inches wide, 75 inches deep, and 54 inches high.	N/A	A3.3a	X	Not Applicable, Bicycle Room Provided	Does not apply.	X	Not Applicable, Bicycle Room Provided	Does not apply.	X	Not applicable; Townhomes have garages.	Does not apply.	X	Not applicable
			b. Must withstand a load of 200 pounds per square foot.	N/A	A3.3b	X	Not Applicable, Bicycle Room Provided	Does not apply.	X	Not Applicable, Bicycle Room Provided	Does not apply.	X	Not applicable; Townhomes have garages.	Does not apply.	X	Not applicable
			c. Opened door must withstand 500-pound vertical load.	N/A	A3.3c	X	Not Applicable, Bicycle Room Provided	Does not apply.	X	Not Applicable, Bicycle Room Provided	Does not apply.	X	Not applicable; Townhomes have garages.	Does not apply.	X	Not applicable
			A.3.4 Bicycle rooms with key access minimum requirements:													
			a. Bicycle rooms shall have a minimum ceiling height of seven feet.	A2.100, A2.300 A4.013	A3.4a	X	Project Complies. See A2.100 and A2.300.	Standard met.	X	Project Complies. See A4.013.	Standard met.	X	Not applicable; Townhomes have garages.	Does not apply.	X	Not applicable
			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.	A2.100, A2.300 A4.013	A3.4b	X	Project Complies. See A2.100 and A2.300.	Standard met.	X	Project Complies. See A4.013.	Standard met.	X	Not applicable; Townhomes have garages.	Does not apply.	X	Not applicable

			c. Long-term bicycle parking spaces shall be served by an aisle with a minimum width of six feet.	A2.100, A2.300 A4.013	A3.4c	X	Project Complies. See A2.100 and A2.300.	Standard met.	X	Project Complies. See A4.013.	Standard met.	X	Not applicable; Townhomes have garages.	Does not apply.	X	Not applicable	Does not apply.
			d. Maneuverability space of at least two feet shall be provided between the aisle and long-term bicycle parking spaces	A2.100, A2.300 A4.013	A3.4d	X	Project Complies. See A1.101 and A2.100. 10' separation is provided when loading bikes on both sides (6' aisle + 2' on each side for maneuvering room). 8' separation is provided when loading bikes on one side (6' aisle + 2' on one side for maneuvering room).	Standard met.	X	Project Complies. See A4.013.	Standard met.	X	Not applicable; Townhomes have garages.	Does not apply.	X	Not applicable	Does not apply.
			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.	A2.100 A4.013	A3.4e	X	To maintain adequate space for residential density and proposed open space, the Affordable Housing proposes horizontal stacked parking. See sheet A2.100. Each 78" x 34" clear module can store (4) bicycles. Although the proposed bicycle racks would not meet the Objective Design Standards' dimensions, a reduction is necessary to provide adequate long-term bicycle parking without reducing the Project's residential density. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	Standard not met.	X	To maintain adequate space for residential density and proposed open space, the Multi-family building provides a mix of two-tier lift assist, vertical and circular bicycle racks to provide a higher capacity to meet the requirements. A variety of bicycle rack types are proposed to accommodate a variety of bicycle sizes. See sheet A4.013. Although the proposed bicycle racks would not meet the Objective Design Standards' dimensions, a reduction is necessary to provide adequate long-term bicycle parking without reducing the Project's residential density. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	Standard not met.	X	Not applicable; Townhomes have garages.	Does not apply.	X	Not applicable	Does not apply.
A.4. Vehicular Access																	
YES	NO	N/A	Objective Design Standard	SHEET													
			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.	G3	A4.1	X	Project complies, see G3.	Standard met.	X	Project complies, see G3.	Standard met.	X	Project complies, see G3.	Standard met.	X	Project complies, see G3.	Standard met.
A.5. Parking Location and Design																	
YES	NO	N/A	Objective Design Standard	SHEET													
			A.5.1 Surface parking lots and carports shall not be located between the primary building frontage and the street.	G3	A.5.1	X	Project complies, see G3.	Standard met.	X	Project complies, see G3.	Standard met.	X	Project complies, see G3.	Standard met.	X	The project is designed to prioritize the pedestrian experience and active ground-floor retail uses where the buildings have frontage on C1 Street, D4 Street, and the Pedestrian Paseo, which is proposed as a Project amenity serving the public and future Project residents. It is necessary to locate surface parking between the buildings and Los Gatos Boulevard, otherwise the Project would need to be redesigned to remove the proposed amenity or reduce its residential density. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	Standard not met.
			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.	G3	A.5.2	X	Project complies, see G3.	Standard met.	X	Project complies, see G3.	Standard met.	X	Project complies, see G3.	Standard met.	X	Project complies, see G3.	Standard met.
A.6. Parking Structure Access																	
YES	NO	N/A	Objective Design Standard	SHEET													
			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.	A4.011 A4.301	A.6.1	X	Not Applicable.	Does not apply.	X	Multi-family Building has a Parking Structure. At the garage entry closest to D4 Street and going down into level B, a roll-up door is provided. A minimum 18 feet between this roll up door and back of sidewalk is provided. At the garage entry located mid-block along C5 Street and going into level 1, no gates or roll-up door are provided, so the 18 feet clearance is not provided at this location. See sheet A4.011 and A4.301, detail 2.	Standard met.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
			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.	A4.011	A.6.2	X	Not Applicable.	Does not apply.	X	Multi-family Building has a Parking Structure. See sheet A4.011.	Standard met.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.

			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.	A4.020	A.6.3		Not Applicable.	Does not apply.	X	Multi-family Building has a Parking Structure, but a pedestrian access gate cannot be provided without redesigning the project and affecting its density. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable. Pedestrians can access the exterior by using elevator, corridor or stairs. See sheet A4.020.	Standard not met.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
A.7. Utilities																		
YES	NO	N/A	Objective Design Standard		SHEET													
			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.	EL100 EL300 EL301	A.7.1	X	Project complies, see sheets EL100, EL300 and EL301.	Standard met.	X	Project complies, see sheets EL100, EL300 and EL301.	Standard met.	X	Project complies, see sheets EL100, EL300 and EL301.	Standard met.	X	Project complies, see sheets EL100, EL300 and EL301.	Standard met.
			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.	EL100	A.7.2	X	Project complies, see sheet EL100	Standard met.	X	Project complies, see sheet EL100	Standard met.	X	Project complies, see sheet EL100	Standard met.	X	Project complies, see sheet EL100	Standard met.
			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.	L1.00 through L1.11	A.7.3	X	Project complies. See L1.00 and landscape enlargements on sheets L1.01 through L1.11.	Standard met.	X	Project complies. See L1.00 and landscape enlargements on sheets L1.01 through L1.11.	Standard met.	X	Project complies. See L1.00 and landscape enlargements on sheets L1.01 through L1.11.	Standard met.	X	Project complies. See notes on L1.00 and landscape enlargements on sheets L1.01 through L1.11.	Standard met.
			A.7.4	Roof-top mechanical equipment shall be screened from view from the street. Solar equipment is exempt from this requirement.	A2.100- A2.104 A3.1.1.101, A3.2.1.101, A3.3.1.101, A3.4.1.101, A3.5.1.101, A3.6.1.101	A.7.4	X	Affordable housing complies; see sheet A2.100-A2.104.	Standard met.	X	Multifamily complies; see sheet A4.108.	Standard met.	X	Townhomes Comply; See Sheet A3.1.1.101, A3.2.1.101, A3.3.1.101, A3.4.1.101, A3.5.1.101, A3.6.1.101	Standard met.	X	Block I and pavilions comply. See 5/AS.202.	Standard met.
A.8. Landscaping and Screening																		
YES	NO	N/A	Objective Design Standard		SHEET													
			A.8.1	At least 50 percent of the front setback area shall be landscaped.	G4	A.8.1	X	Project complies. Note added to L1.00 through L1.11.	Standard met.	X	Project complies. Note added to L1.00 through L1.11.	Standard met.	X	Project complies. Note added to L1.00 through L1.11.	Standard met.	X	See notes on L1.00 and landscape enlargements on sheets L1.01 through L1.11.	Standard met.
			A.8.2	A minimum 10-foot-wide landscape buffer shall be provided along the full length of the shared property line between multi-family or Residential Mixed- Use development and abutting residential properties. The buffer shall include the following: a. A solid masonry wall with a six-foot height, except within a street-facing setback where walls are not permitted; and b. Trees planted at a rate of at least one tree per 30 linear feet along the shared property line. Tree species shall be selected from the Town of Los Gatos Master Street Tree List and shall be a minimum 15-gallon size.	L1 series	A.8.2	X	Not Applicable.	Does not apply.	X	Project complies. See note added to L1.00.	Standard met.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
			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.	L1.00	A.8.3	X	Surface parking lots are screened by primary building or 3-foot height landscaping. See sheet L1.00.	Standard met.	X	Surface parking lots are screened by primary building or 3-foot height landscaping. See sheet L1.00.	Standard met.	X	Not Applicable.		X	Project complies. See note on Sheet L1.00.	Standard met.
A.9. Fencing																		
YES	NO	N/A	Objective Design Standard		SHEET													
			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.	A2.100	A.9.1	X	100% Affordable Housing complies this standard - no fences, walls or gates within setbacks.	Standard met.	X	No fences, walls, or gates within setbacks.	Standard met.	X	No fences, walls, or gates within setbacks.	Standard met.	X	No fences, walls, or gates within setbacks.	Standard met.
			A.9.2	Chain link fencing is prohibited.	N/A	A.9.2	X	Project complies.	Standard met.	X	Project complies.	Standard met.	X	Project complies.	Standard met.	X	Project complies.	Standard met.
			A.9.2	Perimeter barrier gates for vehicles and pedestrian entry gates shall have a maximum height of six feet.	N/A	A.9.2	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
			A.9.4	Solid vehicular and pedestrian entry gates are prohibited. Entry gates shall be a minimum 50 percent open view.	A4.011 A4.201	A.9.4	X	Not Applicable.	Does not apply.	X	The multi-family building complies. The overhead roll up open grill door at the basement entry is greater than 50% open free area and view as noted on sheet A4.011 and A4.201.	Standard met.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
A.10. Retaining Walls																		
YES	NO	N/A	Objective Design Standard		SHEET													
			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.	C7-C12	A.10.1	X	Project complies.	Standard met.	X	Project complies.	Standard met.	X	Project complies.	Standard met.	X	Project complies.	Standard met.
			A.10.2	Retaining walls shall not run in a straight continuous direction for more than 50 feet without including the following: a. A break, offset, or landscape pocket in the wall plane of at least three feet in length and two feet in depth; and b. Landscaping at a minimum height of three feet at the time of installation along a minimum of 60 percent of the total length of the retaining wall.	C7-C12	A.10.2	X	Project complies.	Standard met.	X	There is a new retaining wall between C5 street and the neighboring property. Adjacent neighbor existing grade is lower than this project site. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	Standard not met.	X	There is a new retaining wall between C5 street and the neighboring property. Adjacent neighbor existing grade is lower than this project site. Because a waiver pursuant to the State Density Bonus Law has been requested, this	Standard not met.	X	Project complies.	Standard met.
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.	G11	A.11.1	X	Recreational and landscaped spaces are annotated alongside Open Space on Sheet G11.	Standard met.	X	Recreational and landscaped spaces are annotated alongside Open Space on Sheet G11.	Standard met.	X	Recreational and landscaped spaces are annotated alongside Open Space on Sheet G11.	Standard met.	X	Recreational and landscaped spaces are annotated alongside Open Space on Sheet G11.	Standard met.
				a. Landscaped space: A minimum of 20 percent of the site area shall be landscaped.	G11	A.11.a.	X	Project complies. See Sheet G11.	Standard met.	X	Project complies. See Sheet G11.	Standard met.	X	Project complies. See Sheet G11.	Standard met.	X	Project complies. See Sheet G11.	Standard met.
				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.	A1.101 A4.030 A4.031	A.11.b.	X	100% Affordable Housing Building cannot accommodate balconies and cannot meet the private open space requirements while maintaining the unit count. See sheet A1.101. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	Standard not met.	X	49% of the units (126 units) comply with private recreation space requirement. The remainder of the units cannot accommodate balconies while maintaining the unit count. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	Standard not met.	X	All Townhome units comply as currently designed, see Townhome plan sheets. Note that to reduce construction costs, it may be necessary for the Project to remove some or all of the roof decks before submitting for building permits, which would cause the Project to fall short of the open space standard. Therefore, the Project has requested a concession pursuant to the State Density Bonus Law to have the option to remove private roof decks from the design, which would make this standard not applicable.		X	Not Applicable.	Does not apply.
				i. Each ground floor dwelling unit shall have a minimum of 120 square feet of usable private recreation space.	G3	A.11.b.i.	X	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable. See sheet G3.	Standard not met.	X	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable. See sheet G3.	Standard not met.	X	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable. See sheet G3.		X	Not Applicable.	Does not apply.
				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.	A2 Series A3 Series A4.030- A4.031	A.11.b.ii.	X	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	Standard not met.	X	49% of the units (126 units) comply. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	Standard not met.	X	All Townhome units comply, see Townhome plan sheets.		X	Not Applicable.	Does not apply.
				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.	G11	A.11.c.	X	Residential community recreation space (100 sf x 255 units = 25,500 sf) is provided as part of the site-wide open space. See sheet G11.	Standard met.	X	Residential community recreation space (100 sf x 255 units = 25,500 sf) is provided as part of the site-wide open space. See sheet G11.	Standard met.	X	Residential community recreation space (100 sf x 255 units = 25,500 sf) is provided as part of the site-wide open space. See sheet G11.	Standard met.	X	Not Applicable.	Does not apply.
				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.	G11	A.11.c.i.	X	For the purposes of this calculation, the Meadow and the Paseo meet the Community Recreation space requirement. Please see sheet G11 for more information.	Standard met.	X	For the purposes of this calculation, the Meadow and the Paseo meet the Community Recreation space requirement. Please see sheet G11 for more information.	Standard met.	X	For the purposes of this calculation, the Meadow and the Paseo meet the Community Recreation space requirement. Please see sheet G11 for more information.	Standard met.	X	For the purposes of this calculation, the Meadow and the Paseo meet the Community Recreation space requirement. Please see sheet G11 for more information.	Standard met.
				ii. Community recreation space shall be provided in multi-family residential development projects at a minimum of 100 square feet per residential unit.	A1.101 G11	A.11.c.ii.	X	100% Affordable Housing building complies. Recreation space requirements are indicated on sheet A1.101. Total site community recreation space is indicated on G11 alongside site Open Space requirements.	Standard met.	X	For the purposes of this calculation, the Meadow and the Paseo meet the Community Recreation space requirement. Please see sheet G11 for more information.	Standard met.	X	For the purposes of this calculation, the Meadow and the Paseo meet the Community Recreation space requirement. Please see sheet G11 for more information.	Standard met.	X	Not Applicable.	Does not apply.
				iii. A project with four or less residential units is exempt from community recreation space requirements.	N/A	A.11.c.iii.	X	Not Applicable.	Does not apply.	X	For the purposes of this calculation, the Meadow and the Paseo meet the	Standard met.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
				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.	G11	A.11.c.iv.	X	Not Applicable.	Does not apply.	X	Project complies without counting the Mixed Use Multi-Family landscaped roof. See sheet G11.	Standard met.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
A.12. Building Placement																		
YES	NO	N/A	Objective Design Standard		SHEET													
			A.12.1	To ensure buildings provide a continuous frontage along sidewalks, development in commercial zones shall place at least 75 percent of any ground floor street-facing façade on or within five feet of the setback line designated in the Town Code.	A1.100	A.12.1	X	Not Applicable.	Does not apply.	X	The Project proposes a Paseo to connect Los Gatos Boulevard to the Meadow, which would house the ground floor retail consistent with the Project's first concession request and serve as a Project amenity serving the public and future Project residents. Providing 75 percent of any street-facing façade would require a Project redesign to remove the proposed amenity and conflict with its concession request. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	Standard not met.	X	Not Applicable.	Does not apply.	X	The Project proposes a Paseo to connect Los Gatos Boulevard to the Meadow, which would house the ground floor retail consistent with the Project's first concession request and serve as a Project amenity serving the public and future Project residents. Providing 75 percent of any street-facing façade would require a Project redesign to remove the proposed amenity and conflict with its concession request. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	Standard not met.

			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:	L1.11 A4.011	A.12.2	X	Not Applicable.	Does not apply.	X	Project Complies with all elements utilized. Refer to sheet A4.011 for location of commercial storefront. Amenities below are detailed all along the commercial storefront and shown on L1.11.	Standard met.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
				a. Landscape materials or raised planters;	L1.11	A.12.2.a.	X	Not Applicable.	Does not apply.	X	See note above.	Standard met.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
				b. Walls designed to accommodate pedestrian seating, no higher than 36 inches;	L1.11	A.12.2.b.	X	Not Applicable.	Does not apply.	X	See note above.	Standard met.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
				c. Site furnishings, including fountains, sculptures, and other public art; or	L1.11	A.12.2.c.	X	Not Applicable.	Does not apply.	X	See note above.	Standard met.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
				d. Tables and chairs associated with the ground floor use.	L1.11	A.12.2.d.	X	Not Applicable.	Does not apply.	X	See note above.	Standard met.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
<b>B. BUILDING DESIGN</b>																		
<b>B.1. Massing and Scale</b>																		
YES	NO	N/A	Objective Design Standard		SHEET													
			B.1.1	Multiple-story building façades that face a street shall incorporate breaks in the building mass by implementing a <u>minimum</u> of three of the following solutions along the combined façade area of all primary buildings facing the street:	See below	B.1.1	X	100% Affordable Housing - Complies, as noted below.	Standard met.	X	Mixed Use Multi-Family - Complies, as noted below.	Standard met.	X	The primary street-facing façade of townhomes complies with B1.1.1b, c and f. However, since each façade of the townhomes faces a street, depending on siting, the Townhomes do not comply. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	Standard not met.	X	Not Applicable.	Does not apply.
				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;	A4.102	B1.1a	X	Not Utilized for 100% Affordable Housing.	Does not apply.	X	Mixed Use Multi-Family - complies, See Sheet A4.102.	Standard met.	X	Not utilized for Townhomes.	Does not apply.	X	Not Applicable.	Does not apply.
				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;	A3 Series	B1.1b	X	Not Utilized for 100% Affordable Housing.	Does not apply.	X	Not Utilized for Mixed Use Multi-Family.	Does not apply.	X	The primary street-facing façade of the townhomes complies, however, since each façade of the townhomes faces a street, depending on siting, it is not possible for the townhomes to comply with this requirement. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	Does not apply.	X	Not Applicable.	Does not apply.
				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;	A2.100- A2.104 A4.101	B1.1c	X	100% Affordable Housing - complies, See Sheets A2.100-A2.104.	Standard met.	X	Mixed Use Multi-Family - complies, See Sheet A4.101	Standard met.	X	The primary street-facing façade of the townhomes complies, however, since each façade of the townhomes faces a street, depending on siting, it is not possible for the townhomes to comply with this requirement. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	Does not apply.	X	Not Applicable.	Does not apply.
				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 façade less than 50 feet, the arcade must be a minimum of 80 percent of the full building façade.	N/A	B1.1d	X	Not Utilized for 100% Affordable Housing.	Does not apply.	X	Not Utilized for Mixed Use Multi-Family.	Does not apply.	X	Not utilized for Townhomes.	Does not apply.	X	Not Applicable.	Does not apply.
				e. Ground floor open area abutting street-facing façade with a minimum area of 60 square feet; or	A2.100- A2.104 A4.101	B1.1e	X	100% Affordable Housing - complies, See Sheets A1.101, A2.100-A2.104.	Standard met.	X	Mixed Use Multi-Family - complies, See Sheets A4.101	Standard met.	X	Not utilized for Townhomes.	Does not apply.	X	Not Applicable.	Does not apply.
				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.	A2.100- A2.104	B1.1f	X	100% Affordable Housing - complies, See Sheets A2.100-A2.104.	Standard met.	X	Not Utilized for Mixed Use Multi-Family.	Does not apply.	X	The primary street-facing façade of the townhomes complies, however, since each façade of the townhomes faces a street, depending on siting, it is not possible for the townhomes to comply with this requirement. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	Does not apply.	X	Not Applicable.	Does not apply.
			B.1.2	Upper floors above two stories shall be set back by a minimum of five feet from the ground-floor façade.	N/A	B.1.2	X	Not Utilized for 100% Affordable Housing. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	Standard not met.	X	Not Utilized for Mixed Use Multi-Family. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	Standard not met.	X	Not utilized for Townhomes.	Does not apply.	X	Not Applicable.	Does not apply.
<b>B.2. Parking Structure Design</b>																		
YES	NO	N/A	Objective Design Standard		SHEET													
			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.	A4.011	B.2.1	X	Not Applicable.	Does not apply.	X	Yes, the ground floor facades of the parking structure facing the streets will be fenestrated on a minimum 40% of the facade as noted on sheet A4.011.	Standard met.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
			B.2.2	Façade openings on upper levels of a parking structure shall be screened at a minimum 10 percent and up to 30 percent of the opening to prevent full transparency into the structure.	N/A	B.2.2	X	Not Applicable.	Does not apply.	X	N/A, there are no upper levels of parking	Does not apply.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.

			B.2.3	Parking structures facing a street and greater than 40 feet in length shall include landscaping between the building façade and the street, or façade articulation of at least 25 percent of the façade length. The façade articulation shall be implemented by <u>one</u> of the following solutions:	N/A	B.2.3	X	Not Applicable.	Does not apply.	X	N/A, there are no portions of the parking structure façade facing a street longer than 40 feet in length.	Does not apply.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
				a. An offset of the façade plane with a depth of at least 18 inches for a minimum of eight feet in horizontal length; or	N/A	B.2.3.a.	X	Not Applicable.	Does not apply.	X	N/A, there are no portions of the parking structure façade facing a street longer than 40 feet in length.	Does not apply.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
				b. A different building material covering the entire façade articulation.	N/A	B.2.3.b.	X	Not Applicable.	Does not apply.	X	N/A, there are no portions of the parking structure façade facing a street longer than 40 feet in length.	Does not apply.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
B.3. Roof Design																		
YES	NO	N/A	Objective Design Standard		SHEET													
			B.3.1	At intervals of no more than 40 feet along the building façade, horizontal eaves shall be broken using at <u>least one</u> of the following strategies:	A2.104	B.3.1	X	100% Affordable Housing complies, See sheet A2.104	Standard met.	X	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	Standard not met.	X	Townhomes comply - see A3.1.2.200 through A3.7.2.200.	Standard met.	X	Not Applicable.	Does not apply.
				a. Gables;	A2.104	B3.1.a.	X	100% Affordable Housing complies, See sheet A2.104	Standard met.	X	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	Standard not met.	X	Townhomes comply. Please see sheets A3.1.2.200, A3.2.2.200, A3.3.2.200, A3.4.2.200, A3.5.2.200, A3.6.2.200, A3.7.2.200.	Standard met.	X	Not Applicable.	Does not apply.
				b. Building projection with a depth of a minimum of two feet;	A2.104	B.3.1.b.	X	YES, MIN 2' PROJECTION are indicated to demonstrate compliance, See sheet A2.104 AND A2.200-A2.201.	Standard met.	X	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	Standard not met.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
				c. Change in façade or roof height of a minimum of two feet;	A2.104	B3.1.c.	X	YES, MIN 2' CHANGE IN HEIGHT are indicated to demonstrate compliance, See sheet A2.104 AND A2.200-A2.201.	Standard met.	X	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	Standard not met.	X	All townhomes comply. See sheets A3.1.2.200, A3.2.2.200, A3.3.2.200, A3.4.2.200, A3.5.2.200, A3.6.2.200.	Standard met.	X	Not Applicable.	Does not apply.
				d. Change in roof pitch or form; or	A2.104	B3.1.d.	X	YES, CHANGE IN PITCH are indicated to demonstrate compliance, See sheet A2.104 AND A2.200-A2.201.	Standard met.	X	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	Standard not met.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
				e. Inclusion of dormers, parapets, and/or varying cornices.	A2.104	B3.1.e.	X	YES, PARAPET ANNOTATIONS ARE INDICATED TO demonstrate compliance, See sheet A2.104 AND A2.200-A2.201.	Standard met.	X	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	Standard not met.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
			B.3.2	Skylights shall have a flat profile rather than domed.	N/A	B.3.2	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
			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.	A2.104	B.3.3	X	Not Applicable, as there is no dormer on the 100%Affordable Building	Does not apply.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
			B.3.4	Carport roof materials shall be the same as the primary building.	N/A	B.3.4	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
B.4. Façade Design and Articulation																		
YES	NO	N/A	Objective Design Standard		SHEET													
			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:	A2.200-A2.201 A3 Series A4.400-A4.401	B.4.1	X	100% Affordable Housing complies. See sheet A2.200-A2.201	Standard met.	X	Mixed Use Multi-family complies with two of the solutions, items b and d.	Standard met.	X	Townhomes comply at Front Façade of each building, but redesigning the Project to differentiate the base of the buildings at the Rear/Garage or Side Façades would affect the overall residential capacity by reducing the building form and floor area for the Project's residential uses. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	Standard not met.	X	Not Applicable.	Does not apply.
				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;	A2.200-A2.201 A3 Series	B4.1.a.	X	100% Affordable Housing complies. See sheet A2.200-A2.201	Standard met.	X	Not Utilized.	Does not apply.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
				b. Balconies or habitable projections with a minimum depth of two feet for a minimum of 20 percent length of the street-facing façade;	A3 Series A4.200 A4.104	B4.1.b.	X	Not Utilized.	Does not apply.	X	Mixed Use Multi-family complies. For the balcony length calculations, see sheet A4.104	Standard met.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
				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;	A2.200 A2.201	B4.1.c.	X	Not Utilized.	Does not apply.	X	Not Utilized.	Does not apply.	X	Not Utilized.	Does not apply.	X	Not Applicable.	Does not apply.
				d. The use of at least two different façade materials, each covering a minimum of 20 percent of the street-facing façade, or	A2.200-A2.201 A3 Series	B4.1.d.	X	100% Affordable Housing complies. See Notes on sheet: A2.200, A2.201	Standard met.	X	Mixed Use Multi-family complies. See sheets A4.200-A4.201	Standard met.	X	Not Utilized.	Does not apply.	X	Not Applicable.	Does not apply.
				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.	A3 Series	B4.1.e.	X	Not Utilized.	Does not apply.	X	Not Utilized.	Does not apply.	X	Not Utilized.	Does not apply.	X	Not Applicable.	Does not apply.
			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.	A2.200-A2.201 A3 Series	B.4.2	X	100% Affordable Housing complies. See sheet A2.200-A2.201	Standard met.	X	Mixed Use Multi-family complies. See sheets A4.200-A4.202	Standard met.	X	All Townhomes comply. See A3 Series.	Standard met.	X	Not Applicable.	Does not apply.
B.4. Façade Design and Articulation (continued)																		
YES	NO		Objective Design Standard		SHEET													
			B.4.3	Variation in the street-facing façade planes shall be provided for buildings greater than one story by incorporating any combination of the following architectural solutions to achieve a <u>minimum of 16 points</u> :		B.4.3	X	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	Standard not met.	X	Mixed Use Multi-family - complies, see below for point break-down and total points summary.	Standard met.	X	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	Standard not met.	X	Not Applicable.	Does not apply.

Page 7 of 8

			B.4.7	Pedestrian entries to buildings shall meet minimum dimensions to ensure adequate access based on use and development intensity. Building entries inclusive of the doorway and the facade plane shall meet the following minimum dimensions:	A2.200-A2.201 A3.2 Series A4.2 Series A 5.202-A5.203	B.4.7	X	100% Affordable Housing complies, see sheets A2.200-A2.201	Standard met.	X	Mixed Use Multi-family complies, see A4.101	Standard met.	X	All Townhomes Comply, see A3.2 Series	Standard met.	X	Complies. See A5.202-A5.203	Standard met.
				a. Individual residential entries: five feet in width	A3.2 Series	B.4.7.a.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.	X	All Townhomes Comply	Standard met.	X	Not Applicable.	Does not apply.
				b. Single entry to multiple residential unit building, including Residential Mixed-Use buildings: eight feet in width	A2.200-A2.201 A4.101	B.4.7.b.	X	100% Affordable Housing complies, see A2.200-A2.201 or A2.100	Standard met.	X	Mixed Use Multi-family complies. See sheet A4.101	Standard met.	X	All Townhomes: N/A	Does not apply.	X	Not Applicable.	Does not apply.
				c. Storefront entry: six feet in width	A2.200-A2.201 A4.101	B.4.7.c.	X	100% Affordable Housing complies, see A2.200-A2.201 or A2.100	Standard met.	X	Mixed Use Multi-family complies. See sheet A4.101	Standard met.	X	All Townhomes: N/A	Does not apply.	X	Complies. See A5.202-A5.203	Standard met.
			B.4.8	Mirrored windows are prohibited.	N/A	B.4.8	X	No mirrored windows proposed.	Standard met.	X	No mirrored windows proposed.	Standard met.	X	No mirrored windows proposed.	Standard met.	X	No mirrored windows proposed.	Standard met.
			B.4.9	Awnings shall be subject to the following requirements:	A2.200-A2.201 A3.2 Series A4.2	B.4.9	X	100% Affordable Housing complies, see A2.200-A2.201.	Standard met.	X	Mixed Use Multi-family complies, see A4.2	Standard met.	X	All Townhomes comply, see A3.2 Series	Standard met.	X	Complies. See A5.202-A5.203	Standard met.
				a. A minimum vertical clearance of eight feet measured from the pedestrian pathway;	A2.200-A2.201 A3.2 Series A4.200	B.4.9.a.	X	100% Affordable Housing - vertical height of awning + canopies is indicated to demonstrate compliance, See sheet A2.200	Standard met.	X	Mixed Use Multi-Family complies - see A4.200-A4.201.	Standard met.	X	Townhomes comply. Dimensions added to townhome elevation sheets: A3.1.2.200, A3.2.2.200, A3.3.2.200, A3.4.2.200, A3.5.2.200	Standard met.	X	Complies. See A5.202-A5.204	Standard met.
				b. Shall not extend beyond individual storefront bays; and	A2.200-A2.201 A3.2 Series A4.200-A4.201	B.4.9.b.	X	100% Affordable Housing complies, see A2.200-A2.201.	Standard met.	X	Mixed Use Multi-family complies, see A4.2	Standard met.	X	All Townhomes comply, see A3.2 Series	Standard met.	X	Complies. See A5.202-A5.205	Standard met.
				c. Shall not be patterned or striped.	A2.200-A2.201	B.4.9.c.	X	100% Affordable Housing complies, see A2.200-A2.201.	Standard met.	X	Mixed Use Multi-family complies, see A4.400-A4.401.	Standard met.	X	All Townhomes comply, see A3.2 Series	Standard met.	X	Complies. See A5.202-A5.206	Standard met.
			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.	A2.200-A2.201	B.4.10	X	Not Applicable.	Does not apply.	X	Mixed Use Multi-family Complies.	Standard met.	X	All Townhomes comply Except for F3. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not	Standard not met.	X	Not Applicable.	Does not apply.
			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.	A2.200-A2.201 A3.2 Series	B.4.11	X	100% Affordable Housing complies, see A2.200-A2.201.	Standard met.	X	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	Standard not met.	X	All Townhomes comply Except for F3. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	Standard not met.	X	Not Applicable.	Does not apply.
			B.4.12	Residential Mixed-Use buildings shall provide at least one of the following features along street-facing facades where the facade exceeds 50 feet in length:		B.4.12	X	Not Applicable.	Does not apply.	X	Mixed Use Multi-family complies.	Standard met.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
				a. A minimum five-foot offset from the facade plane for a length of at least 10 feet;	A4.101	B.4.12.a.	X	Not Applicable.	Does not apply.	X	Mixed Use Multi-family complies, see A4.101.	Standard met.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
				b. Multiple pilasters or columns, each with a minimum width of two feet; or		B.4.12.b.	X	Not Applicable.	Does not apply.	X	Not Utilized	Does not apply.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
				c. Common open space, such as a plaza, outdoor dining area, or other spaces.		B.4.12.c.	X	Not Applicable.	Does not apply.	X	Not Utilized	Does not apply.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
			B.4.13	Continuous blank facades on any floor level shall not exceed 25 percent of the entire facade length along any street.		B.4.13	X	100% Affordable Housing complies, see A2.200.	Standard met.	X	Because a waiver pursuant to the State Density Bonus Law has been requested,	Standard not met.	X	All Townhomes comply, see A3.1.2.200, A3.2.2.200, A3.3.2.200.	Standard met.	X	Complies. See A5.202-A5.206	Standard met.