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 STA	NDARDS					Obj. Design Std.	10	0% Affordable Housing (Bldg. G1)	Staff Response		Mixed Use (Bldg. E1)	Staff Response		nes (Bldgs. A1 through A4, B1 through hrough C3, D1 and D2, F1 through F3, and H1 and H2)	Staff Response	Con	mercial Buildings (Bldgs. J and I1)	Staff Response
.1. Pedest	rian Acce	255					Yes/No/N A	Applicant Response, dated March 7, 2025		Yes/No/I A	N 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 Des A.1.1	ign Standard 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.	SHEET G3, C6, L1.00	A.1.1	x	4-foot-wide min. pedestrian pathway network is provided throughout the side 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 side 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 side 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 side 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.
			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 leasts is inches in height and at least six feet in width. A pedestrian pathway is exempt from this standard where it crosses a parking vehicular drive aisle.		A.1.2	x	Project Complies	Standard met.	x	Project Complies	Standard met.	x	Project Complies	Standard met.	x	Project Complies	Standard met.
			ng (Class II) Objective Des	ign Standard Short-erm 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.	SHEET													
			A2.1	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 throughtout 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.		x	Short-term bicycle parking is distributed throughout the project site area near building entrances.		x	Short-term bicycle parking cannot be accommodated within SU 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.		x	Short-term bicycle parking cannot be accommodated within SO' 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.	Standard not me
			A.2.2	Short-erm 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 facet of non-reigential filor area is provided. See sheet G12 for more information.	Standard not met.	x	Long-term bicycle parking is provided at one space per unit. Stort-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 more information.	Standard not met.	x	One space per 2,000 square feet of non- residential floar area is provided. See sheet G12 for more information.	Standard met.
			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.	х	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	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	N/A	A.2.4	x	Not applicable, all short-term racks are less than 20 spaces, and distributed	Does not apply.	x	Not applicable, all short-term racks are less than 20 spaces, and distributed	Does not apply.	x	Not applicable, all short-term racks are less than 20 spaces, and	Does not apply.	x	Not applicable, all short-term racks are less than 20 spaces, and distributed	Does not apply.
.3. Long-T YES			g (Class I) Objective Des	protection structure. ign Standard Long-term bicycle parking facilities (Class I bicycle parking facility) consists of bicycle lockers or bicycle rooms with key access for use by residents.	SHEET			throughout the site.			throughout the site.			distributed throughout the site.		I	throughout the site.	
			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	Does not apply.
			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.	х	Project Complies. See A4.020, A4.011 and A4.013.	Standard met.	x	Not applicable; Townhomes have garages.	Does not apply.	x	Not applicable	Does not apply.
			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	Does not apply.	x	Not applicable	Does not apply.
				 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	garages. Not applicable; Townhomes have	Does not apply.	x	Not applicable	Does not apply.
				 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	garages. Not applicable; Townhomes have garages.	Does not apply.	x	Not applicable	Does not apply.
			A.3.4	Bicycle rooms with key access minimum requirements:														
				 Bicycle rooms shall have a minimum ceiling height of seven feet. 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 A2.100, A2.300 A4.013	A3.4a A3.4b	x x	Project Complies. See A2.100 and A2.300. Project Complies. See A2.100 and A2.300.	Standard met. Standard met.	x x	Project Complies. See A4.013. Project Complies. See A4.013.	Standard met. Standard met.	x x	Not applicable; Townhomes have garages. Not applicable; Townhomes have garages.	Does not apply. Does not apply.	x x	Not applicable Not applicable	Does not apply. Does not apply.

		c. Long-term bicycle parking spaces shall be served by an aisle with a	A2.100,	A3.4c	v	Project Complies. See A2.100 and	Standard met.	x	Project Complies. See A4.013.	Standard met.	x	Not applicable; Townhomes have	Does not apply.	x	Not applicable	Does not apply.
		minimum width of six feet. d. Maneuverability space of at least two feet shall be provided between	A2.300 A4.013 A2.100,	8 A3.4d	x	A2.300. Project Complies. See A1.101 and	Standard met.	X	Project Complies. See A4.013.	Standard met.	*	garages. Not applicable; Townhomes have	Descent sector	*	Not see Packla	Descent sector
		a. Maneuverability space of at least two reet shall be provided between the aisle and long-term bicycle parking spaces	A2.300 A4.013	8	x	Project Compues, see AL101 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.		x	vot appirable; rownnomes nave 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 lenght, 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	8 A3.4e	x	To maintain adequate space for residential density and proposed open space, the Affordable Housing proposes horizontal stacked parking. See sheet A.2100. Each 78° x 34° clear module can store (4) bicycles. Although the propose 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 directly and proposed open space, the Multi-family building provides a mix of two tier ill rassist, 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 Ad.013. Although the proposed bicycle cacks would not meet the Objective Design Standards' dimensions, a reduction is meetsary to provide adequate long-term bicycle parking without reducing the Project's residential dinstr. 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 Acce				-												
YES NO	N/A Obje A.4.1	tive Design Standard Off-street parking lots shall have vehicular circulation using an internal vehicular network that precludes the use of a public street for aisle-to-aisl internal circulation.	G3 e	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				_												
YES NO	N/A Obje	tive Design Standard Surface parking lots and carports shall not be located between the primar	SHEET G3	A.5.1		Project complies, see G3.	Standard met.		Project complies, see G3.	Standard met.		Project complies, see G3.	Standard met.		The project is designed to prioritize the	Standard not met.
		building frontage and the street.			x			x			x			x	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 strume 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 reduce its residential density. Recause a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	
	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		A.5.2		Project complies, see G3.	Standard met.		Project complies, see G3.	Standard met.		Project complies, see G3.	Standard met.		Project complies, see G3.	Standard met.
		than 10 consecutive parking stalls. One tree shall be provided in each			x			х			x			x		
A.6. Parking Struct	ture Access	landscape area.	<u> </u>			1						1				1
YES NO	N/A Obje	tive Design Standard	SHEET			Nat Applicable	Dees not		Multi family Duildir - has a David	Standard		Net Applicable	Dees not		Not Applicable	Dees not
	A.6.1	Any vehicular entry gate to a parking structure shall be located to allow a minimum of 13 feet between the gate and the back of the sidewalk to minimize conflicts between sidewalks and vehicle queuing.	A4.011 A4.301	L A.b.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 B1 feet between this roll up door and back of sidewalk is provided. At the garage entry located mid-block along C3 Street and going into level 1, no gates o 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.	5 r	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.

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Image: Provide and prov			A.0.5		A4.020	A.0.5		Not Applicable.	Does not apply.		Structure, but a pedestrian access gate	Standard not met.		Not Applicable.	Does not apply.		Not Applicable.	Dues not
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Image:			A.7.2	Exterior lighting shall be fully shielded and restrain light to a minimum 30	EL100	A.7.2		Project complies, see sheet EL100	Standard met.		Project complies, see sheet EL100	Standard met.		Project complies, see sheet EL100	Standard met.		Project complies, see sheet EL100	Standard
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Image: Normal Sector Image: Normal Sector <th< td=""><td></td><td></td><td>1</td><td>street. Solar equipment is exempt from this requirement.</td><td></td><td>1</td><td></td><td>A2.100-A2.104.</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>5/A5.202.</td><td></td></th<>			1	street. Solar equipment is exempt from this requirement.		1		A2.100-A2.104.									5/A5.202.	
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Image: Properties in the section of the sectin of the section of the section of the section o			A.8.1	At least 50 percent of the front setback area shall be landscaped.	64	A.8.1	х		Standard met.	х		Standard met.	х		standard met.	х		Standard
Image: Made: Made: <t< td=""><td></td><td></td><td>A.8.2</td><td>A minimum 10-foot-wide landscape buffer shall be provided along the full</td><td>L1 series</td><td>A.8.2</td><td></td><td></td><td>Does not apply.</td><td>х</td><td>Project complies. See note added to</td><td>Standard met.</td><td></td><td></td><td>Does not apply.</td><td></td><td></td><td>Does no</td></t<>			A.8.2	A minimum 10-foot-wide landscape buffer shall be provided along the full	L1 series	A.8.2			Does not apply.	х	Project complies. See note added to	Standard met.			Does not apply.			Does no
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Bit Mode Not			A.8.3	shared property line. Tree species shall be selected from the Town of Los Gatos Master Street Tree List and shall be an innimum 15-gallon size. 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	L1.00	A.8.3	x	primary building or 3-foot height	Standard met.	x	primary building or 3-foot height	Standard met.	x	Not Applicable.		x		Standar
No. Observes registery standard Standard met. Standard met. Standard met. Standard met. No Standard met.			A.8.3	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. 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 Aciang setBack, screening may not exceed a height of	L1.00	A.8.3	x	primary building or 3-foot height	Standard met.	x	primary building or 3-foot height	Standard met.	x	Not Applicable.		x		Standa
Image of the problement spectra	ing		A.8.3	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. 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 Aciang setBack, screening may not exceed a height of	L1.00	A.8.3	x	primary building or 3-foot height	Standard met.	x	primary building or 3-foot height	Standard met.	x	Not Applicable.		x		Standar
Image: Note:	cing NO	N/A	Objective De	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. 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.	SHEET	-	x	primary building or 3-foot height landscaping. See sheet L1.00.		x	primary building or 3-foot height landscaping. See sheet L1.00.		x		Chandrad	x	11.00.	
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Image Number A 9.4 Perimeter barring gates for whicks and pedestrian entry gates shall have an N/A A 9.2 X Not Applicable. Does not apply. X Not Applicable.<		N/A	Objective De	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. 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.	SHEET	-	x	primary building or 3-foot height landscaping. See sheet L1.00.		x	primary building or 3-foot height landscaping. See sheet L1.00. No fences, walls, or gates within		x	No fences, walls, or gates within	Standard met.	x	L1.00. No fences, walls, or gates within	Standar Standar
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a A break, offset, or landscape pocket in the walplane 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 0 percent of the total length of the retaining wall.	NO taining W	alis	Objective Dr A.9.1 A.9.2 A.9.2 A.9.4 Objective Dr A.10.1	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. 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. Surface parking lots and a stress within required setbacks along all street frontages are prohibited unless used to screen on-site parking spaces from view from the street. Chain link fencing is prohibited. Perimeter barrier gates for vehicles and pedestrian entry gates shall have a maximum height of six feet. Solid vehicular and pedestrian entry gates are prohibited. Entry gates shall be a minimum 50 percent open view.	SHEET A2.100 N/A N/A A4.011 A4.201 SHEET C7-C12	A.9.1 A.9.2 A.9.2 A.9.4 A.9.4	x x x	primary building or 3-foot height landscaping. See sheet L1.00. 100% Affordable Housing complies this this standard - no fences, walls or gates with setbacks. Project complies. Not Applicable. Not Applicable.	Standard met. Standard met. Does not apply. Does not apply.	x x x x	primary building or 3-foot height landscaping. See sheet L1.00. No fences, walls, or gates within setbacks. Project complies. Not Applicable. 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. Standard met. Does not apply. Standard met.	x x x x	No fences, walls, or gates within setbacks. Project complies. Not Applicable. Not Applicable. Project complies.	Standard met. Does not apply. Does not apply.	x x x	L1.00. No ferces, walls, or gates within setbacks. Project comples. Not Applicable. Not Applicable.	Standar Standar Does no Does no
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b. Landscaping at a minimum height of three feet at the time of installation along a minimum of 0 percent of the total length of the retaining wall. b. Landscaping at a minimum height of three feet at the time of Bonus Law has been requested, this b. Landscaping at a minimum height of the total length of the purpose of the total length of the total length of the standards is not applicable. b. Landscaping at a minimum height of three feet at the time of purpose of the total length of the total length of the standards is not applicable. b. Landscaping at a minimum height of the standards is not applicable. b. Landscaping at a minimum height of the standards is not applicable. b. Landscaping at a minimum height of the standards is not applicable. b. Landscaping at a minimum height of the standards is not applicable. b. Landscaping at a minimum height of the standards is not applicable. b. Landscaping at a minimum height of the standards is not applicable. b. Landscaping at a minimum height of the standards is not applicable. b. Landscaping at a minimum height of the standards is not applicable. b. Landscaping at a minimum height of the standards is not applicable. b. Landscaping at a minimum height of the standards is not applicable. b. Landscaping at a minimum height of the standards is not applicable. b. Landscaping at a minimum height of the standards is not applicable. b. Landscaping at a minimum height of the standards is not applicable. b. Landscaping at a minimum height of the standards is not applicable. b. Landscaping at a minimum height of the standards is not applicable. b. Landscaping at a minimum height of the standards is not applicable. b. Landscaping at a minimum height of	NO NO taining W	alis	Objective Dr A.9.1 A.9.2 A.9.2 A.9.4 Objective Dr A.10.1	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. 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. Steen the street facing setback, screening may not exceed a height of three feet. Chain link fercing is prohibited. Perimeter barrie gates for vehicles and pedestrian entry gates shall have a maximum height of six feet. Solid vehicular and pedestrian entry gates are prohibited. Entry gates shall be a minimum 50 percent open view.	SHEET A2.100 N/A N/A A4.011 A4.201 SHEET C7-C12	A.9.1 A.9.2 A.9.2 A.9.4 A.9.4	x x x	primary building or 3-foot height landscaping. See sheet L1.00. 100% Affordable Housing complies this this standard - no fences, walls or gates with setbacks. Project complies. Not Applicable. Project complies.	Standard met. Standard met. Does not apply. Does not apply.	x x x x	primary building or 3-foot height landscaping. See sheet L1.00. No fences, walls, or gates within setbacks. Project complies. Not Applicable. 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. Project complies. There is a new retaining wall between C5 street and the neighboring property.	Standard met. Standard met. Does not apply. Standard met.	x x x x	No fences, walls, or gates within setbacks. Project complies. Not Applicable. Not Applicable. Project complies.	Standard met. Does not apply. Does not apply. Standard met.	x x x	L1.00. No fences, walls, or gates within setbacks. Project complies. Not Applicable. Project complies.	Standar Standar Does no Does no
installation along a minimum of 60 percent of the total length of the retaining wall.	NO NO taining W	alis	Objective Dr A.9.1 A.9.2 A.9.2 A.9.4 Objective Dr A.10.1	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. Surface parking lots shall be screened from view of the street with landscaping or a vall 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. Sum Standard 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. Chain link fencing is prohibited. Perimeter barrier gates for vehicles and pedestrian entry gates shall have a maximum height of six feet. Solid vehicular and pedestrian entry gates are prohibited. Entry gates shall be a minimum 50 percent open view.	SHEET A2.100 N/A N/A A4.011 A4.201 SHEET C7-C12	A.9.1 A.9.2 A.9.2 A.9.4 A.9.4	x x x x	primary building or 3-foot height landscaping. See sheet L1.00. 100% Affordable Housing complies this this standard - no fences, walls or gates with setbacks. Project complies. Not Applicable. Project complies.	Standard met. Standard met. Does not apply. Does not apply.	x x x x	primary building or 3-foot height landscaping. See sheet 11.00. No fences, walls, or gates within setbacks. Project complies. Not Applicable. 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. Project complies. There is a new retaining wall between CS street and the neighbor existing grade is	Standard met. Standard met. Does not apply. Standard met.	x x x x	No fences, walls, or gates within setbacks. Project complies. Not Applicable. Not Applicable. Project complies. There is a new retaining wall between C5 street and the neighboring projerty. Adjacent	Standard met. Does not apply. Does not apply. Standard met.	x x x x	L1.00. No fences, walls, or gates within setbacks. Project complies. Not Applicable. Project complies.	Standar Standar Does no Does no Standar
retaining wall. Law has been requested, this	NO taining W	alis	Objective Dr A.9.1 A.9.2 A.9.2 A.9.4 Objective Dr A.10.1	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. 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. Setting and the street within required setbacks along all street frontages are prohibited unless used to screen on-site parking spaces from view from the street. Cohain link fencing is prohibited. Perimetre barrier gates for vehicles and pedestrian entry gates shall have a maximum height of six feet. Solid vehicular and pedestrian entry gates are prohibited. Entry gates shall be a minimum 50 percent open view. Strenge Standard 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 not arkinght continuous direction for more than 50 percent oncount in a straight continuous direction for more than 50 percent oncount in the wall plane of at least three feet in height and two feet in delpty, and	SHEET A2.100 N/A N/A A4.011 A4.201 SHEET C7-C12	A.9.1 A.9.2 A.9.2 A.9.4 A.9.4	x x x x	primary building or 3-foot height landscaping. See sheet L1.00. 100% Affordable Housing complies this this standard - no fences, walls or gates with setbacks. Project complies. Not Applicable. Project complies.	Standard met. Standard met. Does not apply. Does not apply.	x x x x	primary building or 3-foot height landscaping. See sheet L1.00. No fences, walls, or gates within setbacks. Project complies. Not Applicable. 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. Project complies. There is a new retaining wall between CS street and the neighboring property. Adjacent neighbor existing grade is Ower than this project site. Because a	Standard met. Standard met. Does not apply. Standard met.	x x x x	No fences, walls, or gates within setbacks. Project complies. Not Applicable. Not Applicable. Project complies. There is a new retaining wall between C5 street and the neighboring property. Adjacent neighboring grade is lower than	Standard met. Does not apply. Does not apply. Standard met.	x x x x	L1.00. No fences, walls, or gates within setbacks. Project complies. Not Applicable. Project complies.	Standar Standar Does no Does no Standar
	NO aining W	alis	Objective Dr A.9.1 A.9.2 A.9.2 A.9.4 Objective Dr A.10.1	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. 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. Surface parking lots shall be a within required setbacks along all street frontages are prohibited unless used to screen on-site parking spaces from view from the street. Chain link fencing is prohibited. Perimeter barrier gates for vehicles and podestrian entry gates shall have a maximum height of six feet. Solid vehicular and pedestrian entry gates are prohibited. Entry gates shall be a minimum 50 percent open view.	SHEET A2.100 N/A N/A A4.011 A4.201 SHEET C7-C12	A.9.1 A.9.2 A.9.2 A.9.4 A.9.4	x x x x	primary building or 3-foot height landscaping. See sheet L1.00. 100% Affordable Housing complies this this standard - no fences, walls or gates with setbacks. Project complies. Not Applicable. Project complies.	Standard met. Standard met. Does not apply. Does not apply.	x x x x	primary building or 3-foot height landscaping. See sheet 11.00. No ferces, walls, or gates within setbacks. Project compiles. Not Applicable. The multi-family building compiles. The overhead roli 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. Project compiles. There is a new retaining wall between CS street and the neighboring property. Adjacent neighbor existing grade is lower than this project site. Because a waiver pursuant to the State Density	Standard met. Standard met. Does not apply. Standard met.	x x x x	No fences, walls, or gates within setbacks. Project complies. Not Applicable. Not Applicable. Project complies. There is a new retaining wall between C5 street and the neighboring projerty. Adjacent neighboring project. Because a waiver	Standard met. Does not apply. Does not apply. Standard met.	x x x x	L1.00. No fences, walls, or gates within setbacks. Project complies. Not Applicable. Project complies.	Standar Standar Does n Does n Standar
	NO NO	alis	Objective Dr A.9.1 A.9.2 A.9.2 A.9.4 Objective Dr A.10.1	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. 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 py a primary building. When located in a street 4 acing setback, screening may not exceed a height of three feet. Sign Standard Fences, wall, and gates within required setbacks along all street frontages are prohibited unless used to screen on-site parking spaces from view from the street. Chain link fencing is prohibited. Perimetre barrier gates for vehicles and pedestrian entry gates shall have a maximum height of six feet. Solid vehicular and pedestrian entry gates are prohibited. Entry gates shall be a minimum 50 percent open view.	SHEET A2.100 N/A N/A A4.011 A4.201 SHEET C7-C12	A.9.1 A.9.2 A.9.2 A.9.4 A.9.4	x x x x	primary building or 3-foot height landscaping. See sheet L1.00. 100% Affordable Housing complies this this standard - no fences, walls or gates with setbacks. Project complies. Not Applicable. Project complies.	Standard met. Standard met. Does not apply. Does not apply.	x x x x	primary building or 3-foot height landscaping. See sheet 11.00. No fences, walls, or gates within setbacks. Project complies. Not Applicable. 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. Project complies. 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 Nasen requested, this	Standard met. Standard met. Does not apply. Standard met.	x x x x	No fences, walls, or gates within setbacks. Project complies. Not Applicable. Not Applicable. Project complies. There is a new retaining wall between C5 street and the neighbor existing grade is lower than this project site. Because a waiver pursuant to the State Density Borus	Standard met. Does not apply. Does not apply. Standard met.	x x x x	L1.00. No fences, walls, or gates within setbacks. Project complies. Not Applicable. Project complies.	Standar Standar Does n Does n Standar

			A.11.1	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 G11 A1.101 A4.030 A4.031	A.11.1 A.11.a. A.11.b.	x	Recreational and landscaped spaces are annotated alongside Open Space on Sheet G11. Project complies. See Sheet G11. 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 met. Standard met. Standard not met.	x	Recreational and landscaped spaces are annotated alongside Open Space on Sheet G11. Project complies. See Sheet G11. 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 abolicable.	Standard met. Standard met. Standard not met.	x	Recreational and landscaped spaces are annotated alongside Open Space on Sheet G11. Project complies. See Sheet G11. 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	Standard met.	x	Recreational and landscaped spaces are annotated alongside Open Space on Sheet G11. Project complies. See Sheet G11. Not Applicable.	Standard met. Standard met. Does not apply.
				L. Each ground floor dwelling unit shall have a minimum of 120 square feet	63	A.11.b.i.	x	Because a walver pursuant to the State	Standard not met.	x	Because a waiver pursuant to the State	Standard not met.	x	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. Because a waiver pursuant to the	Standard not met.	x	Not Applicable.	Does not apply.
				of usable private recreation space.			x	Density Bonus Law has been requested, this standard is not applicable. See sheet		x	Density Bonus Law has been requested, this standard is not applicable. See		x	State Density Bonus Law has been requested, this standard is not		x		
				ii. Each dwelling unit above the ground floor shall have a minimum of 60	A2 Series A3	A.11.b.ii.		G3. Because a waiver pursuant to the State	Standard not met.		sheet G3. 49% of the units (126 units) comply.	Standard not met.		applicable. See sheet G3. All Townhome units comply, see			Not Applicable.	Does not apply.
				square feet of usable private recreation space. Where multiple balconies are provided for a single unit, the do-square-foot minimum can be an aggregate of all balconies, provide each balcony meets the requirements for minimum horizontal dimensions.	Series A4.030- A4.031		x	Density Bonus Law has been requested, this standard is not applicable.		x	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.		x	Townhome plan sheets.		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 avainings, canopies, unwellas, or a terlis. 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.	611	A.11.c.	x	Residential community recreation space (100 sf x 25 sum z 25,500 sl) is provided as part of the site-wide open space. See sheet G11.		x	Residential community recreation space (100 sf x 25 sunt z 25,500 sl) is provided as part of the site-wide open space. See sheet G11.		x	Residential community recreation space (100 dr x 25 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.
				L 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.		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.ili.	х	Not Applicable.	Does not apply.	х	For the purposes of this calculation, the Meadow and the Paseo meet the	Standard met.	х	Not Applicable.	Does not apply.	х	Not Applicable.	Does not apply.
				w. 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. B YES	uilding Plac	ement N/A	Objective De	isign Standard	SHEET	1												
155		n/M	A.12.1	sign standard To ensure buildings provide a continuous frontage along sidewalks, development in commercial zones shall place at least 75 percent of any ground floor steref-facing faqade 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 public and future Project residents. 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 pursues and the 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 fiapade 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.

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		,	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	L1.11 A4.011	A.12.2		Not Applicable.	Does not apply.		Project Complies with all elements utilized. Refer to sheet A4.011 for	Standard met.		Not Applicable.	Does not apply.		Not Applicable.	Does not apply.
				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:			x			x	location of commercial storefront. Amenities below are detailed all along the commercial storefront and shown on L1.11.		x			x		
				a. Landscape materials or raised planters;	L1.11	A.12.2.a.	х	Not Applicable.	Does not apply.	х	See note above.	Standard met.	х	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.	х	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.	х	Not Applicable.	Does not apply.	x	Not Applicable.	Does not apply.
BUILDING 1. Massing		,			•													
		N/A (Objective Des		SHEET			-						-			-	
		E	B.1.1	Multiple-story building facades that face a street shall incorporate breaks in the building mass by implementing a minimum driftinge of the following solutions along the combined facade 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, or and f. However, since each facade 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 apolicable.	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 facade of the townhomes complies, however, since each facade 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 fect. 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 facade of the townhomes compiles, however, since each facade of the townhomes faces a street, depending on siting, it is not possible for the townhomes to comply with this requirement. Because a avaiver 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 facade 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 - compiles, See Sheets A2.100-A2.104.	Standard met.	x	Not Utilized for Mixed Use Multi- Family.	Does not apply.	x	The primary street-facing facade of the townhomes complies, however, since each facade of the townhomes faces a street, depending on siting, it is not possible for the townhomes to comply with this requirement. Because a awaver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	Does not apply.	x	Not Applicable.	Does not apply.
		E	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.
2. Parking																		
YES N	10			ign Standard	SHEET	0.3.1		Not Applicable	Dees not apply		Yes, the ground floor facades of the	Chandard mat		Not Applicable	Dees not each		Not Applicable	Dees not onch
		E	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.U11	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.
		E	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 facade 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 facade facing a street longer than 40 feet in length.	Does not apply.	x	Not Applicable.	Does not apply.	x	Not Applicable.	Does not apply.
oof Design										ionger than to rect intelligen.							
NO	N/A		esign Standard	SHEET												1	
		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:	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 B.3.3	Skylights shall have a flat profile rather than domed. The total width of a single dormer or multiple dormers shall not exceed 50.	N/A	B.3.2 B.3.3	х	Not Applicable. Not Applicable, as there is no dormer on	Does not apply.	х	Not Applicable. Not Applicable.	Does not apply. Does not apply.	X	Not Applicable.	Does not apply.	x	Not Applicable. Not Applicable.	Does not appl
		8.3.3	The total width of a single dormer or multiple dormers shall not exceed SU 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	х	Not Applicable.	Does not apply.	х	Not Applicable.	Does not apply.	х	Not Applicable.	Does not apply.	x	Not Applicable.	Does not apply
acade Desi	n and Artic	ulation			<u> </u>												
			esign Standard	SHEET													
		B.4.1	these elements shall be distinguished from one another using <u>at least two</u> of the following solutions:	A4.400- A4.401	B.4.1	x	sheet A2.200-A2.201	Standard met.	x	Mixed Use Multi-family complex with two of the solutions, items b and d.	Standard met.	x	Townhomes comply at Front Facade of each building, but redesigning the Project to differentiate the base of the buildings at the Rear/Garage or Side Facades would affect the overal 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; 		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
			 Balconies or habitable projections with a minimum depth of two feet for a minimum of 20 percent length of the street-facing façade; 	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 appl
			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 appl
			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		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 app
			e. The upper floor shall implement a facade height that is a minimum of two feet greater than the facade height of the floor immediately below. The greater facade 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 appl
		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	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 appl
			façades.	A5 Series	· · · · · ·												
çade Desi		ulation (contin		SHEET	-												

03	05	20	125

1	1	1	Architectural features, such as:		1	1												
			 Arcade or gallery along the ground floor; 	8 pts		B.4.3	х	Not Utilized.	Does not apply.	х	Not Utilized.	Does not apply.	х	Not Utilized.	Does not apply.	х	Not Applicable.	Does not apply.
			 Awnings or canopies on all ground floor windows of 		A4.200 A4.201	B.4.3	x	Not Utilized.	Does not apply.	х	Mixed Use Multi-family complies, 6	Standard met.	х	Not Utilized.	Does not apply.	x	Not Applicable.	Does not apply.
			commercial soace: o Building cornice;	5 pts	A4.200 A4.201 A4.400 A4.401	B.4.3	x	Not Utilized.	Does not apply.	x	points Mixed Use Multi-family complies, 5 points. Building cornices are used on street-facing facades as shown on sheets A4.200-A4.201 and A4.400- A4.401	Standard met.	x	Not Utilized.	Does not apply.	x	Not Applicable.	Does not apply.
			 Façade sconce lighting at a minimum of one light fixture per 15 linear feet. 	3 pts	A4.200 A4.201	B.4.3	x	Not Utilized.	Does not apply.	x	Mixed Use Multi-family complies, 3 points. Refer to sheets A4.200-A4.201 for sconce lighting spacing calculations.	Standard met.	x	Not Utilized.	Does not apply.	x	Not Applicable.	Does not apply.
			 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 pts		B.4.3	x	Not Utilized.	Does not apply.	x	Not Utilized.	Does not apply.	x	All Townhomes comply, 6 points	Standard met.	x	Not Applicable.	Does not apply.
			 Balconies or Juliet balconies provided on a minimum of 40 percent of the fenestration on the upper floors of the facade; 	5 pts		B.4.3	х	Not Utilized.	Does not apply.	x	Not Utilized.	Does not apply.	x	All Townhomes comply, 5 points	Standard met.	x	Not Applicable.	Does not apply
			 Landscaped trellises or lattices extending across a minimum of 65 percent of any level of the facade; 	5 pts		B.4.3	х	Not Utilized.	Does not apply.	х	Not Utilized.	Does not apply.	х	Not Utilized.	Does not apply.	х	Not Applicable.	Does not apply
			 Materials and color changes; 	3 pts	A2.200- A2.202 A4.200	B.4.3	x	100% Affordable Housing complies, 3	Standard met.	x	Mixed Use Multi-family complies, 3	Standard met.	х	All Townhomes comply, 3 points	Standard met.	x	Not Applicable.	Does not apply
		-	 Eaves that overhang a minimum of two feet from the facade 	3 pts	AZ.202 A4.200	B.4.3	x	Not Utilized.	Does not apply.	x	Not Utilized.	Does not apply.	x	Not Utilized.	Does not apply.	×	Not Applicable.	Does not apply
			with supporting brackets; Window boxes or plant shelves under a minimum of 60 percent of the fenestration on the upper floors of the facade; or	t 3 pts		B.4.3	x	Not Utilized.	Does not apply.	x	Not Utilized.	Does not apply.	x	Not Utilized.	Does not apply.	x	Not Applicable.	Does not apply
			 Decorative elements such as molding, brackets, or corbels 	3 pts		B.4.3	x	Not Utilized.	Does not apply.	x	Not Utilized.	Does not apply.	x	Not Utilized.	Does not apply.	x	Not Applicable.	Does not apply
			TOTAL	-	6 Points (G)	B.4.3		100% Affordable Housing Total = 6	Standard not met.		Mixed Use Multifamily Total = 17 Points			Townhomes Total = 14 Points	Standard not met.		Not Applicable.	Does not apply
					14 Points (TH)		x	Points		x			x			х		
		B.4.	Garage doors shall be recessed a minimum of 12 inches from the fracted pare and long the stret-fracting fractad shall not exceed 40 percent of the length of the building façade.		A4.011 A2.200 A2.201	B.4.4 B.4.5	x	Not Applicable.	Does not apply.	x	Mixed Use Multi-family complies. See sheet A4.011. Mixed Use Multi-family complies, See	Standard met.	x	The Project proposes the Meadow as an amenity serving the public and future Project residents. Townhomes H1 and H2 are designed to face the Meadow rather than the street to activate this project amenity. As a result, the garage doors on these two townhomes exceed 40 percent of the length of the façade; otherwise, the Project would need to be designed to modify 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.	x	Not Applicable.	Does not apply.
		5	Changes in Dunning materials shall occur at inside corners.		A3.2 Series A4.4 Series	b.4.3	x	sheets A2.200-A2.201	standard met.	x	A4.4 Series	Standard met.	x	3.2 Series	standard met.	x		Does not appr
		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:		A2.200- A2.201 A4.101	B.4.6	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: N/A	Does not apply.	x	Not Applicable.	Does not appl
			a. Pedestrian entries to ground-floor and upper-floor non- residential uses shall meet at least one of the following standards:		A2.200- A2.201 A4.101	B4.6.a.	x	100% Affordable Housing: N/A - units accessed through main entry	Does not apply.	x	Mixed Use Multi-family complies, See A4.101 and A4.200-A4.202	Standard met.	x	All Townhomes: N/A	Does not apply.	x	Not Applicable.	Does not appl
			 The entrance shall be recessed in the façade plane at least three feet in depth; or 			B4.6.a.i.	x	100% Affordable Housing: N/A - units accessed through main entry	Does not apply.	х	Mixed Use Multi-family - not required, other 1 standard met.	Does not apply.	x	All Townhomes: N/A	Does not apply.	х	Not Applicable.	Does not apply
			ii. The entrance shall be covered by an awning, portico, or other architectural element projecting from the façade a minimum of three feet.		A4.101 A4.101 4.102	B4.6.a.ii.	х	100% Affordable Housing: N/A - units accessed through main entry	Does not apply.	x	Mixed Use Multi-family complies, See A4.101 and A4.102.	Standard met.	x	All Townhomes: N/A	Does not apply.	x	Not Applicable.	Does not apply
4. Façade Desi	ign and Arti	culation (continu	ued)		SHEET													
		oujective Des	ign standard b. For ground-floor commercial uses, façades facing a street shall ir windows, doors, or openings for at least 60 percent of the building that is between two and 10 feet above the level of the sidewalk.	iclude façade	A4.200- A4.201	B4.6.b.	x	Not Applicable.	Does not apply.	x	Mixed Use Multi-family complies, see sheet A4.200-A4.201	Standard 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 resident. To activate the Paseo and accommodate the design of this Project anemity consistent with the Project's concession request, the commercial buildings deviate from the façade requirements. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	Standard not a

B.4.7	Pedestrian entries to buildings shall meet minimum dimensions to ensure	A2.200-	B.4.7		100% Affordable Housing complies, see	Standard met.		Mixed Use Multi-family complies, see	Standard met.		All Townhomes Comply, see A3.2	Standard met.		Complies. See A5.202-A5.203	Standard met
	adequate access based on use and development intensity. Building entries	A2.201			sheets A2.200-A2.201			A4.101			Series				
	inclusive of the doorway and the facade plane shall meet the following	A3.2 Series		х			x			x			х		
	minimum dimensions:	A4.2 Series													
		A 5.202-													
		A5.203													
	a. Individual residential entries: five feet in width	A3.2 Series	B.4.7.a.	х	Not Applicable.	Does not apply.	x	Not Applicable.	Does not apply.	x	All Townhomes Comply	Standard met.	х	Not Applicable.	Does not app
	b. Single entry to multiple residential unit building, including Residential		B.4.7.b.		100% Affordable Housing complies, see	Standard met.		Mixed Use Multi-family complies. See	Standard met.		All Townhomes: N/A	Does not apply.		Not Applicable.	Does not app
	Mixed-Use buildings: eight feet in width	A2.200-		x	A2.200-A2.201 or A2.100		x	sheet A4.101		x			х		
		A2.201 A4.101	1												
	c. Storefront entry: six feet in width	A2.200-	B.4.7.c.		100% Affordable Housing complies, see	Standard met.		Mixed Use Multi-family complies. See	Standard met.		All Townhomes: N/A	Does not apply.		Complies, See A5.202-A5.203	Standard m
		A2.201 A4.101	1	x	A2.200-A2.201 or A2.100		x	sheet A4.101		x			x		
B.4.8	Mirrored windows are prohibited.	N/A	B.4.8	х	No mirrored windows proposed.	Standard met.	x	No mirrored windows proposed.	Standard met.	x	No mirrored windows proposed.	Standard met.	х	No mirrored windows proposed.	Standard m
B.4.9	Awnings shall be subject to the following requirements:	A2.200-	B.4.9		100% Affordable Housing complies, see	Standard met.		Mixed Use Multi-family complies, see	Standard met.		All Townhomes comply, see A3.2	Standard met.		Complies. See A5.202-A5.203	Standard m
		A2.201		x	A2.200-A2.201.		×	A4.2			Series				
		A3.2 Series		x			х			х			х		
		A4.2													
	a. A minimum vertical clearance of eight feet measured from the	A2.200-	B.4.9.a.		100% Affordable Housing - vertical	Standard met.		Mixed Use Multi-Family complies -	Standard met.		Townhomes comply. Dimensions	Standard met.		Complies. See A5.202-A5.204	Standard m
	pedestrian pathway;	A2.201			height of awning + canopies is indicated			see A4.200-A4.201.			added to townhome elevation				
	······································	A3.2 Series		х	to demonstrate compliance, See sheet		х			х	sheets: A3.1.2.200. A3.2.2.200.		х		
		A4.200-			42 200						A3 3 2 200 A3 4 2 200 A3 5 2 200				
	b. Shall not extend beyond individual storefront bays; and	A2.200-	B.4.9.b.		100% Affordable Housing complies, see	Standard met.		Mixed Use Multi-family complies, see	Standard met.		All Townhomes comply, see A3.2	Standard met.		Complies. See A5.202-A5.205	Standard r
		A2.201			A2.200-A2.201.			A4.2			Series				
		A3.2 Series		x			x			x			х		
		A4.200-													
		A4 201													
	c. Shall not be patterned or striped.	A2.200-	B.4.9.c.		100% Affordable Housing complies, see	Standard met.		Mixed Use Multi-family complies, see	Standard met.		All Townhomes comply, see A3.2	Standard met.		Complies. See A5.202-A5.206	Standard m
		A2.201		х	A2.200-A2.201.		х	A4.400-A4.401.		х	Series		х		
B.4.10	For buildings abutting a single-family zoning district or existing single-	A2.200-	B.4.10		Not Applicable.	Does not apply.		Mixed Use Multi-family Complies.	Standard met.		All Townhomes comply Except for F3	Standard not met.		Not Applicable.	Does not a
	family use, no part of a rooftop or upper floor terrace or deck shall be	A2.201						,,			Because a waiver pursuant to the				
	closer than five feet from the facade plane of the lower floor, to prevent			х			х			х	State Density Bonus Law has been		х		
	views into adjacent residential uses.										requested, this standard is not				
B.4.11			B.4.11		100% Affordable Housing complies, see	Standard met.		Because a waiver pursuant to the State	Standard not met.		All Townhomes comply Except for F3	Standard not met.		Not Applicable.	Does not a
	facing existing non-residential uses on abutting parcels. Such balconies	A2.200-			A2.200-A2.201.			Density Bonus Law has been requested			Because a waiver pursuant to the				
	shall be without any projections beyond the building footprint.	A2.201		x			х	this standard is not applicable.	,	x	State Density Bonus Law has been		х		
	shan be without any projections beyond the banding rootprint.	A3.2 Series						this standard is not applicable.			requested, this standard is not				
		NOLE SCILES									applicable.				
B.4.12	Residential Mixed-Use buildings shall provide at least one of the following	1	B.4.12		Not Applicable.	Does not apply.		Mixed Use Multi-family complies.	Standard met.		Not Applicable.	Does not apply.		Not Applicable.	Does not a
0.4.12	features along street-facing facades where the facade exceeds 50 feet in		0.4.12	x	Not replicable.	bocs not apply.	x	white ose materiality complies.	standard met.	x	not applicable.	bocs not apply.	х	not replicable.	o des not a
	length:														
	 a. A minimum five-foot offset from the façade plane for a length of at least 		B.4.12.a.		Not Applicable.	Does not apply.		Mixed Use Multi-family complies, see	Standard met.		Not Applicable.	Does not apply.		Not Applicable.	Does not a
	10 feet:	A4.101	D.4.12.d.	х	Not Applicable.	Does not apply.	х	A4.101.	Standard met.	х	Not Applicable.	boes not apply.	х	Not Applicable.	DOES HOL &
	 b. Multiple pilasters or columns, each with a minimum width of two feet; 		D 4 12 h		Not Applicable	Dees not apply		Not Utilized	Dees not engly		Net Applicable	Dees not apply		Not Applicable	Dees not a
	 wurtiple pliasters of columns, each with a minimum width of two feet; 		B.4.12.b.	х	Not Applicable.	Does not apply.	х	NUCULIIZEU	Does not apply.	х	Not Applicable.	Does not apply.	х	Not Applicable.	Does not a
			L							<u> </u>					-
	c. Common open space, such as a plaza, outdoor dining area, or other	1	B.4.12.c.	х	Not Applicable.	Does not apply.	х	Not Utilized	Does not apply.	х	Not Applicable.	Does not apply.	х	Not Applicable.	Does not a
	spaces.	+	<u> </u>	L			L			L					
B.4.13	Continuous blank façades on any floor level shall not exceed 25 percent of	1	B.4.13	х	100% Affordable Housing complies, see	Standard met.	x			х	All Townhomes comply, see	Standard met.	х	Complies. See A5.202-A5.206	Standard n
	the entire façade length along any street.		1		A2.200.			Density Bonus Law has been requested	,		A3.1.2.200, A3.2.2.200, A3.3.2.200,				