

Appendix B – OBJECTIVE DESIGN STANDARDS CHECKLIST
APPLICANT RESPONSIBILITY
Applicants are responsible for accurately responding to each objective design standard listed below by indicating whether each standard has been met or does not apply.
Applicants shall indicate the sheet(s) within the project plans that show compliance with each objective design standard.

APPENDIX B – OBJECTIVE DESIGN STANDARDS CHECKLIST - CUMULATIVE

YES	NO	N/A	Objective Design Standard	SHEET	Obj. Design Std.	100% Affordable Housing	Mixed Use Multifamily	Townhomes	Commercial Buildings		
					Yes/No/NA	Applicant Response	Yes/No/NA	Applicant Response	Yes/No/NA	Applicant Response	
A. SITE STANDARDS											
A.1. Pedestrian Access											
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 Yes	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	Yes	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	Yes	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 Yes	Project Complies	Yes	Project Complies	Yes	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.	Yes	Short-term bicycle parking is distributed throughout the project site area near building entrances.	No	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.	
			A.2.2 Short-term bicycle parking space shall be located within 50 feet of the primary pedestrian building entrance.	G12	A.2.2 No	Short-term bicycle parking space shall be located within 50 feet of the primary pedestrian building entrance.	No	Short-term bicycle parking is distributed throughout the project site area near building entrances.	No	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.	
			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 No	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.	No	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.	No	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.	
			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 N/A	Project Complies. See 3/L4.02.	Yes	Project Complies. See 3/L4.02.	Yes	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 N/A	Not applicable, all short-term racks are less than 20 spaces, and distributed throughout the site.	N/A	Not applicable, all short-term racks are less than 20 spaces, and distributed throughout the site.	N/A	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	Yes	Project Complies. See A2.100.	Yes	Project Complies. See A4.011 and A4.013.	N/A	Not applicable; Townhomes have garages.
			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.3.2	Yes	Project Complies. See A2.100.	Yes	Project Complies. See A4.020, A4.011 and A4.013.	N/A	Not applicable; Townhomes have garages.
			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.	A4.011 A4.013	A.3.3	Yes	Project Complies. See A2.100 and A2.300.	Yes	Project Complies. See A4.013.	N/A	Not applicable; Townhomes have garages.
			A.3.3 Bicycle locker minimum requirements:		A.3.3a	N/A	Not Applicable, Bicycle Room Provided	N/A	Not Applicable, Bicycle Room Provided	N/A	Not applicable; Townhomes have garages.
			a. Dimensions of 42 inches wide, 75 inches deep, and 54 inches high.	N/A	A.3.3b	N/A	Not Applicable, Bicycle Room Provided	N/A	Not Applicable, Bicycle Room Provided	N/A	Not applicable; Townhomes have garages.
			b. Must withstand a load of 200 pounds per square foot.	N/A	A.3.3c	N/A	Not Applicable, Bicycle Room Provided	N/A	Not Applicable, Bicycle Room Provided	N/A	Not applicable; Townhomes have garages.
			c. Opened door must withstand 500-pound vertical load.	N/A	A.3.3d	N/A	Not Applicable, Bicycle Room Provided	N/A	Not Applicable, Bicycle Room Provided	N/A	Not applicable; Townhomes have garages.
			A.3.4 Bicycle rooms with key access minimum requirements:		A.3.4a	Yes	Project Complies. See A2.100 and A2.300.	Yes	Project Complies. See A4.013.	N/A	Not applicable; Townhomes have garages.
			a. Bicycle rooms shall have a minimum ceiling height of seven feet.	A2.100, A2.300 A4.013	A.3.4b	Yes	Project Complies. See A2.100 and A2.300.	Yes	Project Complies. See A4.013.	N/A	Not applicable; Townhomes have garages.
			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	A.3.4c	Yes	Project Complies. See A2.100 and A2.300.	Yes	Project Complies. See A4.013.	N/A	Not applicable; Townhomes have garages.
			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	A.3.4d	Yes	Project Complies. See A2.100 and A2.300.	Yes	Project Complies. See A4.013.	N/A	Not applicable; Townhomes have garages.
			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	A.3.4d Yes	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).	Yes	Project Complies. See A4.013.	N/A	Not applicable; Townhomes have garages.	

				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
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
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.5.2	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.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.6.2	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.6.3	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.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.7.2	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.7.3	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.7.4	Rooftop 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.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

A3.4e	No	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.
	No	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.
A.4. Vehicular Access		
A4.1	Yes	Project complies, see G3.
A.5. Parking Location and Design		
A.5.1	Yes	Project complies, see G3.
A.5.2	Yes	Project complies, see G3.
A.6. Parking Structure Access		
A.6.1	N/A	Not Applicable.
A.6.2	N/A	Not Applicable.
A.6.3	N/A	Not Applicable.
A.7. Utilities		
A.7.1	Yes	Project complies, see sheets EL100, EL300 and EL301.
A.7.2	Yes	Project complies, see sheet EL100
A.7.3	Yes	Project complies. See L1.00 and landscape enlargements on sheets L1.01 through L1.11.
A.7.4	Yes	Affordable housing complies; see sheet A2.100-A2.104.
A.8. Landscaping and Screening		
A.8.1	Yes	Project complies. Note added to L1.00 through L1.11.

		Not applicable; Townhomes have garages.		Not applicable
	N/A		N/A	
A.4. Vehicular Access				
A4.1	Yes	Project complies, see G3.	Yes	Project complies, see G3.
A.5. Parking Location and Design				
A.5.1	Yes	Project complies, see G3.	Yes	Project complies, see G3.
A.5.2	Yes	Project complies, see G3.	Yes	Project complies, see G3.
A.6. Parking Structure Access				
A.6.1	N/A	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 CS 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.	N/A	Not Applicable.
A.6.2	Yes	Multi-family Building has a Parking Structure. See sheet A4.011.	N/A	Not Applicable.
A.6.3	No	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.	N/A	Not Applicable.
A.7. Utilities				
A.7.1	Yes	Project complies, see sheets EL100, EL300 and EL301.	Yes	Project complies, see sheets EL100, EL300 and EL301.
A.7.2	Yes	Project complies, see sheet EL100	Yes	Project complies, see sheet EL100
A.7.3	Yes	Project complies. See L1.00 and landscape enlargements on sheets L1.01 through L1.11.	Yes	Project complies. See L1.00 and landscape enlargements on sheets L1.01 through L1.11.
A.7.4	Yes	Multifamily complies; see sheet A4.108.	Yes	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
A.8. Landscaping and Screening				
A.8.1	Yes	Project complies. Note added to L1.00 through L1.11.	Yes	See notes on L1.00 and landscape enlargements on sheets L1.01 through L1.11.

		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
No		
Yes		Project complies, see G3.

			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.8.3	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.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.9.2	Chain link fencing is prohibited.	N/A
			A.9.2	Perimeter barrier gates for vehicles and pedestrian entry gates shall have a maximum height of six feet.	N/A
			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.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.10.2	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.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. Landscaped space: A minimum of 20 percent of the site area shall be landscaped.	G11
				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
				i. Each ground floor dwelling unit shall have a minimum of 120 square feet of usable private recreation space.	G3
				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
				c. Community recreation space: The minimum dimensions are 10 feet by six feet. A minimum of 50 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 to 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
				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
				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
				iii. A project with four or less residential units is exempt from community recreation space requirements.	N/A
				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.12. Building Placement					
YES	NO	N/A	Objective Design Standard		SHEET

A.8.2	N/A	Not Applicable.	Yes	Project complies. See note added to L1.00.	N/A	Not Applicable.	N/A	Not Applicable.
A.8.3	Yes	Surface parking lots are screened by primary building or 3-foot height landscaping. See sheet L1.00.	Yes	Surface parking lots are screened by primary building or 3-foot height landscaping. See sheet L1.00.	N/A	Not Applicable.	Yes	Project complies. See note on Sheet L1.00.
A.9. Fencing								
A.9.1	Yes	100% Affordable Housing complies this this standard - no fences, walls or gates within setbacks.	Yes	No fences, walls, or gates within setbacks.	Yes	No fences, walls, or gates within setbacks.	Yes	No fences, walls, or gates within setbacks.
A.9.2	Yes	Project complies.	Yes	Project complies.	Yes	Project complies.	Yes	Project complies.
A.9.2	N/A	Not Applicable.	N/A	Not Applicable.	N/A	Not Applicable.	N/A	Not Applicable.
A.9.4	N/A	Not Applicable.	Yes	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.	N/A	Not Applicable.	N/A	Not Applicable.
A.10. Retaining Walls								
A.10.1	Yes	Project complies.	Yes	Project complies.	Yes	Project complies.	Yes	Project complies.
A.10.2	Yes	Project complies.	No	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.	No	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.	Yes	Project complies.
A.11. Landscaped, Private, and Community Recreation Spaces								
A.11.1	Yes	Recreational and landscaped spaces are annotated alongside Open Space on Sheet G11.	Yes	Recreational and landscaped spaces are annotated alongside Open Space on Sheet G11.	Yes	Recreational and landscaped spaces are annotated alongside Open Space on Sheet G11.	Yes	Recreational and landscaped spaces are annotated alongside Open Space on Sheet G11.
A.11.a	Yes	Project complies. See Sheet G11.	Yes	Project complies. See Sheet G11.	Yes	Project complies. See Sheet G11.	Yes	Project complies. See Sheet G11.
A.11.b.	No	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.	No	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.	YES	All Townhome units comply as currently designed, see Townhome plan sheets. Note that to achieve the proposed density, 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. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard would not be applicable, and future modifications would be allowed.	N/A	Not Applicable.
A.11.b.i.	No	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable. See sheet G3.	No	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable. See sheet G3.	No	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable. See sheet G3.	N/A	Not Applicable.
A.11.b.ii.	No	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	No	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.	YES	All Townhome units comply, see Townhome plan sheets.	N/A	Not Applicable.
A.11.c.	YES	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.	YES	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.	YES	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.	N/A	Not Applicable.
A.11.c.i.	YES	For the purposes of this calculation, the Meadow and the Paseo meet the Community Recreation space requirement. Please see sheet G11 for more information.	YES	For the purposes of this calculation, the Meadow and the Paseo meet the Community Recreation space requirement. Please see sheet G11 for more information.	YES	For the purposes of this calculation, the Meadow and the Paseo meet the Community Recreation space requirement. Please see sheet G11 for more information.	YES	For the purposes of this calculation, the Meadow and the Paseo meet the Community Recreation space requirement. Please see sheet G11 for more information.
A.11.c.ii.	YES	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.	YES	For the purposes of this calculation, the Meadow and the Paseo meet the Community Recreation space requirement. Please see sheet G11 for more information.	YES	For the purposes of this calculation, the Meadow and the Paseo meet the Community Recreation space requirement. Please see sheet G11 for more information.	N/A	Not Applicable.
A.11.c.iii.	N/A	Not Applicable.						
A.11.c.iv.	N/A	Not Applicable.	YES	Project complies without counting the Mixed Use Multi-Family landscaped roof. See sheet G11.	N/A	Not Applicable.	N/A	Not Applicable.
A.12. Building Placement								

Page 4 of 7

B.3. Roof Design						B.3. Roof Design									
YES	NO	N/A	Objective Design Standard		SHEET										
			B.3.1	At intervals of no more than 40 feet along the building façade, horizontal eaves shall be broken using <u>at least one</u> of the following strategies:	A2.104		YES	100% Affordable Housing complies. See sheet A2.104	No	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable	YES	Townhomes comply - see A3.1.2.200 through A3.7.2.200.	N/A	Not Applicable.	
				a. Gables;	A2.104		B3.1.a.	YES	100% Affordable Housing complies. See sheet A2.104	No	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable	YES	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.	N/A	Not Applicable.
				b. Building projection with a depth of a minimum of two feet;	A2.104		B.3.1.b.	YES	YES, MIN 2' PROJECTION are indicated to demonstrate compliance. See sheet A2.104 AND A2.200-A2.201.	No	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable	N/A	Not Applicable.	N/A	Not Applicable.
				c. Change in façade or roof height of a minimum of two feet;	A2.104		B3.1.c.	YES	YES, MIN 2' CHANGE IN HEIGHT are indicated to demonstrate compliance. See sheet A2.104 AND A2.200-A2.201.	No	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable	YES	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.	N/A	Not Applicable.
				d. Change in roof pitch or form; or	A2.104		B3.1.d.	YES	YES, CHANGE IN PITCH are indicated to demonstrate compliance. See sheet A2.104 AND A2.200-A2.201.	No	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable	N/A	Not Applicable.	N/A	Not Applicable.
				e. Inclusion of dormers, parapets, and/or varying cornices.	A2.104		B3.1.e.	YES	YES, PARAPET ANNOTATIONS ARE INDICATED TO demonstrate compliance. See sheet A2.104 AND A2.200-A2.201.	No	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable	N/A	Not Applicable.	N/A	Not Applicable.
			B.3.2	Skylights shall have a flat profile rather than domed.	N/A		B.3.2	N/A	Not Applicable.	N/A	Not Applicable.	N/A	Not Applicable.	N/A	Not Applicable.
			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	A2.104		B.3.3	N/A	Not Applicable, as there is no dormer on the 100% Affordable Building	N/A	Not Applicable.	N/A	Not Applicable.	N/A	Not Applicable.
			B.3.4	Carpenter roof materials shall be the same as the primary building.	N/A		B.3.4	N/A	Not Applicable.	N/A	Not Applicable.	N/A	Not Applicable.	N/A	Not Applicable.
B.4. Façade Design and Articulation						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	YES	100% Affordable Housing complies. See sheet A2.200-A2.201	YES	Mixed Use Multi-family complies with two of the solutions, items b and d.	No	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 Facades 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.	N/A	Not Applicable.
				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	A2.200-A2.201 A3 Series		B4.1.a.	YES	100% Affordable Housing complies. See sheet A2.200-A2.201	N/A	Not Utilized.	N/A	Not Applicable.	N/A	Not Applicable.
				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.	N/A	Not Utilized.	YES	Mixed Use Multi-family complies. For the balcony length calculations, see sheet A4.104	N/A	Not Applicable.	N/A	Not Applicable.
				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.	N/A	Not Utilized.	N/A	Not Utilized.	N/A	Not Utilized.	N/A	Not Applicable.
				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 A4.200-A4.201		B4.1.d.	YES	100% Affordable Housing complies. See Notes on sheet: A2.200, A2.201	YES	Mixed Use Multi-family complies. See sheets A4.200-A4.201	N/A	Not Utilized.	N/A	Not Applicable.
				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	A3 Series		B4.1.e.	N/A	Not Utilized.	N/A	Not Utilized.	N/A	Not Utilized.	N/A	Not Applicable.
			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 A4.200-		B4.2	YES	100% Affordable Housing complies. See sheet A2.200-A2.201	YES	Mixed Use Multi-family complies. See sheets A4.200-A4.202	YES	All Townhomes comply. See A3 Series.	N/A	Not Applicable.
B.4. Façade Design and Articulation (continued)						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 minimum of 16 points:			B.4.3	No	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	YES	Mixed Use Multi-family - complies, see below for point break-down and total points summary.	No	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	N/A	Not Applicable.
				Architectural features, such as:											
				o Arcade or gallery along the ground floor;	8 po		B.4.3	N/A	Not Utilized.	N/A	Not Utilized.	N/A	Not Utilized.	N/A	Not Applicable.
				o Awnings or canopies on all ground floor windows of commercial space;	6 po	A4.200-A4.201	B.4.3	N/A	Not Utilized.	YES	Mixed Use Multi-family complies, 6 points	N/A	Not Utilized.	N/A	Not Applicable.
				o Building cornice;	5 po int 1	A4.200-A4.201 A4.400-A4.401	B.4.3	N/A	Not Utilized.	YES	Mixed Use Multi-family complies, 5 points Building cornices are used on street-facing façades as shown on sheets A4.200-A4.201 and A4.400-A4.401	N/A	Not Utilized.	N/A	Not Applicable.
				o Façade sconce lighting at a minimum of one light fixture per 15 linear feet.	3 po int	A4.200-A4.201	B.4.3	N/A	Not Utilized.	YES	Mixed Use Multi-family complies, 3 points Refer to sheets A4.200-A4.201 for sconce lighting spacing calculations.	N/A	Not Utilized.	N/A	Not Applicable.
				▪ 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 façade;	6 po int		B.4.3	N/A	Not Utilized.	N/A	Not Utilized.	YES	All Townhomes comply, 6 points	N/A	Not Applicable.
				▪ Balconies or Juliet balconies provided on a minimum of 40 percent of the fenestration on the upper floors of the façade;	5 po		B.4.3	N/A	Not Utilized.	N/A	Not Utilized.	YES	All Townhomes comply, 5 points	N/A	Not Applicable.
				▪ Landscaped trellises or lattices extending across a minimum of 65 percent of any level of the façade;	5 po		B.4.3	N/A	Not Utilized.	N/A	Not Utilized.	N/A	Not Utilized.	N/A	Not Applicable.
				▪ Materials and color changes;	3 po	A2.200-A2.202 A4.200-A4.202	B.4.3	YES	100% Affordable Housing complies, 3 points	YES	Mixed Use Multi-family complies, 3 points	YES	All Townhomes comply, 3 points	N/A	Not Applicable.
				▪ Eaves that overhang a minimum of two feet from the façade with supporting brackets;	3 po		B.4.3	N/A	Not Utilized.	N/A	Not Utilized.	N/A	Not Utilized.	N/A	Not Applicable.
				▪ Window boxes or plant shelves under a minimum of 60 percent of the fenestration on the upper floors of the façade; or	3 po		B.4.3	N/A	Not Utilized.	N/A	Not Utilized.	N/A	Not Utilized.	N/A	Not Applicable.
				▪ Decorative elements such as molding, brackets, or corbels	3		B.4.3	N/A	Not Utilized.	N/A	Not Utilized.	N/A	Not Utilized.	N/A	Not Applicable.
				TOTAL		6 Points (G) 14 Points (TH) 17 Points (E1)	B.4.3	No	100% Affordable Housing Total = 6 Points	YES	Mixed Use Multifamily Total = 17 Points	No	Townhomes Total = 14 Points	N/A	Not Applicable.

			B.4.4	Garage doors shall be recessed a minimum of 12 inches from the façade plane and along the street-facing façade shall not exceed 40 percent of the length of the building façade.	A4.011	B.4.4		N/A	Not Applicable.	YES	Mixed Use Multi-family complies. See sheet A4.011.	No	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.	N/A	Not Applicable.
			B.4.5	Changes in building materials shall occur at inside corners.	A2.200 A2.201 A3.2 Series A4.4 Series	B.4.5	YES		100% Affordable Housing complies, see sheets A2.200-A2.201	YES	Mixed Use Multi-family complies, see A4.4 Series	YES	All Townhomes Total complies, See A 3.2 Series	N/A	Not Applicable.
			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: a. Pedestrian entries to ground-floor and upper-floor non-residential uses shall meet at least one of the following standards: i. The entrance shall be recessed in the façade plane at least three feet in depth; or ii. The entrance shall be covered by an awning, portico, or other architectural element projecting from the façade a minimum of three feet	A2.200-A2.201 A4.101 A2.200-A2.201 A4.101 A4.101 A4.101-4.102	B.4.6	YES		100% Affordable Housing complies, see sheets A2.200-A2.201	YES	Mixed Use Multi-family complies, see A4.101.	N/A	All Townhomes: N/A	N/A	Not Applicable.
						B4.6.a.	N/A		100% Affordable Housing: N/A - units accessed through main entry	YES	Mixed Use Multi-family complies, See A4.101 and A4.200-A4.202	N/A	All Townhomes: N/A	N/A	Not Applicable.
						B4.6.a.i.	N/A		100% Affordable Housing: N/A - units accessed through main entry	N/A	Mixed Use Multi-family - not required, other 1 standard met	N/A	All Townhomes: N/A	N/A	Not Applicable.
						B4.6.a.ii.	N/A		100% Affordable Housing: N/A - units accessed through main entry	YES	Mixed Use Multi-family complies, See A4.101 and A4.102.	N/A	All Townhomes: N/A	N/A	Not Applicable.
B.4. Façade Design and Articulation (continued)						B.4. Façade Design and Articulation (continued)									
YES	NO		Objective Design Standard			SHEET									
				b. For ground-floor commercial uses, façades facing a street shall include windows, doors, or openings for at least 60 percent of the building façade that is between two and 10 feet above the level of the sidewalk.	A4.200-A4.201	B4.6.b.		N/A	Not Applicable.	YES	Mixed Use Multi-family complies, see sheet A4.200-A4.201	N/A	Not Applicable.	No	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. To activate the Paseo and accommodate the design of this Project amenity 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.
			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: a. Individual residential entries: five feet in width b. Single entry to multiple residential unit building, including Residential Mixed-Use buildings: eight feet in width c. Storefront entry: six feet in width	A2.200-A2.201 A3.2 Series A4.2 Series A 5.202-A5.203 A3.2 Series A4.2 A2.200-A2.201 A4.101 A2.200-A2.201 A4.101	B.4.7	YES		100% Affordable Housing complies, see sheets A2.200-A2.201	YES	Mixed Use Multi-family complies, see A4.101	YES	All Townhomes Comply, see A3.2 Series	YES	Complies. See AS.202-AS.203
						B.4.7.a.	N/A		Not Applicable.	N/A	Not Applicable.	YES	All Townhomes Comply	N/A	Not Applicable.
						B.4.7.b.	YES		100% Affordable Housing complies, see A2.200-A2.201 or A2.100	YES	Mixed Use Multi-family complies. See sheet A4.101	N/A	All Townhomes: N/A	N/A	Not Applicable.
						B.4.7.c.	YES		100% Affordable Housing complies, see A2.200-A2.201 or A2.100	YES	Mixed Use Multi-family complies. See sheet A4.101	N/A	All Townhomes: N/A	YES	Complies. See AS.202-AS.203
			B.4.8	Mirrored windows are prohibited.	N/A	B.4.8	YES		No mirrored windows proposed.	YES	No mirrored windows proposed.	YES	No mirrored windows proposed.	YES	No mirrored windows proposed.
			B.4.9	Awnings shall be subject to the following requirements: a. A minimum vertical clearance of eight feet measured from the pedestrian pathway; b. Shall not extend beyond individual storefront bays; and c. Shall not be patterned or striped.	A2.200-A2.201 A3.2 Series A4.2 A2.200-A2.201 A3.2 Series A4.200-A4.201 A2.200-A2.201 A3.2 Series A4.400-A4.401	B.4.9	YES		100% Affordable Housing complies, see A2.200-A2.201.	YES	Mixed Use Multi-family complies, see A4.2	YES	All Townhomes comply, see A3.2 Series	YES	Complies. See AS.202-AS.203
						B.4.9.a.	YES		100% Affordable Housing - vertical height of awning + canopies is indicated to demonstrate compliance, See sheet A2.200.	YES	Mixed Use Multi-Family complies - see A4.200-A4.201.	YES	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, A3.6.2.200, A3.7.2.200	YES	Complies. See AS.202-AS.204
						B.4.9.b.	YES		100% Affordable Housing complies, see A2.200-A2.201.	YES	Mixed Use Multi-family complies, see A4.2	YES	All Townhomes comply, see A3.2 Series	YES	Complies. See AS.202-AS.205
						B.4.9.c.	YES		100% Affordable Housing complies, see A2.200-A2.201.	YES	Mixed Use Multi-family complies, see A4.400-A4.401.	YES	All Townhomes comply, see A3.2 Series	YES	Complies. See AS.202-AS.206
			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		N/A	Not Applicable.	YES	Mixed Use Multi-family Complies.	No	All Townhomes comply Except for F3. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	N/A	Not Applicable.
			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	YES		100% Affordable Housing complies, see A2.200-A2.201.	No	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable	No	All Townhomes comply Except for F3. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	N/A	Not Applicable.
			B.4.12	Residential Mixed-Use buildings shall provide at least one of the following features along street-facing façades where the façade exceeds 50 feet in length: a. A minimum five-foot offset from the façade plane for a length of at least 10 feet; b. Multiple pilasters or columns, each with a minimum width of two feet; or c. Common open space, such as a plaza, outdoor dining area, or other spaces.	A4.101	B.4.12	N/A		Not Applicable.	YES	Mixed Use Multi-family complies.	N/A	Not Applicable.	N/A	Not Applicable.
						B.4.12.a.	N/A		Not Applicable.	YES	Mixed Use Multi-family complies, see A4.101.	N/A	Not Applicable.	N/A	Not Applicable.
						B.4.12.b.	N/A		Not Applicable.	N/A	Not Utilized	N/A	Not Applicable.	N/A	Not Applicable.
						B.4.12.c.	N/A		Not Applicable.	N/A	Not Utilized	N/A	Not Applicable.	N/A	Not Applicable.
			B.4.13	Continuous blank façades on any floor level shall not exceed 25 percent of the entire façade length along any street.		B.4.13	YES		100% Affordable Housing complies, see A2.200.	No	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable	YES	All Townhomes comply, see 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	YES	Complies. See AS.202-AS.206

***This Page
Intentionally
Left Blank***