

50 Los Gatos-Saratoga Road

March 27, 2024

[SummerHill Homes Responses Dated April 11, 2024](#)

[SummerHill Homes Responses Dated June 6, 2024](#)

[SummerHill Homes Responses Dated July 30, 2024](#)

[SummerHill Homes Responses Dated October 11, 2024](#)

[SummerHill Homes Responses Dated November 15, 2024](#)

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.

A. SITE STANDARDS				Objective Design Standard	SHEET	STAFF RESPONSE	SUMMERHILL HOMES RESPONSE
A.1. Pedestrian Access							
YES	NO	N/A					
X			A.1.1	All on-site buildings, entries, facilities, amenities, and vehicular and bicycle parking areas shall be internally connected with a minimum four-foot-wide pedestrian pathway or pathway network that may include use of the public sidewalk. The pedestrian pathway network shall connect to the public sidewalk along each street.	C.2, L1.0	Standard not met. Revise plans and specify on which sheet(s) the four-foot wide pathways are shown and provide a detail demonstrating that all of the pedestrian pathways shall be a minimum of four feet.	Please see sheets A06 , C.2 and L1.0 for onsite pedestrian pathway. Dimensions and note have been added to both sheets stating pathways shall be a minimum of 4' in width.
		X	A.1.2	Pedestrian pathways within internal parking areas shall be separated from vehicular circulation by a physical barrier, such as a grade separation or a raised planting strip, of at least six inches in height and at least six feet in width. A pedestrian pathway is exempt from this standard where it crosses a parking vehicular drive aisle.		Does not apply.	Standard does not apply.
A.2. Short-Term Bicycle Parking (Class II)							
YES	NO	N/A	Objective Design Standard	SHEET			
X				Short-term bicycle parking (Class II bicycle parking facility) consists of racks that support the bicycle frame at two points and allow for the bicycle frame and one wheel to be locked to the rack with a U-lock.	L2.0	Standard not met. Sheet L1.0 does not demonstrate that the proposed bike rack meets the standards since no dimensions or rack details are provided. Bike rack detail is provided on Sheet L2.0. Update sheet reference to this document.	Detail D on sheet L2.0 has been revised to demonstrate bike rack standards.
		X	A.2.1	Short-term bicycle parking space shall be located within 50 feet of the primary pedestrian building entrance.		Does not apply.	Standard does not apply.
	X		A.2.2	Short-term bicycle parking shall be provided at a rate of one space per dwelling unit and one space per 2,000 square feet of non-residential floor area.		Density Bonus Law waiver from standard A.2.2 requested in Letter of Justification.	A State Density Bonus Law waiver has been requested.
X			A.2.3	Each short-term bicycle parking space shall be a minimum of seven feet in length and two feet in width.	L2.0	This standard applies and is not met. Revise the bike parking space detail provided on Sheet L2.0 to meet the minimum length of seven feet. Add sheet reference to this document.	Detail D on sheet L2.0 has been revised to demonstrate bike rack standards.
		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.		This standard does not apply since only 16 short term bike parking spaces are proposed as reflected in the Letter of Justification.	Standard does not apply.

A.3. Long-Term Bicycle Parking (Class I)					STAFF RESPONSE	SUMMERHILL HOMES RESPONSE
YES	NO	N/A	Objective Design Standard	SHEET		
		X	Long-term bicycle parking facilities (Class I bicycle parking facility) consists of bicycle lockers or bicycle rooms with key access for use by residents.		This standard does not apply since the proposed development includes individual garages for each unit.	This standard does not apply since the proposed development includes individual garages for each unit.
		X	A.3.1 Long-term bicycles parking facilities shall be located on the ground floor and shall not be located between the building and the street.		This standard does not apply since the proposed development includes individual garages for each unit.	This standard does not apply since the proposed development includes individual garages for each unit.
		X	A.3.2 Multi-family residential and residential mixed-use buildings shall provide one long-term bicycle parking space per dwelling unit. Developments such as townhomes that include individual garages for each unit shall not be required to provide long-term bicycle parking.	TH garages	This standard does not apply since the proposed development includes individual garages for each unit.	This standard does not apply since the proposed development includes individual garages for each unit.
		X	A.3.3 Bicycle locker minimum requirements:		This standard does not apply since the proposed development includes individual garages for each unit.	Standard does not apply.
		X	a. Dimensions of 42 inches wide, 75 inches deep, and 54 inches high.		Does not apply.	Standard does not apply.
		X	b. Must withstand a load of 200 pounds per square foot.		Does not apply.	Standard does not apply.
		X	c. Opened door must withstand 500-pound vertical load.		Does not apply.	Standard does not apply.
		X	A.3.4 Bicycle rooms with key access minimum requirements:		This standard does not apply since the proposed development includes individual garages for each unit.	Standard does not apply.
		X	a. Bicycle rooms shall have a minimum ceiling height of seven feet.		Does not apply.	Standard does not apply.
		X	b. Bicycle rooms shall contain racks that support the bicycle frame at two points and allow for the bicycle frame and one wheel to be locked to the rack with a U-lock.		Does not apply.	Standard does not apply.
		X	c. Long-term bicycle parking spaces shall be served by an aisle with a minimum width of six feet.		Does not apply.	Standard does not apply.
		X	d. Maneuverability space of at least two feet shall be provided between the aisle and long-term bicycle parking spaces		Does not apply.	Standard does not apply.
		X	e. Each horizontal long-term bicycle parking space shall be a minimum of seven feet in length, two feet in width, four-and one-half feet in height. Each vertical long-term bicycle parking space shall be a minimum of three-and one-half feet in length, two feet in width, and seven feet in height.		Does not apply.	Standard does not apply.
A.4. Vehicular Access						
YES	NO	N/A	Objective Design Standard	SHEET		
		X	A.4.1 Off-street parking lots shall have vehicular circulation using an internal vehicular network that precludes the use of a public street for aisle-to-aisle internal circulation.	A07	Standard met.	Standard met.
A.5. Parking Location and Design						
YES	NO	N/A	Objective Design Standard	SHEET		
X			A.5.1 Surface parking lots and carports shall not be located between the primary building frontage and the street.	A07	Correction required. This standard does apply. Sheet A07 demonstrates that the standard has been met. Update response on this sheet to indicate "YES".	Standard met, please see sheet A07.

		X	A.5.2	Uncovered parking rows with at least 15 consecutive parking spaces shall include a landscape area of six feet minimum width at intervals of no more than 10 consecutive parking stalls. One tree shall be provided in each landscape area.	A07	Does not apply.	Standard does not apply.	
A.6. Parking Structure Access								
YES	NO	N/A	Objective Design Standard		SHEET		STAFF RESPONSE	SUMMERHILL HOMES RESPONSE
		X	A.6.1	Any vehicular entry gate to a parking structure shall be located to allow a minimum of 18 feet between the gate and the back of the sidewalk to minimize conflicts between sidewalks and vehicle queuing.		Does not apply.	Standard does not apply.	
		X	A.6.2	A parking structure shall not occupy more than 50 percent of the building width of any street-facing façade, and it shall be recessed a minimum of five feet from the street-facing façade of the building.		Does not apply.	Standard does not apply.	
		X	A.6.3	For projects with five or more residential units and that have a vehicle access gate to the parking structure, a pedestrian gate shall also be provided.		Does not apply.	Standard does not apply.	
A.7. Utilities								
YES	NO	N/A	Objective Design Standard		SHEET			
X			A.7.1	Pedestrian-oriented lighting shall be provided along all pedestrian paths in community recreation spaces. Exterior lighting fixtures shall be a minimum of three feet and a maximum of 12 feet in height. Light fixtures shall be placed along the pedestrian path at a spacing of no more than 30 linear feet.	L2.1, L6.0, A07	Standard not met. Sheet L6.0 provides details of the location of light poles along roadways. The light pole and fixture shown on Sheet L2.1 exceeds the maximum height of 12 feet. Revise plans and specify on which sheet(s) full details are provided for pedestrian path lighting, including location, fixture type, and interval between fixtures to meet this standard.	Street pole lighting locations are shown on L6.0. Detail B on sheet L2.1 has been revised and does not exceed 12'. Additional lights have been added to the project as shown on sheets PrSL2, PrSL3, INT2, INT3, L1.0, L1.3 and A07 to place them 30' or less apart from each other. The previous State Density Bonus Law waiver request has been retracted for this standard.	
X			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.	L2.1, L6.	Standard not met. Sheet L6.0 provides details of the location of light poles and does not provide details to meet this standard. Sheet L2.1 provides details of the pole mounted fixture but does not provide adequate details to meet this standard. Specifically, the detail does not show how the fixture is shielded or how light is restrained to a minimum 30 degrees below the horizontal plane of the light source. Other exterior light fixture shown on Sheet A33 do not provide these details either. Also, path lighting fixture details are not provided. provides details of the location of light poles. No details are provided of pedestrian path lighting location, fixture type, or interval between fixtures. Revise plans and specify on which sheet(s) full details are provided to meet this standard.	A note has been to sheet L2.1 stating "Street light fixture to be shielded and light to be restrained to a minimum 30 degrees below the horizontal plane of the light source."	
	X		A.7.3	Street-level views of ground level utility cabinets, mechanical equipment, trash, and service areas shall be screened from sight with landscape planting, fencing, or a wall, as allowed by the Town Code. The screening shall be at least the same height as the item being screened and screening that is not landscape material shall be	L1.3	Standard not met. Sheet L1.0 does not show the location of proposed utility boxes. Include a sheet that clearly shows the location of the utility boxes. Provide details on the height of the boxes and the landscaping proposed for screening to meet this standard.	Sheet L1.3 "Screening at Transformers" has been added to the set to show location of each transformer and an enlargement detailing proposed screening.	

				constructed with one or more of the materials used on the primary building.			This has been changed from "Yes" to "No". A State Density Bonus waiver has been requested to allow for partial screening.
		X	A.7.4	Rooftop mechanical equipment shall be screened from view from the street. Solar equipment is exempt from this requirement.		Does not apply.	Standard does not apply.
A.8. Landscaping and Screening						STAFF RESPONSE	SUMMERHILL HOMES RESPONSE
YES	NO	N/A	Objective Design Standard		SHEET		
X			A.8.1	At least 50 percent of the front setback area shall be landscaped.	L1.2	Standard not met. Sheet L1.0 does not provide details to meet this standard. Provide a diagram and calculation showing gross area of the required front setback and the percent of the area being landscaped to meet this standard.	Sheet L1.2 has been added to the plan set to display area of project made of up softscape landscaping. As proposed, the project has 29% of the whole area as landscaping and 62% of the front setback area as landscaping.
		X	A.8.2	A minimum 10-foot-wide landscape buffer shall be provided along the full length of the shared property line between multi-family or Residential Mixed-Use development and abutting residential properties. The buffer shall include the following: 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.		Does not apply.	Standard does not apply.
		X	A.8.3	Surface parking lots shall be screened from view of the street with landscaping or a wall with a minimum three-foot height to screen the parking lot when not already screened by a primary building. When located in a street-facing setback, screening may not exceed a height of three feet.		Does not apply.	Standard does not apply.
A.9. Fencing							
YES	NO	N/A	Objective Design Standard		SHEET		
	X		A.9.1	Fences, walls, and gates within required setbacks along all street frontages are prohibited unless used to screen on-site parking spaces from view from the street.	L1.0	Standard not met. Sheet L1.0 shows a 6' solid wood fence with 1' lattice top along portions of the property line abutting Los Gatos-Saratoga Road and the HWY 17 offramp within the setback and is not required to screen on-site parking.	A State Density Bonus Law waiver is being requested to allow 6' fencing with 1' lattice on top.
		X	A.9.2	Chain link fencing is prohibited.		Does not apply.	Standard does not apply.
		X	A.9.2	Perimeter barrier gates for vehicles and pedestrian entry gates shall have a maximum height of six feet.		Does not apply.	Standard does not apply.
		X	A.9.4	Solid vehicular and pedestrian entry gates are prohibited. Entry gates shall be a minimum 50 percent open view.		Does not apply.	Standard does not apply.
A.10. Retaining Walls							
YES	NO	N/A	Objective Design Standard		SHEET		
X			A.10.1	Retaining walls shall not exceed five feet in height. Where an additional retained portion is necessary, multiple-terraced walls shall be used. Terraced walls shall set back at least three feet from the lower segment.	C.3, C.4	Standard met.	Standard met.

	X		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.	C.3	Standard not met. The retaining wall information included on Sheet C.3 does not provide details to show the retaining walls meet this standard. Specifically, the linear footage of the retaining wall segments is not provided to determine if additional breaks are needed. Per the indicated scale on the detail, several segments of retaining wall exceed 50 linear feet without a break or change in direction. Additionally, update sheet reference to include L1.0 to show compliance with A.10.2.b.	A State Density Bonus Law waiver is being requested to allow a retaining wall greater than 50' continue. Dimensions and details have been included on sheet C.3.
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A.11. Landscaped, Private, and Community Recreation Spaces				STAFF RESPONSE		
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.		Standard not met. See comments below.	
X			a. Landscaped space: A minimum of 20 percent of the site area shall be landscaped.	L1.2	Standard not met. A diagram and calculation showing landscaping on a minimum of 20 percent of the site area is needed.	Sheet L1.2 has been added to the plan set to display area of project made of up softscape landscaping. As proposed, the project has 29% of the whole area as landscaping and 62% of the front setback area as landscaping.
	X		b. Private recreation space: The minimum horizontal dimension is six feet in any direction and a minimum area of 60 square feet. The minimum vertical clearance required is eight feet. Private recreation space shall be directly accessible from the residential unit. Landscaped sections of private recreation space shall not count towards required landscaping requirements.		Standard not met. Density Bonus Law waiver requested from private open space required dimension of six feet as stated in standard A.11.1.b [as well as Town Code Section 29.10.065 (1)] to four and one-half feet is included in the Letter of Justification. Vertical clearance requirement still applies. Provide details showing compliance with this component of the standard.	A State Density Bonus Law waiver is being requested for the private recreation space.
	X		i. Each ground floor dwelling unit shall have a minimum of 120 square feet of usable private recreation space.		Density Bonus Law waiver requested in the Letter of Justification from required usable private open space area per unit of 120 square feet as stated in standard A.11.1.b.i.	A State Density Bonus Law waiver is being requested for the private recreation space.
	X		ii. Each dwelling unit above the ground floor shall have a minimum of 60 square feet of usable private recreation space. Where multiple balconies are provided for a single unit, the 60-square-foot minimum can be an aggregate of all balconies, provide each balcony meets the requirements for minimum horizontal dimensions.	A08, A14, A17, A20, A23, A26, A29	Standard met.	This has been changed from "Yes" to "No" A State Density Bonus Law waiver is being requested for the private recreation space.
X			c. Community recreation space: The minimum dimensions are 10 feet by six feet. A minimum of 60 percent of the community recreation space shall be open to the sky and free of permanent solid-roofed weather protection structures. Community recreation space shall provide shading for a minimum 15 percent of the community recreation space by either trees or structures, such as awnings, canopies, umbrellas, or a trellis. Tree shading shall be calculated by using the diameter of the tree crown at 15 years maturity. Shading from other built structures shall be calculated by using the surface area of the overhead feature.		Standard not met. Standard A.11.1.c, including subsections i through iv, are applicable to this project. Revise plans and specify on which sheet(s) details are provided to meet this standard.	Sheet L1.2 has been added to the plan set to show landscaping and Community Recreation space. 10' by 6' dimensions are shown in each of the areas which make up 17,700 square feet. Tree shading has been added to the plan to show 15-year maturity and no less than 60% of the Community Recreation space

								shall be open to the sky. This has been changed from "No" to "Yes".
		X		i. Community recreation space shall be provided in Residential Mixed-Use developments at a minimum of 100 square feet per residential unit plus a minimum of two percent of the non-residential square footage.			Standard not met. Provide a diagram/site plan identifying the community recreation spaces and a calculation of these areas. Specify on which sheet(s) details are provided to meet this standard.	Not applicable as this project is not a mixed-use community.
X				ii. Community recreation space shall be provided in multi-family residential development projects at a minimum of 100 square feet per residential unit.			Standard not met. Revise plans and specify on which sheet(s) details are provided to meet this standard.	Sheet L1.2 has been added to the plan set to show landscaping and Community Recreation space of 17,700 square feet, greater than the requirement of 15,500 square feet based on unit count.
		X		iii. A project with four or less residential units is exempt from community recreation space requirements.			Standard not met. Revise plans and specify on which sheet(s) details are provided to meet this standard.	Noted, thank you. The exemption does not apply.
		X		iv. Landscaped roof space can satisfy both required landscaping requirements and community recreation space requirements. Landscaped roof space may not be used to satisfy more than 50 percent of the required landscaping for the site.			Standard not met. Revise plans and specify on which sheet(s) details are provided to meet this standard.	Noted, thank you. We are not proposing any rooftop landscaping.

A.12. Building Placement				STAFF RESPONSE					
YES	NO	N/A	Objective Design Standard	SHEET					
		X	A.12.1 To ensure buildings provide a continuous frontage along sidewalks, development in commercial zones shall place at least 75 percent of any ground floor street-facing façade on or within five feet of the setback line designated in the Town Code.		Does not apply.				Standard does not apply.
		X	A.12.2 A Residential Mixed-Use project with a ground-floor non-residential use shall provide site amenities on a minimum of 15 percent of the ground plane between the building and the front or street-side property line. The site amenities shall be comprised of <u>any</u> of the following elements:		Does not apply.				Standard does not apply.
		X	a. Landscape materials or raised planters;		Does not apply.				Standard does not apply.
		X	b. Walls designed to accommodate pedestrian seating, no higher than 36 inches;		Does not apply.				Standard does not apply.
		X	c. Site furnishings, including fountains, sculptures, and other public art; or		Does not apply.				Standard does not apply.
		X	d. Tables and chairs associated with the ground floor use.		Does not apply.				Standard does not apply.

B. BUILDING DESIGN				STAFF RESPONSE					
B.1. Massing and Scale									
YES	NO	N/A	Objective Design Standard	SHEET					
X			B.1.1 Multiple-story building façades that face a street shall incorporate breaks in the building mass by implementing a <u>minimum of three</u> of the following solutions along the combined façade area of all primary buildings facing the street:		Standard not met. See additional comments below.				
	X		a. A minimum of 40 percent of the upper floor façade length shall step back from the plane of the ground-floor façade by at least five feet;		Standard not implemented				
X			b. Changes in the façade plane with a minimum change in depth of two feet for a minimum length along the façade of two feet at intervals of no more than 30 feet;	A14.1, A17.1, A20.1, A23.1	Standard not met. The referenced sheets do not provide dimensions to meet this standard.				Please see sheets A14.1, A17.1, A20.1, A23.1 for dimensions.

X			c. Recessed façade plane to accommodate a building entry with a minimum ground plane area of 24 square feet. Where an awning or entry covering is provided, it can extend beyond the wall plane;	A14, A15, A17, A18, A20, A21, A23, A24, A26, A27, A29, A30	Standard met.	Standard met.	
	X		d. An exterior arcade that provides a sheltered walkway within the building footprint with a minimum depth of eight feet. For a façade 50 feet or greater, the arcade must be a minimum length of 65 percent of the full building façade; for a facade less than 50 feet, the arcade must be a minimum of 80 percent of the full building façade.		Standard not implemented	This has been changed from 'Yes' to 'No' as the design does not meet the dimensional requirements of an 'arcade'.	
X			e. Ground floor open area abutting street-facing façade with a minimum area of 60 square feet; or	A14, A15, A23, A24, A26, A29, A30	Standard not met. Revise the plans and specify the sheet(s) on which details are provided identifying the open areas and dimensions showing the size of the open areas to meet this standard.	This has been from "No" to "Yes". Please see sheets L14.1, L17.1, L20.1, L23.1, L26.1, L29.1, L32.1 for added dimensions.	
X			f. Vertical elements, such as pilasters or columns, that protrude a minimum of one foot from the façade and extend the full height of the building base or ground floor, whichever is greater.		Standard not implemented	This has been from "No" to "Yes". Please see sheets L14.1, L17.1, L20.1, L23.1, L26.1, L29.1, L32.1 for added dimensions.	
	X	B.1.2	Upper floors above two stories shall be set back by a minimum of five feet from the ground-floor façade.		Standard not met. This standard is applicable. Revise upper floor setbacks above two stories and provide details/dimensions to meet this standard. Specify on which sheets these details are provided.	A State Density Bonus waiver has been requested for this standard.	
B.2. Parking Structure Design					STAFF RESPONSE		
YES	NO	N/A	Objective Design Standard	SHEET			
		X	B.2.1 The ground-floor façade of a parking structure facing a street or pedestrian walkway shall be fenestrated on a minimum of 40 percent of the façade.		Does not apply.	Standard does not apply.	
		X	B.2.2 Façade openings on upper levels of a parking structure shall be screened at a minimum 10 percent and up to 30 percent of the opening to prevent full transparency into the structure.		Does not apply.	Standard does not apply.	
		X	B.2.3 Parking structures facing a street and greater than 40 feet in length shall include landscaping between the building façade and the street, or façade articulation of at least 25 percent of the façade length. The façade articulation shall be implemented by <u>one</u> of the following solutions:		Does not apply.	Standard does not apply.	
		X	a. An offset of the façade plane with a depth of at least 18 inches for a minimum of eight feet in horizontal length; or		Does not apply.	Standard does not apply.	
		X	b. A different building material covering the entire façade articulation.		Does not apply.	Standard does not apply.	
B.3. Roof Design							
YES	NO	N/A	Objective Design Standard	SHEET			
X			B.3.1 At intervals of no more than 40 feet along the building façade, horizontal eaves shall be broken using <u>at least one</u> of the following strategies:		Standard not met. See additional comments below.		
X			a. Gables;	A14.1, A17.1, A20.1, A23.1, A29.1	Standard not met. The referenced sheets do not provide dimensions to show that the gables meet this standard. Additional sheets may need to be updated accordingly and included in sheet reference (A19 and A28).	Please see sheets A14.1, A17.1, A20.1, A23.1, A29.1 for dimensions.	
X			b. Building projection with a depth of a minimum of two feet;	A14.1, A17.1, A20.1, A23.1, A29.1	Standard not implemented	Please see sheets A14.1, A17.1, A20.1, A23.1, A29.1 for dimensions.	
X			c. Change in façade or roof height of a minimum of two feet;	A14.1, A17.1, A20.1, A23.1, A29.1	Standard not met. The referenced sheet does not provide adequate dimensions to show that the change in façade or reef height meets this standard.	Please see sheets A14.1, A17.1, A20.1, A23.1, A29.1 for dimensions.	

X			d. Change in roof pitch or form; or	A14.1, A17.1, A20.1, A23.1, A29.1	Standard not implemented	Please see sheets A14.1, A17.1, A20.1, A23.1, A29.1 for dimensions.
X			e. Inclusion of dormers, parapets, and/or varying cornices.		Standard not implemented	This has been changed from "No" to "Yes". Please see sheets A15, A16, A18, A19, A 21, A22, A24, A25, A25.1, A27, A28, A28.1, A30, A31, A33, A34, A34.3, A34.4, A36, A37.
		X	B.3.2 Skylights shall have a flat profile rather than domed.		Does not apply.	Standard does not apply.
		X	B.3.3 The total width of a single dormer or multiple dormers shall not exceed 50 percent of the total roof length at the street-facing façade. The dormer width shall be measured at dormer roof fascia, or widest part of the dormer.		Does not apply.	Standard does not apply.
		X	B.3.4 Carport roof materials shall be the same as the primary building.		Does not apply.	Standard does not apply.
B.4. Façade Design and Articulation					STAFF RESPONSE	
YES	NO	N/A	Objective Design Standard	SHEET		
	X		B.4.1 Buildings greater than two stories shall be designed to differentiate the base, middle, and top of the building on any street-facing façade. Each of these elements shall be distinguished from one another using <u>at least two</u> of the following solutions:		Standard not met. See comments below.	This has been changed from "Yes" to "No". A State Density Bonus waiver has been requested to allow alternative architectural techniques to differentiate the base, middle and top of alley-facing facades. SummerHill believes this standard is being met on the front door façade of the homes.
	X		a. Variation in building mass for a minimum of 60 percent of the length of the street-facing façade through changes in the façade plane that protrude or recess with a minimum dimension of two feet;	A14.1, A17.1, A20.1, A23.1, A15, A18, A21, A24	Standard not met. The referenced sheets do not provide adequate dimensions or a calculation meeting the 60 percent requirement to meet this standard.	Additional dimensions have been added to sheets A14.1, A17.1, A20.1, A23.1, A15, A18, A21, A24. This has been changed from "Yes" to "No". A State Density Bonus waiver has been requested to allow alternative architectural techniques to differentiate the base, middle and top of alley-facing facades.
	X		b. Balconies or habitable projections with a minimum depth of two feet for a minimum of 20 percent length of the street-facing façade;	A14.1, A17.1, A20.1, A23.1, 26.1, 29.1	Standard not met. The referenced sheets do not provide adequate dimensions or a calculation meeting the 20 percent requirement to meet this standard.	Additional dimensions have been added to sheets A14.1, A17.1, A20.1, A23.1, 26.1, 29.1. This has been changed from "Yes" to "No". A State Density Bonus waiver has been requested to allow alternative architectural techniques to differentiate the base, middle and top of alley-facing facades.
	X		c. Variation in façade articulation, using shade and weather protection components, projecting a minimum of three feet for a minimum of 20 percent length from the street-facing façade;		Standard not implemented	
	X		d. The use of at least two different façade materials, each covering a minimum of 20 percent of the street-facing façade, or		Standard not implemented	
	X		e. The upper floor shall implement a façade height that is a minimum of two feet greater than the façade height of the floor immediately below. The greater		Standard not implemented	

				façade height shall be made evident by taller windows or arrangement of combined windows.				
X			B.4.2	All façade materials, such as siding, window types, and architectural details, used on the street-facing façade shall be used on all other building façades.	A16, A19, A22, A25, A28, A31		Standard met.	Standard met.
B.4. Façade Design and Articulation (continued)							STAFF RESPONSE	
YES	NO	N/A	Objective Design Standard			SHEET		
X			B.4.3	Variation in the street-facing façade planes shall be provided for buildings greater than one story by incorporating any combination of the following architectural solutions to achieve a minimum of 16 points : Architectural features, such as:			Standard not met. See comments below.	This has been changed from "No" to "Yes".
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	X			○ Arcade or gallery along the ground floor;	8 points		Standard not met. Call out the feature used to meet this standard on each referenced sheet.	This has been changed from 'Yes' to 'No' as the design does not meet the dimensional requirements of an 'arcade'.
		X		○ Awnings or canopies on all ground floor windows of commercial space;	6 points		Standard not implemented	"N/A" due to having no commercial space.
X				○ Building cornice;	5 points		Standard not implemented	This has been changed from 'No' to 'Yes'. This can be seen on elevation sheets A16, A19, A22, A25, A28, A31, A34.
	X			○ Façade sconce lighting at a minimum of one light fixture per 15 linear feet.	3 points		Standard not implemented	
	X			▪ Bay or box windows projecting a minimum of 18 inches from the façade plane and comprising a minimum of 20 percent of the fenestration on the upper floors of the facade;	6 points		Standard not implemented	
	X			▪ Balconies or Juliet balconies provided on a minimum of 40 percent of the fenestration on the upper floors of the facade;	5 points	A14.1, A17.1, A20.1, A23.1, 26.1, 29.1.	Standard not met. The referenced sheets do not provide adequate details meeting the 40 percent requirement to meet this standard.	Additional dimensions have been added to sheets A14.1, A17.1, A20.1, A23.1, 26.1, 29.1. This has been changed from "Yes" to "No". A State Density Bonus waiver has been requested to allow alternative architectural techniques to vary alley-facing façade planes.
X				▪ Landscaped trellises or lattices extending across a minimum of 65 percent of any level of the facade;	5 points		Standard not implemented	Trellis features have been added to the garage elevations. Checklist has been updated from 'No' to 'Yes'. Percentage calculations can be found on the following plan sheets: A16, A19, A22, A25, A25.1, A25.2, A28, A28.1, A31, A34, A34.1, A34.2, A34.3 and A37.
X				▪ Materials and color changes;	3 points		Standard not implemented	The project color blocking has been revised to provide enhance visual variety of the elevations. This has been updated from 'No' to 'Yes'. Standard does not apply to alley-facing façades.
	X			▪ Eaves that overhang a minimum of two feet from the facade with supporting brackets;	3 points		Standard not implemented	

	X			<ul style="list-style-type: none"> Window boxes or plant shelves under a minimum of 60 percent of the fenestration on the upper floors of the facade; or 	3 points		Standard not implemented		
X				<ul style="list-style-type: none"> Decorative elements such as molding, brackets, or corbels 	3 points	A16, A19, A22, A25, A28, A31	Standard met.	Standard met.	
				TOTAL	16 points				
X			B.4.4	Garage doors shall be recessed a minimum of 12 inches from the façade plane and along the street-facing façade shall not exceed 40 percent of the length of the building façade.		A14.1, A17.1, A20.1, A23.1, A29.1	Standard not met. The referenced sheets do not provide adequate details or a calculation meeting the 40 percent requirement to meet this standard.	Dimensions have been added, please see sheets A14.1, A17.1, A20.1, A23.1, A29.1.	
		X	B.4.5	Changes in building materials shall occur at inside corners.			Does not apply.	Standard does not apply.	
		X	B.4.6	A primary building entrance shall be provided facing a street or community recreation space. Additionally, all development shall meet the following requirements:			Does not apply.	Standard does not apply.	
		X		a. Pedestrian entries to ground-floor and upper-floor non-residential uses shall meet at least one of the following standards:			Does not apply.	Standard does not apply.	
		X		i. The entrance shall be recessed in the façade plane at least three feet in depth; or			Does not apply.	Standard does not apply.	
		X		ii. The entrance shall be covered by an awning, portico, or other architectural element projecting from the façade a minimum of three feet.			Does not apply.	Standard does not apply.	
B.4. Façade Design and Articulation (continued)							STAFF RESPONSE		
YES	NO	N/A	Objective Design Standard			SHEET			
		X		b. For ground-floor commercial uses, façades facing a street shall include windows, doors, or openings for at least 60 percent of the building façade that is between two and 10 feet above the level of the sidewalk.			Does not apply.	Standard does not apply.	
X			B.4.7	Pedestrian entries to buildings shall meet minimum dimensions to ensure adequate access based on use and development intensity. Building entries inclusive of the doorway and the facade plane shall meet the following minimum dimensions:			Standard not met. This standard is applicable. Provide dimensions to demonstrate that this standard is met. Reference appropriate sheets.		
X				a. Individual residential entries: five feet in width	A14, A15, A17, A18, A20, A21, A23, A24, A26, A27, A29, A30		Standard not met. This standard is applicable and the response should be "yes". Provide dimensions to demonstrate that this standard is met. Reference appropriate sheets.	Dimensions of entryway can be found on sheets A14, A15, A17, A18, A20, A21, A23, A24, A26, A27, A29, A30.	
		X		b. Single entry to multiple residential unit building, including Residential Mixed-Use buildings: eight feet in width			Does not apply.	Standard does not apply.	
		X		c. Storefront entry: six feet in width			Does not apply.	Standard does not apply.	
X			B.4.8	Mirrored windows are prohibited.	A34		Response should be "yes" and the project complies with this standard.	Standard met.	
		X	B.4.9	Awnings shall be subject to the following requirements:			Does not apply.	Standard does not apply.	
		X		a. A minimum vertical clearance of eight feet measured from the pedestrian pathway;			Does not apply.	Standard does not apply.	

		X		b. Shall not extend beyond individual storefront bays; and		Does not apply.	Standard does not apply.
		X		c. Shall not be patterned or striped.		Does not apply.	Standard does not apply.
X			B.4.10	For buildings abutting a single-family zoning district or existing single-family use, no part of a rooftop or upper floor terrace or deck shall be closer than five feet from the facade plane of the lower floor, to prevent views into adjacent residential uses.	A07	Standard met.	Standard met.
X			B.4.11	Balconies are allowed on facades facing the street and those facades facing existing non-residential uses on abutting parcels. Such balconies shall be without any projections beyond the building footprint.	A14, A16, A17, A19, A20, A22, A23, A25, A26, A28, A29, A31	Standard met.	Standard met.
		X	B.4.12	Residential Mixed-Use buildings shall provide <u>at least one</u> of the following features along street-facing façades where the façade exceeds 50 feet in length:		Standard not met. See comments below.	This is not applicable, as the project is not mixed-use.
		X		a. A minimum five-foot offset from the façade plane for a length of at least 10 feet;		Standard not implemented. Response should be “no”.	This is not applicable, as the project is not mixed-use.
		X		b. Multiple pilasters or columns, each with a minimum width of two feet; or	A15, A18, A21, A24, A27, A30	Standard not met. Revise plans to note the feature used to meet this standard and add dimensions to meet the minimum requirements. Reference appropriate sheets.	This is not applicable, as the project is not mixed-use.
		X		c. Common open space, such as a plaza, outdoor dining area, or other spaces.		Standard not implemented.	This is not applicable, as the project is not mixed-use.
X			B.4.13	Continuous blank façades on any floor level shall not exceed 25 percent of the entire façade length along any street.	A15, A18, A21, A24, A27, A30	Standard not met. Provide dimensions and calculations to meet this standard. Reference appropriate sheets.	Blank façade dimensions can be seen on sheets A15, A18, A21, A24, A27, A30

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