

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.

15349 - 15367 Los Gatos Blvd

A. SITE STANDARDS				SHEETS	STAFF RESPONSE 06-12-24	APPLICANT RESPONSE 07-26-24	STAFF RESPONSE 08-21-24	APPLICANT RESPONSE 09-13-24	STAFF RESPONSE 10-09-24	APPLICANT RESPONSE 10-25-24	STAFF RESPONSE 11-20-24		
YES	NO	N/A	A.1. Pedestrian Access										
			Objective Design Standard										
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.	L1	Standard not met. Revise plans and provide details demonstrating that all of the pedestrian pathways shall be a minimum of four feet.	Civil/Landscape: min. 4' wide pathways confirmed, and now shown connecting to the public sidewalk along both streets.	Standard met.	Noted, thank you.	Standard met.	Noted, thank you.		
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.	C5	Standard not met. Revise plans and provide sections demonstrating that 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.	Civil/Landscape: 6" curb proposed at parking areas and now called out on sheet L1, "Preliminary Landscape Plan"	Standar not met. Extend Section C to include the pathway at the parking lot and dimension/note that the pathway will be raised at least six inches.	CBG: See Section C on Sheet C-5. The sidewalk is elevated relative to the parking lot by 6".	Standard met.	Noted, thank you.	Response updated to "YES"	
			A.2. Short-Term Bicycle Parking (Class II)										
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.			Standard applies and is not met. Short-term bicycle parking has not been included in the project plans.	Landscape: see below.						
X			A.2.1	Short-term bicycle parking space shall be located within 50 feet of the primary pedestrian building entrance.		Standard applies and is not met. Short-term bicycle parking has not been included in the project plans.	Landscape: short term parking for 20 bicycles now shown, and all	Standard met.	Noted, thank you.	Standard met.	Noted, thank you.		
	X (W)		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.		Standard applies and is not met. Short-term bicycle parking has not been included in the project plans.	Landscape: 55 required, 20 provided. A waiver is required for the additional 35 required short term bicycle parking.	Standard not met. Waiver requested.	Noted, thank you.	Standard not met. Waiver 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.		Standard applies and is not met. Short-term bicycle parking has not been included in the project plans.	Landscape: Required area provided for 20 short term spaces. Also	Standard met.	Noted, thank you.	Standard met.	Noted, thank you.		
		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.		Standard applies and is not met. Short-term bicycle parking has not been included in the project plans.	Landscape: not applicable, as not greater than 20 short term spaces are provided.	N/A	N/A	N/A	N/A		
			A.3. Long-Term Bicycle Parking (Class I)										
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.		L1 & L4	Standard applies and is not met. Bike lockers are included in the plans, but adequate details have not been provided to confirm the standard has been met. See below.	Landscape: see below.						
		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.	L1 & L4	This standard does not apply since the proposed development includes individual garages for each unit.	Landscape: no response required.	N/A	N/A	N/A	N/A		
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.	L1 & L4	Standard met. 10 long-term bike parking spaces required for the 10 units that do not have a garage. 12 spaces provide per Sheet L1.		Standard met.	Noted, thank you.				
	X (W)		A.3.3	Bicycle locker minimum requirements:		Standards apply and have not been met. Provide details of the proposed bike lockers to demonstrate that they meet these requirements.	Landscape: We have not found any available product that meets this criteria. Per our correspondence with Sean Mullin, a waiver is still required. Landscape: we have not found a manufacturer that provides this data. Per our correspondence with Sean Mullin, a waiver is still required.	Standard not met. Waiver requested.	Noted, thank you.	Standard not met. Waiver requested.			
	X (W)		a.	Dimensions of 42 inches wide, 75 inches deep, and 54 inches high.	L1 & L4								
	X (W)		b.	Must withstand a load of 200 pounds per square foot.	L1 & L4								
	X (W)		c.	Opened door must withstand 500-pound vertical load.	L1 & L4								
		X	A.3.4	Bicycle rooms with key access minimum requirements:	N/A	This standard does not apply since the proposed development provides long-term bike parking in garages and bike lockers.		N/A	N/A	N/A	N/A		
		X	a.	Bicycle rooms shall have a minimum ceiling height of seven feet.	N/A	Does not apply.		N/A	N/A	N/A	N/A		
		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.	N/A	Does not apply.		N/A	N/A	N/A	N/A		
		X	c.	Long-term bicycle parking spaces shall be served by an aisle with a minimum width of six feet.	N/A	Does not apply.		N/A	N/A	N/A	N/A		
		X	d.	Maneuverability space of at least two feet shall be provided between the aisle and long-term bicycle parking spaces	N/A	Does not apply.		N/A	N/A	N/A	N/A		
		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.	N/A	Does not apply.		N/A	N/A	N/A	N/A		
			A.4. Vehicular Access										
		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.	L1	Standard met.		N/A	N/A	N/A	N/A		
			A.5. Parking Location and Design										
X			A.5.1	Surface parking lots and carports shall not be located between the primary building frontage and the street.	L1	Standard met.		Standard met.	Noted, thank you.	Standard met.			
		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.		Does not apply.		N/A	N/A	N/A	N/A		
			A.6. Parking Structure Access										
		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.		N/A	N/A	N/A	N/A		
		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.		N/A	N/A	N/A	N/A		
		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.		N/A	N/A	N/A	N/A		
			A.7. Utilities										

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.	L4 & JTS	Standard not met. Sheets L4 shows only a picture of a bollard light. It is not clear what fixtures are shown on Sheet JTS as there is no legend. It appears only the fixtures shown on Sheet SL2 is included on JTS. Additional details of the bollard light are provided on Sheet SL1. The project plans do not provide the location or spacing interval of bollard lighting along the pathways in community recreation spaces.	Tarrar Response: See sheets SL1-3. The bollards and lights on JTS are just for reference, JTS is reserved for joint trench work. The bollards and lights used in this projects design are further detailed and notated on the provided street light sheets. Please see sheets SL1-3 for bollard and street light detailed information and call-outs.	Standard not met. -Light pole detail on Sheet SL1 exceeds 12 feet. -All pedestrian pathways require lighting with spacing of no more than 30 feet. Paths at the parking lot and to the south of Building B do not include lighting. -Provide dimension between pathway lighting at intervals no more than 30 feet.	-A new on-site light was selected for this project that meets the height requirement of 12 feet or less. This was discussed in a group call with the Town planner before the new light selection was made. -The lighting will be spaced at 30 feet or less from eachother. -The path at the parking lot and behind Building B have been redesigned to have lighting along their paths. -Dimensions are added to show the lighting is 30 feet apart or closer.			COMPLETED	Response updated to "YES"
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.	JTS	Standard not met. The details provided on Sheet SL1 (bollard light) and SL2 (carriage lantern) do not show how light is restrained to a minimum 30 degrees below the horizontal plane of the light source. Revise plans and specify on which sheet(s) full details are provided to meet this standard.	Tarrar Response: See sheets SL1-3 for full street light and bollard details. The provided details have also been updated to show restrained light to 30 degrees below the horizontal plane.	Light fixtures cut sheets on Sheets SL1 and SL2 do not provide details showing compliance with the 30 degree cut-off requirement.	The lighting sheets on Sheets SL1 and SL2 have been updated to satisfy the 30 degree cut-off requirement for the Town of Los Gatos.	Standard met.		COMPLETED	Response updated to "YES"
	X (W)		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.	A2.2.3	Standard not met. Sheet A.2.2.3 demonstrates that utility meters and panels will be located within utility closets attached to the buildings. Adequate details are not provided to demonstrate screening of on-site utility boxes (as shown on Sheet C-4). The plans need to clearly demonstrate that the boxes will be screened from view from the street. If landscaping is used to screen the utility boxes, provide details on the height of the boxes and the landscaping proposed for screening to meet this standard. If a constructe screen is proposed, provide details of location, height, and materials to comply with this standard.	Building utility cabinets are located on each building. Refer to landscape plan for other site screening. Landscape: where fronting on Garden Lane, utility closet doors are screened to the extent possible with landscape. Transformers are not allowed to be screened at the front access, but are screened from all other views. Please refer to preliminary planting plan, L3, and details, L7.	If unable to provide screening adequate to comply with this standard, a waiver may be required.	Keynotes added to sheet L3 where screening conditions occur to denote the minimum and anticipated height of planted screen at maturity. We believe these heights screen utilities and cabinets to the maximum extent practical, given the limited planter area, and while preserving access and other required clearances.	Waiver requested. Detail on Sheet L7 demonstrates screening proposed.			Response updated to reflect requested waiver."YES"
		X	A.7.4	Rooftop mechanical equipment shall be screened from view from the street. Solar equipment is exempt from this requirement.	A2.8.1	Standard met.		N/A	N/A		Noted, thank you.		
			A.8. Landscaping and Screening										
X			A.8.1	At least 50 percent of the front setback area shall be landscaped.	L1	Standard not met. Sheet L1 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.	Landscape: A minimum of 50% of the provided setback area is landscaped. Please refer to notes on sheet L1.	Standard met.	Noted, thank you.			Noted, thank you.	
	X (W)		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.	SP-2	Standard not met. Sheet SP-2 does not provide details to meet this standard. Provide a diagram with dimensions and a calculation to demonstrate how this standard is met. Is a six-foot tall solid masonry wall proposed? Provide interval of tree planting as required by the standard.	Landscape: a waiver is required. The provided landscape area is 6'-6" wide at minimum. Trees selected for narrow upright form appropriate to the space available.	Standard not met. Waiver requested.	Noted, thank you.				
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.	L1	Standard not met. Sheet L1 does not provide details to meet this standard. Provide details of the screening method and the height of screen measures.	Landscape: the proposed screening is a 3' tall shrub. Please refer to sheet L3, "Preliminary Planting Plan"	Standard met.	Noted, thank you.			Noted, thank you.	
			A.9. Fencing										
	X (W)		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.	L4	Standard not met. Sheet L4 only provides a conceptual image of a picket fence with no details on proposed materials or heights. Additionally, the location of this fence is not clearly detailed in the plans.	Landscape: A waiver is requested to allow fencing for Private Recreation spaces.	Standard not met. Waiver requested.	Noted, thank you.				
X			A.9.2	Chain link fencing is prohibited.	?	Standard applies and is not met. Adequate details of proposed fencing and gates are not included in the plans. Provide details of all proposed fencing, including location, design, and materials to confirm that this standard is met.	Landscape: noted. Chain link fence is not proposed.	Standard met.	Noted, thank you.			Noted, thank you.	
X			A.9.3	Perimeter barrier gates for vehicles and pedestrian entry gates shall have a maximum height of six feet.	?	Standard applies and is not met. Adequate details of proposed fencing and gates are not included in the plans. Provide details of all proposed fencing, including location, design, and materials to confirm that this standard is met.	Landscape: fencing details provided on sheet L7, "Preliminary Details"	Standard met.	Noted, thank you.			Noted, thank you.	
X			A.9.4	Solid vehicular and pedestrian entry gates are prohibited. Entry gates shall be a minimum 50 percent open view.	?	Standard applies and is not met. Adequate details of proposed fencing and gates are not included in the plans. Provide details of all proposed fencing, including location, design, and materials to confirm that this standard is met.	Landscape/Architecture: fencing details provided on shete L7, "Preliminary Details"	Standard met.	Noted, thank you.			Noted, thank you.	
			A.10. Retaining Walls										
	X (W)		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.	C5	Standard met.		Standard not met. Sheet C-5 shows that the south retaining wall exceeds five feet.	A waiver will be requested and shown on project overview sheets.				
	X (W)		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.	C5	Standard not met. The retaining wall information included on Sheet C5 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 breaks are needed. Per the indicated scale on the detail, the retaining walls far exceed 50 linear feet without a break or change in direction.	Civil: State Density bonus law waiver requested to allow retaining wall design which acomodates grading to not preclude proposed density.	Standard not met. Waiver requested.	Noted, thank you.				
			A.11. Landscaped, Private, and Community Recreation Spaces										

			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.	L1	Standard not met. See comments below.	Landscape: see below.		Noted, thank you.			
	X (W)			a. Landscaped space: A minimum of 20 percent of the site area shall be landscaped.	PI-1	Standard not met. A diagram and calculation showing landscaping on a minimum of 20 percent of the site area is needed.	Landscape: landscape area diagram (green) and calculation (at left) shown on sheet L1, "Preliminary Landscape Plan"	Standard met.	Noted, thank you.	Staff notes that the calculation on Sheet L1 demonstrates that 29 percent of the net site area is proposed to be landscaped; however, the standard requires 20 percent of the "site area". The proposed plan therefore includes only 15.9 percent of the site area to be landscaped. Request of waiver may be necessary unless the site plan can be revised to include 13,630 sf of landscape area.	Given that buildings are not excluded from this calculation, a waiver is required and has been requested.	Response updated to reflect requested waiver.
	X (W)			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.	PI-1	Standard not met. Provide details showing compliance with this component of the standard. Dimension all patios, porches, and deck to demonstrate this standard is met. If a waiver is requested via Density Bonus Law, specify which aspects of this standard are included in the request.	Landscape/Architecture: Waiver required. Private Recreation space not provided at all ground floor units.	Standard not met. Waiver requested.	Noted, thank you.		Noted, thank you.	
	X (W)			i. Each ground floor dwelling unit shall have a minimum of 120 square feet of usable private recreation space.	PI-1	Standard applies and is not met. There are multiple ground floor units in Buildings B and C. Provide details showing compliance with this component of the standard. Dimension all patios, porches, and deck to demonstrate this standard is met. If a waiver is requested via Density Bonus Law, specify which aspects of this standard are included in the request.	Landscape/Architecture: Waiver required. Private Recreation space not provided at all ground floor units.	Standard not met. Waiver requested.	A Waiver is requested for A.11.1.b.i		Noted, thank you.	
	X (W)			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.	PI-1	Standard applies and is not met. There are multiple units above the ground floor in Buildings B and C. Provide details showing compliance with this component of the standard. Dimension all patios, porches, and deck to demonstrate this standard is met. If a waiver is requested via Density Bonus Law, specify which aspects of this standard are included in the request.	Architecture: Unit decks are not 6' deep. Please refer to unit plans for deck sizes. A waiver is requested for deck size.	Standard not met. Waiver requested. Sheet PO-1 and the Letter of Justification do not request a waiver to this specific standard. Please include on Sheet PO-1 and the Letter of Justification.	A waiver is being requested for A.11.1.b.ii		Noted, thank you.	
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.	L1	Standard not met. Sheet L1 only provides the square footage of the community recreation space areas, the extent of these areas is not clearly demonstrated. The plans do not show how this standard is met.	Landscape: see below	Standard met.	Noted, thank you.		Noted, thank you.	
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.	PI-1	Standard not met. The total proposed (8,612 sf) does not match the areas shown on Sheet L1: Meditation Garden 1,207 sf Courtyard 4,220 sf Citrus Grove 1,097 sf TOTAL 6,524 sf Sheet L1 shall delineate the extent of each area being measured. 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.	Landscape: see updated delineation, calculations, and diagram/site plan on sheet L1.	Standard met.	Noted, thank you.		Noted, thank you.	
		X		ii. Community recreation space shall be provided in multi-family residential development projects at a minimum of 100 square feet per residential unit.	PI-1	Standard does not apply. Technically, this project is a multifamily mixed-use project.	Landscape/Architecture/City Ventures:	N/A	N/A		N/A	
		X		iii. A project with four or less residential units is exempt from community recreation space requirements.		Standard does not apply.		N/A	N/A		N/A	
		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 does not apply.		N/A	N/A		N/A	
				A.12. Landscaped, Private, and Community Recreation Spaces								
	X (W)		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.	?	Standard applies and is not met. This project is located in a commercial zone (CH -Restricted Commercial Highway). Provide details showing that at least 75 percent of any ground floor street-facing facades are within five feet of the required setback.	Architecture: A waiver for the front setback is requested.	The waiver requested is to not meet the required setback. Staff believes that this standard can be met with provision of the needed information.	A Waiver is requested. Calculations have been provided on Sheet SP-2 showing that more than 75% of the facade projects more than 5'-0" from the required setback.	Waiver requested.		Response updated to reflect requested waiver.
		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 any of the following elements:	L1	Standard not met. Provide details demonstrating how this standard is met. Include dimensions, extents, and calculations.	Architecture: project is all residential (Live/Work units clarified as "residential"). Standard does not apply.	Standard does not apply. There are no ground-floor non-residential uses.	Noted, thank you.			
		X		a. Landscape materials or raised planters;	L1			N/A	N/A		N/A	
		X		b. Walls designed to accommodate pedestrian seating, no higher than 36 inches;	L1			N/A	N/A		N/A	
		X		c. Site furnishings, including fountains, sculptures, and other public art; or	L1			N/A	N/A		N/A	
		X		d. Tables and chairs associated with the ground floor use.	L1			N/A	N/A		N/A	

B. BUILDING DESIGN				SHEETS	STAFF RESPONSE 06-12-24	APPLICANT RESPONSE 07-26-24	STAFF RESPONSE 08-21-24	APPLICANT RESPONSE 09-13-24	STAFF RESPONSE 10-09-24	APPLICANT RESPONSE	STAFF RESPONSE 11-20-24
B.1. Massing and Scale											
YES	NO	N/A	Objective Design Standard								
			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:	A1.1.2-A1.5.2	Standard not met. See additional comments below.	Architecture: Refer to building plans A front, B, C, D and E side elevations for dimensions. A waiver is requested. Refer to unit plans for the required area is shown.	A waiver is requested for B.1 Massing and Scale. Two of the three solutions have been incorporated but three is not achievable without compromising density.		Noted, thank you	
	X (W)			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;	A1.1.2-A1.5.2	It does not appear that this standard has been implemented. Additionally, the necessary dimensions are not provided.	Standard not met. Waiver requested.	Noted, thank you.		Noted, thank you	

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;	A1.1.2-A1.5.2	Standard not met. The referenced sheets do not provide dimensions to meet this standard.	Refer to unit plans for the required area is shown.	Standard met.	Noted, thank you.		Noted, thank you	
	X (W)				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;	A1.1.2-A1.5.2	Standard not met. The referenced sheets do not provide dimensions to meet this standard. Dimensions could be added to the A2 series sheets to show that this standard is met.	Refer to unit plans for required area	Standard not met. As shown in the diagram for this standard, the 24 square foot ground plane needs to be completely within the recessed area.	The standard is not met a waiver is requested.		Noted, thank you	Response updated to reflect requested waiver.
		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 façade less than 50 feet, the arcade must be a minimum of 80 percent of the full building façade.	A1.1.2-A1.5.2	It does not appear that this standard has been implemented. There are no arcades on any of the buildings.		N/A	N/A		N/A	
	X				e. Ground floor open area abutting street-facing façade with a minimum area of 60 square feet; or	A1.1.2-A1.5.2	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.	Ground floor area is provided for Building A, refer to landscape plans.	Provide details showing that this standard is met on Buildgins B, C, d, and E.	At least 60sf of landscape area is provided at each street-facing fascade, which is now called out on sheet L1.			
		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.	A1.1.2-A1.5.2	It does not appear that this standard has been implemented. Additionally, the necessary dimensions are not provided.		It does not appear that this standard has been implemented. Additionally, the necessary dimensions are not provided.	Not implemented.			
	X (W)			B.1.2	Upper floors above two stories shall be set back by a minimum of five feet from the ground-floor façade.	A1.1.2-A1.5.2	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 waiver is requested for the third floor setback.	Standard not met. Waiver requested. Sheet PO-1 and the Letter of Justification do not request a waiver to this specific standard. Please include on Sheet PO-1 and the Letter of Justification.	A waiver is being requested for B1.2			
					B.2. Parking Structure Design								
		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.		N/A	N/A		N/A	
		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.		N/A	N/A		N/A	
		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 one of the following solutions:		Does not apply.		N/A	N/A		N/A	
		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.		N/A	N/A		N/A	
		X			b. A different building material covering the entire façade articulation.		Does not apply.		N/A	N/A		N/A	
					B.3. Roof Design								
X				B.3.1	At intervals of no more than 40 feet along the building façade, horizontal eaves shall be broken using at least one of the following strategies:	A1.1.2-A1.5.2	Standard not met. See additional comments below.	Architecture: Primarily gable with some dormers are used to meet this requirement, refer to elevation pages.					
X					a. Gables;	A1.1.2-A1.5.2	Standard not met. The referenced sheets do not provide dimensions to show that the gables meet this standard.		Standard met.	Noted, thank you.			
		X			b. Building projection with a depth of a minimum of two feet;	A1.1.2-A1.5.2	Standard not met. The referenced sheets do not provide dimensions to show that the gables meet this standard.		N/A	N/A		N/A	
		X			c. Change in façade or roof height of a minimum of two feet;	A1.1.2-A1.5.2	Standard not met. The referenced sheets do not provide adequate dimensions to show that the change in façade or roof height meets this standard.		N/A	N/A		N/A	
X					d. Change in roof pitch or form; or	A1.1.2-A1.5.2	Standard met.		Standard met.	Noted, thank you.		Noted, thank you.	
X					e. Inclusion of dormers, parapets, and/or varying cornices.	A1.1.2-A1.5.2	Standard not met. The referenced sheets do not provide dimensions to show that the gables meet this standard.		Standard met.	Noted, thank you.		Noted, thank you.	
		X		B.3.2	Skylights shall have a flat profile rather than domed.		Does not apply.		N/A	N/A		N/A	
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.	?	Standard applies and is not met. Dormers are a design feature of this project. The project plans do not provide dimensions to show that the gables meet this standard.	The dimensions provided on the elevations show conformance to this requirement.	Standard met.	Noted, thank you.			
		X		B.3.4	Carport roof materials shall be the same as the primary building.		Does not apply.		N/A	N/A		N/A	
					B.4. Façade Design and Articulation								
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 at least two of the following solutions:	A1.1.2-A1.5.2	Standard not met. See comments below.	Architecture:	Standard not met. Waiver requested for second solution on Buildings D and E. Additional information requested below will confirm that Building A meets two solutions.	A Waiver is requested for B.4 Façade Design and Articulation. B.4.1.c standard is met. B.4.1.a, although the 60% of façade articulation is met, the massing relief is only one foot due to setback	Noted, thank you.		
X B C	B (W) ADE				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;	A1.1.2-A1.5.2	Standard not met. The referenced sheets do not provide adequate dimensions or a calculation meeting the 60 percent requirement to meet this	Building B and C meet this requirement. Building D and E will request a waiver for the second solution.		Standard not met.			Response updated to reflect that a waiver is requested for specific buildings.
X A	X (W) BCDE				b. Balconies or habitable projections with a minimum depth of two feet for a minimum of 20 percent length of the street-facing façade;	A1.1.2-A1.5.2	Standard not met. The referenced sheets do not provide adequate dimensions or a calculation meeting the 20 percent requirement to meet this standard or the depth of the balconies.	Building A has balconies and decks that meet this requirement refer to elevation	Provide width dimensnions of the small balconies on Building A to verify that this standard has been met.	Standard is not met.			Response updated to reflect that a waiver is requested for specific buildings.
		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;	A1.1.2-A1.5.2	Standard not met. The referenced sheets do not provide adequate dimensions or a calculation meeting the 20 percent requirement to meet this standard.		Not implemented.	Not implemented.		Not implemented.	
X A B C D E					d. The use of at least two different façade materials, each covering a minimum of 20 percent of the street-facing façade, or	A1.1.2-A1.5.2	Standard not met. The referenced sheets do not provide adequate dimensions or a calculation	The dimensions provided on the elevations show conformance to this requirement.	Standard met.	Noted, thank you.		Noted, thank you.	
		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 façade height shall be made evident by taller windows or arrangement of combined windows.	A1.1.2-A1.5.2	Standard not met. The referenced sheets show that the third floor height is less than the second floor.		Not implemented.	Not Implemented.		Not implemented.	
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.	A1.1.2-A1.5.2	Standard met.	Architecture:	Standard met.	Noted, thank you.			
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;		Standard not met. See comments below.	Architecture:		Standard met with 17 points.		Standard met with 17 points.	
					Architectural features, such as:								
		X			o Arcade or gallery along the ground floor;	8 points	Standard not implemented.		Not implemented.	Not implemented.			
		X			o Awnings or canopies on all ground floor windows of commercial space;	6 points	Standard not implemented.		Not implemented.	Not implemented.			
					A1.1.2-A1.5.2								

		X			o Building cornice;	5 points		Standard not implemented.		Not implemented.	Not implemented.			
X					o Façade sconce lighting at a minimum of one light fixture per 15 linear feet.	3 points	A1.1.2-A1.5.2	Standard not met. Adequate details not provided demonstrating that this standard is met. Lighting is shown on Sheet SL3, but there is no details showing the distance between fixtures.	Building lighting on facade elevations is spaced no more than 15 feet apart.	Standard met.	Noted, thank you.			
		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	A1.1.2-A1.5.2	Standard not implemented.		Not implemented.	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	A1.1.2-A1.5.2	Standard not met. The referenced sheets do not provide adequate dimensions or a calculation meeting the 40 percent requirement to meet this standard.		Standard not met. The referenced sheets do not provide adequate dimensions or a calculation meeting the 40 percent requirement to meet this standard.	Standard is not met. Although balconies are provided they do not meet the 40%.			
X					▪ Landscaped trellises or lattices extending across a minimum of 65 percent of any level of the facade;	5 points	A1.1.2-A1.5.2	Standard not met. It does not appear this standard has been implemented.	Vine wires have been added to street facing facades.	Call out this feature on applicable sheets.	Vine wires have been noted on street facing facades.		Vine wires have been noted on street facing facades.	
X					▪ Materials and color changes;	3 points	A1.1.2-A1.5.2	Standard met.		Standard met.	Noted, thank you.		Noted, thank you.	
		X			▪ Eaves that overhang a minimum of two feet from the facade with supporting brackets;	3 points		Standard not implemented.		Not implemented.	Not implemented.		Not implemented.	
		X			▪ 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.	Window boxes have been added to upper floor windows	Not implemented.	Standard met, refer to facade facing elevations.		Standard met, refer to facade facing elevations.	
X					▪ Decorative elements such as molding, brackets, or corbels	3 points	A1.1.2-A1.5.2	Standard met.		Standard met.	Noted, thank you.		Noted, thank you.	
					TOTAL	16 points			17 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.		A1.1.2-A1.5.2	Standard not met. The referenced sheets do not provide adequate details to meet this standard. Additionally, the A2 series sheets show that the	Garage doors are revised to have a 12inch recess, refer to unit plans.	Provide a dimension on all floor plans showing that the face of the garage door is recessed at least 12 inches from the façade plane.	Standard is met, dimensions have been added to garage floor plans.		Standard is met, dimensions have been added to garage floor plans.	
X				B.4.5	Changes in building materials shall occur at inside corners.		A1.1.2-A1.5.2	Standard not met. There are multiple locations where materials changes occur mid-wall.	This condition has been corrected	Standard met.	Noted, thank you.		Noted, thank you.	
		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:		A1.1.2-A1.5.2	Does not apply. Each unit has its own entrance.		N/A	N/A		N/A	
		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. Each unit has its own entrance.		N/A	N/A		N/A	
		X			i. The entrance shall be recessed in the façade plane at least three feet in depth; or		A1.1.2-A1.5.2	Does not apply. Each unit has its own entrance.		N/A	N/A		N/A	
		X			ii. The entrance shall be covered by an awning, portico, or other architectural element projecting from the façade a minimum of three feet.		A1.1.2-A1.5.2	Does not apply. Each unit has its own entrance.		N/A	N/A		N/A	
		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.		N/A	N/A		N/A	
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:		A1.1.2-A1.5.2	Standard not met. This standard is applicable. Provide dimensions to demonstrate that this standard is met. Reference appropriate sheets.		Standard met.	Noted, thank you.		Noted, thank you.	
	X (W)				a. Individual residential entries: five feet in width		A2.2.3	Standard not met. This standard is applicable. Provide dimensions to demonstrate that this standard is met. Reference appropriate sheets.	A waiver for this requirement is requested.	Standard not met. Waiver requested.	Noted, thank you.		Noted, thank you.	
		X			b. Single entry to multiple residential unit building, including Residential Mixed-Use buildings: eight feet in width			Does not apply.		N/A			N/A	
		X			c. Storefront entry: six feet in width			Does not apply.		N/A				
X				B.4.8	Mirrored windows are prohibited.			Standard not met. Response should be "yes" and the project complies with this standard. Add note to Sheet MB-1 indicating non-mirrored windows.	Refer to MB-1 for note.	Standard met.	Noted, thank you.		Noted, thank you.	
		X		B.4.9	Awnings shall be subject to the following requirements:			Does not apply.		N/A	N/A		N/A	
		X			a. A minimum vertical clearance of eight feet measured from the pedestrian pathway;			Does not apply.		N/A	N/A		N/A	
		X			b. Shall not extend beyond individual storefront bays; and			Does not apply.		N/A	N/A		N/A	
		X			c. Shall not be patterned or striped.			Does not apply.		N/A	N/A		N/A	
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.		SP-1, A1.1.2-A1.5.2	Standard met.		Standard met.	Noted, thank you.		Noted, thank you.	
	X (W)			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.		A1.1.2-A1.5.2	Standard not met. A2 series clearly show that balconies project beyond the building footprints.	A waiver for this requirement is requested.	Standard not met. Waiver requested.	Noted, thank you.			
	X (W)			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:			Standard not met. See comments below.	A waiver for this requirement is requested.	Standard not met. Waiver requested.	Noted, thank you.			
	X (W)				a. A minimum five-foot offset from the façade plane for a length of at least 10 feet;		A2.2.3	Standard not met. Provide dimensions to demonstrate that this standard is met. Reference all appropriate sheets for all buildings.	A waiver for this requirement is requested.	Standard not met. Waiver requested.	Noted, thank you.			
		X			b. Multiple pilasters or columns, each with a minimum width of two feet; or			Standard not implemented.		N/A	N/A		N/A	
X					c. Common open space, such as a plaza, outdoor dining area, or other spaces.		L1	Standard met.		Standard met.	Noted, thank you.			
	X (W)			B.4.13	Continuous blank façades on any floor level shall not exceed 25 percent of the entire façade length along any street.		A1.1.2-A1.5.2	Standard not met. Provide dimensions and calculations to meet this standard. Reference appropriate sheets.	A waiver for this requirement is requested.	Standard not met. Waiver requested.	Noted, thank you.			

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