

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.

Highlighted fields represents missing, incomplete, or inaccurate responses as identified by staff

			A. SITE STANDARDS		SHEETS	STAFF RESPONSE	APPLICANT RESPONSE	SECOND STAFF RESPONSE (3/12/25)	APPLICANT RESPONSE
			A.1. Pedestrian Access						
YES	NO	N/A	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.	3.0	Additional details required. Provide justification to why this standard is not met. Note that if a walkway was provided to the south of the uncovered parking and then along the side yard of Unit 6, this standard would be met.	Walkway is provided from the uncovered parking to the public street.	Inaccurate: Sheet 3.0 has two different dimensions, one of which shows 3.97' which would not comply with this standard.	Dimension has been revised to 4'
		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.	no sheet provided	OK - Not applicable.		OK - not applicable	
			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.		L12	Additional details required. Specify a specific sheet number that provides enough detail to confirm that the racks can, "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." The concepti imagery on Sheet L12 shows a vertical pole, which doesn't appear to support the frame at two points.	Please see additional details on concept imagery sheet demonstrating typical locking points for the proposed bike rack.	Complies	
	X		A.2.1	Short-term bicycle parking space shall be located within 50 feet of the primary pedestrian building entrance.	L5, L6	Inaccurate and Additional details required. The plans should include this dimension so the Town can confirm. However, when scaling Sheets L5 and L6, Units 8 and 9 entrances would be located further than 50 feet away from the bike spaces.	Project does not and will not comply. Bike racks have to be grouped together to make room for biotreatment locations and required buffer area trees, and there is not sufficient room to have each rack within 50' of a building entrance	Project does not comply. Mark "no" instead of "n/a".	This has been updated to no.
x			A.2.2	Short-term bicycle parking shall be provided at a rate of one space per dwelling unit	L5, L6	OK - Complies.		Complies	
x			A.2.3	Each short-term bicycle parking space shall be a minimum of seven feet in length and two feet in width.	L5, L6, L12	Additional details required. The plans do not specify the length and width of the bike parking spaces.	Project does not and will not comply. Bike racks have to be grouped together to make room for biotreatment locations and required buffer area trees, and there is not sufficient room to have each rack within 50' of a building entrance	Complies	
		X	A.2.4	If more than 20-short term bicycle spaces are provided, at least 50 percent of the	no sheet provided	OK - Not applicable.		Ok- not applicable	
			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.		L5, L6	Inaccurate. Either you comply or you don't, but this requirement is applicable as three multi-family units without a garage are proposed. You need to specify whether or not this is complied with. If no long-term bike parking is being proposed, include an explanation in the notes section to the right.	Project is not proposing long term bicycle parking facilities for the three units without a garage. The current site plan density does not allow sufficient space for bicycle lockers.	Project does not comply.	
	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.	L5, L6	Inaccurate. Either you comply or you don't, but this requirement is applicable as three multi-family units without a garage are proposed. You need to specify whether or not this is complied with. If no long-term bike parking is being proposed, include an explanation in the notes section to the right.	Project is not proposing long term bicycle parking facilities for the three units without a garage. The current site plan density does not allow sufficient space for bicycle lockers.	Project does not comply.	
	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.	L5, L6	Inaccurate. Either you comply or you don't, but this requirement is applicable as three multi-family units without a garage are proposed. You need to specify whether or not this is complied with. If no long-term bike parking is being proposed, include an explanation in the notes section to the right.	Project is not proposing long term bicycle parking facilities for the three units without a garage. The current site plan density does not allow sufficient space for bicycle lockers.		
			A.3.3	Bicycle locker minimum requirements:					

		X			a. Dimensions of 42 inches wide, 75 inches deep, and 54 inches high.	L5, L6	Inaccurate. Either you comply or you don't, but this requirement is applicable as three multi-family units without a garage are proposed. You need to specify whether or not this is complied with. If no long-term bike parking is being proposed, include an explanation in the notes section to the right.	Project is not proposing long term bicycle parking facilities for the three units without a garage. The current site plan density does not allow sufficient space for bicycle lockers.	OK - not applicable	
		x			b. Must withstand a load of 200 pounds per square foot.	L5, L6	Inaccurate. Either you comply or you don't, but this requirement is applicable as three multi-family units without a garage are proposed. You need to specify whether or not this is complied with. If no long-term bike parking is being proposed, include an explanation in the notes section to the right.	Project is not proposing long term bicycle parking facilities for the three units without a garage. The current site plan density does not allow sufficient space for bicycle lockers.	OK - not applicable	
		x			c. Opened door must withstand 500-pound vertical load.	L5, L6	Inaccurate. Either you comply or you don't, but this requirement is applicable as three multi-family units without a garage are proposed. You need to specify whether or not this is complied with. If no long-term bike parking is being proposed, include an explanation in the notes section to the right.	Project is not proposing long term bicycle parking facilities for the three units without a garage. The current site plan density does not allow sufficient space for bicycle lockers.	Ok - not applicable	
				A.3.4	Bicycle rooms with key access minimum requirements:					
		X			a. Bicycle rooms shall have a minimum ceiling height of seven feet.	no sheet provided	OK - Not applicable. Currently, no bike rooms with key access are proposed. See comments above regarding the long-term bike parking requirement.		Ok - not applicable	
		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.	no sheet provided	OK - Not applicable. Currently, no bike rooms with key access are proposed. See comments above regarding the long-term bike parking requirement.		Ok - not applicable	
		X			c. Long-term bicycle parking spaces shall be served by an aisle with a minimum width of six feet.	no sheet provided	OK - Not applicable. Currently, no bike rooms with key access are proposed. See comments above regarding the long-term bike parking requirement.		Ok - not applicable	
		X			d. Maneuverability space of at least two feet shall be provided between the aisle and long-term bicycle parking spaces	no sheet provided	OK - Not applicable. Currently, no bike rooms with key access are proposed. See comments above regarding the long-term bike parking requirement.		Ok - not applicable	
		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.	no sheet provided	OK - Not applicable. Currently, no bike rooms with key access are proposed. See comments above regarding the long-term bike parking requirement.		Ok - not applicable	
					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.	no sheet provided	OK - Not applicable. No off-street parking lot proposed.		Ok - not applicable	
					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.	no sheet provided	OK - Not applicable. No surface parking lots or carports are proposed. The 3 uncovered parking spaces for the affordable units would meet this requirement.		Ok - not applicable	
		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.	no sheet provided	OK - Not applicable. No uncovered parking rows exceeding 15 consecutive parking stalls are proposed.		Ok - not applicable	
					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	no sheet provided	OK - Not applicable. No parking structure proposed.		Ok - not applicable	
		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.	no sheet provided	OK - Not applicable. No parking structure proposed.		Ok - not applicable	
		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.	no sheet provided	OK - Not applicable. No parking structure proposed.		Ok - not applicable	
					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.	P1	Inaccurate and Additional details required. Either you comply or you don't, but this requirement is applicable as community recreation space is required for the 5 multi-family units. Provide details of the required community recreation space and show how the pedestrian-oriented lighting standard is complied with.	Please see updated P1 sheet demonstrating light fixture placement, requirements and specifications for compliance.	Inaccurate: The pathway along the rear of Units 3, 4, and 5 do not have lighting, and that is the primary pathway from the rear entrances, garbage enclosure, and uncovered parking spaces to the front of the building.	A light has been added to this pathway, see 2/A7.

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.	P1	Additional details required. Plans do not provide details to prove that 30 degree requirement, or that the lighting will be arranged so that the light does not shine on adjacent residential properties.	Please see updated P1 sheet demonstrating light fixture placement, requirements and specifications for compliance.	Additional Details Required: Note 2 on Sheet P1 references a 90 degree requirement. This standard requires 30 degrees.	Note 2 on sheet P1 has been updated to note 30 degrees.
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 constructed with one or more of the materials used on the primary building.	A7	Inaccurate and Additional details required. Sheets L5 and L6 do not label proposed utility cabinets, mechanical equipment, trash, etc. The plans need to clearly show how each of these elements are screened, including information on height of the equipment and height of screening.	Trash enclosures for the multifamily building have been shown using one of the materials used on the primary building.	Additional Details Required: Staff had trouble determining the proposed exterior materials for the enclosure on A7. Please add a note to the plans.	The proposed material for the trash enclosure has been added and clouded on sheet A7.
X				A.7.4	Rooftop mechanical equipment shall be screened from view from the street. Solar equipment is exempt from this requirement.	A6, A7, A9	Additional details required. No roof plan was provided, so the Town can't confirm that no rooftop mechanical equipment is proposed.	Roof plans have been added. Proposed mechanical screening on the multifamily building roof has been added.	Additional Details Required: Please add a note specifying the height of the mechanical equipment, or note that, "proposed mechanical screening to be taller than mechanical equipment."	This has been noted and clouded on A6.
				A.8. Landscaping and Screening						
	X			A.8.1	At least 50 percent of the front setback area shall be landscaped.	no sheet provided	Additional details required. Plans need to specify how much of the front setback area is landscaped. Is it close to 50%. If we eliminate the driveway, it appears per Sheet L6 that the landscaping area is near 50%. For items that are not complied with, please provide justification.	Project is not complying. Per the Town's direction on other projects, since the project is not meeting the required setbacks, we cannot state that we are complying with this standard, as the buildings are within the setbacks.	Project does not comply	
	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.	no sheet provided	Additional details required. This standard is required along the north, west, and south property lines. Plans need to contain enough information for staff to determine if any of these requirements are met, and if not, how close they are and why they are not being met. The plans show roughly 4' of planting on the northern property line. Trees are planted roughly every 35 feet. It appears requirement A.8.2.a (masonry wall) could be complied with, but the plans don't show it.	Project is not complying. The enforcement of this standard would physically preclude the project as proposed, as the enforcement of a 10' buffer along the north and south property lines would not leave enough room for both the drive aisle and the houses.	Project does not comply	
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.	3	Inaccurate. The surface parking behind Units 3-5 comply with this requirement.	In the event that the three parking stalls for the affordable units are considered a "surface parking lot", then the project complies as they are screened by the building.	Complies	
				A.9. Fencing						
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.	L5, L6	OK - Complies.		Complies	
X				A.9.2	Chain link fencing is prohibited.	L5, L6, L12	OK - Complies.		Complies	
		X		A.9.2	Perimeter barrier gates for vehicles and pedestrian entry gates shall have a maximum height of six feet.	no sheet provided	OK - Not applicable. No perimeter barrier gates proposed.		OK - not applicable	
		X		A.9.4	Solid vehicular and pedestrian entry gates are prohibited. Entry gates shall be a	no sheet provided	OK - Not applicable. No entry gates proposed.		OK - not applicable	
				A.10. Retaining Walls						
	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.	C4.0,C4.1	Additional details required. Plans do not contain the appropriate level of detail. Civil plans only show max retaining wall height. Top of wall and bottom of wall points are needed throughout the entire retaining wall. As noted previously, if standards are not being met, please provide an explanation/reasoning within the column to the right.	top and bottom of wall grades have been added to the plans. 8' max retaining wall are required along the west side of the property line and transition to under 5' along the northern property. tiered walls cannot be accommodated along the west and northern property as they will encroach into the required fire / vehicular access road.	Project does not comply	
	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.	C4.0,C4.1	Additional details required. Please provide an explanation to why this standard is not being met. It appears that A.10.2.b. might be met, but the plans do not have the level of detail needed to verify.	offset at walls cannot be accommodated with the current site plan. along the north boundary, proposed treatment areas do not allow for walls to be offset as the offset will reduce the available treatment area. Along the south side, there is a vertical offset between property, of about 1.4'. Can the vertical split function as a break? it would be the project's preference to keep the retaining wall along the property line to provide consistent back yard dimensions / setbacks.	Project does not comply. Additional Details Required: The bottom of the justification (to the right) is cut off in the resubmittal. Staff is not sure what this is supposed to say.	Justification has been shown.
				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.					
	X				a. Landscaped space: A minimum of 20 percent of the site area shall be landscaped.	L5, L6	Additional details required. Please provide an explanation to why this standard is not being met. Specify the percentage of landscaping proposed.	Per sheets L5,L6 project is proposing 2533 SF of landscape area, representing 10% of the project site.	Project does not comply. Additional Details Required: The justification refers to the entire site area. Please note that this document only applies to the front lot. Please update response accordingly.	Density bonus waiver. As there is no additional area on the front lot that could be landscaped, enforcement of this standard would physically preclude the project from being constructed at the density proposed as it would result in the loss of units
	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.	3.0	Inaccurate and Additional details required. No private recreation space is shown for the multi-family units (Units 1-5). No sheet reference was provided.	Project does not comply for units 1-5 as no private recreation space is proposed. There is insufficient room on the site to provide private recreation area for the multi-family units, and enforcement of this standards would result in a loss of units	Project does not comply	
	X				i. Each ground floor dwelling unit shall have a minimum of 120 square feet of usable private recreation space.	3.0, 1.0	Additional details required. Please provide an explanation to why this standard is not being met. Specify how much recreation space is assigned to each unit.	Project does not comply for units 1-5 as no private recreation space is proposed. Enforcement of this standard would physically preclude the project from being built as proposed, as their is not sufficient room to provide the required private open space for the multi family units. See sheet 3.0. Units 6-11 comply. See table on 1.0	Project does not comply	
	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.	A5	Additional details required. Please provide an explanation to why this standard is not being met. Specify how much recreation space is assigned to each unit.	Dwelling units above the ground floor do not comply with this standard, due to the lack of avaiambe area with the location of the building and the proposed stair access to those dwelling units.	Project does not comply	
	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.	3.0	Additional details required. Please provide an explanation to why this standard is not being met. Specify how much community recreation space is provided for the multi-family building at the front.	Project does not comply. No community recreation space is proposed. Enforcement of this standard would physically preclude the project from being built as proposed as their is not sufficient room on-site for community open space. There is only approx. 1' of space between the multifamily building and the back of walk.	Project does not comply	
		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.	no sheet provided	OK - Not applicable. This is not a mixed-use proposal.		Ok - not applicable	
	X				ii. Community recreation space shall be provided in multi-family residential development projects at a minimum of 100 square feet per residential unit.	3.0	Additional details required. Please provide an explanation to why this standard is not being met. Specify how much community recreation space is provided for the multi-family building at the front.	Project does not comply. No community recreation space is proposed. Enforcement of this standard would physically preclude the project from being built as proposed as their is not sufficient room on-site for community open space.	Project does not comply	
		X			iii. A project with four or less residential units is exempt from community recreation space requirements.	no sheet provided	OK - Not applicable. The project has more than four residential units, so this standard is required. Please provide an explanation to why this standard is not being met.	Staff comment is confusing - it says ok, not applicable and then says it is required. Project is not providing community open space as described above.	Ok - not applicable	
		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.	A6, A9	Additional details required. Please provide an explanation to why this standard is not being met. No roof plan is provided, but the Town is assuming no landscaped roofing is proposed.	Landscape roofs are not being proposed, and builder's remedy does not require us to satisfy this standard. Roof plans have been added, see sheet A6 and A9.	Ok - not applicable	
				A.12. Building Placement						
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.	3.0	Additional details required. Provide a reference sheet, and show required setbacks on the plans.	Required front setback from Santa Cruz Avenue is 15' per the C-1 zone. Proposed multifamily buildings are setback less than two feet from property line - see C3.0	Complies	
		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:	no sheet provided	OK - Not applicable. No mixed-use proposed.		Ok - not applicable	
		X			a. Landscape materials or raised planters;	no sheet provided	OK - Not applicable. No mixed-use proposed.		Ok - not applicable	
		X			b. Walls designed to accommodate pedestrian seating, no higher than 36 inches;	no sheet provided	OK - Not applicable. No mixed-use proposed.		Ok - not applicable	
		X			c. Site furnishings, including fountains, sculptures, and other public art; or	no sheet provided	OK - Not applicable. No mixed-use proposed.		Ok - not applicable	
		X			d. Tables and chairs associated with the ground floor use.	no sheet provided	OK - Not applicable. No mixed-use proposed.		Ok - not applicable	

			B. BUILDING DESIGN			SHEETS	STAFF RESPONSE	APPLICANT RESPONSE	STAFF RESPONSE	APPLICANT RESPONSE
			B.1. Massing and Scale							
YES	NO	N/A	Objective Design Standard							
	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:	A7	Inaccurate. This standard requires a minimum of 3 of the following solutions. Only 2 of the solutions were marked "yes", and both of these need additional information to confirm compliance.	Project is not complying. The enforcement of these standards would physically preclude the project as proposed.	Additional Details Required: Please increase the justification. These are design standards, not location standards. Staff is not clear how the enforcement of things such as "changes in façade plane" would preclude the project.	Any additional recess or step in addition to the allowed setback would further reduce the size of the available rentable or sellable sq ft of the units and physically preclude this development from being constructed at the density proposed. We will use a density bonus waiver.	
	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;	A5, A7	Inaccurate. None of these should be marked "N/A". This standard lists options, and you must choose 3. So, the answers are either "yes" or "no" for this standard.	No has been marked.	Project does not comply		
	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;	A7	Additional details required. Sheet A4 does not have dimensions to show compliance with this standard. Please must contain enough information to confirm these standards.	This standard is no longer being met, due to changes having to deal with location of buildings and the project constraints.	Project does not comply.		
	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;	A7	Additional details required. Sheet A4 does not have dimensions to show compliance with this standard. Please must contain enough information to confirm these standards.	Dimensions have been added to show compliance with this standard.	Inaccurate: Sheet A5 shows that each recessed entry is under 24 square feet.	This has been marked to not comply.	
	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	A7	Inaccurate. None of these should be marked "N/A". This standard lists options, and you must choose 3. So, the answers are either "yes" or "no" for this standard.	No has been marked.	Project does not comply		
	X			e. Ground floor open area abutting street-facing façade with a minimum area of 60 square feet; or	A7	Inaccurate. None of these should be marked "N/A". This standard lists options, and you must choose 3. So, the answers are either "yes" or "no" for this standard.	No has been marked.	Project does not comply		
	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.	A7	Inaccurate. None of these should be marked "N/A". This standard lists options, and you must choose 3. So, the answers are either "yes" or "no" for this standard.	No has been marked.	Project does not comply		
	X		B.1.2	Upper floors above two stories shall be set back by a minimum of five feet from the ground-floor façade.	A7	Additional details required. Please provide an explanation to why this standard is not being met.	This standard is not being met becuae it would physically preclude the project as proposed.	Additional Details Required: Please increase the justification. Staff is not clear how a 5' setback for the third floor would "physically preclude the project."	Any additional recess or step in addition to the allowed setback would further reduce the size of the available rentable or sellable sq ft of the units and physically preclude this development from being constructed at the density proposed. We will use a density bonus waiver.	
			B.2. Parking Structure Design							
		X	B.2.1	The ground-floor façade of a parking structure facing a street or pedestrian walkway	<i>no sheet provided</i>	OK - Not applicable. No parking structure.		Ok - not applicable		
		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.	<i>no sheet provided</i>	OK - Not applicable. No parking structure.		Ok - not applicable		
		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:	<i>no sheet provided</i>	OK - Not applicable. No parking structure.		Ok - not applicable		
		X		a. An offset of the façade plane with a depth of at least 18 inches for a minimum of	<i>no sheet provided</i>	OK - Not applicable. No parking structure.		Ok - not applicable		
		X		b. A different building material covering the entire façade articulation.	<i>no sheet provided</i>	OK - Not applicable. No parking structure.		Ok - not applicable		
			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 <u>at least one</u> of the following strategies:	A7	OK - Complies.		Complies		
X				a. Gables;	A7	OK - Complies.		Complies		
X				b. Building projection with a depth of a minimum of two feet;	A5-A7	Additional details required. Sheet A4 does not contain dimensions showing building projection depth.	Dimensions have been added to show compliance with this standard.	complies		
X				c. Change in façade or roof height of a minimum of two feet;	<i>no sheet provided</i>	OK - Not provided. Standard B.3.1.a and d are met.		Inaccurate: The elevations show that the gable would be roughly 7' taller than the rest of the building; therefore, this standard complies.	This has been marked as complying.	
X				d. Change in roof pitch or form; or	A6-A7	OK - Complies.		Complies		
		X		e. Inclusion of dormers, parapets, and/or varying cornices.	<i>no sheet provided</i>	OK - Not provided. Standard B.3.1.a and d are met.		Ok - not applicable		
		X	B.3.2	Skylights shall have a flat profile rather than domed.	A6	Additional details required. No roof plan was provided, so staff can't confirm this.	Roof plans have been provided , however skylights are not being proposed.	Ok - not applicable		

		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.		no sheet provided	OK - Not applicable. No dormers are proposed.		OK - not applicable	
		X		B.3.4	Carport roof materials shall be the same as the primary building.		no sheet provided	OK - Not applicable. No carport currently proposed.		Ok - not applicable	
				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 <u>at least two</u> of the following solutions:	A5-A7		Additional details required. See below. There is not enough details in the plans to confirm that B.4.1.a and d are complied with.	Details, diemensions, and calculations have been added to the sheets to show compliance.	complies.	
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;	A7		Additional details required. Sheet A2 does not contain dimensions that show the variation in building mass, nor is a percentage shown.	Dimensions and percentages have been added to show compliance with this standard.	complies.	
		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;	no sheet provided		OK - Not applicable. No balconies or habitable projections proposed on the street-facing elevation.		Ok - not applicable	
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;	A7		Additional details required. Per Sheet A4, shade components are shown, but their depth or percentage is not provided.	Shade components' depth and percentage has been added to show compliance.	complies.	
X					d. The use of at least two different façade materials, each covering a minimum of 20 percent of the street-facing façade, or	A7		Additional details required. Sheet A4 does not contain these details to confirm. Provide a percentage breakdown of materials on the front façade.	Percentage breakdown of materials on the front facade has been added to show compliance.	complies.	
		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.	no sheet provided		OK - Not applicable. This solution was not chosen.		Ok - not applicable	
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.	A7		OK - Complies.		complies.	
				B.4.3	Variation in the street-facing façade planes shall be provided for buildings greater than one story by incorporating any combination of the following architectural solutions to achieve a <u>minimum of 16 points</u> :						
					Architectural features, such as:						
		X			o Arcade or gallery along the ground floor;	8 points	no sheet provided	OK - Not applicable. This solution was not chosen.		Ok - not applicable	
		X			o Awnings or canopies on all ground floor windows of commercial space;	6 points	no sheet provided	OK - Not applicable. No commercial space proposed.		Ok - not applicable	
X					o Building cornice;	5 points	A7	OK - Not applicable. This solution was not chosen.	This has been updated, the proposed multifamily building does incorporate building cornice.	Additional Details Required: It appears that the some of the awnings would have cornice. Please confirm and provide it in the material board on A20.	Awnings have been added to the material board, AW-1 showing cornices.
X					o Façade sconce lighting at a minimum of one light fixture per 15 linear feet.	3 points	A7	OK - Not applicable. This solution was not chosen.	This has been updated, the proposed multifamily building does propose sconce lighting with dimensions showing to comply with one light fixture per 15 linear feet.	complies.	
		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	no sheet provided	OK - Not applicable. This solution was not chosen.		Ok - not applicable	
		X			▪ Balconies or Juliet balconies provided on a minimum of 40 percent of the fenestration on the upper floors of the facade;	5 points	no sheet provided	OK - Not applicable. This solution was not chosen.		Ok - not applicable	
		X			▪ Landscaped trellises or lattices extending across a minimum of 65 percent of any level of the facade;	5 points	no sheet provided	OK - Not applicable. This solution was not chosen.		Ok - not applicable	
X					▪ Materials and color changes;	3 points	A7	OK - Complies.		complies.	
		X			▪ Eaves that overhang a minimum of two feet from the facade with supporting brackets;	3 points	A5-A7	Additional details required. Eaves are shown on the front elevation (A4), but the depth is not shown. If supporting brackets are added, this standard appears to be met.	Eaves and their dimensions have been added. Proposed eaves are not two feet from the facade and do not have supporting brackets, therefore it does not comply.	Ok - not applicable	
		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	no sheet provided	OK - Not applicable. This solution was not chosen.		Ok - not applicable	
X					▪ Decorative elements such as molding, brackets, or corbels	3 points	A7	OK - Not applicable. This solution was not chosen.	This solution has been updated to be selected, decorative brackets are proposed and shown on A7.	complies.	
	X				TOTAL	14 points.		Additional details required. Only one of the solutions were chosen, for a total of 3 points when 16 are required. Provide justification/reasoning, or consider adding additional architectural features.	14 points have been achieved, therefore the project does not comply with this section. Additional architectrual features have been added to the facade. However, not every solution can be provided due to constraints.	Project does not comply	

	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.	A5	Inaccurate. This is a required standard for the units with garage doors. The garage doors appear to be recessed per the floor plans. If so, label how far they are recessed and update this checklist. Either way, "n/a" is not accurate.	Dimenions have been added to show the garage doors are recessed 6" , therefore they do not comply with this standard.	Project does not comply	
X				B.4.5	Changes in building materials shall occur at inside corners.	A7	Inaccurate. This is a required standard for the units. Per the elevation sheets, it appears this standard is complied with.	The proposed project does comply with this standard, so yes has been marked.	Inaccurate: The material changes from stucco to board and batten on the second floor between units 1 and 2, and that change does not occur at an inside corner. This standard is not met.	Elevation 2/Z7 shows material change at the inside corner of board and batten to stucco.
	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:	A5	Additional details required. Is any community recreation space proposed?	No community recreation space is proposed. Primary building entrances all face streets - see sheet 3.0	Project does not comply	
		X			a. Pedestrian entries to ground-floor and upper-floor non-residential uses shall meet at least one of the following standards:	<i>no sheet provided</i>	OK - Not applicable. Only residential uses proposed.		Ok - not applicable	
		X			i. The entrance shall be recessed in the façade plane at least three feet in depth; or	<i>no sheet provided</i>	OK - Not applicable. Only residential uses proposed.		Ok - not applicable	
		X			ii. The entrance shall be covered by an awning, portico, or other architectural element projecting from the façade a minimum of three feet.	<i>no sheet provided</i>	OK - Not applicable. Only residential uses proposed.		Ok - not applicable	
		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	<i>no sheet provided</i>	OK - Not applicable. Only residential uses proposed.		Ok - not applicable	
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:	A5	Additional details required. Sheet A2 does not have dimensions that show entries.	Dimenions have been added to show compliance.	complies.	
X					a. Individual residential entries: five feet in width	A5	Additional details required. Sheet A2 does not have dimensions that show this.	Dimensions have been added to show compliance with this standard.	complies.	
		X			b. Single entry to multiple residential unit building, including Residential Mixed-Use buildings: eight feet in width	<i>no sheet provided</i>	OK - Not applicable. No single entry to overall building proposed.		Ok - not applicable	
		X			c. Storefront entry: six feet in width	<i>no sheet provided</i>	OK - Not applicable. No storefront proposed.		Ok - not applicable	
X				B.4.8	Mirrored windows are prohibited.	A7	Additional details required. Sheet A4 does not specify if the windows are mirrored or not.	A note has been added that there are no mirrored windows proposed, therefore this standard is being met.	complies.	
X				B.4.9	Awnings shall be subject to the following requirements:	A7	Additional details required. Sheet A4 does not show the clearance (see below)	Dimensions have been added to show that the clearance complies.	complies.	
X					a. A minimum vertical clearance of eight feet measured from the pedestrian pathway;	A7	Additional details required. Sheet A4 does not show the clearance. Additionally, Sheet A4 is missing existing and proposed grade lines, which impact where the 8' are measured from.	Dimenions and existing and proposed grade lines have been added to show compliance.	complies.	
		X			b. Shall not extend beyond individual storefront bays; and	<i>no sheet provided</i>	OK - Not applicable. No storefront proposed.		Ok - not applicable	
X					c. Shall not be patterned or striped.	A7	Inaccurate and Additional details required. This is a required standard, so saying "n/a" is not accurate. Additionally, the plans do not show if the awnings will be patterned or striped, and not sheet reference was provided.	Yes has been marked and the plans have been updated to show that the awnings are not to be patterned or striped. Sheet reference has been added.	complies.	
		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.	A6	Additional details required. No roof plan was provided, but it doesn't appear that rooftop decks are proposed.	Roof plans have been provided, however rooftop decks are not being proposed.	Ok - not applicable	
		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	<i>no sheet provided</i>	OK - Not applicable. No balconies on the multi-family building are proposed.		Ok - not applicable	
		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:	<i>no sheet provided</i>	OK - Not applicable. This is not a mixed-use building as currently proposed.		Ok - not applicable	
		X			a. A minimum five-foot offset from the façade plane for a length of at least 10 feet;	<i>no sheet provided</i>	OK - Not applicable. This is not a mixed-use building as currently proposed.		Ok - not applicable	
		X			b. Multiple pilasters or columns, each with a minimum width of two feet; or	<i>no sheet provided</i>	OK - Not applicable. This is not a mixed-use building as currently proposed.		Ok - not applicable	
		X			c. Common open space, such as a plaza, outdoor dining area, or other spaces.	<i>no sheet provided</i>	OK - Not applicable. This is not a mixed-use building as currently proposed.		Ok - not applicable	
X				B.4.13	Continuous blank façades on any floor level shall not exceed 25 percent of the entire façade length along any street.	A7	Additional Details Required. The plans do not provide a percentage of blank facades.	Blank facade percentage has been added to show compliance. There are no blank facades along any floor level along the street facing facade.	complies.	