

Project Address: 14789 Oka Road

Appendix B – OBJECTIVE DESIGN STANDARDS CHECKLIST

Applicants are responsible for accurately responding to each objective design standard listed below by indicating whether each standard has been

APPENDIX B – OBJECTIVE DESIGN STANDARDS CHECKLIST

YES	NO	N/A	Objective Design Standard		SHEET	COMMENT	APPLICANT'S RESPONSE	PLANNING COMMENT
A. SITE STANDARDS								
A.1. Pedestrian Access								
YES	NO	N/A	Objective Design Standard		SHEET			
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.	L4		Dimensions are provided. Refer Sheet L4.	Meets Standard.
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.	L4			Meets Standard.
YES	NO	N/A	Objective Design Standard		SHEET			
				Short-term bicycle parking (Class II bicycle parking facility) consists of racks that support the bicycle frame at two points and allow for the bicycle frame and one wheel to be locked to the rack with a U-lock.				

	X		A.2.1	Short-term bicycle parking space shall be located within 50 feet of the primary pedestrian building entrance.	N/A		<p>We understand the Town’s Objective Design Standards to be have been adopted pursuant to the Town’s Zoning Ordinance, and to function as zoning in that they impose specific design standards on development proposals. Accordingly, the Project is not required to comply with this requirement due to the applicability of the Builder’s Remedy provision of the HAA.</p> <p>The project does not provide any short-term bicycle parking spaces within 50 feet of the primary pedestrian building entrance.</p> <p>Providing 138 bike spaces (and meeting all of the other short-term bike related requirements associated with those spaces and identified at left) would require a minimum of 1932sf (138 x 7' x 2') of land area to be dedicated to bike parking which would</p>	Justification provided.
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	X		A.2.2	Short-term bicycle parking shall be provided at a rate of one space per dwelling unit and one space per 2,000 square feet of non-residential floor area.	N/A		<p>We understand the Town’s Objective Design Standards to be have been adopted pursuant to the Town’s Zoning Ordinance, and to function as zoning in that they impose specific design standards on development proposals. Accordingly, the Project is not required to comply with this requirement due to the applicability of the Builder’s Remedy provision of the HAA.</p> <p>The project does not provide any short-term bicycle parking spaces within 50 feet of the primary pedestrian building entrance.</p> <p>Providing 138 bike spaces (and meeting all of the other short-term bike related requirements associated with those spaces and identified at left) would require a minimum of 1932sf (138 x 7' x 2') of land area to be dedicated to bike parking which would</p>	Justification provided.
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	X		A.2.3	Each short-term bicycle parking space shall be a minimum of seven feet in length and two feet in width.	N/A		<p>We understand the Town’s Objective Design Standards to be have been adopted pursuant to the Town’s Zoning Ordinance, and to function as zoning in that they impose specific design standards on development proposals. Accordingly, the Project is not required to comply with this requirement due to the applicability of the Builder’s Remedy provision of the HAA.</p> <p>The project does not provide any short-term bicycle parking spaces within 50 feet of the primary pedestrian building entrance.</p> <p>Providing 138 bike spaces (and meeting all of the other short-term bike related requirements associated with those spaces and identified at left) would require a minimum of 1932sf (138 x 7' x 2') of land area to be dedicated to bike parking which would</p>	Justification provided.
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	x		A.2.4	If more than 20-short term bicycle spaces are provided, at least 50 percent of the spaces shall be covered by a permanent solid-roofed weather protection structure.	N/A		<p>We understand the Town’s Objective Design Standards to be have been adopted pursuant to the Town’s Zoning Ordinance, and to function as zoning in that they impose specific design standards on development proposals. Accordingly, the Project is not required to comply with this requirement due to the applicability of the Builder’s Remedy provision of the HAA.</p> <p>The project does not provide any short-term bicycle parking spaces within 50 feet of the primary pedestrian building entrance.</p> <p>Providing 138 bike spaces (and meeting all of the other short-term bike related requirements associated with those spaces and identified at left) would require a minimum of 1932sf (138 x 7' x 2') of land area to be dedicated to bike parking which would</p>	Justification provided.
A.3. Long-Term Bicycle Parking (Class I)								
YES	NO	N/A	Objective Design Standard		SHEET			
		x		Long-term bicycle parking facilities (Class I bicycle parking facility) consists of bicycle lockers or bicycle rooms with key access for use by residents.	N/A		Long term bicycle parking spaces are provided in the garage of each townhome unit. There is adequate room within the garages to allow for required Town dimesions for vehicle parking as well as long-term bicycle parking anf trash storage.	Justification provided.
		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.	N/A		Long term bicycle parking spaces are provided in the garage of each townhome unit. There is adequate room within the garages to allow for required Town dimesions for vehicle parking as well as long-term bicycle parking anf trash storage.	Justification provided.

		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.	N/A		Long term bicycle parking spaces are provided in the garage of each townhome unit. There is adequate room within the garages to allow for required Town dimesions for vehicle parking as well as long-term bicycle parking anf trash storage.	Justification provided.
			A.3.3	Bicycle locker minimum requirements:				
		x		a. Dimensions of 42 inches wide, 75 inches deep, and 54 inches high.	N/A			N/A
		x		b. Must withstand a load of 200 pounds per square	N/A			N/A
		x		c. Opened door must withstand 500-pound vertical	N/A			N/A
			A.3.4	Bicycle rooms with key access minimum requirements:	N/A			N/A
		x		a. Bicycle rooms shall have a minimum ceiling height of seven feet.	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			N/A
		x		c. Long-term bicycle parking spaces shall be served by an aisle with a minimum width of six feet.	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			N/A
		x		e. Each horizontal long-term bicycle parking space shall be a minimum of seven feet in length, two feet in	N/A			N/A
A.4. Vehicular Access								N/A
YES	NO	N/A	Objective Design Standard		SHEET			N/A
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.	C3.0			Meets Standard.
A.5. Parking Location and Design								
YES	NO	N/A	Objective Design Standard		SHEET			
x			A.5.1	Surface parking lots and carports shall not be located between the primary building frontage and the street.	C3.0			Meets Standard.

		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.	N/A			N/A
A.6. Parking Structure Access								
YES	NO	N/A	Objective Design Standard		SHEET			
		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.	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.	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.	N/A			N/A
A.7. Utilities								
YES	NO	N/A	Objective Design Standard		SHEET			
x			A.7.1	Pedestrian-oriented lighting shall be provided along all pedestrian paths in community recreation spaces. Exterior lighting fixtures shall be a minimum of three feet and a maximum of 12 feet in height. Light fixtures shall be placed along the pedestrian path at a spacing of no more than 30 linear feet.	Photometric		Lights are 12’ tall. Lights are placed along pedestrian path at a spacing of a maximum of 90 linear feet. We understand the Town’s Objective Design Standards to be have been adopted pursuant to the Town’s Zoning Ordinance, and to function as zoning in that they impose specific design standards on development proposals. Accordingly, the Project is not required to comply with this requirement due to the applicability of the Public Safety Ordinance.	Justification provided.

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.	Photometric	Planning Comment 06-04-25 Outstanding - photometric study shows the lighting spilling onto the adjacent residential zoned property. Modify plan or provide justificaiton.	Photometric Plan has been enclosed with letter from Associated Lighting Representatives that the proposed lighting will not spill over to the adjacent properties.	Meets Standard.
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.	L4			Meets Standard.
		x	A.7.4	Rooftop mechanical equipment shall be screened from view from the street. Solar equipment is exempt from this requirement.	N/A			N/A
YES	NO	N/A	Objective Design Standard		SHEET			
x			A.8.1	At least 50 percent of the front setback area shall be landscaped.	L4			Meets Standard.

	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.	N/A		We understand the Town’s Objective Design Standards to be have been adopted pursuant to the Town’s Zoning Ordinance, and to function as zoning in that they impose specific design standards on development proposals. Accordingly, the Project is not required to comply with this requirement due to the applicability of the Builder’s Remedy provision of the HAA. The project proposes 5' landscape buffer, with additional buffer provided by the private street, parking areas and sidewalks. Buildings are located a minimum of 45' from the shared property line. Increasing the landscape buffer to 10' would result in the loss of 4 units (one each in lot 1, 6,9 and 12), also qualifying the Project for an SDBL waiver. A. A 6 ft. solid masonry wall will be constructed along the north-east property boundary. B. Trees are planted at a rate of at least one tree per 30 linear feet along shared property line. Trees species was selected from Los Gatos Master	Justification provided.
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	N/A			Meets Standard.
A.9. Fencing								
YES	NO	N/A	Objective Design Standard		SHEET			
x			A.9.1	Fences, walls, and gates within required setbacks along all street frontages are prohibited unless used to screen on-site parking spaces from view from the street.	L4			Meets Standard.
x			A.9.2	Chain link fencing is prohibited.	L4, L6			Meets Standard.
		x	A.9.2	Perimeter barrier gates for vehicles and pedestrian entry gates shall have a maximum height of six feet.	N/A			N/A
		x	A.9.4	Solid vehicular and pedestrian entry gates are prohibited. Entry gates shall be a minimum 50 percent open view	N/A			N/A

A.10. Retaining Walls								
YES	NO	N/A	Objective Design Standard		SHEET			
		x	A.10.1	Retaining walls shall not exceed five feet in height. Where an additional retained portion is necessary, multiple-terraced walls shall be used. Terraced walls shall set back at least three feet from the lower	N/A			N/A
		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	N/A			N/A
A.11. Landscaped, Private, and Community Recreation Spaces								
YES	NO	N/A	Objective Design Standard		SHEET			
			A.11.1	The landscaped, private, and community recreation spaces listed below are required for all qualifying projects. Community recreation spaces and private recreation spaces are calculated independent of each other. Landscaped areas within community recreation spaces can contribute to required minimums for both landscaped area and community recreation space.				
x				a. Landscaped space: A minimum of 20 percent of the site area shall be landscaped.	L7		Total irrigated landscape area is 74,501 SF. The total site area is 295,266 SF. 25% of the site is landscaped. Refer Sheet L7 for landscape area SF	Meets Standard.
	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.			See below for square feet provided for each category.	Justification provided.

	x		i. Each ground floor dwelling unit shall have a minimum of 120 square feet of usable private recreation space.	A.33		We understand the Town's Objective Design Standards to be have been adopted pursuant to the Town's Zoning Ordinance, and to function as zoning in that they impose specific design standards on development proposals. Accordingly, the Project is not required to comply with this requirement due to the applicability of the Builder's Remedy provision of the HAA. Increasing the setbacks and spacing would result in the loss of 30 units, in violation of the HAA. The project does provide private ground floor open space range from 75 sf to	Justification provided.
		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.	N/A		Not applicable since the code requires units with a ground floor entry to meet the open space requirement at the ground level. However all units do provide a min. of 60' sf of decks/balconies	Meets Standard.
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.	L4		Project complies . Dimensions are provided for each counted community recreation space and proposed trees will be providing the required shade. Refer to Sheet L4 for compliance	Meets Standard.
		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.	N/A			N/A
x			ii. Community recreation space shall be provided in multi-family residential development projects at a minimum of 100 square feet per residential unit.	L4		The project provides 22,997 of community open space which is more than the requirement (100 SF per unit = 13,800 SF) . Refer Sheet L4.	Meets Standard.
		x	iii. A project with four or less residential units is exempt	N/A			N/A

		x		iv. Landscaped roof space can satisfy both required	N/A			N/A
A.12. Building Placement								
YES	NO	N/A	Objective Design Standard		SHEET			
		x	A.12.1	To ensure buildings provide a continuous frontage	N/A			N/A
		x	A.12.2	A Residential Mixed-Use project with a ground-floor	N/A			N/A
		x		a. Landscape materials or raised planters;	N/A			N/A
		x		b. Walls designed to accommodate pedestrian	N/A			N/A
		x		c. Site furnishings, including fountains, sculptures,	N/A			N/A
		x		d. Tables and chairs associated with the ground floor	N/A			N/A
B.1. Massing and Scale								N/A
YES	NO	N/A	Objective Design Standard		SHEET			
x			B.1.1	Multiple-story building façades that face a street shall incorporate breaks in the building mass by implementing a <u>minimum of three</u> of the following solutions along the combined façade area of all primary buildings facing the street:	A.32 - A.38		Note: Street facing buildings are Building 8A,8B and 7B	Meets Standard.
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.	A.32 - A.38		Project complies. Refer to Sheet A.32 - A.38 for exhibit illustrating compliance.	Meets Standard.
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	A.32 - A.38		Project complies. Refer to Sheet A.32 - A.38 for exhibit illustrating compliance.	Meets Standard.
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	A.32 - A.38		Project complies. Refer to Sheet A.32 - A.38 for exhibit illustrating compliance.	Meets Standard.
		x		d. An exterior arcade that provides a sheltered	N/A			
x				e. Ground floor open area abutting street-facing façade with a minimum area of 60 square feet; or	A.32 - A.38		Project complies. Refer to Sheet A.32 - A.38 for exhibit illustrating compliance.	Meets Standard.
		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.	N/A			

			B.1.2	Upper floors above two stories shall be set back by a minimum of five feet from the ground-floor façade.	A.32 - A.38		We understand the Town’s Objective Design Standards to be have been adopted pursuant to the Town’s Zoning Ordinance, and to function as zoning in that they impose specific design standards on development proposals. Accordingly, the Project is not required to comply with this requirement due to the applicability of the Builder’s Remedy provision of the HAA. The project does provide for articulation and some setbacks. The project does not comply with setting back the 3rd floor of all the buildings since this would result in the loss of 138 units and would prohibit the	Justification provided.
B.2. Parking Structure Design								
YES	NO	N/A	Objective Design Standard		SHEET			
		x	B.2.1	The ground-floor façade of a parking structure facing a street or pedestrian walkway shall be fenestrated on a minimum of 40 percent of the façade.	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	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 <u>one</u> of the	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	N/A			N/A
		x		b. A different building material covering the entire façade articulation.	N/A			N/A
B.3. Roof Design								
YES	NO	N/A	Objective Design Standard		SHEET			

			B.3.1	At intervals of no more than 40 feet along the building façade, horizontal eaves shall be broken using <u>at least one</u> of the following strategies:	A.7 - A.10			
x				a. Gables;	A.7 - A.10			Meets Standard.
		x		b. Building projection with a depth of a minimum of two feet;	N/A			N/A
		x		c. Change in façade or roof height of a minimum of two feet;	N/A			N/A
		x		d. Change in roof pitch or form; or	N/A			N/A
		x		e. Inclusion of dormers, parapets, and/or varying cornices.	N/A		Project Complies. No Dormers. See sheet A.33	N/A
		x	B.3.2	Skylights shall have a flat profile rather than domed.	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.	N/A			N/A
		x	B.3.4	Carport roof materials shall be the same as the primary building.	N/A			N/A
B.4. Façade Design and Articulation								
YES	NO	N/A	Objective Design Standard			SHEET		
			B.4.1	Buildings greater than two stories shall be designed to differentiate the base, middle, and top of the building on any street-facing façade. Each of these elements shall be distinguished from one another using <u>at least two</u> of the following solutions:				
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;	A.36		Project complies. Refer to Sheet A.36 for exhibit illustrating compliance.	Meets Standard.

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;	A.33		Project complies. Refer to Sheet A.33 for exhibit illustrating compliance.	Meets Standard.
		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;	N/A			N/A
x				d. The use of at least two different façade materials, each covering a minimum of 20 percent of the street-facing façade, or	A.7 - A.10		Project complies. Refer to Sheet A.7 - A.10 for exhibit illustrating compliance.	Meets Standard.
		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.	N/A			N/A
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.	A.7 - A.10		Project complies. Refer to Sheet A.7 - A.10 for exhibit illustrating compliance.	Meets Standard.
B.4. Façade Design and Articulation (continued)								
YES	NO		Objective Design Standard		SHEET			
			B.4.3	Variation in the street-facing façade planes shall be provided for buildings greater than one story by incorporating any combination of the following architectural solutions to achieve a <u>minimum of 16 points</u> :				
				Architectural features, such as:				
		x		○ Arcade or gallery along the ground floor;	8 points	N/A		N/A
		x		○ Awnings or canopies on all ground floor windows of commercial space;	6 points	N/A		N/A
		x		○ Building cornice;	5 points	N/A		N/A
x				○ Façade sconce lighting at a minimum of one light fixture per 15 linear feet.	3 points	A.33	Project complies. Refer to Sheet A.33 for exhibit illustrating compliance.	Meets Standard.

		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	N/A			N/A
x				▪ Balconies or Juliet balconies provided on a minimum of 40 percent of the fenestration on the upper floors of the facade;	5 points	A.35		Project complies. Refer to Sheet A.35 for exhibit illustrating compliance.	Meets Standard.
		x		▪ Landscaped trellises or lattices extending across a minimum of 65 percent of any level of the facade;	5 points	N/A			N/A
x				▪ Materials and color changes;	3 points	A.7 - A.10			
x				▪ Eaves that overhang a minimum of two feet from the facade with supporting brackets;	3 points	A.34		Project complies. Refer to Sheet A.34 for exhibit illustrating compliance.	Meets Standard.
		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	N/A			N/A
x				▪ Decorative elements such as molding, brackets, or corbels	3 points	A.7 - A.10			Meets Standard.
				TOTAL	17 points				Meets Standard.
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.		A.34		Project complies. Refer to Sheet A.34 for exhibit illustrating compliance.	Meets Standard.
x			B.4.5	Changes in building materials shall occur at inside corners.		A.7 - A.10			Meets Standard.

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:		A.7 - A.10			Meets Standard.
				a. Pedestrian entries to ground-floor and upper-floor non-residential uses shall meet at least one of the following standards:		A.7 - A.10			
x				i. The entrance shall be recessed in the façade plane at least three feet in depth; or		A.34		Project complies. Refer to Sheet A.34 for exhibit illustrating compliance.	Meets Standard.
		x		ii. The entrance shall be covered by an awning, portico, or other architectural element projecting from the façade a minimum of three feet.		N/A			N/A
B.4. Façade Design and Articulation (continued)									
YES	NO		Objective Design Standard			SHEET			
		x		b. For ground-floor commercial uses, façades facing a street shall include windows, doors, or openings for at least 60 percent of the building façade that is between two and 10 feet above the level of the sidewalk.		N/A			N/A
			B.4.7	Pedestrian entries to buildings shall meet minimum dimensions to ensure adequate access based on use and development intensity. Building entries inclusive of the doorway and the facade plane shall meet the following minimum dimensions:		A.34			
x				a. Individual residential entries: five feet in width		A.34		Project complies. Refer to Sheet A.34 for exhibit illustrating compliance.	Meets Standard.
		x		b. Single entry to multiple residential unit building, including Residential Mixed-Use buildings: eight feet in		N/A			N/A
		x		c. Storefront entry: six feet in width		N/A			N/A
x			B.4.8	Mirrored windows are prohibited.		A.7 - A.10			Meets Standard.

		x	B.4.9	Awnings shall be subject to the following requirements:	N/A			N/A
		x		a. A minimum vertical clearance of eight feet measured from the pedestrian pathway;	N/A			N/A
		x		b. Shall not extend beyond individual storefront bays; and	N/A			N/A
		x		c. Shall not be patterned or striped.	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.	N/A		Not applicable since all decks adjacent to the SFD zone are oriented to the front of the building, away from the SFD zone. Furthermore the proposed units are located +/- 45' away from the shared property line. Refer to Sheet A.30 for exhibit showing compliance.	N/A
x			B.4.11	Balconies are allowed on facades facing the street and those facades facing existing non-residential uses on abutting parcels. Such balconies shall be without any projections beyond the building footprint.	A.35		Project complies. Refer to Sheet A.35 for exhibit illustrating compliance.	Meets Standard.
		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:	N/A			
		x		a. A minimum five-foot offset from the façade plane for a length of at least 10 feet;	N/A			N/A
		x		b. Multiple pilasters or columns, each with a minimum width of two feet; or	N/A			N/A
		x		c. Common open space, such as a plaza, outdoor dining area, or other spaces.	N/A			N/A
x			B.4.13	Continuous blank façades on any floor level shall not exceed 25 percent of the entire façade length along any street.	A.37		Project complies. Refer to Sheet A.37 for exhibit illustrating compliance.	Meets Standard.