

To Planning Commission
Item 2 August 24th Planning Commission Meeting
From: Lee Quintana

COMMENTS ON TOWN OF LOS GATOS
DRAFT OBJECTIVE STANDARDS,
AUGUST 24, 2022

GENERAL COMMENTS:

Comprehensive stand alone document: It is my understanding, from previous public discussions of the Objective Guidelines, that the Objective Standards would be a comprehensive “stand alone” document containing the objective standards from all relevant documents and regulations. It is difficult to assess the Draft Objective Standards without knowing what other objective standards also apply to “qualified projects”. At a minimum, please consider adding a list of *all* objective standards contained . Consider adding a Table of all other objective standards that would apply to multi-family and mixed-use residential projects and include hyper-links to the individual standards.

PURPOSE AND APPLICABILITY

This section defines “qualifying project” and where the definition can be found in the California Government Code. However it does not define “Objective Standards” as defined by the Government Code. Most importantly, it does not explain how these apply to the approval process for “qualifying projects”.

Please delete and revise the first paragraph to better define the purpose of Objective Standards, (streamlining approval process? .

Delete and receive the second paragraph and include the following as part of that paragraph:

Gov. Code 65559.5 identifies Qualifying Housing Development Projects:

- Multi-family housing developments,
- Residential Mixed Use Housing developments with a minimum of two-thirds of the square footage is designated for residential use,
- Supportive and transitional housing development

Delete and revise the last paragraph as follows:

A Qualifying project shall be approved through a ministerial review process when the project complies with these Objective Site Standards as well as complying with all existing objective development regulations in the Town,., including but not limited to the following:

- General Plan
- Town Code

- Guideline and Standards Near Streams
- Bicycle and Pedestrian Master Plan
- Parks and Public Works Standards
- Santa Clara County Fire Department Regulations.

ORGANIZATION

The Following Objective ~~Design~~ Standards are organized into two primary sections:.....

KEY TERMS

Community recreation space Delete and replace with:

Community recreation space in a mixed use residential development means public gathering spaces such as: plazas, outdoor dining, squares, pocket parks, or other community areas for the use of the public.

- Please clarify whether this applies to non-residential and residential parts of a mixed use residential project or just to the non-residential part.
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- Should the Community space require a public access easement.

Community recreation space in multi-family developments means gathering spaces such as: play areas, pool areas, patios, rooftop decks, and other community areas available for the use of all residents.

Please clarify whether this applies to projects just with MF zoning designation or applies to the multi-family part of a Mixed Use Residential Project

Mixed Use Residential means a development project where a variety of uses such as office, commercial, or institutional, ~~and residential~~ are combined with residential use(s) in a single building or on a single site in an integrated project.

Private recreation space above ground level means an outdoor balcony, or rooftop deck, ~~or similar,~~ accessible from a single dwelling unit.

similar” = subjective. Delete or replace with more specific language

Private recreation space at ground level means ~~a single~~ an outdoor enclosed patio or deck accessible from a single dwelling unit.

Objective Standard means.....(add language)

A .SITE STANDARDS

A.1 Pedestrian Access

1.2 & Figure A.1.1: Is there a minimum width for the sidewalk? Or for the planting strip

A.2 Bicycle Access

2.4. 1.2 was “modified from walkway” to “pathway”. Should 2.4 also be changed to “pathway as well?”

A.3 Vehicular Access and A.4 Parking Location and Design

Figure A.3.1, A.3.1 and A4.3 need clarification

:What is the difference between aisle to aisle circulation (A3.1) and parking areas (Figure A3.1)? Does Figure A.3.1 represent multiple parking areas (see A.4.2) or aisle-to-aisle circulation of A.3.1.

4.3 *Comment:* Consider decreasing spacing between trees. Aside from aesthetic value, the shading trees decrease radiation from the parking lot surfaces

4.4 Move 4.4 up under 4.1

A.5 Parking Structure Access

Add a standard for pedestrian access to a parking garage

A.6 Utilities

6.3-Delete and separate ground and rooftop:

6.3 Views from the street of ground level utility cabinets, mechanical equipment, trash enclosures shall be screened from view.

- a. Screening shall be provided by landscaping, fencing or a wall.
- b. The screening shall be at least the same height as the utility being screened.
Comment: Should they also be screened from within a site? Or at a minimum from common areas?

6.4 Rooftop mechanical equipment shall be screened from view from the street

- a. Solar equipment is exempt from this requirement
Consider a height exemption of the area required for an elevator shaft.

A.7 Landscaping and Landscape Screening

A.7.2.c *Comment:* Is there a requirement for planting between the trees?

A.10. Landscaping, Private, and Community Recreation Spaces

A10.1. The following landscaped, private, and community recreation spaces shall be ~~are~~ required for all qualifying projects and ~~are~~ shall be calculated independent of each other:

A.11 Building Placement

11.1.c. How shade is calculated needs to be more specific.

B.4 Facade Design and Articulation

4.3 Change format consistent with the rest of the document

B. BUILDING DESIGN

B.1.3.e and Figure B.1.3..e

Comment: I don't understand this one. The illustration does not fit my understanding of a courtyard. Is this intended to be private the private use of the dwelling units? Is this an illustration of B.1.3 (Townhouse)

B.2.2 If the intent is to prevent full transparency into the structure, should there be a minimum as well as a maximum?

B.3 Roof Design

Figure B.3.3 **Comment:** This figure looks more like the gable illustrated in Figure.3.1 than it looks like a dormer

B.4 Facade Design and Articulation

B.4.3 Why change in format?