

TOWN OF LOS GATOS
DRAFT OBJECTIVE STANDARDS
August 24, 2022

PURPOSE ~~AND APPLICABILITY~~

The purpose of the Objective Design Standards is to ensure that new qualifying ~~multi-family and mixed-use~~ projects in Los Gatos provide high-quality architecture, integrate with surrounding development, and include well-designed amenities and ~~open spaces outdoor areas~~ to enhance community character. These standards are intended to guide property owners, applicants, developers, and design professionals by providing clear design direction that enhances the Town's unique character and ensures a high-quality living environment.

A qualifying project is a Housing Development Project as defined in Gov. Code 65589.5 in zones where the use is principally permitted. Housing Development Projects shall comply with the Objective Design Standards, and include multi-family housing, residential mixed-use projects with at least two-thirds of the square footage designated for residential use, or supportive and transitional housing.

Qualifying projects must also comply with all existing development requirements in the Town, including but not limited:

- General Plan
- Town Code
- Guidelines and Standards for Land Use Near Streams
- Bicycle and Pedestrian Master Plan
- Parks and Public Works Standards
- Santa Clara County Fire Department Requirements

ORGANIZATION ~~AND APPLICABILITY~~

The following Objective Design Standards are organized into two primary sections: Site Standards; and Building Design. The Site Standards section includes objective standards for site layout and building placement, vehicular access and parking, and outdoor ~~spaces areas~~ and amenities. The Building Design section includes objective standards for building form and massing, façade articulation, materials, and roof design.

~~Qualifying multi-family and mixed-use projects must also comply with all existing development requirements in the Town Code, including but not limited to building code requirements, existing Town standards, adopted specific plans, and development standards such as height and setbacks. If there is any conflict between these standards and those in another adopted document, the more restrictive standard shall apply.~~

KEY TERMS

Community recreation space in mixed-use developments means public gathering spaces, such as: plazas, outdoor dining areas, squares, pocket parks, or other community areas for the use of the public. Community recreation space in multi-family developments means gathering spaces, such as: play areas, pool areas, patios, rooftop decks, or other community areas for the use of residents.

Façade articulation means the division of a building façade into distinct sections; including the materials, patterns, textures, and colors that add visual interest to a building or façade.

Fenestration means the design, construction, and presence of any openings in a building, such as: windows, doors, vents, wall panels, skylights, curtain walls, and louvers.

Mixed-use means a development project where a variety of uses such as office, commercial, institutional, and residential are combined in a single building or on a single site in an integrated project.

Multi-family use means the use of a site for three or more dwelling units on the same site.

Landscaping means an area devoted to plantings, lawn, ground cover, gardens, trees, shrubs, and other plant materials; excluding driveways, parking, loading, or storage areas.

Primary building means a building within which the principal or main use on a lot or parcel is conducted. Where a permissible use involves more than one building designed or used for the primary purpose on the subject property, each such building on the parcel shall be construed as constituting a primary building.

Private recreation space at the ground level means a single outdoor enclosed patio or deck. Private recreation space above the ground level means an outdoor balcony, rooftop deck, or similar.

Transitional and supportive housing means a type of housing used to facilitate the movement of people experiencing homelessness into permanent housing and independent living.

A. SITE STANDARDS

A.1. Pedestrian Access

- 1.1 All on-site buildings, entries, facilities, amenities, and parking areas shall be internally connected with pedestrian pathways and may include use of the public sidewalk. Pedestrian pathways shall connect to the public sidewalk along each street.
- 1.2 Pedestrian ~~walkways-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 lengthwidth.

Figure A.1.2

A.2. Bicycle Access

- 2.1 Bicycle parking shall be located within 50 feet of at least one primary building entrance.
- 2.2 Multi-family residential buildings shall provide one bicycle parking space per dwelling unit.
- 2.3 Mixed-use projects shall provide one bicycle parking space per dwelling unit and one bicycle parking space per 2,000 square feet of commercial space.
- 2.4 A minimum five-foot-wide walkway shall be provided connecting the bicycle parking area(s) and the street-facing sidewalk.

A.2.A.3. Vehicular Access

- ~~2.13.1~~ Off-street parking shall have internal vehicular circulation that precludes the use of a street for aisle-to-aisle circulation.

Figure A.23.1

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

- ~~3.14.1~~ Driveways and surface parking lots shall not be located between the primary building frontage and the street.
- ~~3.24.2~~ Multiple parking areas located on a common property shall be internally connected and shall use shared driveways to access the street.

3.34.3 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.

Figure A.34.3

3.44.4 Carports shall not be located between a primary building and a street.

A.4.A.5. Parking Structure Access

4.15.1 Any automobile entry gate to a parking structure shall be located to allow a minimum of 25 feet between the gate and the back of the sidewalk to minimize conflicts between sidewalks and vehicle queuing.

4.25.2 A parking structure shall not occupy more than 50 percent of the building width of any street-facing façade and shall be recessed a minimum five feet from street-facing façades of the building.

A.5.A.6. Utilities

5.16.1 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 15-12 feet in height. Light fixtures shall be placed along the pedestrian path at a spacing of no more than 30 linear feet.

5.26.2 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.

Figure A.6.2

5.36.3 Rooftop and ground-mounted utility cabinets, mechanical equipment, trash, and service areas shall be screened from view from the street with landscape planting, fencing, or a wall. The screening shall be at least the same height as the item being screened and shall be constructed with one or more of the materials used on the primary building. Solar equipment is exempt from this requirement.

A.6.A.7. Landscaping and Screening

6.17.1 At least 50 percent of the front setback area shall be landscaped.

6.27.2 A minimum 10-foot-wide landscape buffer shall be provided along the full length of the shared property line between multi-family or 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, where the maximum permitted height is three feet; and~~

Figure A.76.2a

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. ~~;~~ and

~~6.37.3~~ 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 located in a street-facing setback, screening may not exceed a height of three feet.

A.7.A.8. Fencing

~~7.18.1~~ Fences, walls, hedges, and gates within required setbacks along all street frontages shall have a maximum height of three feet.

~~7.28.2~~ Chain link fencing is prohibited.

~~7.38.3~~ Vehicular entry gates and pedestrian entry gates shall have a maximum height of six feet.

~~7.48.4~~ Solid vehicular and pedestrian entry gates are prohibited. Entry gates shall be a minimum 50 percent open view.

A.8.A.9. Retaining Walls

~~8.19.1~~ 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.

~~8.29.2~~ 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.

A.9.A.10. Open Landscaped, Private, and Community Recreation Spaces

- ~~9.1 A minimum of 20 percent of the site area shall consist of landscaped open space. Landscaped open space may be in the form of trees, hedgerows, flowerbeds, or ground cover vegetation, such as grass.~~
- ~~9.2 Common open space shall be provided in mixed-use developments in the form of public gathering spaces, such as plazas, outdoor dining areas, squares, or pocket parks. The space required is a minimum of 100 square feet per residential unit plus a minimum of two percent of the commercial square footage.~~
- ~~9.3 Common open space shall be provided in multi-family residential development projects in the form of gathering spaces, such as play areas, pool areas, patios, rooftop decks, or other community areas for the use of residents. The minimum space required is 100 square feet per residential unit.~~
- ~~9.4 Common open spaces shall provide shading for a minimum 15 percent of each open space area 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.~~
- 10.1 The following landscaped, private, and community recreation spaces are required for all qualifying projects and are calculated independent of each other:
- a. Landscaped space: A minimum of 20 percent of the site area shall be landscaped.
 - b. Private recreation space: The minimum horizontal dimensions are 10 feet by six feet. The minimum vertical clearance required is eight feet. Private recreation space shall be directly accessible from the residential unit.
 - i. Each ground floor dwelling unit shall have a minimum of 200 square feet of usable private recreation space.
 - ii. Each dwelling unit above the ground floor shall have 120 square feet of usable private recreation space.
 - 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.

- i. Community recreation space shall be provided in mixed-use developments at a minimum of 200 square feet per residential unit plus a minimum of two percent of the commercial square footage.
- ii. Community recreation space shall be provided in multi-family residential development projects at a minimum of 200 square feet per residential unit.

~~A.10.A.11.~~ Building Placement

~~10.111.1~~ To create a continuous streetscape appearance, development in a Community Place-Growth District shall place at least 75 percent of the ground floor of a building within five feet of the front and street-side setback (where applicable) requirement of the Town Code.

Figure A.~~1011.1~~

~~10.211.2~~ A mixed-use residential project with a ground-floor commercial use shall provide site amenities on a minimum of 15 percent and maximum of 30 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:

- a. Landscape materials or raised planters;
- b. Walls designed to accommodate pedestrian seating, no higher than 36 inches;
- c. Site furnishings, including fountains, sculptures, and other public art;
- or
- d. Tables and chairs associated with the ground floor use.

B. BUILDING DESIGNS

B.1. Massing and Scale

1.1 Multiple-story building façades that face a street shall incorporate breaks in the building mass by implementing a minimum of three of the following solutions along the façades facing the street:

- 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 ~~six~~five feet;

Figure B.1.1a

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;

Figure B.1.1b

c. Recessed ~~or projected covered building entries~~ entry for the full height of the facade with a minimum ground plane area of 24 square feet;

Figure B.1.1c

d. An exterior arcade that provides a sheltered walkway within the building footprint with a minimum depth of eight feet, extending the full length of the façade;

Figure B.1.1d

e. Ground floor courtyards within the building footprint with a minimum area of ~~48-60~~ square feet; or

Figure B.1.1e

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.

Figure B.1.1f

1.2 Upper floors above two stories shall be set back by a minimum of five feet from the ground-floor façade.

1.3 Townhomes or rowhouses shall have no more than six contiguous units in any single building.

B.2. Parking Structure Design

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.

2.2 Façade openings on upper levels of a parking structure shall be screened up to 30 percent of the opening to prevent full transparency into the structure.

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:

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

b. A different building material covering the entire façade articulation ~~change of 25 percent of the façade length.~~

B.3. Roof Design

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:

a. Gables;

b. Building projection with a depth of a minimum of two feet;

c. Change in façade or roof height of a minimum of ~~four~~ two feet;

d. Change in roof pitch or form; or

e. Inclusion of dormers, parapets, and/or varying cornices.

Figure B.3.1

3.2 Skylights shall have a flat profile rather than domed.

3.3 The total width of a single dormer or multiple dormers shall not exceed 50 percent of the length of the roof.

Figure B.3.3

~~3.4 — Eave depths shall not exceed 24 inches from the façade plane.~~

~~3.5~~ 3.4 Carport roof materials shall be the same as the primary building.

B.4. Façade Design and Articulation

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:

a. Variation in building mass for a minimum of ~~70~~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;

Figure B.4.1a

b. Balconies or habitable projections with a minimum depth of two feet for a minimum of 20 percent length of the street-facing façade;

Figure B.4.1b

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;

Figure B.4.1c

d. Use of a belly band or horizontal architectural element with a minimum height of 10 inches between the first and second floor; ~~or~~

Figure B.4.1d

e. The use of at least two different façade materials, each covering a minimum of 20 percent of the street-facing façade., or

f. The upper floor shall utilize a higher floor-to-ceiling height that is a minimum of two feet greater than the floor-to-ceiling height of the floor immediately below.

Figure B.4.1f (new Figure)

4.2 ~~Buildings shall incorporate the same materials on all façades. All building materials~~façade materials, such as siding, window types, and architectural details, used on the street-facing façade shall be used on all other building façades.

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 ~~12~~16 points:

- Architectural features, such as:
 - Arcade or gallery along the ground floor; *8 points*
 - Awnings or canopies; *6 points*
 - Building cornice; *5 points*

- Belly band, or horizontal architectural element, between the first and second floor; or 5 points
- Façade sconce lighting. 3 points
- Bay windows; 6 points
- ~~Façade plane of upper floors steps back a minimum of five feet from the ground floor façade;~~ 6 points
- ~~Material and color changes;~~ 5 points
- Balconies or Juliet balconies; 5 points
- Landscaped trellises or lattices; 5 points
- Materials and color changes; 3 points
- Chimneys; 3 points
- ~~Wide Eaves that overhangs a minimum of two feet from the facade with supporting projecting~~ brackets; 3 points
- Window boxes or plant shelves; or 3 points
- Decorative elements such as molding, ~~ornamentation~~ brackets, or corbels. 3 points

~~4.4 Mixed-use buildings shall provide the following architectural elements along the ground floor:~~

~~a. A minimum of 60 percent of the street-facing façade between two and 10 feet above the adjacent grade shall consist of transparent windows; and~~

~~b. A form of weather protection above storefront entries that extends from the façade a minimum of three feet.~~

~~4.54.4~~ 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.

~~4.64.5~~ Changes in building materials shall occur at inside corners or at architectural features that break up the façade plane such as columns.

Figure B.4.65

4.74.6 Mixed-use A primary building entrance shall be provided facing a street or community recreation space. Additionally, all development shall meet the following requirements:

- a. Pedestrian entries to ground-floor and upper-floor commercial uses shall meet at least one of the following standards:
 - i. The entrance shall be recessed in the façade plane at least three feet in depth; or
 - ii. The entrance shall be covered by an awning, portico, or other architectural element projecting from the façade a minimum of three feet.

Figure B.4.76a

- 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.

Figure B.4.76b

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. Individual residential entries: five feet in width
- b. Single entry to multiple residential unit building, including mixed-use buildings: eight feet in width
- c. Storefront entry: six feet in width

4.8 Mirrored windows are prohibited.

~~4.9 A primary building entrance shall be provided facing a street or common opencommunity recreation space. All building entrances shall be recessed from the façade plane or covered by a building projection of at least three feet in depth measured from the wall plane. [if this edit works for you, I think we should move this Standard up to become B.4.7]~~

4.104.9 Awnings shall be subject to the following requirements:

- a. A minimum vertical clearance of eight feet measured from the pedestrian pathway;

- b. Shall not extend beyond individual storefront bays; and
- c. Shall not be patterned or striped.

4.114.10 For buildings abutting a single-family zoning district, rooftop and upper floor terraces and decks are prohibited.

4.124.11 ~~Balconies are allowed on facades facing the street and those facades facing existing non-residential uses on abutting parcels. Balconies facing existing residential uses on abutting parcels are allowed when the design is proven to prevent views to the residential use. For buildings abutting a single-family zoning district, balconies shall only be permitted on the street-facing building façade.~~ Such balconies shall be without any projections beyond the building footprint.

4.134.12 Mixed-use buildings shall provide at least one of the following features along street-facing façades where the façade exceeds 50 feet in length:

- a. A minimum five-foot offset from the façade plane for a length of at least 10 feet;
 - b. Multiple pilasters or columns, each with a minimum width of two feet;
- or
- c. Common open space, such as a plaza, outdoor dining area, or other spaces.

4.144.13 Continuous blank façades on any floor level shall not exceed 25 percent of the entire façade length along any street.

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