



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 6/22/2022

ITEM NO: 3

DATE: June 17, 2022
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Review and Recommendation of the Draft Objective Standards to the Town Council.

RECOMMENDATION:

Review and recommendation of the Draft Objective Standards to the Town Council.

BACKGROUND:

The Town of Los Gatos has developed Draft Objective Standards for the review of multi-family and mixed-use development applications. This effort is in response to State legislation (Senate Bill (SB) 167, SB 35, and SB 330) requiring jurisdictions to adopt objective standards and to implement them in a streamlined review of qualifying housing projects. Objective standards are defined under State law as, “standards that involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal” (California Government Code, Section 65913.4).

The purpose of adopting objective standards is to:

- Comply with recent State housing legislation;
- Implement streamlined and ministerial review processes for qualifying housing projects;
- Ensure that these qualifying projects align with the Town’s expectations and vision to maintain and support the character of the Town;
- Provide a set of clear criteria to guide development; and
- Establish an objective framework by which a qualifying project will be evaluated.

PREPARED BY: SEAN MULLIN, AICP and RYAN SAFTY
Senior Planner Associate Planner

Reviewed by: Planning Manager and Community Development Director

BACKGROUND (continued):

On November 5, 2019, the Town Council adopted Resolution 2019-053 (Exhibit 1) to authorize application for, and receipt of, SB 2 Planning Grant Program funds, including execution of an agreement with the California Department of Housing and Community Development (HCD) by the Town Manager. Planning staff submitted an application with a proposal to develop objective standards and by-right findings for the review of qualifying housing development applications, and to identify amendments to the Town Code necessary to add the objective standards and findings to Chapter 29 of the Town Code (Zoning Regulations). The Town received approval of the application and entered into an agreement with HCD to receive reimbursable grant funding for the proposed scope of work.

On November 20, 2020, staff released a request for qualifications (RFQ) to provide services for preparation of objective standards and by-right findings for the review of qualifying housing development applications as provided in the Town of Los Gatos SB 2 Planning Grant Program application. Staff received proposals from four firms. After reviewing the submittals and conducting interviews, staff concluded that M-Group planning consultants provided the best fit, capacity, and professional expertise for the proposed scope of work. On March 16, 2021, the Town Council authorized the Town Manager to execute an agreement with M-Group for the proposed scope of work.

To date, the project initiation phase has been completed, including review of State legislation and existing Town guidelines and standards, and collation of feedback received during five meetings with the Planning Commission subcommittee between July and December 2021. On February 22, 2022, staff conducted the first of two community engagement meetings to gather feedback from residents and stakeholders. On May 12, 2022, a preliminary draft of the objective standards was presented and discussed at a second community engagement meeting. A summary of the feedback received at the community engagement meetings is included as Exhibit 2. Based on the feedback from the Planning Commission subcommittee and the community, staff and M-Group developed Draft Objective Standards for consideration by the Planning Commission (Exhibit 3).

DISCUSSION:

The Draft Objective Standards document is organized into two sections: Site Standards (Section A) and Building Design (Section B). The Site Standards section includes objective standards for site layout and building placement; vehicular access and parking; and outdoor spaces and amenities. The Building Design section includes objective standards for building form and massing; façade articulation; materials; and roof design. Many of the objective standards have corresponding figures to help visualize the standards.

DISCUSSION (continued):

In addition to the objective standards listed in this document, qualifying multi-family and mixed-use projects would also be required to 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.

PUBLIC COMMENTS:

Throughout the process and prior to the June 22, 2022, Planning Commission meeting, staff contacted several professional organizations, design professionals, developers, and residents to inform them about the meeting and encourage participation and written comment on the Draft Objective Standards. In addition to the direct contact summarized above, staff requested public input through the following media and social media resources:

- A poster posted at the Planning counter at Town Hall and at the Library;
- On the Town's website home page, What's New;
- On the Town's webpage dedicated to objective standards; and
- On the Town's social media accounts.

Public comments received by 11:00 a.m., Friday, June 17, 2022, are included as Exhibit 4.

CONCLUSION:

A. Summary

The Town of Los Gatos has developed Draft Objective Standards for the review of multi-family and mixed-use development applications as required by State legislation. The Draft Objective Standards were developed following research by staff and the Town's consultant, five meetings with the Planning Commission subcommittee, and two community engagement meetings.

B. Recommendation

The Draft Objective Standards have been forwarded to the Planning Commission for review. Staff recommends that the Planning Commission:

- Receive and consider public comments;
- Complete the review of the Draft Objective Standards;
- Provide input on any recommended modifications to the Draft Objective Standards; and

CONCLUSION (continued):

- Forward a recommendation to the Town Council to approve the Draft Objective Standards.

C. Alternatives

Alternatively, the Commission can:

1. Forward a recommendation of approval to the Town Council with additional and/or modified objective standards; or
2. Continue the matter to a date certain with specific direction to staff.

NEXT STEPS:

Following review and recommendation by the Planning Commission, the Town Council will consider the Draft Objective Standards, the Planning Commission recommendation, and any additional public comments. Once the Town Council adopts objective standards, staff will return to the Planning Commission for consideration of a Town Code amendment to incorporate by-right findings for qualifying housing projects meeting the adopted objective standards into the Town Code. Additionally, staff will develop streamlined review procedures for applications proposing qualifying housing projects.

EXHIBITS:

1. Town Council Resolution 2019-053
2. Summary of feedback received during community engagement meetings
3. Draft Objective Standards
4. Public Comments received prior to 11:00 a.m., Friday, June 17, 2022

RESOLUTION 2019-053

**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS
AUTHORIZING APPLICATION FOR, AND RECEIPT OF,
SB 2 PLANNING GRANTS PROGRAM FUNDS**

WHEREAS, the State of California, Department of Housing and Community Development (Department) has issued a Notice of Funding Availability (NOFA) dated March 28, 2019, for its Planning Grants Program (PGP); and

WHEREAS, the Town Council of the Town of Los Gatos desires to submit a project application for the PGP program to accelerate the production of housing and will submit a 2019 PGP grant application as described in the Planning Grants Program NOFA and SB 2 Planning Grants Program Guidelines released by the Department for the PGP Program; and

WHEREAS, the Department is authorized to provide up to \$123 million under the SB 2 Planning Grants Program from the Building Homes and Jobs Trust Fund for assistance to Counties (as described in Health and Safety Code section 50470 et seq. (Chapter 364, Statutes of 2017 (SB 2)) related to the PGP Program.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF LOS GATOS RESOLVES AS FOLLOWS:

SECTION 1. The Town Council hereby authorizes and directs the Town Manager to apply for and submit to the Department the 2019 Planning Grants Program application in the amount of \$160,000.

SECTION 2. In connection with the PGP grant, if the application is approved by the Department, the Town Manager is authorized to enter into, execute, and deliver a State of California Agreement (Standard Agreement) for the amount of \$ 160,000, and any and all other documents required or deemed necessary or appropriate to evidence and secure the PGP grant, the Town of Los Gatos's obligations related thereto, and all amendments thereto (collectively, the "PGP Grant Documents").

SECTION 3. The Town of Los Gatos shall be subject to the terms and conditions as specified in the Standard Agreement, the SB 2 Planning Grants Program Guidelines, and any applicable PGP guidelines published by the Department. Funds are to be used for allowable

expenditures as specifically identified in the Standard Agreement. The application in full is incorporated as part of the Standard Agreement. Any and all activities funded, information provided, and timelines represented in the application will be enforceable through the executed Standard Agreement. The Town Council hereby agrees to use the funds for eligible uses in the manner presented in the application as approved by the Department and in accordance with the Planning Grants NOFA, the Planning Grants Program Guidelines, and 2019 Planning Grants Program Application.

SECTION 4. The Town Manager is authorized to execute the Town of Los Gatos Planning Grants Program application, the PGP Grant Documents, and any amendments thereto, on behalf of the Town of Los Gatos, as required by the Department for receipt of the PGP Grant.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos, California, held on the 5th day of November 2019 by the following vote:

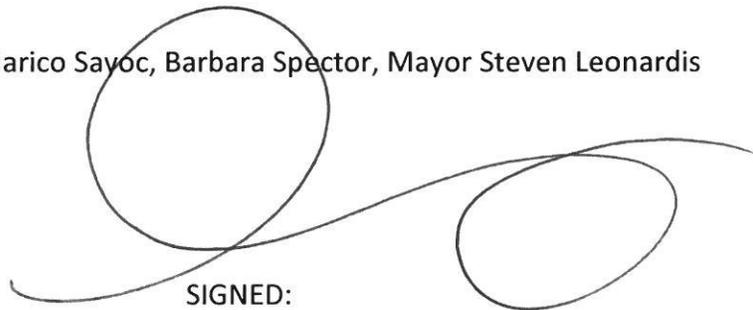
COUNCIL MEMBERS:

AYES: Marcia Jensen, Rob Rennie, Marico Sayoc, Barbara Spector, Mayor Steven Leonardis

NAYS: None

ABSENT: None

ABSTAIN: None

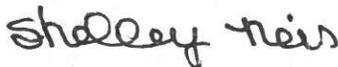


SIGNED:

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: 11/8/19

ATTEST:



TOWN CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: 11/8/2019

February 22, 2022, Community Meeting Feedback

Below is a listing of the comments and questions received. Response(s) from the consultant and/or staff are provided below each comment in *italics*.

1. Questioned the “score card” measurement approach to allow developers to surpass some of the specific objective standard requirements yet still “pass”.

The “score card” approach is just one option to implement objective standards and would only be used if the Town feels it is appropriate. The “score card” wouldn’t be drafted to allow developers to surpass important standards. It would be used in a way that gives the developer flexibility by offering several different approaches to achieve one of the Town’s underlining goals. Developers still need to meet the Town’s required threshold, but they would be given a variety of tools, each with different weighted values, to meet that threshold.

2. Questioned how long the development of the Objective Standards document will take and asked when will the document be ready.

We anticipate getting a drafted document to the community in spring of this year, collecting additional feedback from the community, and taking the document to the Planning Commission for review in early Summer. The Planning Commission would make a recommendation to the Town Council, and hopefully be completed by late summer or early fall of 2022.

3. When this is adopted, will the Town have to go through and adopt revisions to existing Town documents? What happens after the Objective Standards document is adopted? Are there additional steps?

This will be a standalone policy document. The Town’s strategy is to adopt objective standards and then develop a program for implementation.

4. How would these standards work with the different range of housing projects, such as market rate and affordable housing? There should be a consistent look for all types of housing projects.

These standards would apply to all multi-family and mixed-use projects: affordable and market rate. The Town would not have specific below-market rate design requirements; everything would be consistent.

5. Questioned why objective standards aren't being developed for all housing types, as opposed to just multi-family and mixed-use projects. Many of the Town's design documents are just guidelines. How would the objective standards effect single-family development? This is an opportunity to apply objective standards to all projects so they can be processed faster.

This current effort is to create a ministerial process for multi-family and mixed-use in compliance with State law and utilizing grant funds specifically for multi-family and mixed-use objective standards.

6. Concern was also expressed regarding the exception process since current Town Code and policy documents have exception processes. Can we leave exception and exemptions in the guideline documents and require Planning Commission review for any exception or exemption?

If the application requires any sort of exception or variance, they would not be eligible for the streamlined ministerial review and would be subject to a discretionary review process.

7. Sometimes when standards are established, all development starts to look alike. Is there a possibility of having alternative standards? For example, height – to avoid flat roofs, is there the ability to have maximum roof height for flat roof and different maximum height for gabled roofs to promote a variation in roof massing?

Yes, there are ways, but we need to be careful to make sure the zoning ordinance height requirements are still complied with. The Draft Objective Standards document includes a number of items that offer a list of different standards related to a single goal and requiring the developer to incorporate a minimum number of the standards, but not all.

8. Why would the standards need to be consistent with the Zoning code? Couldn't we amend the Zoning code?

Yes, the Zoning Code could be amended; however, this is intended to be a standalone policy document that works in concert with the Town Code.

May 12, 2022, Community Meeting Feedback

Below is a listing of the comments and questions received. Response(s) from the consultant and/or staff are provided below each comment in *italics*.

1. Questioned the quantity of housing required by the State.

Today's presentation is about the development of objective standards for multi-family and mixed-use projects, not the Regional Housing Needs Allocation (RHNA) numbers, which is being reviewed by the Housing Element Advisory Board (HEAB) as a part of the Housing Element Update process.

2. Questioned if these objectives standards are new and different than the Town's current objective standards for these types of housing.

These Draft Objective Standards are new. The Town Code has existing objective standards. Town staff and the consultant compiled a list of all existing Town standards, whether objective or subjective, for review. The Planning Commission subcommittee discussed each standard to determine which subjective standards should be modified to be objective and included in this document. The existing objective standards from Town Code and other policy documents are still applicable. The Town is reviewing which existing subjective standards should become objective for the review of qualifying multi-family and mixed-use projects. The goal is to not duplicate existing objective standards as they are still applicable.

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TOWN OF LOS GATOS
DRAFT OBJECTIVE STANDARDS
June 22, 2022

PURPOSE

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 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.

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 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.

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 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.

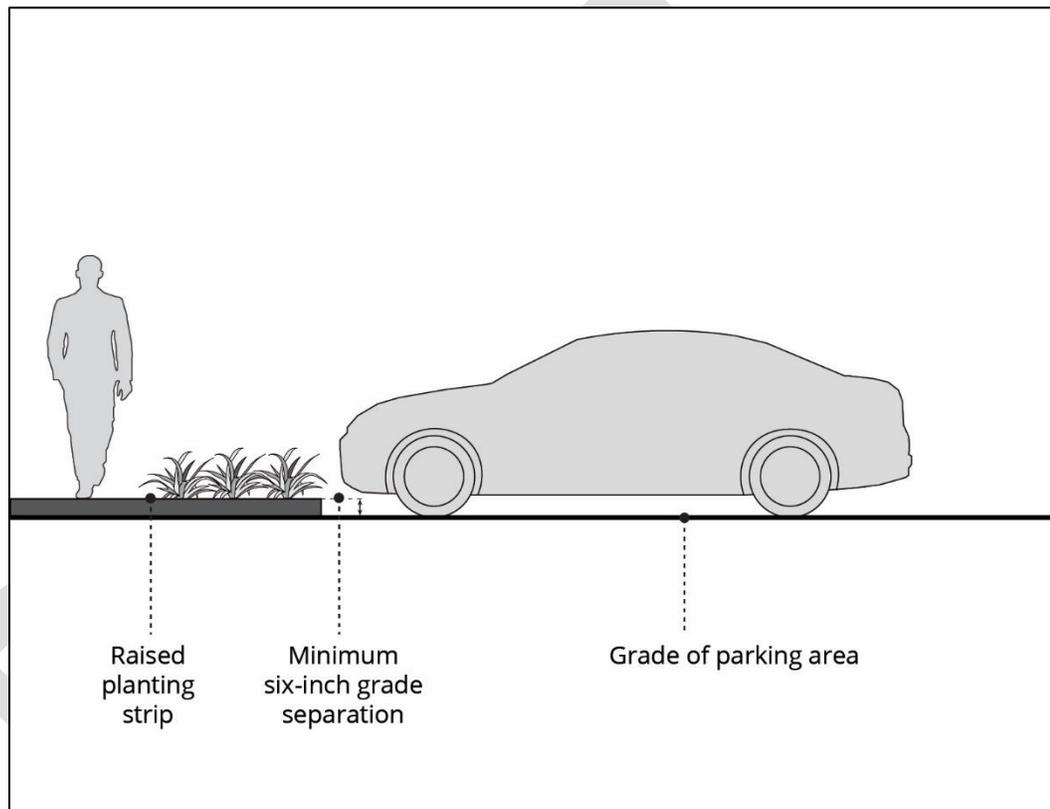


Figure A.1.2

A.2. Vehicular Access

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

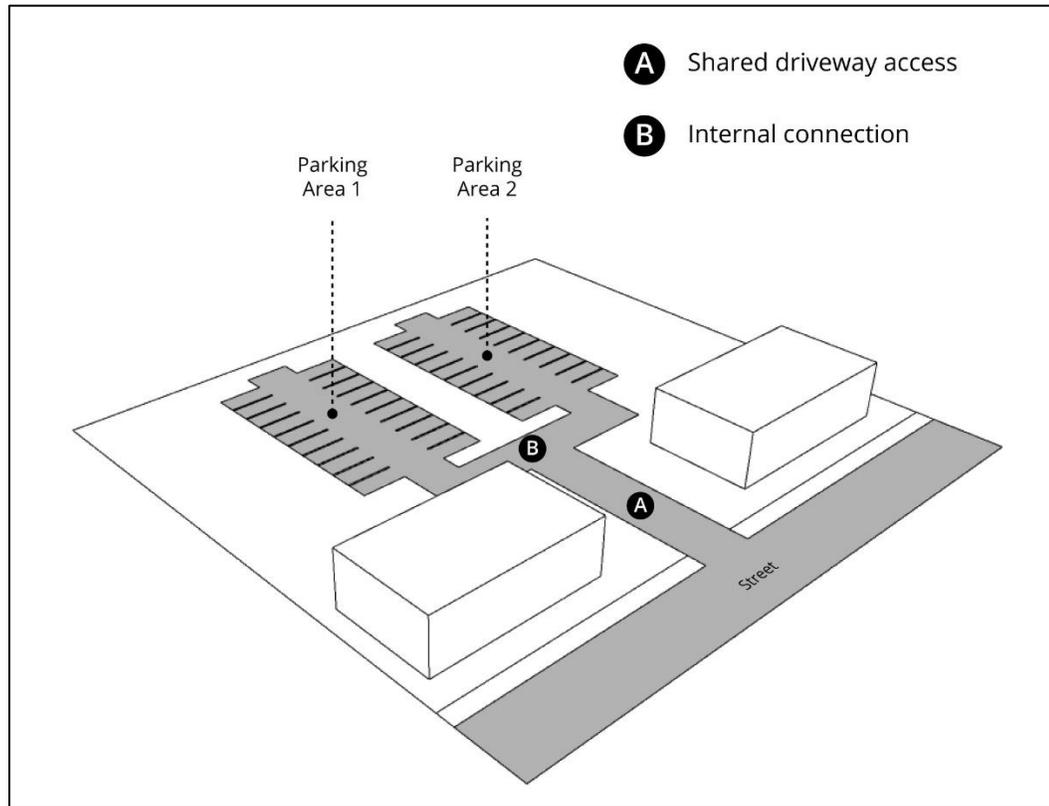


Figure A.2.1

A.3. Parking Location and Design

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

- 3.3 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.

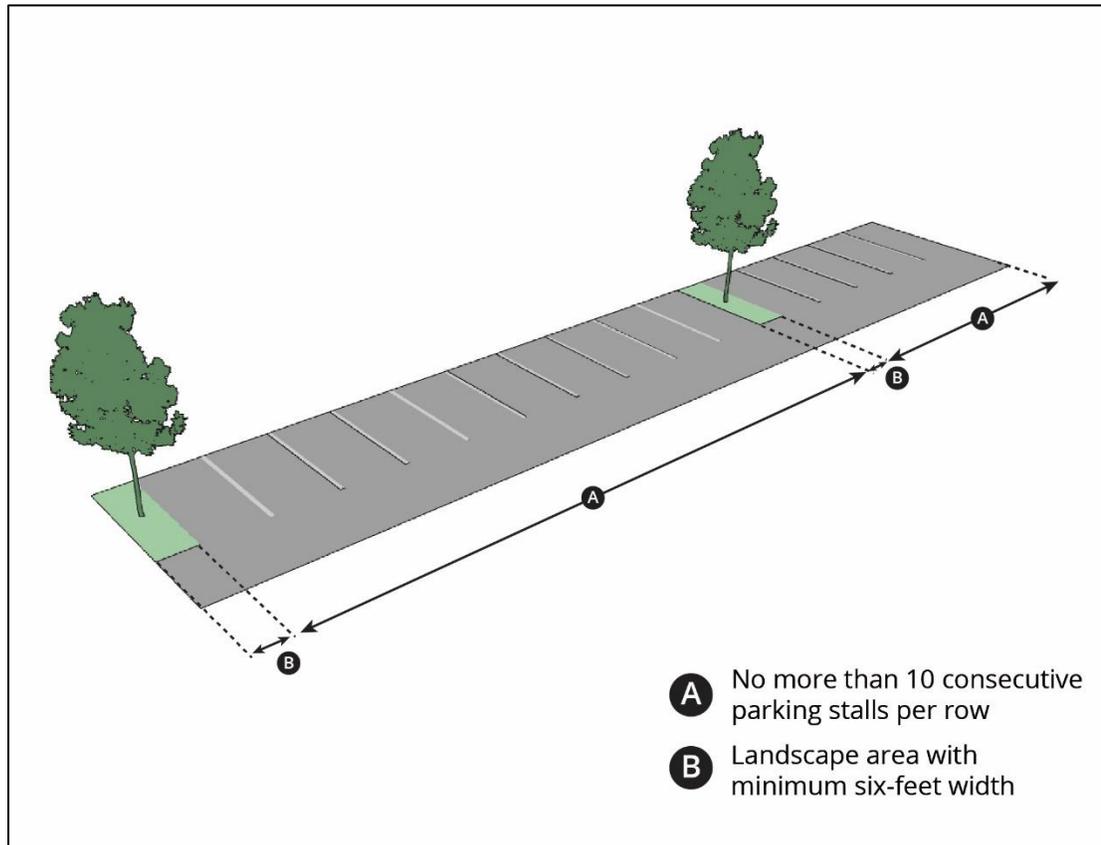


Figure A.3.3

- 3.4 Carports shall not be located between a building and a street.

A.4. Parking Structure Access

- 4.1 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.
- 4.2 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. Utilities

- 5.1 Pedestrian-oriented lighting shall be provided along all pedestrian paths. Exterior lighting fixtures shall be a minimum of three feet and a maximum of 15 feet in height.

- 5.2 Exterior lighting shall be fully shielded and restrain light to a minimum 30 degrees below the horizontal plane of the light source. Uplighting is prohibited.

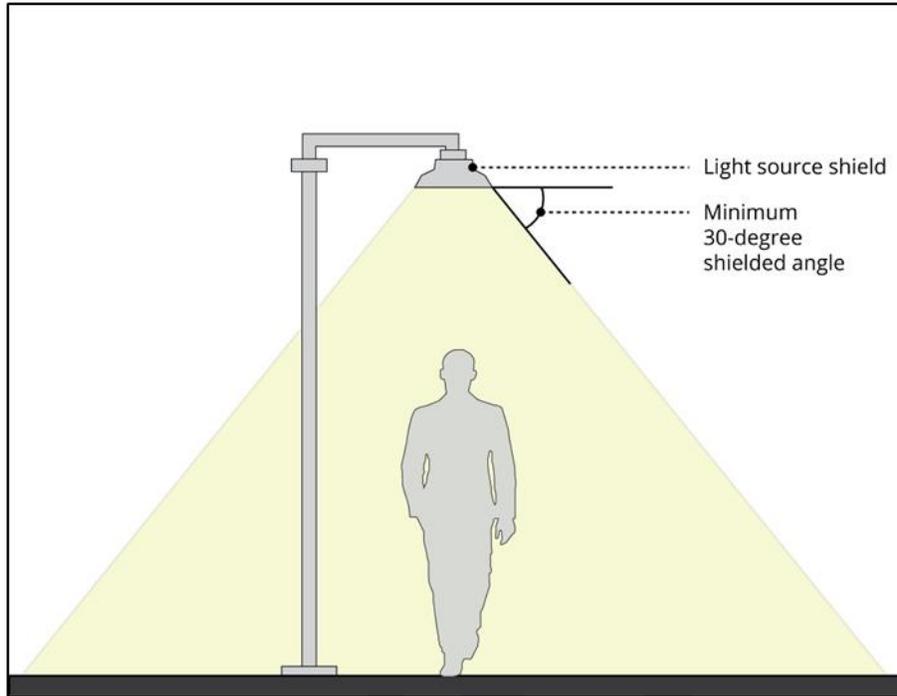


Figure A.5.2

- 5.3 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. Landscaping and Screening

- 6.1 At least 50 percent of the front setback area shall be landscaped.
- 6.2 A minimum 10-foot-wide landscape buffer shall be provided 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 the maximum permitted height is three feet;

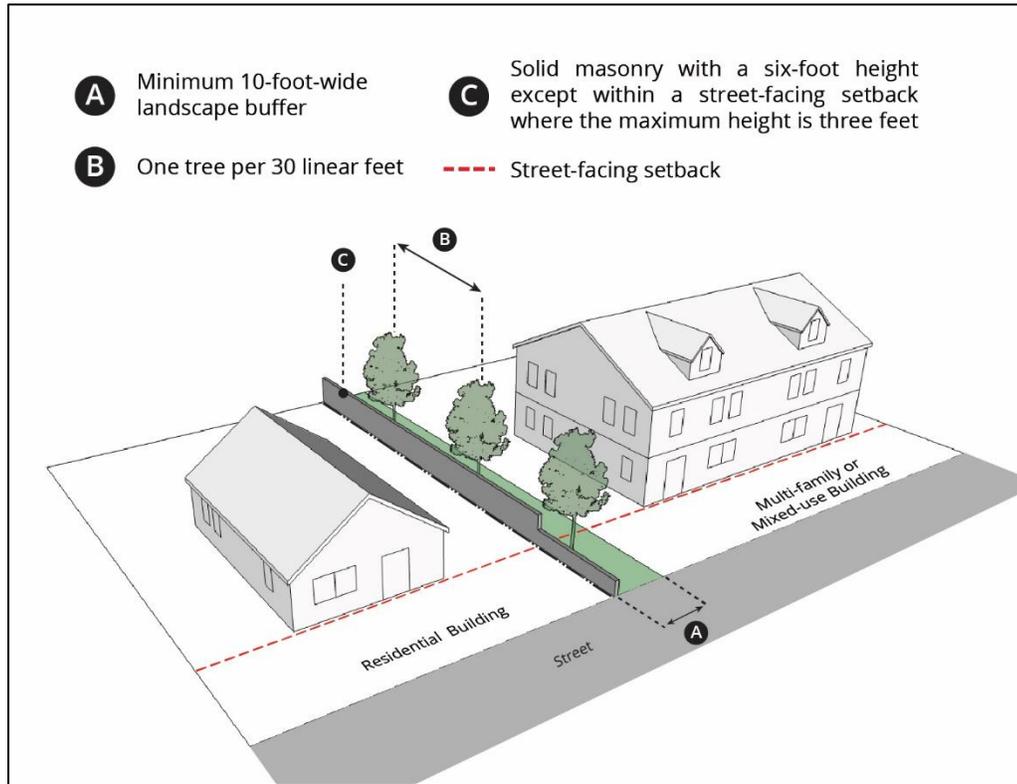


Figure A.6.2a

- 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

- 6.3 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.

A.7. Fencing

- 7.1 Fences, walls, hedges, and gates within required setbacks along all street frontages shall have a maximum height of three feet.
- 7.2 Chain link fencing is prohibited.
- 7.3 Vehicular entry gates and pedestrian entry gates shall have a maximum height of six feet.
- 7.4 Solid vehicular and pedestrian entry gates are prohibited. Entry gates shall be a minimum 50 percent open view.

A.8. Retaining Walls

- 8.1 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.
- 8.2 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. Open Space

- 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.

A.10. Building Placement

- 10.1 To create a continuous streetscape appearance, development in a Community Place 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.

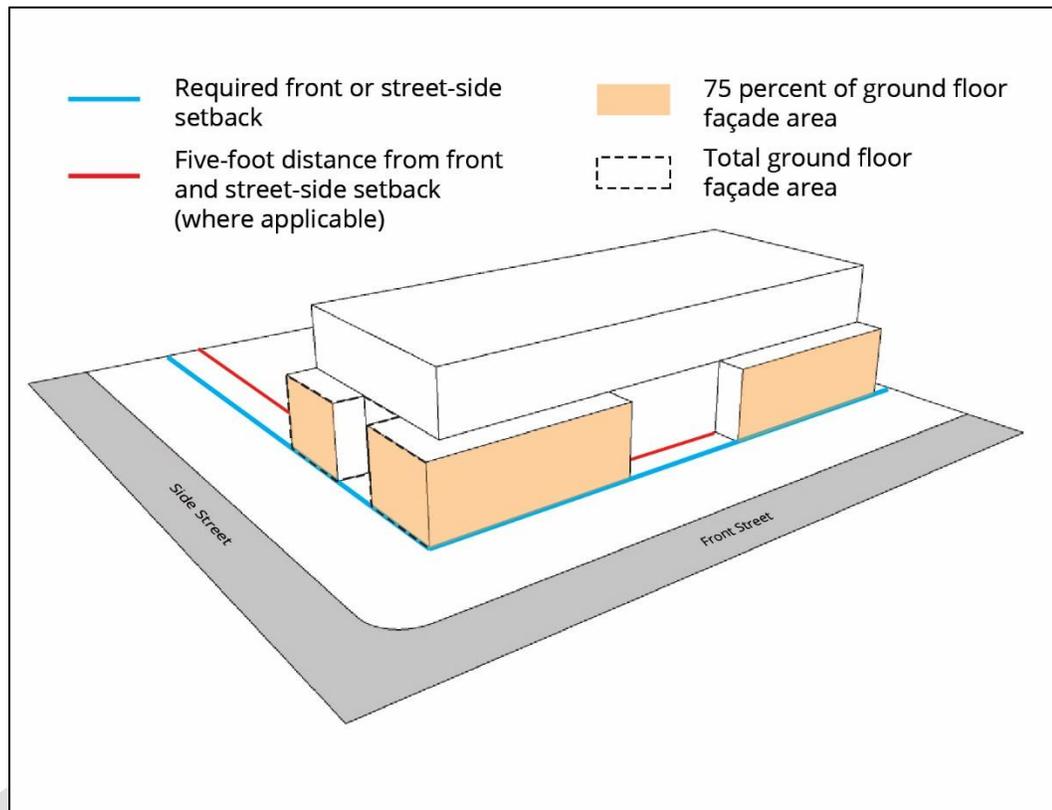


Figure A.10.1

- 10.2 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:
- Landscape materials or raised planters;
 - Walls designed to accommodate pedestrian seating, no higher than 36 inches;
 - Site furnishings, including fountains, sculptures, and other public art; or
 - 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 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 feet;

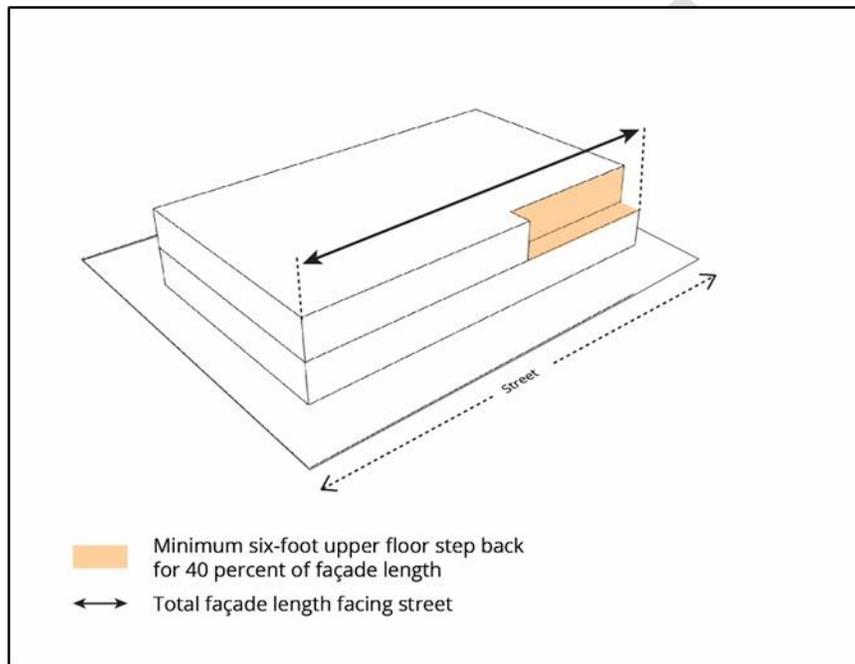


Figure B.1.1a

- 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;

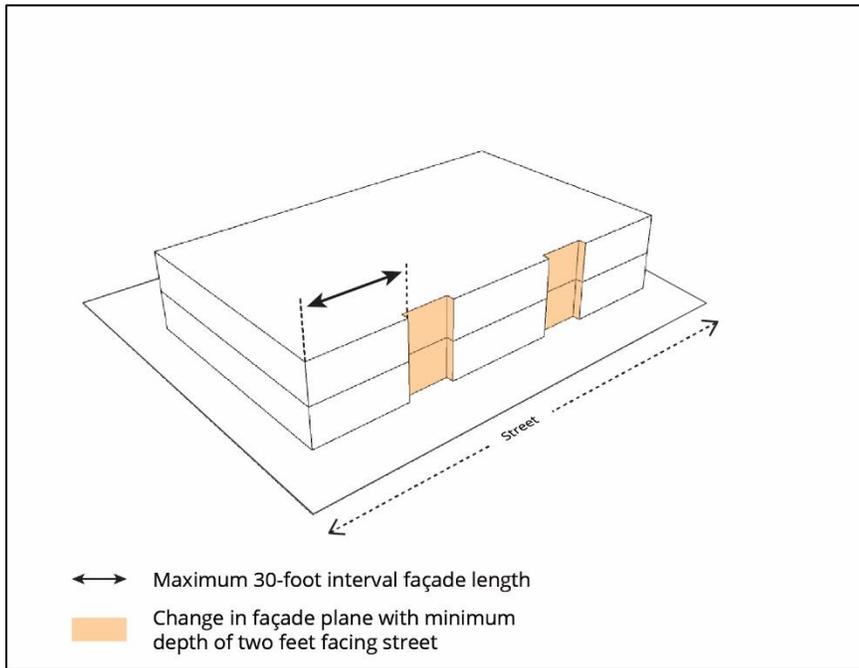


Figure B.1.1b

- c. Recessed or projected covered entries with a minimum area of 24 square feet;

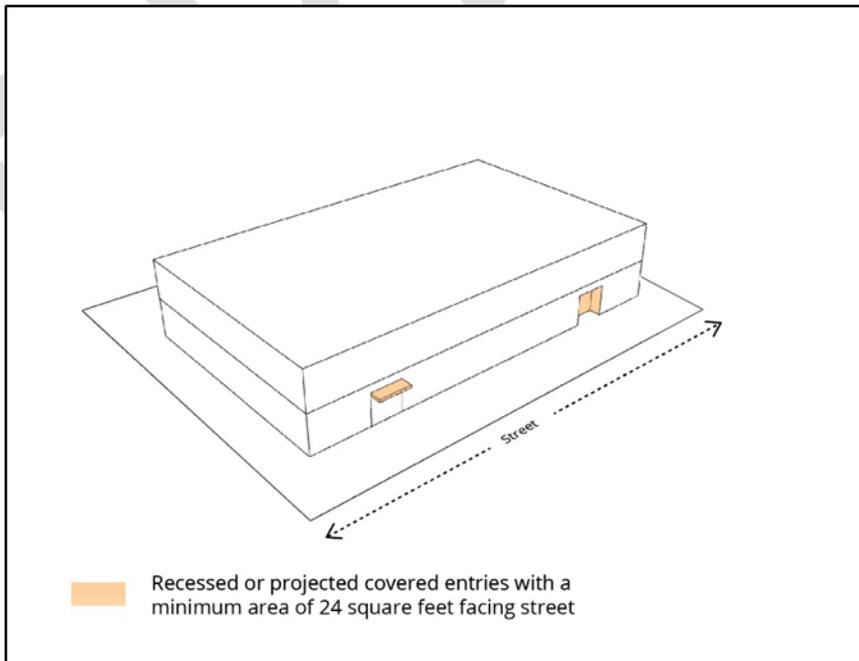


Figure B.1.1c

- 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;

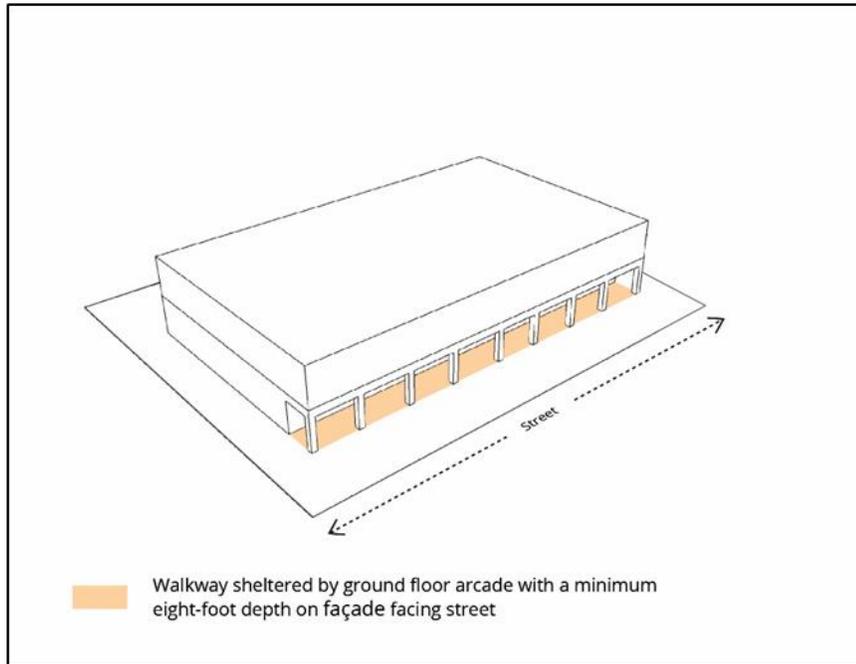


Figure B.1.1d

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

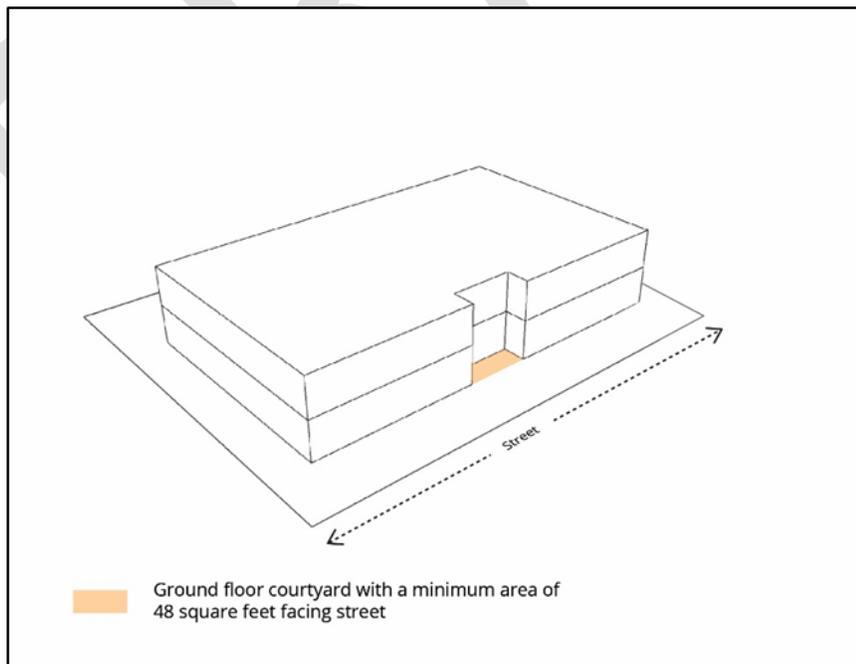


Figure B.1.1e

- 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.

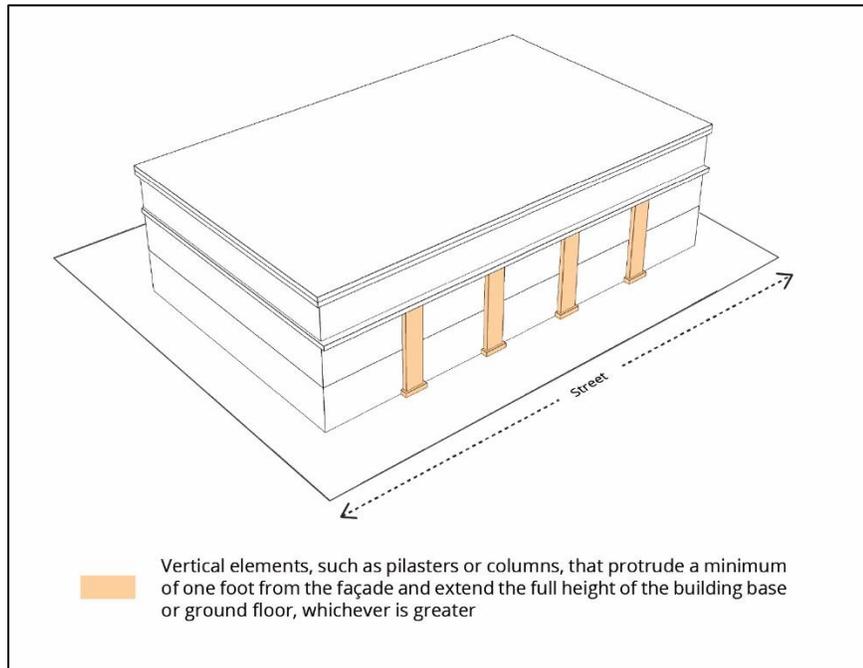


Figure B.1.1f

- 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 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 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:
- Gables;
 - Building projection with a depth of a minimum of two feet;
 - Change in façade or roof height of a minimum of four feet;
 - Change in roof pitch or form; or
 - Inclusion of dormers, parapets, and/or varying cornices.

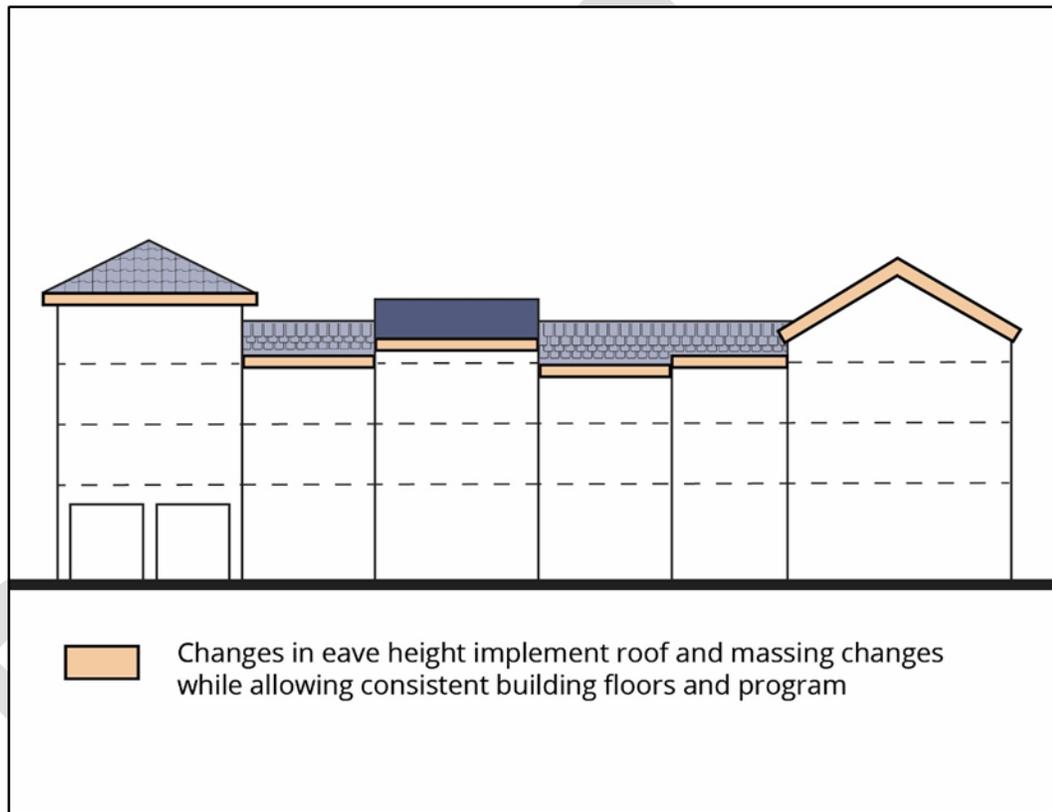


Figure B.3.1

- 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 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 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;

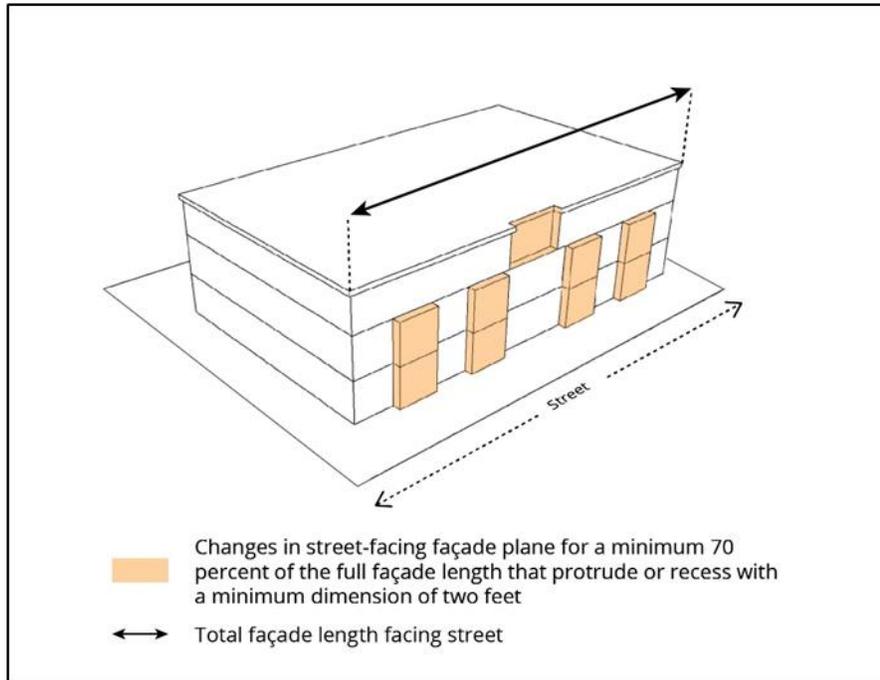


Figure B.4.1a

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

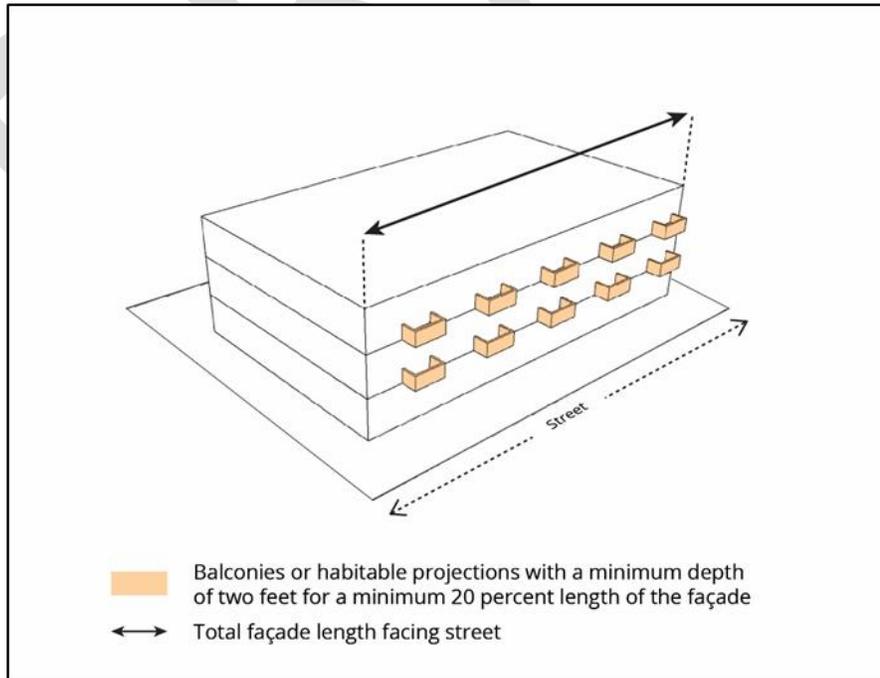


Figure B.4.1b

- 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;

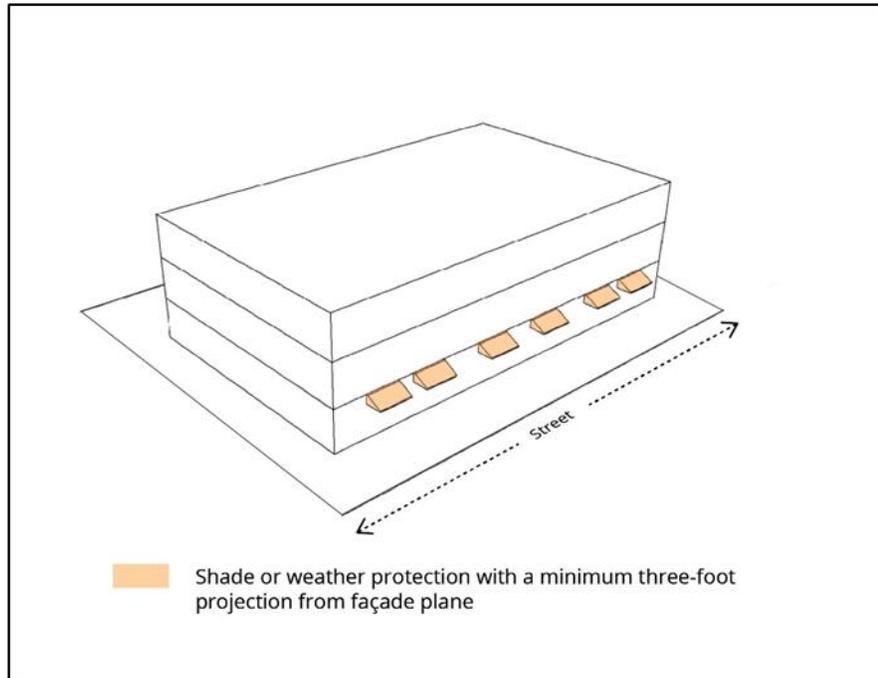


Figure B.4.1c

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

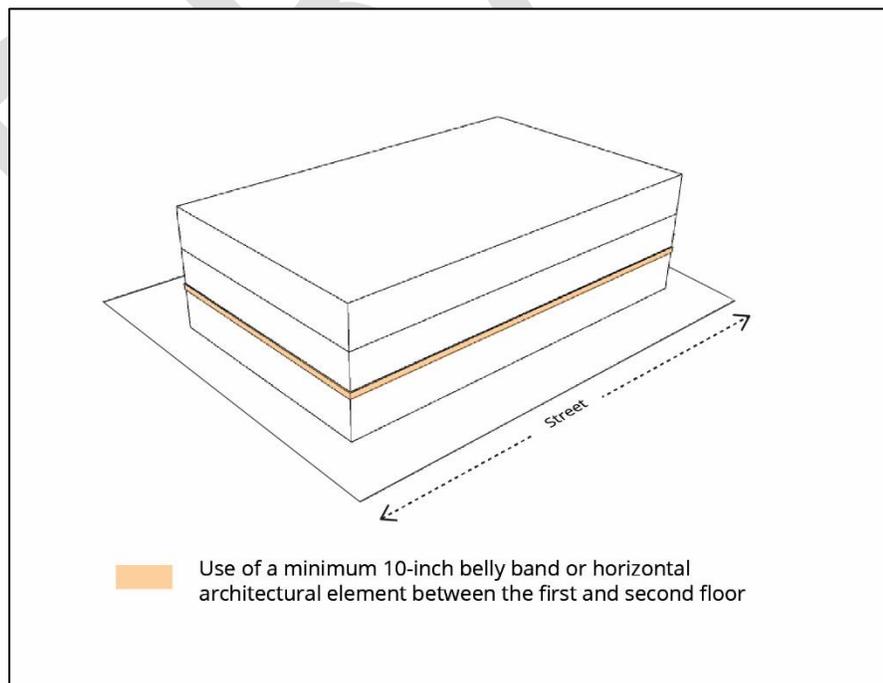


Figure B.4.1d

- e. The use of at least two different façade materials, each covering a minimum of 20 percent of the street-facing façade.
- 4.2 Buildings shall incorporate the same materials on all 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 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*
 - Chimneys; *3 points*
 - Wide overhangs with projecting brackets; *3 points*
 - Window boxes or plant shelves; or *3 points*
 - Decorative elements such as molding, ornamentation, 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.
- 4.5 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.

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

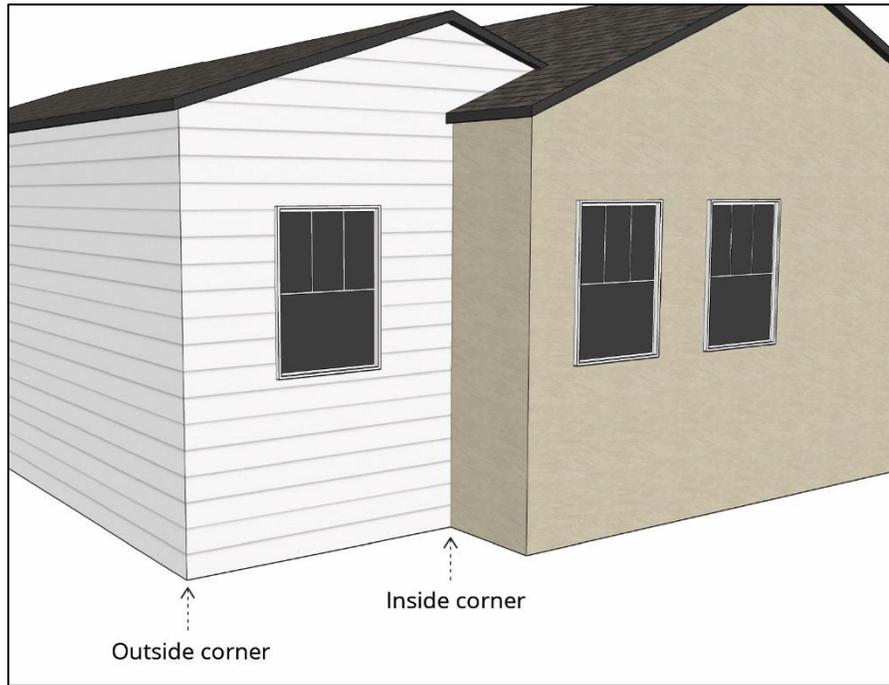


Figure B.4.6

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- 4.7 Mixed-use 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.

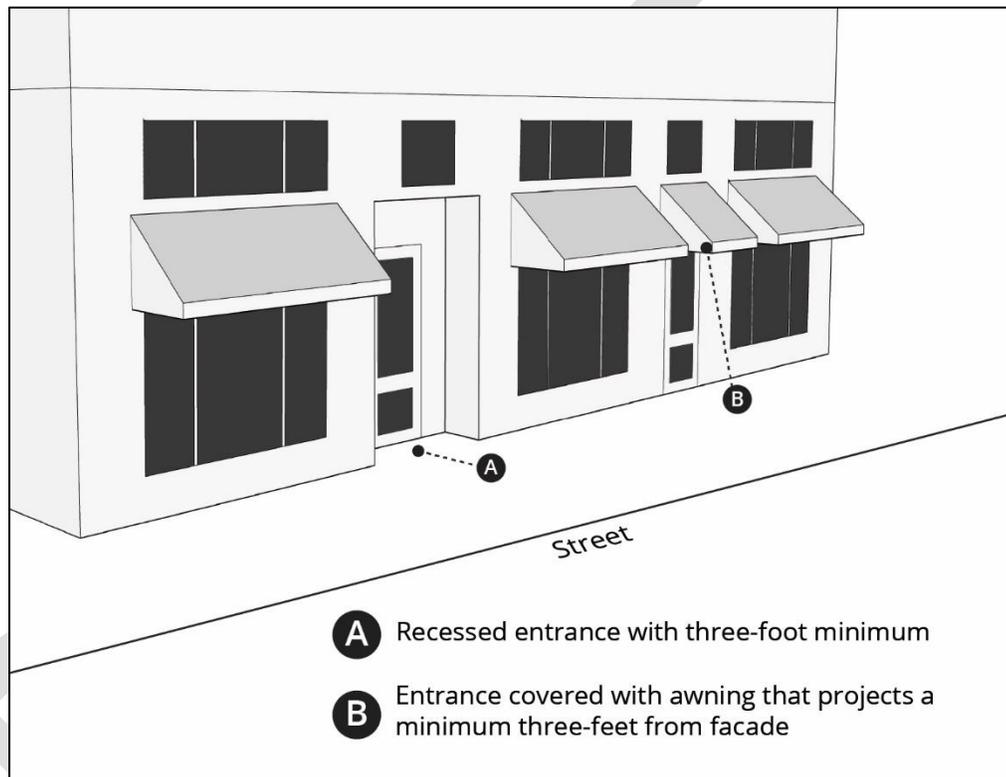


Figure B.4.7a

- 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.

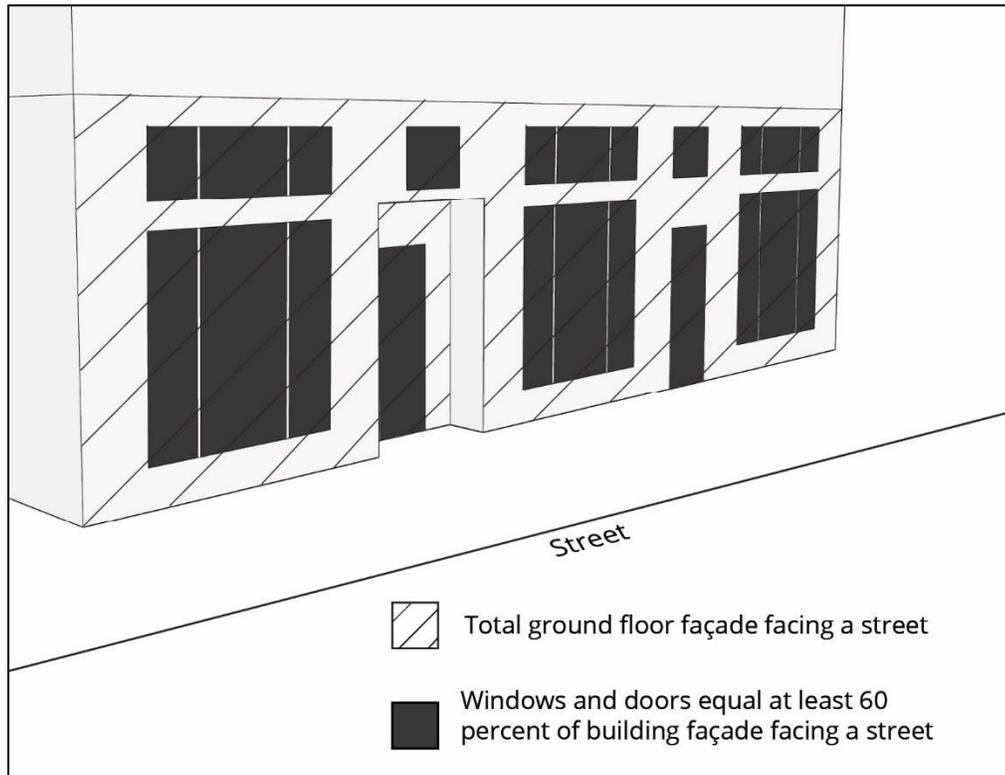


Figure B.4.7b

- 4.8 Mirrored windows are prohibited.
- 4.9 A primary building entrance shall be provided facing a street or common open 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.
- 4.10 Awnings shall be subject to the following requirements:
- A minimum vertical clearance of eight feet measured from the pedestrian pathway;
 - Shall not extend beyond individual storefront bays; and
 - Shall not be patterned or striped.
- 4.11 For buildings abutting a single-family zoning district, rooftop and upper floor terraces and decks are prohibited.

- 4.12 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.
- 4.13 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.
- 4.14 Continuous blank façades on any floor level shall not exceed 25 percent of the entire façade length along any street.

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From: William Walker <[REDACTED]>
Sent: Tuesday, June 14, 2022 12:17 PM
To: Planning <Planning@losgatosca.gov>
Subject: Objective Standards Draft Comments

EXTERNAL SENDER

Thank you for providing the draft for review by the citizens of Los Gatos.
Here are my comments.

1) Parking

California is shutting down fossil fuel and nuclear power plants leading to inadequate capacity when the sun goes down and people need to charge their electric cars at home. In the future, car charging will need to happen during the day. To facilitate Daytime charging, parking lots should be roofed with solar arrays, with chargers in the parking lot under the arrays. We already see this happening, for example in the AMD parking lots on Union Avenue.

The draft doesn't mention solar panels over parking lots, it should. In fact, it should be a strong recommendation, instead of tree planting. Tall trees will shade solar panels.

2) Excessive regulation of Architectural styles

As I read the regulations pertaining to Architecture, I can't help but feel they will hamstring Architects, leading to bland architecture. Figure B.4.6 is an example of excessive regulation (IMHO, the suggested change of building materials is ugly as shown in the figure.) One has to ask, would the proposed regulations prevent another North 40, which has been almost universally panned as resembling a stack of shipping containers, or worse? Perhaps a better approach to architecture is to assemble a panel of architects to review and critique design proposals before they are built.

William Walker

Sent from my iPad

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