



**TOWN OF LOS GATOS  
COUNCIL AGENDA REPORT**

MEETING DATE: 11/15/2022

ITEM NO: 11

DESK ITEM

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DATE: November 15, 2022  
TO: Mayor and Town Council  
FROM: Laurel Prevetti, Town Manager  
SUBJECT: Consider Adoption of a Resolution Establishing Objective Standards for Qualifying Multi-Family and Residential Mixed-Use Developments.  
Location: Town-wide. Applicant: Town of Los Gatos.

**REMARKS:**

One Councilmember asked a couple of questions. Responses to each question are provided below in italics:

- Page 4 of 33 - Bicycle Access: Was there much discussion about how bike parking will be accommodated and is there any flexibility on how it looks or how it can be "broken up"?  
*The Planning Commission did not discuss specifics of how bicycle parking would be provided, except to include the requirement that it be located within 50 feet of one of the primary building entrances. Given that the number of parking spaces is only other aspect that was addressed, there would be flexibility on how it looks or where it would be provided.*
- Page 9 of 33 - Private recreation space versus community recreation space: I noticed in the redlined version that the private recreation space was decreased from 200 to 120 and the community recreation space from 200 to 100. Is 120 what is required for the N40? I need a visual example of how much space that is for a unit.  
*The Planning Commission provided direction that the requirements for both of these should be reduced, in response to public comments received from the local Architects. The requirements in the N40 Specific Plan include 100 square feet of common open space per condominium, and 200 square feet per unit for other types of multi-family residential. Town Code Sections 29.10.065 includes the following for*

**PREPARED BY:** Sean Mullin, AICP  
Senior Planner

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Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, Community Development Director, and Finance Director

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REMARKS (continued):

*residential condominiums: 200 square feet of private open space for ground floor units and 120 square feet for above the ground floor, plus at least 100 square feet of community recreation space per dwelling unit.*

- Page 16 of 27 - Townhomes or rowhouses shall have no more than six contiguous units in any single building: Was the intent of this standard to limit the actual number of units or to minimize mass? There may be instances where you have 2 separate units - one upstairs and one downstairs In what may be the mass of 1 single townhome and I would have to prevent that from being built if massing is the primary concern.

*This standard was developed from an existing standard in the Affordable Housing Design Guidelines for Townhouses. During the subcommittee review of existing standards and guidelines, this guideline was identified as one that should be made objective and included in the draft Objective Standards. The intent is to address massing and articulation.*

*An excerpt from the Affordable Housing Design Guidelines is on the next page.*

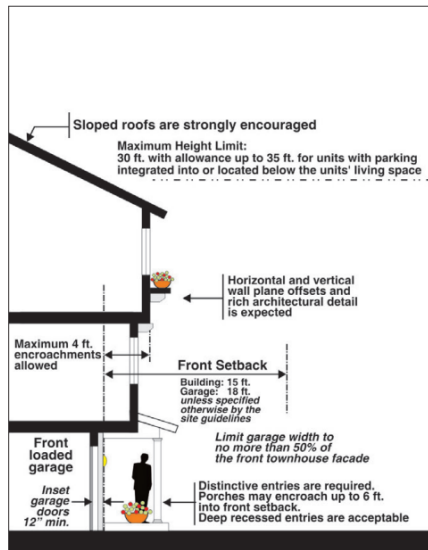
REMARKS (continued):

Town of Los Gatos

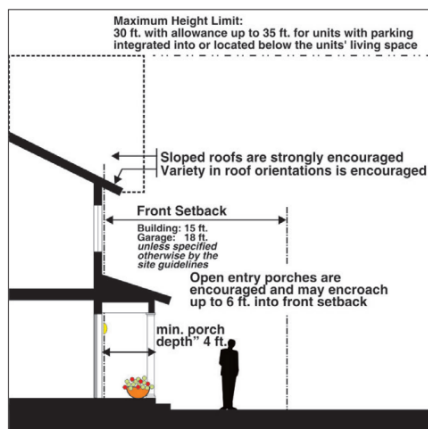
## DESIGN GUIDELINES

## TOWNHOUSES

2



Townhouse with ground floor garage standards and guidelines



Townhouse frontage standards and guidelines

## DESIGN STANDARDS AND GUIDELINES

## Site Development

1. Orient unit entries to streets and common open spaces rather than parking courtyards to the maximum extent possible.
2. Avoid turning unit back elevations and patio walls to public streets.
3. Minimize the number of curb cuts and street-facing garages.
4. Orient living space windows to overlook streets and common open spaces.
5. If parking is not attached to the units, utilize small parking areas reasonably close to the living units. Large parking areas shall be broken into smaller segments with substantial landscaping.

## Massing and Articulation

1. Construct a maximum of 6 attached units in a row. Approval of more than 6 attached units may be considered, but will only be granted for projects with extraordinarily high design quality.
2. The individuality of each townhouse unit shall be emphasized with well defined limits and individual entries and details.
3. Elevations should be mixed within a development to avoid repetition of identical facades and roof lines.
4. Houses on corner lots shall be required to provide one or more 1-story elements and/or projecting second story bay windows or other decorative architectural features to avoid tall exterior walls without design articulation facing streets, open spaces and pedestrian ways.
5. Design front elevations to emphasize entries, porches or other living areas and de-emphasize garages. No more than 50 percent of the front elevation of a house shall consist of garage area.
6. Front-facing garages should be recessed a minimum of 12 inches from the front facade of the living space.
7. Carports and garages separated from the townhouse units should be substantial in appearance, and should match the residential units in terms of roof pitches, materials and construction.
8. A minimum of 50% of all two-story houses should have a minimum 3-foot horizontal offset in plan.
9. Add variety to second floors with varied eave heights, windows and ridge line variations.

Attachment 17 includes additional Councilmember comments. Attachment 18 includes additional public comments received between 11:01 a.m., Thursday, November 10, 2022, and 11:00 a.m., Tuesday, November 15, 2022.

ATTACHMENTS:

Attachments previously with November 15, 2022 Staff Report:

1. Draft Objective Standards
2. Draft Objective Standards with Changes Red-Lined
3. Appendix for Draft Objective Standards – Evaluation of Existing Developments
4. Draft Resolution with Exhibit 1
5. June 22, 2022 Planning Commission Staff Report with Exhibits 1-4
6. June 22, 2022 Planning Commission Addendum Report with Exhibits 5-7
7. June 22, 2022 Planning Commission Desk Item Report with Exhibit 8
8. June 22, 2022 Planning Commission Verbatim Minutes
9. August 24, 2022 Planning Commission Staff Report with Exhibits 9-12
10. August 24, 2022 Planning Commission Addendum Report with Exhibit 13
11. August 24, 2022 Planning Commission Desk Item Report with Exhibits 14-15
12. August 24, 2022 Planning Commission Verbatim Minutes
13. September 14, 2022 Planning Commission Staff Report with Exhibits 16-18
14. September 14, 2022 Planning Commission Addendum Report with Exhibits 19-20
15. September 14, 2022 Planning Commission Verbatim Minutes
16. Public Comment received between 11:01 a.m., Wednesday, September 14, 2022, and 11:00 a.m., Thursday, November 10, 2022

Attachments with this Desk Item:

17. Councilmember Comments
18. Public comments received between 11:01 a.m., Thursday, November 10, 2022, and 11:00 a.m., Tuesday, November 15, 2022