

Appendix A - Evaluation of Existing Developments

The following developments in the Town of Los Gatos were analyzed to see if they would meet the three following standards that offer multiple design solutions (B.1.1, B.4.1, and B.4.3). These projects were designed and built without requirements to adhere to specific objective design standards. While some of the projects would not comply with all of the standards below, incorporating additional design solutions would be easily accomplished during the design phase.

B. BUILDING STANDARDS

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 combined façade area of all primary buildings 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 five feet;
 - 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;
 - 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 can extend beyond the wall plane;
 - d. An exterior arcade that provides a sheltered walkway within the building footprint with a minimum depth of eight feet. For a façade 50 feet or greater, the arcade must be a minimum length of 65 percent of the full building façade; for a facade less than 50 feet, the arcade must be a minimum of 80 percent of the full building façade.
 - e. Ground floor open area abutting street-facing façade with a minimum area of 60 square feet; or
 - 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.

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:
- g. 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;
 - h. Balconies or habitable projections with a minimum depth of two feet for a minimum of 20 percent length of the street-facing façade;
 - i. 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;
 - j. The use of at least two different façade materials, each covering a minimum of 20 percent of the street-facing façade, or
 - k. 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.

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 16 points:

- Architectural features, such as:
 - Arcade or gallery along the ground floor; 8 points
 - Awnings or canopies on all ground floor windows of commercial space; 6 points
 - Building cornice; 5 points
 - Façade sconce lighting at a minimum of one light fixture per 15 linear feet. 3 points
- 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
- Balconies or Juliet balconies provided on a minimum of 40 percent of the fenestration on the upper floors of the facade; 5 points
- Landscaped trellises or lattices extending across a minimum of 65 percent of any level of the facade; 5 points
- Materials and color changes; 3 points
- Eaves that overhang a minimum of two feet from the facade with supporting brackets; 3 points
- Window boxes or plant shelves under a minimum of 60 percent of the fenestration on the upper floors of the facade; or 3 points
- Decorative elements such as molding, brackets, or corbels. 3 points

University Avenue at Los Gatos-Saratoga Road



B.1.1 - (Minimum 3)

- 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.
- c. Recessed façade plane to accommodate a building entry with a minimum ground plane area of 24 square feet.
- e. Ground floor open area abutting street-facing façade with a minimum area of 60 square feet.

B.4.1 – Not applicable, only two stories.

B.4.3 – (16 points minimum)

Arcade (8 points)

Building cornice (5 points)

Sconce lighting (3 points)

Balconies (5 points)

Decorative elements (3 points)

TOTAL = 24 points

Aventino – Winchester Boulevard



B1.1 - (Minimum 3)

- 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.
- c. Recessed façade plane to accommodate a building entry with a minimum ground plane area of 24 square feet.

B4.1 – (Minimum 2)

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

B4.3 – (16 points minimum)

Material and color changes (3 points)

Balconies or Juliet balconies (5 points)

Eaves that overhang a minimum of two feet from the façade with supporting brackets (3 points)

Window boxes or plant shelves (3 points)

Decorative elements such as molding, ornamentation, or corbels (3 points):

TOTAL = 17 points

North 40 - Market Hall



B1.1 – (minimum 3)

- 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;
- e. Ground floor open area abutting street-facing façade with a minimum area of 60 square feet; or

B4.1 – (Minimum 2)

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

B4.3 – (16 points minimum)

Awnings or canopies (6 points)

Material and color changes (3 points)

Eaves that overhang a minimum of two feet from the façade with supporting brackets (3 points)

Decorate elements such as molding, brackets, or corbels (3 points)

TOTAL = 15 points

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