

Town of Los Gatos - Objective Design Standards Update

Public Hearing Draft - September 2026



ERRATA					September 2026	
Item	Date of Comment	Name of commenter	Section/Subsection Name	Description of Needed Edit	Notes/Proposed Edit to the ODS	Edit made in final document
General						
1	6/24/2026	PC	General	Consult the Town Attorney on how/when to use 'shall' and 'must.' Ensure consistent application in the document.	This was specifically about the phrase in A.1.1 "All on-site buildings, entries, facilities, amenities, and vehicular and bicycle parking areas must be internally connected..." Updated globally for consistency.	All uses of 'must' replaced with 'shall.'
Purpose, Applicability, Organization, Key Terms						
2	6/24/2026	PC	Title	Change the name of the document to "Objective Design <u>and Building</u> Standards"	The design standards are holistic and regulations for both the site and buildings. Recommend keeping the title as "Objective Design Standards..."	Edit not made. Section A (Site Standards) and Section B (Building Standards) together comprise the Design Standards
3	6/24/2026	PC	Preparation of Development Plans	Change the sentence "Development plans will require additional dimensions and exhibits to demonstrate compliance with the Objective Design Standards" to "Development plans will require additional <u>dimensions diagrams</u> and exhibits to demonstrate compliance with the Objective Design Standards" or "Development plans will require additional <u>plan</u> dimensions and exhibits to demonstrate compliance with the Objective Design Standards."	Agree with the recommendation to clarify that additional dimensions are requested in submitted materials to prove and ensure compliance with the standards.	Updated the sentence to be "Development plans will require additional <u>diagrams</u> and exhibits <u>that</u> demonstrate compliance with the Objective Design Standards."
4	6/24/2026	PC	Key Terms	Add a definition for "townhomes"	Agree with the recommendation that clarity on the building type is needed. Added a definition mirroring what is currently used in Section 29.10.020 (Definitions).	Added definition of "Townhome."
Short Term Bicycle Parking (Class II)						
5	6/24/2026	PC	A.2 (Short-Term Bicycle Parking (Class II))	Modify calculation of required bicycle parking for non-residential components to be based off of non-residential square footage instead of vehicle parking requirements.	Agree with the recommendation that bicycle parking should be calculated using a different method rather than relying on the number of provided vehicle spaces.	Updated the calculation to be based on non-residential floor area and used a ratio from other jurisdictions (1 per 3,000 square feet of non-residential floor area).

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Utilities						
6	6/24/2026	PC	A.7.4	Add that screening of rooftop mechanical equipment must be durable and consistent with the exterior materials of the building.	Agree that screening materials should be durable and consistent with other exterior materials used in the building.	Added a standard that rooftop screening materials must be consistent with the exterior materials used in the building and consistent with the durability requirements of Subsection B.7.2.
Landscaping and Screening						
7	6/24/2026	PC	A.8.3	Modify "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 not already screened by a primary building" to say "Surface parking lots shall be screened from view of the street with landscaping, or a wall, or a solid fence with a minimum three-foot height to screen the parking lot when not already screened by a primary building."	Agree with the proposed edit that fences should also be included as an option for parking lot screening.	Added "solid fence" to the list of allowed surface parking lot screening measures.
Fencing						
8	6/24/2026	PC	A.9 (Fences)	Generally check the fencing standards against the screening standards and residential fencing standards to reduce conflicts.	Checked the standards against Section 29.40.030 (Fences, Walls, Gates, Gateways, Entry Arbors, and Hedges).	See item 9 below.
9	6/24/2026	PC	A.9.1	Consider removing this subsection	Agree that this standard is inconsistent with the fencing standards of Section 29.40.030 (Fences, Walls, Gates, Gateways, Entry Arbors, and Hedges).	Removed A.9.1.
Landscaped, Private, and Community Recreation Spaces						
10	6/24/2026	PC	A.11.1.c	Reword the standard "The minimum dimension is 10 feet" to say "At least one dimension must be at least 10 feet in length or width" to clarify the intent.	Agree that clarity is needed to note that the standard is referring to minimum length and width of community recreation space.	Edited to clarify that "The community recreation space shall be at least 10 feet in length and 10 feet in width."

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11	6/24/2026	PC	A.11.1.c.iii	Reword "Rooftop space (not including improved areas on top of a parking podium) may not be used to satisfy more than 50 percent of the required landscaping for the site" to read " <u>However</u> , rooftop space (not including improved areas on top of a parking podium) may not be used to satisfy more than 50 percent of the required landscaping for the site."	Agree that the sentence should be edited to clarify the intent in relation to the first sentence.	Edited to add "However," to the start of the second sentence in the subparagraph.
Building Placement						
12	6/24/2026	PC	A.12.1	Consider revising to discourage long blank walls near sidewalks and make sure the standard can provide space for bus stops, when present.	Subsection B.4.6 already requires a window or door every 12 feet to discourage continuous blank facades. Provisions of bus stops is to be decided by the Public Works Department and is not needed in the zoning code.	Edit not made.
Building Massing and Scale						
13	6/24/2026	PC	Figure B.1.1c	Update the figure to clarify the standard. Consider making the buildings the same width.		Graphic modified to remove notation for building on the right. This way, the floor area of the development show in options a, b and c all stay about the same.
Parking Structure Design						
14	6/24/2026	PC	B.2.1	Consider replacing the word "lined" with "wrapped". Add a diagram.	Agree that the sentence should be edited to better align with the intent.	Replaced "lined" with "wrapped."
15	6/24/2026	PC	B.2.3	Add a figure and potential text edits to clarify the standards.		Graphic added.
Façade Design and Articulation						
16	8/4/2026	LWC	B.4.3	Add back in existing Figure B.4.5, since the standard hasn't changed.	Re-numbered to B.4.3	Existing Figure B.4.5 (material change at inside corners only) added back in.
17	6/24/2026	PC	B.4.6 (Continuous blank facades)	Consider clarifying that curtains/sheeting behind windows include a design or require a permanent art display.	This recommended edit is not under the purview of the zoning code.	Edit not made.

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Materials and Architectural Details						
18	6/24/2026	PC	B.7.1.a	Replace “Primary materials must be applied to 50 percent or more of a façade surface area, excluding transparent surfaces” with “Primary materials must be applied to 50 percent or more of an <u>elevation</u> façade surface area, excluding transparent surfaces.”	Agree that the sentence should be edited to clarify the standards apply to all elevations rather than just the façade.	Edited to replace the use of "façade" with "elevation" in the paragraph.