

MEMO

To: Sean Mullin, Town of Los Gatos
From: Lisa Wise Consulting, Inc. (LWC)
Date: October 22, 2025
Re: Technical Analysis and Evaluation, Town of Los Gatos Updated/Additional Objective Design Standards for Qualifying Multi-Family and Mixed-Use Residential Development

The Town of Los Gatos launched an update to its objective design standards for multi-family residential and mixed-use development. The revisions to the standards will focus on codifying the perspective of the community on the elements of high-quality building design, architectural style, and height transitions, as well as edits for clarity and usability. This Memo includes the following sections:

- **Section 1: Regulatory Framework** documents relevant policy and regulatory framework;
- **Section 2: Input to Date** documents Staff feedback on the objective design standards and community input related to design, gathered from the Town's previous public outreach events;
- **Section 3: Example Projects** explores how five current development proposals may inform the revised standards; and
- **Section 4: Initial Analysis** indicates how the existing standards may be revised in light of current regulations, staff and community feedback, and recent project designs.

Together with staff and community input gathered over the course of this Project, the analysis presented in this Memo will set the direction for the development of the updated objective design standards.

1 Regulatory Framework

This section provides an overview of the Town's existing regulatory framework, including General Plan policies, development standards from Chapter 29 (Zoning Regulations) of the Code of the Town of Los Gatos, and the North 40 Specific Plan which includes standards and guidelines for multi-family residential and mixed-use development.

2040 General Plan

Adopted in 2022, the Los Gatos 2040 General Plan provides the long-term vision for the Town's physical form and development. The General Plan consists of policies that govern and guide Town actions on development regulations and decisions. This section documents existing guiding principles and policies related to the design of multi-family residential and mixed-use development.

In April 2024, the Los Gatos Town Council voted to rescind the Land Use and Community Design Elements of the 2040 General Plan. The 2020 Land Use and Community Design Elements, adopted in 2011, are referenced below.

Land Use Element (2020 General Plan)

The Land Use Element guides the location, form, pattern, and character of new development in the Town.

- **Goal LU-1:** To preserve, promote, and protect the existing small-town character and quality of life within Los Gatos.
 - **Policy LU-1.2:** Ensure that new development preserves and promotes existing commercial centers consistent with the maintenance of a small-scale, small-town atmosphere and image.
- **Goal LU-6:** To preserve and enhance the existing character and sense of place in residential neighborhoods.
 - **Policy LU-6.7:** Continue to encourage a variety of housing types and sizes that is balanced throughout the Town and within neighborhoods, and that is also compatible with the character of the surrounding neighborhood.
 - **Policy LU-6.8:** New construction, remodels, and additions shall be compatible and blend with the existing neighborhood.
- **Goal LU-10:** To preserve Downtown Los Gatos as the historic center of the Town, with goods and services for local residents, while maintaining the existing Town identity, environment, and commercial viability.
 - **Policy LU-10.4:** Encourage mixed uses to increase residential opportunities in commercial zones Downtown, taking into consideration potential impacts to loss of commercial opportunities.
- **Goal LU-13:** To promote appropriate and compatible development along Los Gatos Boulevard that complements the whole Town and serves residents and families.
 - **Policy LU-13.4:** New development along Los Gatos Boulevard shall be designed to minimize adverse impacts on adjacent residential areas.

Community Design Element (2020 General Plan)

The Community Design Element aims to preserve the small-town character of Los Gatos through physical design elements.

Town-Wide Design Principles

- **Goal CD-1:** Preserve and enhance Los Gatos's character through exceptional community design.
 - **Policy CD-1.1:** Building elements shall be in proportion with those traditionally in the neighborhood.
 - **Policy CD-1.2:** New structures, remodels, landscapes, and hardscapes shall be designed to harmonize and blend with the scale and rhythm of the neighborhood and natural features in the area.
 - **Policy CD-1.3:** Buildings, landscapes, and hardscapes shall follow the natural contours of the property.
 - **Policy CD-1.4:** Development on all elevations shall be of high quality design and construction, a positive addition to and compatible with the Town's ambiance. Development shall enhance the character and unique identity of existing commercial and/or residential neighborhoods.

- **Goal CD-3:** To require utilities, landscaping and streetscapes to contribute to Los Gatos’s high-quality character.
 - o **Policy CD-3.4:** Encourage the use of landscaping such as trees, large shrubs, and trellised vines to mitigate the effects of building mass, lower noise, and reduce heat generation.
 - o **Policy CD-3.5:** All landscaping shall be carefully reviewed to ensure that it is aesthetically pleasing, compatible with its neighborhood and natural environment, and water conserving.
 - o **Policy CD-3.6:** Utility connections and meters shall be visually unobtrusive from the street.
 - o **Policy CD-3.7:** Roof mounted mechanical equipment shall be screened and such screening shall be considered as part of the structure for height limitations.
 - o **Policy CD-3.8:** Solid fencing over 3 feet high shall be designed such that it does not isolate the structures from the street, or shall be set back and landscaped.
 - o **Policy CD-3.9:** Parking structures and facilities shall have a low profile, be screened from view, and be aesthetically pleasing.
- **Goal CD-4:** To preserve existing trees, natural vegetation, natural topography, riparian corridors and wildlife habitats, and promote high quality, well designed, environmentally sensitive, and diverse landscaping in new and existing developments.
 - o **Policy CD-4.5:** New development shall promote visual continuity through tree planting, consistent use of low shrubs, and ground cover.
 - o **Policy CD-4.6:** Encourage mixtures of tree species, both deciduous and evergreen, to screen projects, add variety, create a more natural environment, and avoid future problems of insect infestation or other blights that might destroy the desired tree cover.

Residential Neighborhoods

- **Goal CD-6:** To promote and protect the physical and other distinctive qualities of residential neighborhoods.
 - o **Policy CD-6.1:** Reduce the visual impact of new construction and/or remodels on the Town and its neighborhoods.
 - o **Policy CD-6.4:** New homes shall be sited to maximize privacy, livability, protection of natural plant and wildlife habitats and migration corridors, and adequate solar access and wind conditions. Siting should take advantage of scenic views but should not create significant ecological or visual impacts affecting open spaces, public places, or other properties.
- **Goal CD-7:** To preserve the quality of the private open space throughout Los Gatos.
 - o **Policy CD-7.1:** Maximize quality usable open space in all new developments.
 - o **Policy CD-7.2:** Multi-family residential developments shall include common open space suitable for group gathering.
 - o **Policy CD-7.3:** All residential developments shall include private open space in proportion to the building size.

Historic Preservation

- **Goal CD-12:** To preserve significant historic and architectural features within the Town.
 - o **Policy CD-12.6:** New structures within historic districts shall be designed to blend and harmonize with the neighborhood.

Public Facilities, Services, and Infrastructure Element

The Public Facilities, Services, and Infrastructure Element describes the provision and maintenance of public facilities, services, and infrastructure.

Utilities and Alternative Energy

- **Goal PFS-7:** Promote green buildings that minimize consumption of energy and natural resources.
 - o **Policy PFS-7.4:** Green Roofs and Community Gardens. Encourage new multi-family construction to include green roofs and common space for community gardens.

Open Space, Parks, and Recreation Element

The Open Space, Parks, and Recreation Element addresses open space for outdoor recreation facilities and preservation.

Parks and Recreation

- **Goal OSPR-7:** Create and maintain open space areas and parks that complement and enhance natural habitats and neighborhoods.
 - o **Policy OSPR-7.7:** Recreation Space for Young Children. Encourage new multi-family residential development of eight units or more to include tot lots or similar shared off-street recreation space for young children.

Zoning Code Regulations

Development standards for zoning districts that support multi-family residential and mixed-use development in the Code are summarized below. Table 1 summarizes standards for districts within the Housing Element Overlay Zone (HEOZ), and Table 2 summarizes standards for districts outside of the HEOZ.

| Table 1: Standards for Districts Supporting Multi-sFamily and Mixed-Use Development (HEOZ Zones) | | | | | | | |
|--|------------|---|----------|----------|-------------|---------|--|
| District | R-1:8:HEOZ | R-M:HEOZ | C-1:HEOZ | C-2:HEOZ | CH:HEOZ | CM:HEOZ | NF-SP: HEOZ |
| Density | 0-5 du/ac | Where GPLU is HDR, 30-40 du/ac; where GPLU is MRD, 14-22, 5-12 du/ac in VHFSZ | 10-20 | 20-30 | 30-40 du/ac | - | 30-40 du/ac |
| FAR | n/a | n/a | 1.0 | 2.0 | 3.0 | - | - |
| Lot Coverage | 50% | 75% | n/a | n/a | n/a | 50% | Mixed-use: 50%; Residential-only: None |

Table 1: Standards for Districts Supporting Multi-sFamily and Mixed-Use Development (HEOZ Zones)

| District | R-1:8:HEOZ | R-M:HEOZ | C-1:HEOZ | C-2:HEOZ | CH:HEOZ | CM:HEOZ | NF-SP: HEOZ |
|----------------------------|--------------------|---|--|---|---|--|---|
| Height | 30 ft | Where GPLU is HDR: 45 ft Where GPLU is MRD: 35 ft | 35 ft | 45 ft | 45 ft | 35 ft | 35 ft; 45 ft for mixed-use w/ min. 40% affordable; 25 ft w/in 50 ft of Los Gatos Blvd or Lark Ave |
| Yard, Front | 25 ft ¹ | 25 ft | 15 ft; 25 ft abutting or facing an R zone; +1 ft for each foot over 20 ft. | 10 ft; 15 ft abutting or facing an R zone; +1 ft for each foot over 20 ft | 15 ft; 25 ft abutting or facing an R zone; +1 ft for each foot over 20 ft | 25 ft, +1 ft for each foot over 20 ft. | Varies by right-of-way ² |
| Yard, Street Side | 15 ft | 20 ft | 15 ft, +1 ft for each foot over 20 ft | 15 ft, +1 ft for each foot over 20 ft | 15 ft, +1 ft for each foot over 20 ft | | |
| Yard, Interior Side | 8 ft | Two-family: 8 ft; Multi-family: 10 ft, 12 ft w/ bedroom windows, 20 ft w/ living room windows | None; 20 ft abutting or facing an R zone, +1 ft for each foot over 20 ft | None; 20 ft abutting or facing an R zone; +1 ft for each foot over 20 ft | None; 15 ft abutting or facing an R zone, +1 ft for each foot over 20 ft | 25 ft | Mixed-use on interior streets: none Elsewhere: not specified |
| Yard, Rear | 20 ft | 20 ft | | | None; 20 ft abutting or facing an R zone, +1 ft for each foot over 20 ft | | None; 20 ft abutting or facing an R zone, +1 ft for each foot over 20 ft |
| Private Open Space | - | 120 sf/unit for ground-floor units; 60 sf/unit for upper-story units | - | - | - | - | some form of useful private open space is required |
| Common Rec. Space | - | 100 sf/unit + 2% of non-residential sf | - | - | - | - | 100 sf/du (condos) 200 sf/du (other multi-family) |

Notes:

¹ Where an entire side of a block is being developed at one time, the minimum front yard requirements may be reduced by 5 feet to create a staggered building line, provided the average of the front yards equals the requirements of this section.

² 40 ft (Lark Ave); 20 ft (Los Gatos Blvd with Market Hall at edge); 30 ft (Los Gatos Blvd in all other areas); 12 ft (North A St, Noddin Ave, Burton Rd, C2 Street); 24 ft (South A Street, Lark District); 15 ft (Neighborhood Street); 25 ft (South A Street, Transition District); per Architecture and Site Review (residential on interior streets)

Table 2: Standards for Districts Supporting Multi-Family and Mixed-Use Development (Outside the HEOZ)

| District | R-M | C-1 | C-2 | CH | O |
|----------------------------|---|--|---|---|---|
| Density | 5-12 du/ac (R-M:5-12 zone); 5-20 du/ac (R-M:5-20 zone) | - | - | - | - |
| FAR | - | 0.6 when in a parking assessment district | 0.6 | - | 0.6 when in a parking assessment district |
| Lot Coverage | 40% | 50% | - | 50% | 40% |
| Height | 30 ft | 35 ft | 45 ft | 35 ft | 35 ft |
| Yard, Front | 25 ft | 15 ft; 25 ft abutting or facing an R zone; +1 ft for each foot over 20 ft. | 10 ft; 15 ft abutting or facing an R zone; +1 ft for each foot over 20 ft | 15 ft; 25 ft abutting or facing an R zone; +1 ft for each foot over 20 ft | 25 ft |
| Yard, Street Side | 20 ft | 15 ft, +1 ft for each foot over 20 ft | | 15 ft, +1 ft for each foot over 20 ft | 15 ft |
| Yard, Interior Side | Two-family: 8 ft; Multi-family: 10 ft, 12 ft w/ bedroom windows, 20 ft w/ living room windows | None; 20 ft abutting or facing an R zone, +1 ft for each foot over 20 ft | None; 20 ft abutting or facing an R zone; +1 ft for each foot over 20 ft | None; 15 ft abutting or facing an R zone, +1 ft for each foot over 20 ft | 10 ft |
| Yard, Rear | 20 ft | | | None; 20 ft abutting or facing an R zone, +1 ft for each foot over 20 ft | 20 ft |
| Private Open Space | 120 sf/unit for ground-floor units; 60 sf/unit for upper-story units | - | - | - | - |
| Common Rec. Space | 100 sf/unit + 2% of non-residential sf | - | - | - | - |

North 40 Specific Plan

The North 40 Specific Plan, adopted in 2015, establishes a comprehensive framework for a 44-acre neighborhood that offers a mix of residential, commercial, and open space uses. The Specific Plan is an opportunity to address the community's needs and preferences in housing, retail, outdoor amenities, and the natural environment while maintaining a small-town feel. The document includes design guidelines that address all residential and mixed-use development in the Specific Plan area. The following is a summary of design guidelines related to high-quality building design, architectural style, and height transitions.

Mixed-Use Design

- **Building Form.** Exterior wall planes should be varied in depth and direction with minimized blank walls and visual bulk. Retail linkages along retail-oriented side streets shall be achieved through corner entries and adjacent display windows.
- **Building Elements and Articulation.**
 - o *Architectural Details.* Buildings should include details and elements that add visual interests and alleviate the look of blank walls with unified design around all sides of buildings.
 - o *Entrance Design.* Building entries should be well defined and incorporate vestibules.
 - o *Window Design and Transparency.* Display windows should provide sufficient transparency. Windows should complement the architectural style of the building and avoid dark or reflective glazing.
 - o *Protection.* Install awnings and trellises when weather and sun exposure protection are desired.
 - o *Colors and Materials.* Wood window frames are encouraged. Avoid strong colors.

Residential Design

- **Building Elements and Articulation.**
 - o *Building and Roof Forms.* Avoid boxy forms with large massing by using a variety of building forms and roof shapes with variations in height, setback, shape, and roof lines.
 - o *Entrance Design.* Emphasize entries via projecting porches or other entry elements.
 - o *Façade Articulation.* Buildings should include horizontal and vertical offsets and well-defined base, middle, and top to prevent bulk. Avoid repetition of identical façades and roof lines.
 - o *Architectural Materials and Details.* All materials and details should be carried around all sides of the building. Architectural features such as bay windows and cornices are encouraged. Provide pedestrian-oriented elements and details on facades facing sidewalks.
 - o *Window Design.* The size and proportion of the windows should be appropriate to the building. Window articulation such as sills and trim should be applied.

2 Community Input to Date

This section documents public input and takeaways related to community design from the Town's previous community engagement efforts and subsequent public meetings regarding the need to update the standards.

Community Design Workshop (2020)

In 2020, the Town hosted an online community workshop as part of the 2040 General Plan Update. The objective of the workshop was to collect community input on the topic of community design to inform the Community Design Element of the General Plan. The workshop included a visual preference survey on participants' design priorities. The planning team collected the following observations about multi-family residential and mixed-use project examples:

- Larger buildings need upper-story step-backs that break up the massing and serve as open space. However, certain participants worried that step-backs might waste floor space and create more underutilized decks and patios.
- New construction should incorporate a mix of high-quality materials and colors and avoid a cheap and overly uniform look.
- Building façades should be well articulated to achieve a balanced look without looking too “chopped up.”
- New buildings need sufficient transparency and high-quality window design.
- Participants were divided over architectural styles. While some believed that new developments should feature historic-inspired styles compatible with the existing built environment, especially in and near downtown, others preferred more contemporary styles with clean and simple lines.

Objective Design Standards Community Meetings (2022)

In 2022, the Town held two community meetings to discuss the Town’s current objective design standards. At these meetings, the community articulated the following priorities related to design:

- Buildings need to provide shading and weather protection.
- There needs to be different standards for various roof types. Standards should allow for diverse roof forms to avoid the uniform look.

Town Council Meeting (2024)

On September 6, 2024, the Town Council discussed the effectiveness and shortcoming of the Town’s existing objective sign standards. Key input gathered at that meeting included the following:

- Many of the nine projects that have been subject to the objective standards (SB 330 projects) have requested waivers. This has included waivers for public bike parking, some specific design features, and dimensions of required open space/balconies.
- The standards document does not include specific standards for small multi-family projects. Most Housing Element sites are anticipated to support small multi-family, so this is an oversight.
- The Council is concerned about protecting the character of Los Gatos and is interested in additional standards focused on
 - o Height transitions/massing: make sure tall residential buildings are not located too close to single-family homes
 - o Architectural style: make sure things don't look out of place
 - o High-quality design: ensure that façade materials reflect existing character
 - o Small multifamily housing (on the scale of 3 to 8 units). Since the standards seem written for larger developments, there is concern about creating loopholes for smaller projects.
- We need to make sure there attention is paid to details, and that the standards don't take a "one size fits all" approach.

Staff Input on 2023 Objective Design Standards

Last updated in 2023, the Town of Los Gatos Objective Design Standards are the Town's guiding framework for new multi-family and mixed-use residential development projects. The standards aim to preserve the Town's unique character through high-quality architectural and environmental design that integrates with the surrounding built environment. The document includes Purpose and Applicability statements; a glossary of key terms; two sections of design standards; and two appendices.

Below is a summary of the two sections of design standards along with needed revisions and additions as indicated by Town planning staff.

Site Design

- **A.1 Pedestrian Access** – Pedestrian connectivity throughout site plan and within parking areas.
 - o Clarify the standard to recognize that pedestrian circulation in parking garages typically utilizes the drive aisle.
 - o Add standards that require pedestrian pathway, as opposed to regulating design for a pathway when implemented.
- **A.2 Short Term Bicycle Parking (Class II)** – Short-term bicycle rack design and dimensions, location and weather coverage requirements, and ratio.
 - o Ratio is too high. Suggest revising to one short-term bike space per four units. Cite rates from other cities to justify.
 - o Permanent solid-roofed weather protection structure is frequently waived for applicants.
- **A.3 Long-Term Bicycle Parking (Class I)** – Long-term bicycle parking facility design, location requirements, and ratio.
 - o Add flexibility on location requirement – consider revising to allow the facilities to be located in below-grade parking garages.
 - o Applicants are finding difficulty in sourcing a locker that meets these specific dimensions. Revise to increase flexibility based in products on the market.
 - o This additional space between aisle and long-term bicycle parking spaces has proven onerous. Reconsider, and revise diagrams as needed.
- **A.4 Vehicular Access** – Internal circulation requirements for off-street parking lots.
- **A.5 Parking Location and Design** – Location and design requirements for parking sites.
- **A.6 Parking Structure Access** – Design criteria to minimize conflicts (access and congestion) between drivers and pedestrians.
- **A.7 Utilities** – Pedestrian-scale lighting; screening of utilities and mechanical equipment.
 - o Revise to increase flexibility to allow integrated fixtures such as lights embedded in walls.
 - o Revise to recognize the constraints of traffic view areas, and location and clearance requirements dictated by utilities.

- **A.8 Landscaping and Screening** – Measures to buffer residential properties and reduce visibility of surface parking lots.
 - o Clarify standard’s reference to setback
 - o Hyperlink to Master Street Tree List.
- **A.9 Fencing** – Location, height, materials, and transparency of fences and gates.
- **A.10 Retaining Walls** – Height, configuration, and visual treatment of retaining walls.
- **A.11 Landscaped, Private, and Community Recreation Spaces** – Size, dimensions, and distribution of landscaped areas, private recreation spaces, and community recreation spaces for qualifying projects.
 - o Add graphic/example.
 - o Note that any changes to the standard will require a Code change as well.
- **A.12 Building Placement** – Placement of buildings relative to property lines and site amenities in front setback areas for mixed-use developments.
 - o Provide internal clarification on the required “build-to zone” (requirement for building to be located within a specified distance of the minimum setback line).
 - o Graphic A.11.1 should be A.12.1.
 - o Add graphic/examples showing site amenity elements.

Building Standards

- **B.1 Massing and Scale** – Form and layout of street-facing building façades to break up massing and reduce the visual scale of multi-story buildings. This standard requires compliance with at least three out of a menu of six design options.
 - o Reduce to two solutions to incorporate breaks in building mass.
 - o Edit to, “A minimum of 40 percent of the upper floor façade length of the floors above the ground floor shall step back from the plane of the ground-floor façade by at least five feet.”
 - o Revise [b.] to state that the depth changes need to be applied to the full vertical extent of the façade.
 - o Delete (d) and figures. Generally, arcades are a poor design choice that hides storefronts or ground floor facades.
 - o The standard € should emphasize that the intent is to introduce articulation to the massing. Clarify if each “open area” must be 60 sq ft. Clarify that the open areas can be landscaped.
 - o Add graphic for 1.2.
- **B.2 Parking Structure Design** – Façade treatment, transparency, and street-facing design of parking structures.
 - o Clarify if 2.2 applies to each opening or across the entire façade. Is it limited to each elevation? Add graphic.
 - o Remove, “landscaping between the building façade and the street, or” (2.3).
- **B.3 Roof Design** – Roof form, features, and materials to create variation and consistency with primary structures.

- o Add graphic for 3.1.
- **B.4 Façade Design and Articulation** – Building façade composition, material transitions, entry design, and architectural features for all sides of a building, with specific standards for street-facing façades and adjacent residential uses. Standard 4.1, which regulates differentiation of the base, middle and top, requires compliance with at least two out of a menu of five design options. Standards 4.3, which regulates variation in street-facing façade planes, requires a total of 16 points, which may be achieved through a combination of a range of design options with a value of 3 to 8 points each.
 - o For 4.1a-d, clarify whether/how standards apply to the base, middle, and/or top. Add dimensions to the exhibits.
 - o Remove “arcade or gallery along the ground floor” in 4.3.
 - o Add dimensions to the diagram 4.6b.
 - o Add diagram for 4.7.
 - o For 4.9b, revise language to mirror Commercial Design Guideline 3.3.8(e).
 - o The intent of standard 4.11 was to try and eliminate privacy intrusions created by balconies. Develop approach on how best to protect privacy while requiring private recreation space and using balconies as an element of articulation.
 - o Reconsider 4.12. Is this redundant? Most of it is addressed elsewhere.

3 Example Projects

This section provides information on several recent multi-family residential and mixed-use projects. All but one are located on sites included in the site inventory of the Town’s 6th Cycle Housing Element Update. The profile for each project is summarized in Table 3 below, followed by a brief summary of design features and elements that may inform the revised design standards.

| Table 3: Select Multi-Family Residential and Mixed-Use Development Projects | | | | | |
|---|------------------------------|----------------|---|---|--|
| | 151 E. Main St (Café Dio) | 14789 Oka Road | 15367 Los Gatos Blvd (Los Gatos Green, Genuine Automotive) | 50 Los Gatos-Saratoga Rd (The Lodge) | 16492 Los Gatos Blvd (Happy Cleaners) |
| Type | Mixed-Use | Multi-family | Multi-family | Multi-family | Mixed-use |
| Zone | C-2 | R-1 | CH: HEOZ | CH | C-1 |
| HE Site Inventory Area | n/a | Lark Avenue | Los Gatos Boulevard | Los Gatos Lodge | Los Gatos Boulevard |
| Lot Area (ac) | 0.43 | 6.71 | 1.56 | 8.8 | 0.60 (over 5 lots) |
| Units | 30 | 138 | 55 | 155 | 14 |
| Residential Density (du/ac) | 71 | 20.6 | 35 | 17.6 | 16.6 |
| Commercial FAR | 0.13 (2,416 sq ft) | - | - | - | 0.06 (1,695 sq ft) |

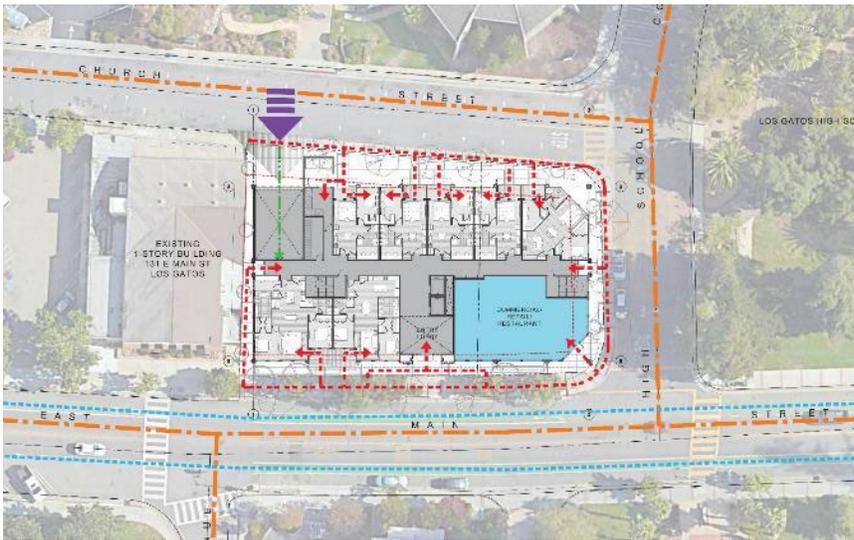
Table 3: Select Multi-Family Residential and Mixed-Use Development Projects

| | 151 E. Main St (Café Dio) | 14789 Oka Road | 15367 Los Gatos Blvd (Los Gatos Green, Genuine Automotive) | 50 Los Gatos-Saratoga Rd (The Lodge) | 16492 Los Gatos Blvd (Happy Cleaners) |
|--|------------------------------|-----------------------------------|--|--------------------------------------|---------------------------------------|
| Height | 52' / 4 stories | 40'-9" / 3 stories | 45' / 3 stories | 37'-3.5" / 3 stories | 35'-11" / 3 stories |
| Residential Parking Ratio (spaces/du) | 1.6 (opt 1) or 1.3 (opt 2) | 2.1/unit (2.0/unit + 20 guest) | 1.2/unit (1.0/unit + 9 guest) | 2.1/unit | 2.0/unit |

151 E. Main St (currently Café Dio)



151 E. Main Street, perspective rendering



151 E. Main Street, siteplan

This project at 151 E Main Street may help inform the following design standards, among others:

- Street-facing elevations: how standards may (or may not) vary for facades and other street-facing elevations. This may include design and quality of windows, horizontal articulation, architectural details, and other building elements.
- Upper story step-backs: street wall height, symmetry of step-backs, usability of rooftop space.
- Roof form: incorporating multiple roof forms in one building (e.g., cornice and hip).
- Entry features: dimensions with respect to the rest of the building façade.

- Architectural style: whether particular choices must accompany others (e.g., design integrity/adherence to a recognized style).

14789 Oka Rd



14789 Oka Road,
perspective rendering



14789 Oka Road,
siteplan

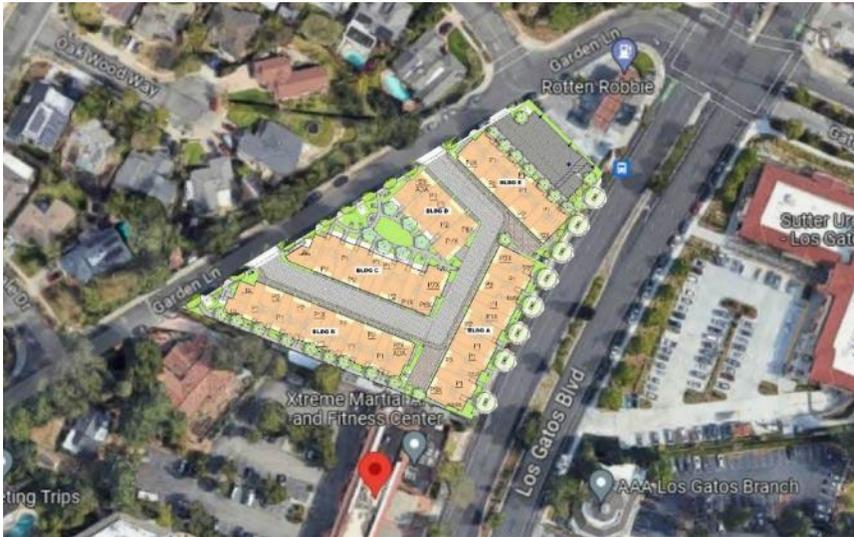
This project at 14789 Oka Road may help inform the following design standards, among others:

- Materials and colors: allowed and prohibited for primary, secondary and accent.
- Ground floor design: required separation between sidewalk elevation and entrance elevation.
- Ground floor vs. upper-story design: height (whether ground floor height must exceed that of upper stories) and articulation specific to the ground floor (building base elements).
- Townhome design: standards for rows of units with identical or similar floor plans. May include variation of units; staggering of units in plan; design of "end" units; vehicular approach/access; entrance design, spacing, and width with respect to façade width; garage door design, spacing, and cumulative width with respect to façade width.

15349 - 15367 Los Gatos Blvd (Los Gatos Green, currently Genuine Automotive)



15349-15367 Los Gatos Boulevard, perspective rendering



15349-15367 Los Gatos Boulevard, siteplan

This project at 15349-15367 Los Gatos Boulevard may help inform the following design standards, among others:

- Transitions in height: step-backs in height adjacent to and/or facing lower-density residential zones.
- Building length: maximum length adjacent to and/or facing lower-density residential zones.
- Materials, textures, and colors: allowed and prohibited for primary, secondary and accent.
- Site design: building separation.
- Townhome design: standards for rows of units with identical or similar floor plans. May include variation of units; staggering of units in plan; design of "end" units; vehicular approach/access; entrance design, spacing, and width with respect to façade width; garage door design, spacing, and cumulative width with respect to façade width.
- Open space design: amenities, dimensions, landscaping.

50 Los Gatos-Saratoga Rd (currently The Lodge)



50 Los Gatos-Saratoga Road, perspective rendering



50 Los Gatos-Saratoga Road, siteplan

This project at 50 Los Gatos-Saratoga Road may help inform the following design standards, among others:

- Architectural style: whether particular choices must accompany others (e.g., design integrity/adherence to a recognized style).
- Site design: building separation.
- Entry design: shared units and individual units.
- Open space design: amenities, dimensions, and landscaping in private open space and common open space.

16492 Los Gatos Blvd (currently Happy Cleaners)



16492 Los Gatos Boulevard, perspective rendering



16492 Los Gatos Boulevard, siteplan

This project at 14692 Los Gatos Boulevard may help inform the following design standards, among others:

- Garage design: visibility from the right-of-way, garage width with respect to façade width.
- Building articulation: vertical and horizontal.
- Entry design: shared units and individual units.
- Materials, textures, and colors: allowed and prohibited for primary, secondary and accent.
- Window design: size, shape, consistency across one or more elevations.

4 Initial Analysis

High-Quality Building Design

The following existing direction and guidance related to building design quality can be expanded upon and illustrated to become objective in nature:

- *Colors and Materials.* Wood window frames are encouraged. Avoid strong colors.

- *Architectural Materials and Details.* All materials and details should be carried around all sides of the building. Architectural features such as bay windows and cornices are encouraged. Provide pedestrian-oriented elements and details on facades facing sidewalks.
- New construction should incorporate a mix of high-quality materials and colors and avoid a cheap and overly uniform look.

Existing standards can be updated, and new standards can be introduced, to become specific in terms of allowed and prohibited material and color palettes for primary, secondary and accent materials and colors, and architectural details (e.g., eave depth, trim, brackets, windows details, columns/pilasters, etc.). Standards may also vary based on zone, location, scale, architectural style, or other features of the development. Specific revisions will reflect community and decision-maker input gathered during the Project's community outreach efforts.

Architectural Character and Details

The following existing direction and guidance related to architectural details and overall character can be expanded upon and illustrated to become objective in nature:

- *Window Design and Transparency.* Display windows should provide sufficient transparency. Windows should complement the architectural style of the building and avoid dark or reflective glazing.
- Design workshop participants were divided over architectural styles. While some believed that new developments should feature historic-inspired styles compatible with the existing built environment, especially in and near downtown, others preferred more contemporary styles with clean and simple lines.

Existing standards can be updated, and new standards can be introduced, to speak to building character, whether or not the building reflects any particular recognizable architectural style. This may involve defining the character-defining features of, and illustrating, design elements that are traditionally found in and appropriate for Los Gatos. Standards may also vary based on zone, location, scale, or other features of the development. Specific revisions will reflect community and decision-maker input gathered during the Project's community outreach efforts.

Height Transitions

Existing direction and guidance related to height transitions is limited to the following:

- *Building and Roof Forms.* Avoid boxy forms with large massing by using a variety of building forms and roof shapes with variations in height, setback, shape, and roof lines.
- *Height Step-back standards.* Step-back requirements in the C-1, CH and CM zones abutting or across from lower-intensity uses or zones.

Existing standards can be updated, and new standards can be introduced, to address all adjacency conditions, anticipating where sites are likely to support development that uses density bonus and exceeds applicable building height limits. Height transition standards may address building length and bulk, sunlight access, and privacy, among other transition concerns. Standards will vary based on zone, location, and specific adjacency. Specific revisions will reflect community and decision-maker input gathered during the Project's community outreach efforts.

Small-Scale Multi-Family Development

Existing direction and guidance related to height transitions is limited to the following:

- *Policy LU-1.2:* Ensure that new development preserves and promotes existing commercial centers consistent with the maintenance of a small-scale, small-town atmosphere and image.

The standards can be updated to small projects that are on the sale of a large single-family house and small apartment building, as well as various configurations of townhomes, cottage court development and other medium-density models that are appropriate in Los Gatos neighborhoods. Design elements may include the location and design of shared vs. individual entries; the location and design of private open space and common open space; vehicular access and circulation; and variation of units. Standards may vary based on zone, location, and specific adjacency. Specific revisions will reflect community and decision-maker input gathered during the Project's community outreach efforts.

Other

Other limitations of the current objective design standards and related requirements include:

- *Clarity and usability for the applicant.* There is a need for graphics that reflect typical Los Gatos development forms and configurations. This may involve updating, replacing, or adding to existing graphics.
- *Clarity and usability for the Town staff.* There is a need for applicants to prepare and submit a drawing that specifically demonstrates compliance with the required standards, wherever compliance can be shown graphically. The Appendix checklist may be modified to note which standards must be shown graphically on the required drawing.