

Objective Design Standards

Town of Los Gatos, CA

Joint Town Council/Planning Commission Study Session

The March 17th Joint Study Session on the Revised Los Gatos Objective Design Standards for Multi-Family and Mixed-Use Objective Design Standards (ODS) will provide the consulting team with Town Council, Planning Commission, and community input and direction prior to the preparation of the Administrative Draft Revised Objective Standards.

At the public joint Study Session with the Town Council and Planning Commission, the consulting team, led by Lisa Wise Consulting, will introduce the Objective Design Standards Update project; provide an overview of community outreach and feedback; and present several topics for consideration by the Council, Commission, and community. The feedback and direction from the Study Session will be essential in shaping the Administrative Draft ODS to follow. Below is a draft outline of the Study Session:

1. Project Overview

- a. **Project Background and Schedule.** Brief overview of existing design standards and project schedule.
- b. **Project Objectives.** The update to the existing ODS for Multi-Family and Mixed-Use Residential Development will focus on following topics:
 - i. High-Quality Building Design
 - ii. Height Transitions
 - iii. Architectural Character and Details
- c. **Comply with Town Policy and State law.** This update will implement the Town's General Plan goals and ensure compliance with SB 330 and other relevant laws.
- d. **Community Feedback.** The ODS updates will incorporate the values and goals expressed by the community at previous engagement efforts:
 - i. Focus Groups – September, 2025 – brief summary of input
 - ii. Open House – December, 2025 – brief summary of input

2. Design Topics

- a. For each topic, the Consultant Team will include an overview of relevant existing standards, feedback from Town staff, and opinions voiced by community members in order to solicit feedback on options for approaches to specific standards.
- b. Standards to Discuss:

- i. **Site Design** – maximum setbacks and the design of required setbacks
- ii. **Height Transitions** - adjacency to single-family residential; using height limits, step-backs, or other approaches
- iii. **Apartments/Stacked Flats** – multiple options for quality and variety without “chaos”
 - 1. Massing
 - 2. Materials
- iv. **Townhomes** – potential to differentiate from apartments/stacked flats
 - 1. Massing
 - 2. Materials
- v. **Roof Design** – eaves, overhangs, and other possible requirements
- vi. **Windows** – trim, recesses, and lintels
- vii. **Entry Design** – more flexible vs more prescriptive standards
- viii. **Colors** – high saturation vs low saturation; primary, secondary, and accent
- ix. **Parking** – existing standards and screening options

3. Discussion