



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 03/17/2026

ITEM NO: 1

DATE: March 12, 2026
TO: Mayor and Town Council
FROM: Chris Constantin, Town Manager
SUBJECT: **Review the Progress on an Update to the Los Gatos Objective Design Standards for Multi-Family and Mixed-Use Development Throughout the Town and Provide Any Feedback or Direction.**

RECOMMENDATION: Review the progress on the Objective Design Standards (ODS) project and provide feedback or direction.

FISCAL IMPACT:

An existing agreement not to exceed \$189,646 with Lisa Wise Consulting, Inc. was executed in 2024. This Study Session is included in the scope of services provided in this agreement. There is no additional fiscal impact from this Study Session.

STRATEGIC PRIORITY:

This Study Session supports the Core Goals of Community Character and the Strategic Priority to preserve the Town's small-town charm and provide a range of housing opportunities and historic neighborhoods, while diligently maintaining and implementing the Housing Element.

BACKGROUND:

On August 6, 2024, the Council requested that staff issue a Request for Proposals (RFP) to qualified providers to address the development of additional objective design standards in the following areas:

- **High-quality building design:** ODS are to focus on façade materials to ensure high-quality building design that reflects the existing character of the Town.

PREPARED BY: Sean Mullin, AICP
Planning Manager

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and Administrative Services Director

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- Architectural style: ODS must evaluate the architecture within the immediate neighborhood to determine the architectural styles that are consistent and appropriate for the neighborhood.
- Height transitions: ODS shall provide effective strategies for appropriate massing transitions between zones/densities (i.e., from new multi-story buildings to single-family neighborhoods). Consideration of solar access impacts are also to be evaluated.
- All new ODS should also consider small, multi-family housing.

The Town distributed an RFP in September 2024 and received three proposals. Staff interviewed each candidate since all submissions met the qualifications provided in the RFP. After interviewing the three qualified candidates, staff selected Lisa Wise Consulting, Inc. based on their experience, timeline, and qualifications provided in their proposal. Through an existing partnership with Lisa Wise Consulting, the consulting team also includes staff from Urban Planning Partners, who provide many opportunities for community engagement and collaboration to ensure all voices are heard.

In April 2025, staff and the consulting team initiated the ODS project. Initial timelines and an engagement plan were established to guide the development of updated and additional ODS.

On September 9, 2025, the consulting team conducted focus groups where participants provided observations and suggestions to help identify trends and patterns in existing and recent development. A summary of the findings from the focus groups is included as Attachment 1.

On October 22, 2025, the consultant delivered a Technical Analysis and Evaluation Memo examining the regulatory framework, input collected, example projects, and initial analysis for revisions (Attachment 2). The analysis and evaluation helped set the direction for the development of the updated and additional ODS. The consultant also prepared a Recommendations Memo providing recommendations on specific text, graphics, and implementation updates (Attachment 3).

On December 4, 2025, staff and the consulting team conducted a Community Open House at the Los Gatos Adult Recreation Center. Attendees provided thoughts and insights on the ODS project objectives; high quality building design and site design; building massing and height transitions; and architectural character and details. A Summary Memo is included as Attachment 4.

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DISCUSSION:

The purpose of this Study Session is to provide the consulting team with Town Council, Planning Commission, and community input and direction prior to the preparation of the Administrative Draft Revised Objective Design Standards (Attachment 5). During the Study Session, the consulting team, led by Lisa Wise Consulting, will introduce the ODS project; provide an overview of community outreach and feedback; and present several topics for consideration by the Council, Commission, and community (Attachment 6). The feedback and direction from the Study Session will be essential in shaping the Administrative Draft ODS to follow.

CONCLUSION:

Review the progress and provide feedback and direction on the ODS project. Following this Study Session, the consulting team will continue working with staff to prepare an Administrative Draft ODS document, followed by a Public Draft ODS document. Consideration by the Planning Commission and Town Council will follow.

ENVIRONMENTAL ASSESSMENT:

This Study Session is not a project subject to CEQA, because no action will be taken.

Attachments:

1. Focus Groups Summary Memo
2. Technical Analysis and Evaluation Memo
3. Recommendations Memo
4. Community Open House Summary Memo
5. Study Session Agenda
6. Study Session Presentation