

## ISSUES CONSIDERED BY THE OBJECTIVE STANDARDS SUBCOMMITTEE

These issues were identified by the Objective Standards Subcommittee. Where applicable, a corresponding Draft Objective Standard is identified.

Issue Number	Issue Identified in Subcommittee Meetings	Draft OS	Response
<b>Pedestrian Access</b>			
S.1.	Pursue pedestrian connections to adjacent development.	None	Impractical due to potential private property issues.
S.2.	Define a minimum sidewalk width.	None	In Town Code and Engineering stadards.
S.3.	Determine if new development can be required to provide pedestrian connections to the Los Gatos Trail unless another agency would prohibit these connections.	None	Impractical due to potential private property issues.
<b>Vehicular Access</b>			
S.4.	Consider requiring driveways to be located to the rear of the lot.	A.3.1	
<b>Parking Location and Design</b>			
S.5.	Limit the number of surface parking spaces along street frontages or in front of a building.	A.3.1	
S.6.	Require pedestrian circulation on parking lots exceeding a certain size.	A.1.1, A.1.2	Created requirment and standards for circulation without tying them to a certain size parking lot.
S.7.	Consider increasing the parking lot landscaping requirement from 5%.	None	Five percent is included in Town Code Section 29.10.155(g)(6). Stricter requirements may not be consistent with State law.
S.8.	Provide pedestrian access from the parking lot to the building entrance.	A.1.1	
S.9.	Require off street maneuvering areas to eliminate aisle-to-aisle circulation via the street	A.2.1, A.3.2	
<b>Parking Structure Design</b>			
S.10.	Provide objective criteria to require an "active" ground floor. Perhaps a minimum fenestration requirement.	A.4.2, A.9, A.10.2, B.1.1.d, B.1.1.e, B.2.1, B.4.4.a, B.4.7.b, B.4.13	
S.11.	Limit blank facades facing a public street. Perhaps no more than 50% maximum or step back the façade a certain distance.	A.4.2, B.1, B.2, B.4	
S.12.	Provide architectural articulation of garages facing streets.	B.2.1, B.2.3, B.4.5	
S.13.	Provide parking structure setbacks.	A.4.2	
S.14.	Provide gate setback distance for parking garages.	A.4.1	
S.15.	Consider providing a minimum setback for parking structures.	A.4.2	
<b>Utilities</b>			
S.16.	Require all pedestrian walkways to have lighting for safety.	A.5.1	
S.17.	Consider providing different standards for interior lights not facing neighboring properties.	None	The Town Code requires all exterior light fixtures to be downward directed and shielded. Not pursued to maintain consistency with A.5.2 and Town Code.
S.18.	Provide a foot candle limit for parking lot lights.	A.5.2	
S.19.	Provide a minimum screening standard (lattice or plants) for utilities. Make a distinction between ground and roof equipment.	A.5.3	
S.20.	Screen trash and service collection from the street.	A.5.3	
<b>Landscaping and Screening</b>			
S.21.	Provide and define pedestrian amenities with objective criteria.	A.9	
S.22.	Street trees should come from the Town's list.	A.6.2.b	
S.23.	There should be a minimum open space requirement similar to the North 40 Specific Plan Requirement. Provide a minimum percentage.	A.6.1, A.9	
S.24.	The inner edge of front setbacks (i.e., away from the street edge) should be treated as a positive edge with one or more of the following: § Low wall § Hedge § Trellis structure § Buildings	A.10	
S.25.	Provide a standard for front setback edge treatments at least three feet in height to screen the front of automobile grilles in the parking lot from street view.	A.6.3	
S.26.	Require shrubs used to promote privacy to be fifteen gallon in size and six feet minimum height at planting.	A.6.2.b	
S.27.	Provide greater landscape buffering adjacent to residential parcels.	A.6.2.b	
S.28.	Provide landscaping between commercial structures and neighboring residents to screen, break up, and soften views of the structures.	A.6.2.b	
S.29.	Require roof screens to be constructed from the same materials as the building walls.	A.5.3	
S.30.	Visually screen all trash and outdoor storage areas from view.	A.5.3	

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S.31.	Make utility screening objective and note that the utilities shall not be able to be viewed from the right-of-way.	A.5.3	
S.32.	Provide standards on the type/size of landscape screening for surface parking lots.	A.6.3	
S.33.	Prohibit fences over three feet tall along public street frontages for mixed-use and multifamily development.	A.7.1	
S.34.	Prohibit solid fencing along streets.	A.7.1, A.7.4	Conflicts with need to screen parking lots.
S.35.	Prohibit chain link fences.	A.7.2	
S.36.	Require entryway gates and fencing to have an open design. Limit the size or appearance of monumental entry gates.	A.7.4	
S.37.	Require retaining walls that are visible from a public street to have a veneer of natural stone, stained concrete, or textured surface.	None	Too restrictive, may create a style conflict with chosen architectural style of building.
S.38.	Require terraced retaining walls to be separated by at least three feet and including landscaping.	A.8.1	
S.39.	Require a break, offset, or planting pocket to breakup retaining walls for every 50-foot continuous length of a retaining wall.	A.8.2	
S.40.	List prohibited solid wall materials that separate commercial uses from adjacent residential parcels.	None	Too restrictive, may create a style conflict with chosen architectural style of building.
S.41.	Require brick banding along with concrete for commercial street sidewalks.	None	This is an engineering standard (Villa Hermosa) and the focus of the the objective standards is on building design and building placement.
S.42.	Require a maximum amount of hardscape percentage.	A.6.1, A.9.1	
S.43.	Require new developments to include common open space areas in the form of public gathering spaces (i.e., plazas, squares, pocket parks) that are designed to stimulate pedestrian activity and complement the appearance and form of adjoining buildings.	A.9	
S.44.	Require shade trees in common outdoor spaces.	A.9.4	
S.45.	Determine if viewsheds into the surrounding hills can be made objective.	None	Very difficult to make objective and specific to development in the hillside area.
<b>Building Placement</b>			
S.46.	For Community Place Districts, relate buildings to the street and locate them on site to reinforce street frontages.	A.10.1	
S.47.	For Community Place Districts, require buildings to be placed close to, and oriented toward the street.	A.10.1	
S.48.	If possible, limit the height of buildings located on corners to one story in height and preserve views into the surrounding hills. Restrict unnecessary massing at street corners (i.e., domes and uninhabitable spaces).	None	Too restrictive, may create a style conflict with chosen architectural style of building.
S.49.	Require new homes to maximize privacy, protection of natural plant and wildlife habitats, and minimize ecological or visual impacts affecting open spaces, public spaces, or other properties.	A.6.2, B.1.2, B.4.11, B.4.12	
S.50.	Require improvements along outer gateways to the Town. Map gateways where these requirements would apply.	None	The locations of Town gateways have not been determined.
S.51.	Locate structures to minimize blocking sun access to living spaces, outdoor areas on adjacent homes, and solar panel sun access.	None	Very difficult to make objective and very restrictive to apply to every project in commercial zones.
S.52.	For Community Place Districts, if there is no conflict with Town Code, require front setbacks to be similar to those of structures on adjacent parcels, but not less than ten feet unless those of adjacent structures are less.	A.10.1	
S.53.	For Community Place Districts, require side setbacks to be provided to set the structures off from their neighbors unless the building is part of a continuous storefront within the same parcel. If no side setback is provided, the building design should blend with the adjacent buildings to create a continuous storefront.	A.10.1	
S.54.	For Community Place Districts, provide setbacks from street property lines to match those currently existing in the subdistrict.	A.10.1	
S.55.	For Community Place Districts, require new buildings to maintain a consistent setback from the public right-of-way in order to create a well-defined streetscape.	A.10.1	
S.56.	Require a minimum percentage of garages to be set back from the front façade.	B.4.5	
S.57.	Prohibit new setbacks on North Santa Cruz Avenue or West Main Street	None	Setbacks are established in the Town Code.
S.58.	Require larger setbacks for parcels fronting on Santa Cruz Avenue and Saratoga/Los Gatos Road North of Highway 9.	None	Setbacks are established in the Town Code.

Issue Number	Issue Identified in Subcommittee Meetings	Draft OS	Response
S.59.	Require accessory buildings and ADUs to be compatible with other buildings with forms, colors, and materials. Provide objective criteria for compatibility.	B.3.5	B.3.5 is written to address detached carport. ADUs are reviewed/approved under a separate process pursuant to State law.
<b>Building Height</b>			
S.60.	Set a limit on height exception for towers, spires, cupolas, and similar structures not used for human activity or storage.	Zoning Code Sec. 29.10.090	
<b>Massing and Scale</b>			
S.61.	Require garages to be subservient to entries and ground floor living spaces.	B.2.1, B.2.3, B.4.5	
S.62.	Require new outbuildings, such as garages, to be clearly subordinate to the main structure in massing, and utilize forms, materials, and details which are used on the main structure.	A.4.2, B.3.5, B.4.5	
S.63.	Require buildings to be designed at a pedestrian scale.	B.1.1, B.2.1, B.4.1, B.4.3, B.4.4, B.4.7, B.4.8, B.4.9, B.4.10, B.4.13, B.4.14	
S.64.	Require the scale and massing of new developments to provide transitions in building height and massing to the physical and visual character of adjoining neighborhoods. Projects backing up to residential neighborhoods should be sensitive to their potential impacts on the residents.	A.6.2, B.1.1, B.1.2, B.3.1, B.4.3, B.4.11, B.4.12	
S.65.	Step buildings down as they get close to neighbors that are smaller/single-story.	B.4.3	Town Code requires increased setbacks for nonresidential properties adjacent or across from residential. 29.60.225(5); 29.60.335(4); 29.60.435(5); 29.70.125(5); 29.70.235(3)
S.66.	Require medium density, high density, and mixed-use parcels in the Los Gatos Boulevard District adjacent to Single-Family parcels to include increased site setbacks and multi-story step backs to minimize the impact and increase compatibility with smaller adjacent structures.	B.4.3	Town Code requires increased setbacks for nonresidential properties adjacent or across from residential. 29.60.225(5); 29.60.335(4); 29.60.435(5); 29.70.125(5); 29.70.235(3)
S.67.	For projects located on corner parcels of streets leading into residential neighborhoods, special attention should be given to the following: § Breaking building forms into modules that are similar to those in residential neighborhoods. § Providing landscaping and landscape elements that would be consistent with those used in residential areas. § Screening any parking areas with low walls and landscaping.	A.6.2, A.6.3, B.1.2	
S.68.	Require buildings taller than two stories to have floors above the second floor set back from the walls below.	B.1.1, B.1.2	
S.69.	Provide size transitions between larger and smaller buildings.	None	There was concern that applying this would inhibit best use of a property based on a neighboring building that could eventually be redeveloped itself.
S.70.	Require new structures, remodels, landscapes, and hardscapes to be designed to be architecturally consistent and similar in mass and scale with adjacent development to minimize compatibility issues.	None	Difficult to make objective.
S.71.	Avoid structures with height and bulk at front and side setback lines which are significantly greater than those of the adjacent homes.	B.1.1, B.1.2	
S.72.	Take care in the placement of second floor masses. Unless the architectural style traditionally has the second-floor front wall at or near the first-floor wall, set the second floor back from the front façade a minimum of 5 feet.	B.1.1, B.1.2, B.4.3	

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S.73.	<p>The design of two-story homes constructed adjacent to one story houses should include techniques to minimize their visual impact and provide transitions in scale. Some techniques include:</p> <ul style="list-style-type: none"> <li>§ Step down to one story elements near the side setbacks</li> <li>§ Provide substantial side setbacks for the entire house</li> <li>§ Provide substantial second floor side setbacks</li> <li>§ Use hip roofs at the sides rather than gables</li> </ul>	A.6.2	Town Code requires increased setbacks for nonresidential properties adjacent or across from residential. 29.60.225(5); 29.60.335(4); 29.60.435(5); 29.70.125(5); 29.70.235(3)
S.74.	Try to protect views of hills.	None	Very difficult to make objective especially without a Town view protection ordinance.
S.75.	Eliminate box-like forms with large, unvaried roofs by using a variety of building forms and roof shapes with cluster units, variations in height, setback, and roof shape.	B.1.3, B.3.1, B.4.1, B.4.3	
S.76.	Construct a maximum of 6 attached units in a row.	B.1.3	
S.77.	Elevations shall be mixed within a development to avoid repetition of identical facades and rooflines.	B.3.1	
<b>Roof Design</b>			
S.78.	Require varied building and parapet heights except in locations where flat parapets are common.	B.3.1	
S.79.	Limit the depth of eaves to relate roof overhangs to the architectural style of the surrounding neighborhood.	B.3.4	
S.80.	Avoid the use of dome buildings.	None	Too restrictive, may create a style conflict with chosen architectural style of building.
S.81.	Require flat profile skylights.	B.3.2	
S.82.	Require roof forms to include materials, elevations, and finishes that are consistent with the architectural style and design of the structure.		The subjective nature of architectural styles prevents this from being made objective.
S.83.	Encourage horizontal eaves longer than 40 to 50 feet in length to be broken up by gables, building projections, or other forms of articulation.	B.3.1, B.3.3	
S.84.	Require skylight glazing material that reduces glare at night, especially for bird safety. Large skylights with dome-style glazing should be prohibited.	B.3.2	Difficult to make first sentence objective.
S.85.	Try to incorporate a Light Reflective Value (LRV) similar to those in Hillside Design Guidelines for roof tones that blend with the environment.	None	Impractical and too limiting. Eliminates architectural styles.
<b>Façade Design and Articulation</b>			
S.86.	Minimize privacy intrusions on adjacent residences.	A.6.2, B.1.2, B.4.11, B.4.12	
S.87.	Minimize contrast between manmade buildings and the environment. Try to incorporate a Light Reflective Value (LRV) similar to those in Hillside Design Guidelines.	None	Impractical and too limiting. Eliminates architectural styles.
S.88.	Encourage buildings and sites within all Community Place Districts to integrate design features that create a pedestrian and neighborhood-friendly environment, including siting buildings close to the sidewalks, providing space for small plazas, and including public art.	A.10.1	
S.89.	Promote community design which is human-scaled, comfortable, safe, and conducive to pedestrian use. Strategies for standards include height of floor plates and width of building face.	B.1.1, B.2.1, B.4.1, B.4.3, B.4.4, B.4.7, B.4.8, B.4.9, B.4.10, B.4.13, B.4.14	
S.90.	Provide pedestrian arcades and/or other one-story architectural elements to reduce the visual height of tall walls.	B.1.1	
S.91.	Promote well defined architectural styles through the use of building massing, setbacks, façade articulation, fenestration, varied parapets, and other human-scaled architectural features.	B.4.1	
S.92.	Require multi-story buildings to incorporate step backs on upper floors to create a more human-scale and comfortable pedestrian environment.	B.1.1, B.1.2, B.4.3	
S.93.	<p>Encourage all new and remodeled structures use at a minimum one of the following architectural design elements to enhance the uniqueness of the structure:</p> <ul style="list-style-type: none"> <li>§ Molding</li> <li>§ Ornamentation</li> <li>§ Corbels</li> <li>§ Cornices</li> <li>§ Colonnades</li> </ul>	B.4.3	

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S.94.	Break up the façade of horizontal buildings into smaller components by utilizing vertical adjacent building masses. Add a maximum amount of linear frontage for each required massing component.	B.4.1	
S.95.	Exterior wall planes should be varied in depth and/or direction. Desirable massing includes: variation in the wall plane; variation in wall height; roofs containing different forms and located at different levels.	B.4.1	
S.96.	Eliminate box-like forms with large, unvaried roofs by using a variety of building forms and roof shapes with clusters of units, variations in height, setback, and roof shape. Make the building visually and architecturally pleasing by varying the height, color, setback, materials, texture, landscaping, trim, roof shapes, and ridge orientation for all elevations.	B.4.1	
S.97.	Design with architectural integrity on all sides of the structure.	B.4.2	
S.98.	Maintain a strong street presence and design with consistency on all sides of the structure.	B.4.2	
S.99.	Provide visual relief for two story walls. Some techniques include: <ul style="list-style-type: none"> <li>§ Belly bands</li> <li>§ Pop outs and bay windows</li> <li>§ Material and color changes</li> <li>§ Chimneys</li> <li>§ Wide overhangs with projecting brackets</li> <li>§ Juliet balconies</li> <li>§ Window boxes and pot shelves</li> <li>§ Landscaped trellises and lattices</li> </ul>	B.4.3	
S.100.	Maintain continuity of design, materials, color, form and architectural detail for all elevations of a building that are visible from public areas or adjacent residences.	B.4.2	
S.101.	Orient buildings to avoid blank walls and service areas which are visible.	B.4.1	
S.102.	Treat commercial street-facing facades which exceed fifty feet in length as though they were constructed on individual parcels no wider than fifty feet.	B.4.13	
S.103.	Provide horizontal wall plane changes along street frontages and areas easily viewed from adjacent properties. Wall plane changes should have some portions that are at least two feet to provide building articulation.	B.4.1	
S.104.	The size and height of all detail elements shall be sympathetic to the major elements of adjacent structures.	None	Impractical and difficult to make objective.
S.105.	Avoid blank walls over ten feet long on primary frontages, and from the first fifty feet from Santa Cruz Avenue or Main Street. Break up larger blank walls with pilasters and landscaping.	B.4.14	
S.106.	Require some architectural elements of mixed-use buildings to include: <ul style="list-style-type: none"> <li>§ Shaped parapets or projecting cornices at street wall tops</li> <li>§ Large display windows framed by high quality materials.</li> <li>§ Projecting columns and pilasters</li> <li>§ Column/pilaster bases and bulkheads below display windows</li> <li>§ Projecting belt courses and other moldings</li> <li>§ Decorative details</li> </ul>	B.4.4	
S.107.	For mixed-use buildings, structures taller than one story should have design elements that emphasize the first floor. Elements might include: <ul style="list-style-type: none"> <li>§ Awnings</li> <li>§ Planters</li> <li>§ Projecting signs</li> <li>§ Divided light windows</li> <li>§ Small scale materials (e.g., brick, board, and batten wood)</li> </ul>	B.4.4	
S.108.	Require the design, form, roof pitch, materials, and color of new accessory dwelling units to be compatible with the primary dwelling. Entrances serving the accessory dwelling unit shall not be constructed on any elevation facing a public street.	None	ADUs are reviewed/approved under a separate process pursuant to State law.

Issue Number	Issue Identified in Subcommittee Meetings	Draft OS	Response
S.109.	Consider limiting second-story balconies in single-family scaled development (detached condos)	A.3.11	
S.110.	Be specific about the minimum/maximum balcony allowed per product type.	None	Impractical and not responsive to varying lot sizes
S.111.	Gable dormers, single or an aggregate of multiple dormers, should rarely exceed 50 percent of the width of the roof. Shed dorms can be wider.	B.3.3	
S.112.	<p>Relate awning placement to the major architectural elements of the façade.</p> <p>§ Add a maximum height</p> <p>§ Add maximum percentage of fabric awning</p> <p>§ Avoid covering transom windows or architectural elements such as bel courses, decorative trim, and similar features</p> <p>§ Use separate awnings over individual storefront bays defined by the columns or pilasters rather than placing a continuous awning across the building frontage</p> <p>§ Patterned and striped awnings are discouraged.</p> <p>§ Operable awnings are encouraged when appropriate for the style of the building</p>	B.4.7, B.4.10	
S.113.	Create a list of prohibited building materials. Consider using maximum LRV. No copper.	None	Too restrictive, may create a style conflict with chosen architectural style of building.
S.114.	Make materials and color changes at inside corners rather than outside corners to avoid a pasted-on look.	B.4.6	
S.115.	Match wall materials to that of the building.	None	Too restrictive, may create a style conflict with chosen architectural style of building.
S.116.	Ensure that all buildings have well designed and visible entries. Distinctive projecting or recessed entries shall be provided for each living unit.	B.4.9	
S.117.	Orient unit entries to streets and common open spaces rather than parking courtyards.	B.4.9	
S.118.	Create a minimum fenestration percentage for ground-floor commercial in mixed-use development.	B.4.7.b	
S.119.	Apply a window style consistency if possible.	None	Too restrictive, may create a style conflict with chosen architectural style of building.
S.120.	Maintain a high degree of fenestration and transparency on the ground floor of commercial buildings.	B.4.4, B.4.7.b, B.4.8	
S.121.	Encourage window box planters below display windows.	B.4.3	
S.122.	Prohibit mirror-like window tinting.	B.4.8	
S.123.	Establish a maximum percentage of garage facing along a street, or garage door articulation.	B.2.1, B.2.3, B.4.5	
S.124.	Carport roof materials need to be the same as the building and needs to be behind the building.	B.2.1, B.2.3, B.4.5	
S.125.	Recess garages from unit fronts along streets. Recesses from the building face of 18 feet or more are desirable to minimize the prominence of the garages and to allow guest parking on driveway aprons.	B.2.1, B.2.3, B.4.5	
S.126.	Front-facing garages should be recessed a minimum of 12 inches from the front façade of the living space.	B.2.1, B.2.3, B.4.5	
S.127.	Avoid designs that allow the garage to dominate the street façade. Garage doors should feature windows, recesses, and moldings to help blend the garages with the character of the unit.	B.2.1, B.2.3, B.4.5	