

# INTRODUCTION

## 1

### RELATIONSHIP TO OTHER PLANS

The design guidelines in this document are intended to reinforce and clarify the policies and guidelines included in the *Town of Los Gatos General Plan*.

The design guidelines in this document incorporate and replace the following:

- *Residential Development Standards for All Single Family and Two-Family Dwellings*
- *Residential Design Guidelines for Pre-1941 Structures*
- *Residential Design Guidelines for the University/Edelen Historic District*
- *Residential Design Guidelines for the Broadway Historic District*
- *Residential Design Guidelines for the Almond Grove Historic District*
- *Residential Design Guidelines for the Fairview Plaza Historic District*

c. Parcels with an average slope of 10% or greater outside of the Town of Los Gatos Hillside Area which shall be governed by these guidelines and the following sections of the Hillside Development Standards and Guidelines\*:

- Constraints Analysis and Site Selection excluding the standards for the visibility from off site and ridge line view protection.
- Site Planning for:
  - Grading
  - Drainage
  - Driveways and Parking
  - Geologic Safety
- Site Elements for Retaining Walls

\* *The use of the Hillside Development Standards and Guidelines (HDS&G's) is intended to implement the Town of Los Gatos' vision statement for its hillside and to ensure that all development is in compliance with the goals, policies, and implementing strategies of the General Plan. In reviewing an application using both the Residential Design Guidelines and the HDS&G's, the standards and guidelines of the HDS&G shall both be discretionary. The deciding body will need to take into account the character of the surrounding neighborhood and environment when implementing a strategy or guideline.*

### 1.2 PURPOSE

The guidelines contained in this document are intended to accomplish the following:

- Provide guidance to Town staff, property owners and their design professionals in designing new houses and remodeling existing structures.
- Provide a greater degree of project review and approval predictability.
- Ensure that new development is compatible with its surrounding neighborhood.
- Establish a high level of design quality.
- Reinforce the special qualities of the Town's visual character.
- Streamline the development review process by more clearly communicating community expectations to property owners and developers.

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