



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 9/14/2022

ITEM NO: 3

ADDENDUM

DATE: September 13, 2022
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Review and Recommendation of the Draft Objective Standards to the Town Council.

REMARKS:

Per the request of the Planning Commission at the August 24, 2022 Planning Commission hearing, the community of local architects submitted written comments related to their concerns with the drafted Objective Standards document (Exhibit 16). Staff has prepared a numbered list of the 29 bulleted items presented in the architect community input (Exhibit 19) including staff responses to suggestions and questions. There were several recommendations in the comment letter that staff supports if Planning Commission chooses to incorporate them in their recommendation to Town Council. There were also 10 items which staff recommends that the Planning Commission discuss further; these are summarized below:

- Comment 9 relates to the continuous streetscape requirement in A.11.1, which requires development in a Community Growth District to place at least 75 percent of the ground floor within five feet of the street-facing property lines. The comment suggests that it is not clear whether it applies to the proposed buildings, or the entire length of the property line. This draft standard is currently worded to apply only to proposed buildings.
- Comment 10 questions why section A.11.2 has a maximum percentage for site amenities in front of the front façade. The maximum percentage was originally included to ensure visibility to ground floor commercial uses; however, in the case of restaurant uses, it may be overly restrictive, and therefore the standard could be modified to include a minimum, but no maximum.
- Comment 12 questions how the arcade (B.1.1.d) and the recessed building entry (B.1.1.c) standards could be incorporated in the same building. The Planning Commission could consider removing the "full height of the façade" requirement from B.1.1.c or removing the arcade option (B.1.1.d) in its entirety to remedy this concern.

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Reviewed by: Planning Manager and Community Development Director

DISCUSSION (continued):

- Comment 13 also related to the arcade option in B.1.1.d, stating that longer buildings would look monotonous with a continuous arcade. The arcade option could either be removed, or a limit to the required arcade length could be added.
- Comment 14 requests that an additional section be added to deal with corner lots. Although this does not currently exist, these could be developed in the future.
- Comment 18 and 19 are related to the belly band option in B.4.1.d. Based on the reasoning provided, Planning Commission can consider removing this option.
- Comment 23 questions how B.4.3 would be applied, for example if a single bay window would be sufficient to qualify for the points listed. Staff can either add greater specificity for certain items or remove this requirement. Staff looks for direction from the Planning Commission.
- Comment 24 suggests that the illustration of pilasters should be removed. This illustration was a specific request from a previous hearing, but it could be removed.
- Comment 27 suggests that rather than prohibiting rooftop and upper floor terraces and decks that they could be allowed given certain controls.

In addition to the comments received from the community of local architects in Exhibit 16, additional public comment was received from a local architect and are included in Exhibit 18. The public comment expresses concern with using “real world photo examples” within the document and makes recommendations for specific sections of the draft document. First, the public comment requests that parking structure entry gate setback be reduced to under 25 feet in standard A.5.1. Second, the public comment requests that the six-foot height limit for vehicular entry gates be increased in standard A.8.3. Third, the public comment questions whether landscaped roofs can count towards the landscaping requirement in standard A.10.1.a, and whether 20 percent is too high. Last, the public comment requests that the private and community recreation spaces be reduced in size in standard A.10.1.

Exhibit 20 includes public comment received between 11:01 a.m., September 9, 2022, and 11:00 a.m., September 13, 2022. These comments are meant to update the comments provided in Exhibit 15 with the August 24, 2022 Desk Item report. The public comment in Exhibit 20 also expresses support with the information provided in Exhibits 16, 17, and 18, and provided additional suggestions throughout the Purpose and Applicability section of the document. Staff is supportive of these recommendations and can incorporate the recommendations when forwarding the revised document to the Town Council.

EXHIBITS:

Previously received with the June 22, 2022, Staff Report:

1. Town Council Resolution 2019-053
2. Summary of feedback received during community engagement meetings
3. Draft Objective Standards
4. Public Comments received prior to 11:00 a.m., Friday, June 17, 2022

Previously received with the June 22, 2022, Addendum Report:

5. Staff response to Commissioner's questions
6. Issues considered by the Objective Standards Subcommittee
7. Commissioner email regarding City of Palo Alto Objective Standards

Previously received with the June 22, 2022, Desk Item Report:

8. Suggested additions and modifications provided by a Planning Commissioner

Previously received with the August 24, 2022 Staff Report:

9. Revised Draft Objective Standards
10. Revised Draft Objective Standards with Redlines
11. Summary of Revisions Made and Responses to Comments Received at the Planning Commission Hearing of June 22, 2022
12. Evaluation of Existing Developments

Previously received with the August 24, 2022 Addendum Report:

13. Planning Commissioner Comments

Previously received with the August 24, 2022 Desk Item Report:

14. Planning Commissioner Comments
15. Public Comment received between 11:01 a.m., August 23, 2022, and 11:00 a.m., August 24, 2022

Previously received with the September 14, 2022 Staff Report:

16. Architect Comments, received September 7, 2022
17. Planning Commissioner Comments
18. Public Comments received prior to 11:00 a.m., Friday, September 9, 2022

Received with this Addendum Report:

19. Staff's responses to architect comments in Exhibit 16.
20. Public Comments received between 11:01 a.m., September 9, 2022, and 11:00 a.m., September 13, 2022.

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