

**Town of Los Gatos
Objective Standards
PRELIMINARY TOPICS
for February 22, 2022, Community Meeting**

A. SITE STANDARDS

1. Building Placement

The **Intent** of any objective standard(s) developed to promote appropriate building placement is to provide:

- Visual continuity and defined frontage conditions with buildings placed close to the street
- Prescribed separations between buildings on neighboring properties where transitions in height, scale, or development intensity occur

2. Open Space

The **Intent** of any objective standard(s) developed to promote on-site open space is to provide:

- An enhanced pedestrian realm along the right-of-way
- Common open spaces for recreation, social gathering, outdoor dining, and other uses in shared outdoor spaces as amenities for adjoining buildings
- Private open spaces that provide individual units with access to light, air, and private outdoor areas
- Potential reductions in impervious surface area

3. Landscaping and Screening

The **Intent** of any objective standard(s) developed for landscaping is to provide:

- Enhanced landscaping and visual continuity along the street and front setback areas adjacent to streets
- Greater privacy between neighboring properties
- Attractive screening of private areas, utilities, service areas, parking areas, and vehicular access areas
- Fencing and retaining walls that are appropriately scaled to pedestrians and buildings, don't obstruct the view of buildings from the street, and are designed cohesively with the building and natural terrain

4. Pedestrian Access

The **Intent** of any objective standard(s) developed to promote pedestrian access is to provide:

- Connectivity to the public sidewalk

- [Internal connectivity](#) between all structures, entries, facilities, amenities, and parking areas
- Safe pedestrian walkways in parking and vehicular access areas

5. Parking Location and Design

The **Intent** of any objective standard(s) developed to enhance the design of parking areas is to provide:

- Mitigation of the visual impact of surface parking lots on public rights-of-way
- Reduced paving area and [increased landscaping](#)
- Bicycle parking with convenient access to buildings

6. Parking Structure Design

The **Intent** of any objective standard(s) developed to enhance the design of parking structures is to provide:

- Mitigation of the visual impact of parking structure facades on public rights-of-way
- [Enhanced parking structure](#) facades that are developed with architectural features and articulation

7. Utilities

The **Intent** of any objective standard(s) developed to promote the enhanced design of utilities and service areas is to provide:

- Lighting for the safety and visibility of pedestrian and common areas and avoid lighting that causes glare, light pollution, or spillover onto neighboring parcels
- [Utilities](#) that blend in and are integrated into the building with similar architectural design forms, features, and materials
- Location and screening requirements that reduce the visual impact of utility and service areas from view of the right-of-way and adjacent properties

B. BUILDING STANDARDS

1. Building Height

The **Intent** of any objective standard(s) developed to promote appropriate building heights by providing rules for [transitions](#) between buildings on adjacent properties or building additions with substantially differing building heights

2. Massing and Scale

The **Intent** of any objective standard(s) developed to promote appropriate massing and scale is to provide:

- Transitions in perceived bulk and mass between buildings on adjacent properties or building additions with substantially differing mass and scale

- [Modulation](#) of the appearance of bulk and box-like buildings by incorporating architectural features on the façade, changes in the façade plane, and/or [upper story setbacks](#)

3. Roof Design

The **Intent** of any objective standard(s) developed for [roof design](#) is to provide enhanced architectural features or details and reduce the appearance of box-like structures.

4. Façade Design and Articulation

The **Intent** of any objective standard(s) developed to promote façade design and articulation is to provide:

- [Articulated facades](#) with memorable architectural features that facilitate an attractive appearance and enhance the neighborhood
- Generally [orient buildings](#) toward streets and public rights-of-way with entrances and architectural treatment that increase visual and physical connections, spatial relationships, and framing of the public realm
- Minimizing blank facades that contain minimal or no architectural treatment
- A base, middle, and top of the building through articulation of the façade design
- Reduction in the appearance of massive structures by employing varying design treatments along the length of longer façades
- Design of facades that engage pedestrians at the pedestrian scale with design features and greater [transparency](#) through windows and openings along the ground floor
- Architectural elements that provide shade and weather protection for pedestrians and building patrons
- A reduction in the visual impact of garages by incorporating limited garage dimensions and enhanced architectural treatment