



# Objective Standards for Development in Los Gatos

**Community Meeting #2**  
**May 12, 2022**



# AGENDA

- Review of the Purpose of Objective Standards
- Review of Development Topics for Objective Standards
- Issues identified at Community Meeting #1
- Questions and Comments
- Next Steps

# TIMELINE

› SPRING - FALL 2021 › WINTER 2021-2022 › SPRING 2022 › SUMMER 2022

We are here!



Community  
Meeting #1



Background Information &  
Preliminary Issues



Preliminary Objective  
Standards Development



Subcommittee  
Meetings



Community  
Meeting #2



Administrative Draft  
Objective Standards



Final Objective Standards  
Documentation



Planning  
Commission  
Hearing  
Meeting



Town Council  
Hearing  
Meeting

REVIEW \*

# Objective Standards for Development in Los Gatos

An overview of information posted to the Town website

<https://www.losgatosca.gov/2729/Objective-Standards>

# PURPOSE OF OBJECTIVE DESIGN STANDARDS

★ review★

Establish objective criteria as a tool for the streamlined and ministerial review process

- Comply with recent State housing legislation
- Achieve intent of the Town's planning documents and enhance community character
- Provide objective criteria for the review of multi-family residential and mixed-use development projects
- Provide certainty to developers
- Respond to demand for multi-family housing

review \*

# WHAT ARE OBJECTIVE STANDARDS?

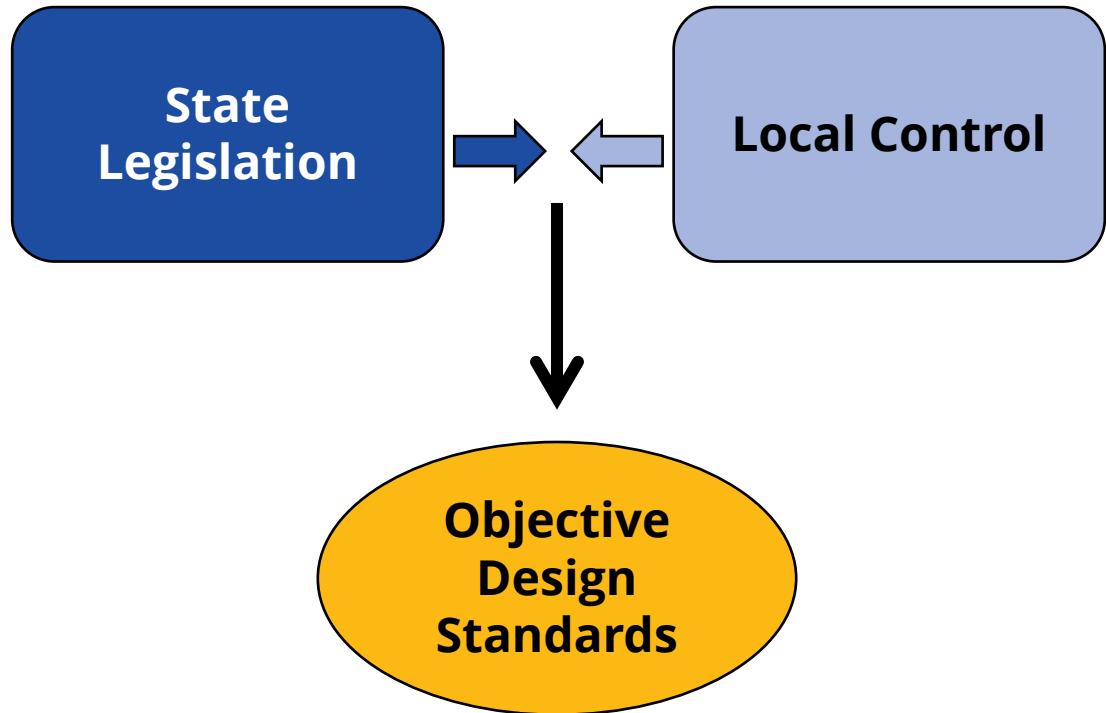
“standards that involve **no personal or subjective judgment** by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.”

(California Government Code, Section 65913.4)

# OBJECTIVE STANDARDS

★ review★

- Objective standards are a powerful toolkit that allow communities to respond to State housing laws that are reducing local control over development
- Provide an opportunity to ensure that the appearance of new development is compatible with the Town's vision



★ review★

## DISCRETIONARY REVIEW

- Project undergoes design review
- Qualitative judgement and review by Town staff and reviewing bodies
- Reviewing bodies determine the project's compliance with **design guidelines**

## MINISTERIAL REVIEW

- Streamlined review by Town staff
- Removes personal or subjective judgement
- Consistency with **objective design standards** is primary tool for project review

# DESIGN GUIDELINES VS. OBJECTIVE STANDARDS

★ review★

## Design Guidelines

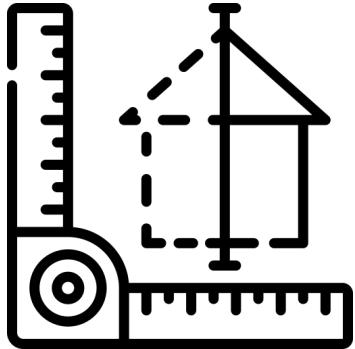
- Subjective
- Recommendations (not enforceable)
- Unmeasurable and difficult to interpret

## Objective Standards

- Supplement Design Guidelines
- Streamlined Review
- Measurable, quantifiable, easily defined, and enforceable

# TOOLS FOR OBJECTIVE STANDARDS

★ review ★

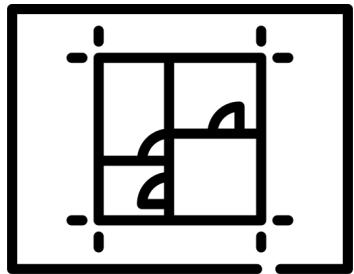


## Counts and Measurements

*Height*

*Distances*

*Setbacks*



**1:100**

## Ratios

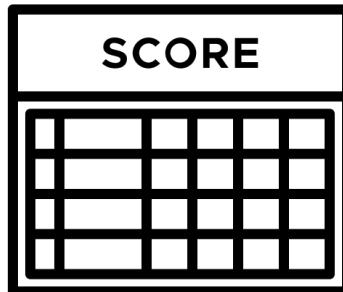
*Roof Pitch*

*Step Back Ratio*



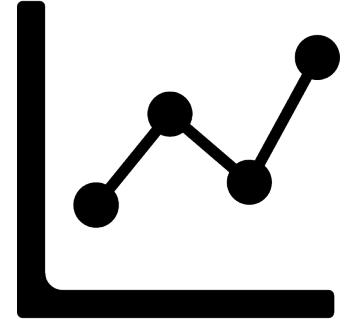
## Checklists

*Checklist of required architectural features*



## Scorecards

*Minimum total of combined scores for eligible design treatment*



## Performance Measures and Benchmarks

*Minimum amount of open space provided*



# PREVIOUS MEETING

## Community Meeting #1 February 22, 2022

- Purpose of Objective Standards
- Development Topics for Objective Standards
- Community Questions and Comments



# COMMENTS BY MEETING #1 PARTICIPANTS

- How can the “scorecard” Objective Standard be best utilized?
- Will Objective Standards make all development look alike?
- How long will the Objective Standards process take?

## SCORECARD AS AN OBJECTIVE STANDARD

Variation in the façade plane shall be provided for buildings greater than one story by incorporating any combination of the following architectural solutions to achieve a minimum of 12 points.

- Architectural features
- Material and color changes
- Balconies or Juliet balconies
- Landscaped trellises or lattices
- Chimneys
- Wide overhangs with projecting brackets
- Window boxes or plant shelves
- Decorative elements such as molding, ornamentation, corbels, or colonnades

## SCORECARD AS AN OBJECTIVE STANDARD

- Architectural features, such as:
  - Arcade or gallery along the ground floor; 8 points
  - Awnings or canopies; 6 points
  - Building cornice; 5 points
  - Belly band, or horizontal architectural element, between the first and second floor; or 5 points
  - Façade sconce lighting. 3 points

## SCORECARD AS AN OBJECTIVE STANDARD

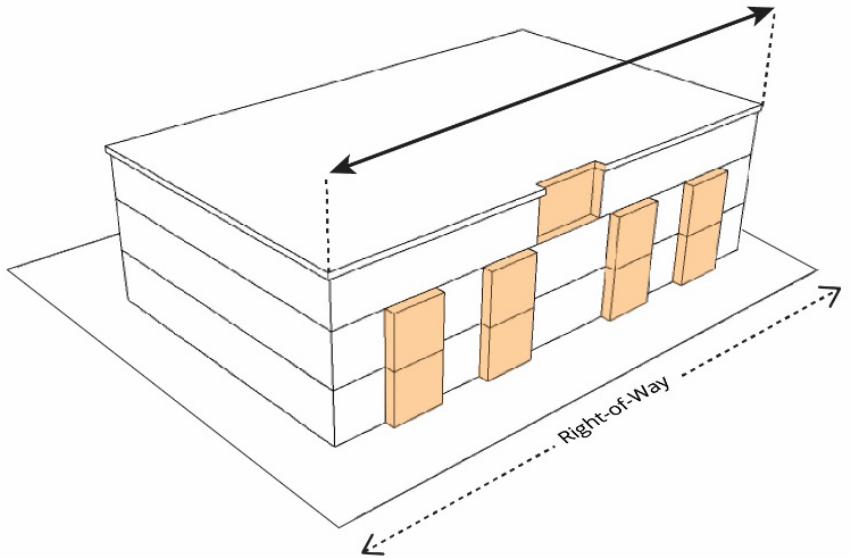
- Bay windows; 6 points
- Material and color changes; 5 points
- Balconies or Juliet balconies; 5 points
- Landscaped trellises or lattices; 5 points
- Chimneys; 3 points
- Wide overhangs with projecting brackets; 3 points
- Window boxes or plant shelves; or 3 points
- Decorative elements such as molding, ornamentation, corbels, or colonnades. 3 points

## WILL ALL DEVELOPMENT LOOK ALIKE?

A building three stories or greater shall be designed to differentiate the base, middle, and top of the building on any street-facing façade. Each of these elements shall be distinguished from one another using at least two of the following solutions.

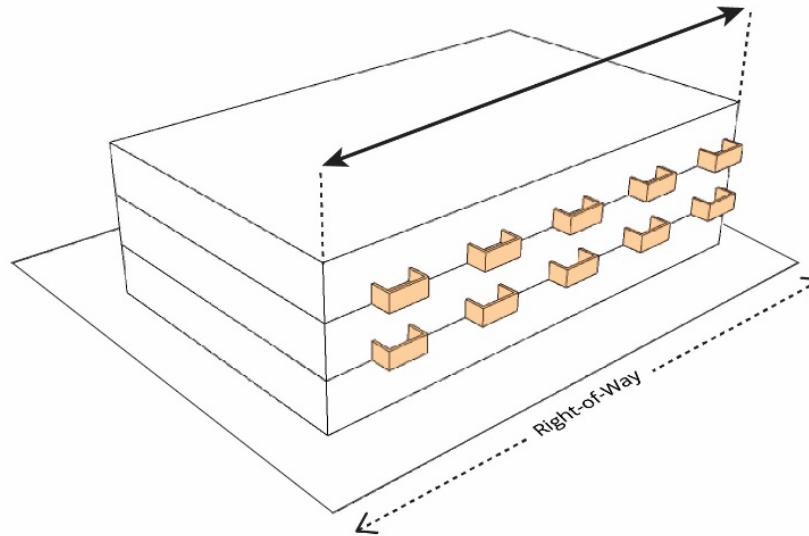
(5 solutions provided, as follows:)

# WILL ALL DEVELOPMENT LOOK ALIKE?



Changes in street-facing facade plane for a minimum 70 percent of the full facade length that protrude or recess with a minimum dimension of 2 feet

↔ Total facade length facing right-of-way



Balconies or habitable projections with a minimum depth of 2 feet for a minimum 20 percent length of the facade

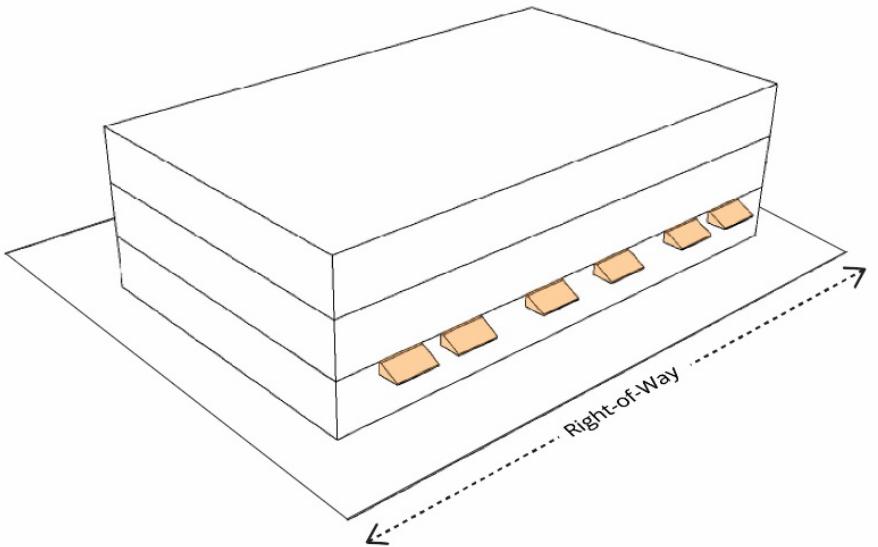
↔ Total facade length facing right-of-way

**B.3.1.a**

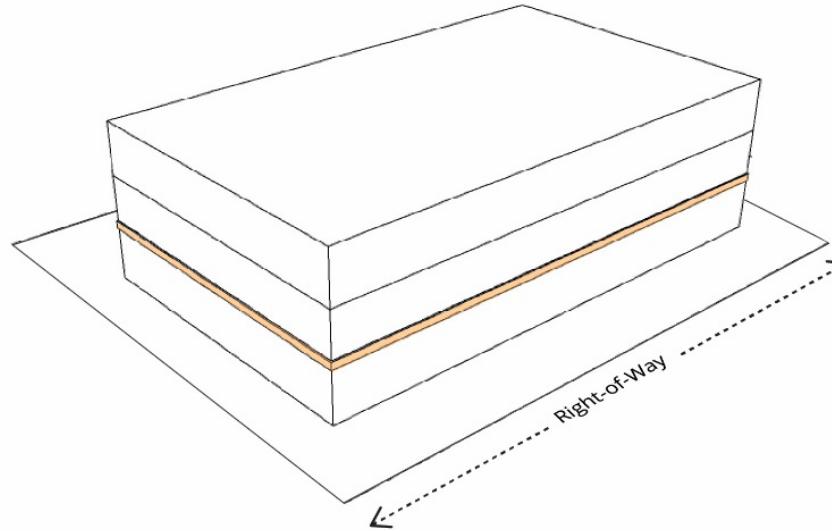
**B.3.1.b**

**DRAFT OBJECTIVE STANDARD B.3.1 (minimum 2 of 5)**

# WILL ALL DEVELOPMENT LOOK ALIKE?



Shade or weather protection with a minimum 3-foot projection from facade plane



Use of a minimum 10-inch belly band or horizontal architectural element between the first and second floor

## B.3.1.c

## B.3.1.d

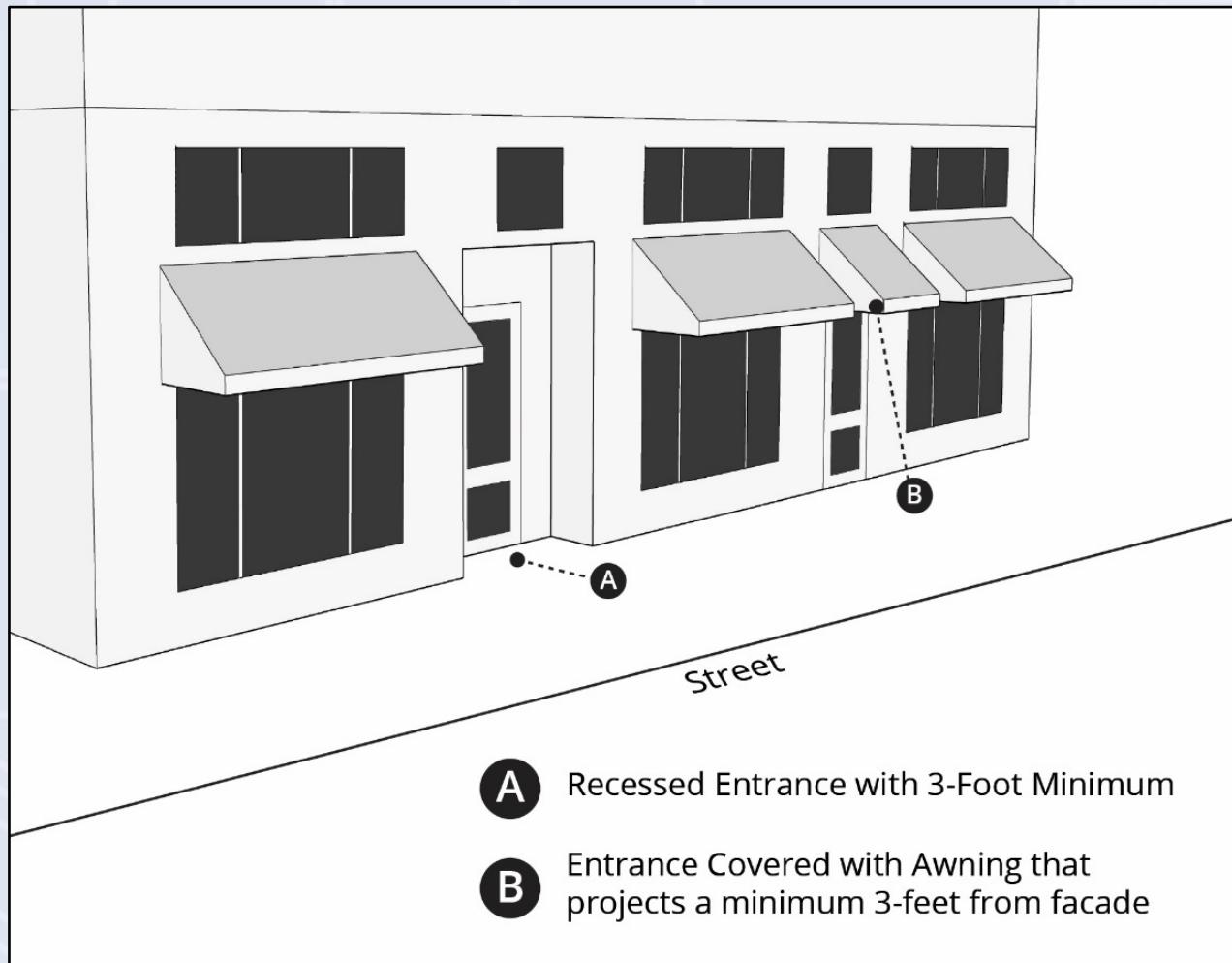
**B.3.1.e** The use of at least two different façade materials, each covering a minimum 20 percent of the street-facing façade.

**DRAFT OBJECTIVE STANDARD B.3.1 (minimum 2 of 5)**

# WILL ALL DEVELOPMENT LOOK ALIKE?

Mixed-use development shall meet the following requirements:

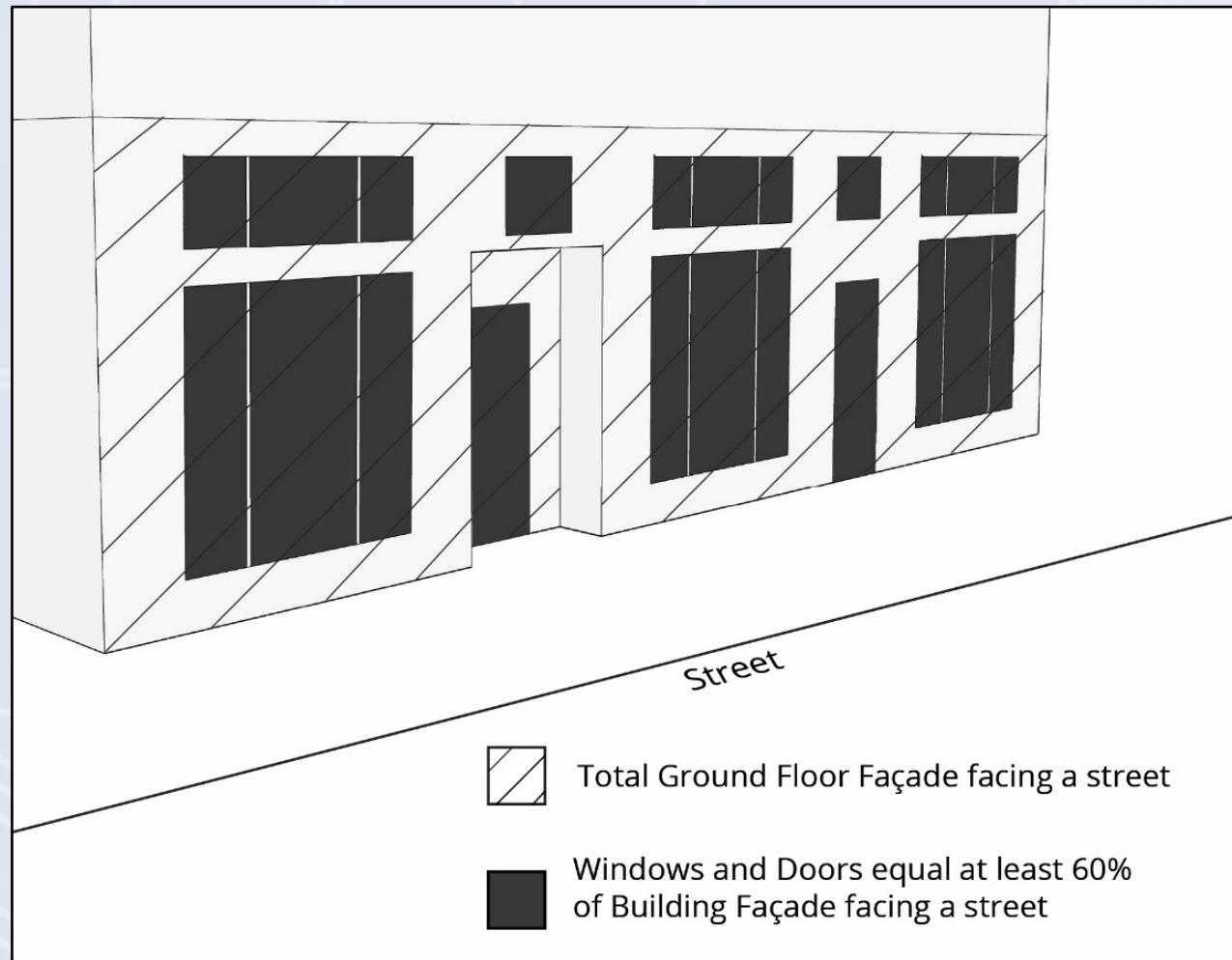
- a. Pedestrian entries to ground-floor and upper-floor commercial uses shall meet at least one of the following standards:
  - i. The entrance shall be recessed in the façade plane at least three feet in depth; or
  - ii. The entrance shall be covered by an awning, portico, or other architectural element projecting from the façade a minimum of three feet.



# WILL ALL DEVELOPMENT LOOK ALIKE?

Mixed-use development shall meet the following requirements:

b. For ground-floor commercial uses, façades facing a street shall include windows, doors, or openings for at least 60 percent of the building façade that is between two and eight feet above the level of the sidewalk.



# HOW LONG WILL THE PROCESS TAKE?



*tonight!*



## COMMENTS AND QUESTIONS

- Meeting participant comments on Draft Objective Standards (published April 22 on Town website)



## NEXT STEPS

- Revisions in coordination with Town staff
- Adoption Process with Planning Commission and Town Council

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Thank you!

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