

TOWN OF LOS GATOS PLANNING COMMISSION REPORT

MEETING DATE: 08/24/2022

ITEM NO: 3

DATE: August 19, 2022
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Review and Recommendation of the Draft Objective Standards to the Town Council.

RECOMMENDATION:

Review and recommendation of the Draft Objective Standards to the Town Council.

BACKGROUND:

On June 22, 2022, the Planning Commission received and considered public comments on the Draft Objective Standards, completed the review of the document, and provided input to staff on recommended modifications. The item was continued to a future meeting to allow staff time to prepare responses to the input received and to prepare a revised Draft Objective Standards document (Exhibit 9).

DISCUSSION:

The revised Draft Objective Standards document (Exhibit 9) continues to be organized into two sections: Site Standards (Section A); and Building Design (Section B). The Site Standards section includes objective standards for: site layout and building placement; vehicular access and parking; and outdoor spaces and amenities. The Building Design section includes objective standards for: building form and massing; façade articulation; materials; and roof design. Many of the objective standards in the revised document have been updated and several new standards have been added. Diagrams throughout the document have also been updated. The revised draft includes a new Key Terms section providing definitions for many terms used in the document.

A redline version of the revised Draft Objective Standards showing the changes made throughout the document is included as Exhibit 10. Staff has also prepared a summary of the revisions made and responses to comments received from the Planning Commission on

PREPARED BY: SEAN MULLIN, AICP and RYAN SAFTY
Senior Planner Associate Planner

Reviewed by: Planning Manager and Community Development Director

DISCUSSION (continued):

June 22, 2022 (Exhibit 11). Lastly, staff conducted an evaluation of three existing developments in the Town using several of the revised Draft Objective Standards for the purpose of illustrating how these objective standards would not prevent projects from being designed to the quality level required by the current subjective process (Exhibit 12).

As the Planning Commission reviews the revised Draft Objective Standards and other supporting materials, staff requests direction on several specific items summarized below and highlighted in Exhibit 11:

New A.11.1 (Line 41): The Community Design Element of the 2040 General Plan encourages consistent setbacks Town-wide and reduced setbacks in Community Growth Districts (CGD). For this reason, Standard A.11.1 was written to be specific to CGDs. Given the policies in the Community Design Element and the comments made by the Planning Commission during discussion of this item, staff requests direction on whether this standard should apply Town-wide or only within CGDs.

New B.4.11 (Line 68): The standard relating to reducing privacy intrusions created by balconies was revised to provide more opportunity for developments to achieve the private recreation space requirements while protecting existing residential uses at all scales. Even with this change, staff is concerned with the requirement for private recreation space while simultaneously restricting its location to protect privacy. Staff looks to the Planning Commission for discussion of this potential conflict and welcomes direction on the matter.

PUBLIC COMMENTS:

Throughout the process and prior to the Planning Commission meeting of August 24, 2022, staff contacted several professional organizations, design professionals, developers, and residents to inform them about the meeting and encourage participation and written comments on the Draft Objective Standards. In addition to the direct contact summarized above, staff requested public input through the following media and social media resources:

- On the Town's website home page, What's New;
- On the Town's webpage dedicated to objective standards; and
- On the Town's social media accounts.

At this time, no public comments have been received.

CONCLUSION:

A. Summary

The Town of Los Gatos has prepared Draft Objective Standards for the review of multi-family and mixed-use development applications as required by State legislation. The Draft Objective Standards were developed following research by staff and the Town's consultant, five meetings with the Planning Commission subcommittee, and two community engagement meetings. Following input received from the Planning Commission on June 22, 2022, staff prepared revised Draft Objective Standards and other supporting materials for consideration by the Planning Commission.

B. Recommendation

The revised Draft Objective Standards have been forwarded to the Planning Commission for review. Staff recommends that the Planning Commission:

- Receive and consider public comments;
- Complete the review of the revised Draft Objective Standards; and
- Forward a recommendation to the Town Council to approve the revised Draft Objective Standards.

C. Alternatives

Alternatively, the Commission can:

1. Forward a recommendation of approval to the Town Council with additional and/or modified objective standards; or
2. Continue the matter to a date certain with specific direction to staff.

NEXT STEPS:

Following review and recommendation by the Planning Commission, the Town Council will consider the revised Draft Objective Standards, the Planning Commission recommendation, and any additional public comments. Once the Town Council adopts objective standards, staff will develop streamlined review procedures for applications proposing qualifying housing projects.

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SUBJECT: Draft Objective Standards

DATE: August 19, 2022

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

Received with the June 22, 2022, Desk Item Report:

8. Suggested additions and modifications provided by a Planning Commissioner

Received with this 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

TOWN OF LOS GATOS
DRAFT OBJECTIVE STANDARDS
August 24, 2022

PURPOSE AND APPLICABILITY

The purpose of the Objective Design Standards is to ensure that new qualifying projects in Los Gatos provide high-quality architecture, integrate with surrounding development, and include well-designed amenities and outdoor areas to enhance community character. These standards are intended to guide property owners, applicants, developers, and design professionals by providing clear design direction that enhances the Town's unique character and ensures a high-quality living environment.

A qualifying project is a Housing Development Project as defined in Gov. Code 65589.5 in zones where the use is principally permitted. Housing Development Projects shall comply with the Objective Design Standards, and include multi-family housing, residential mixed-use projects with at least two-thirds of the square footage designated for residential use, or supportive and transitional housing.

Qualifying projects must also comply with all existing development requirements in the Town, including but not limited:

- General Plan
- Town Code
- Guidelines and Standards for Land Use Near Streams
- Bicycle and Pedestrian Master Plan
- Parks and Public Works Standards
- Santa Clara County Fire Department Requirements

ORGANIZATION

The following Objective Design Standards are organized into two primary sections: Site Standards; and Building Design. The Site Standards section includes objective standards for site layout and building placement, vehicular access and parking, and outdoor areas and amenities. The Building Design section includes objective standards for building form and massing, façade articulation, materials, and roof design.

KEY TERMS

Community recreation space in mixed-use developments means public gathering spaces, such as: plazas, outdoor dining areas, squares, pocket parks, or other community areas for the use of the public. *Community recreation space* in multi-family developments means gathering spaces, such as: play areas, pool areas, patios, rooftop decks, or other community areas for the use of residents.

Façade articulation means the division of a building façade into distinct sections; including the materials, patterns, textures, and colors that add visual interest to a building or façade.

Fenestration means the design, construction, and presence of any openings in a building, such as: windows, doors, vents, wall panels, skylights, curtain walls, and louvers.

Mixed-use means a development project where a variety of uses such as office, commercial, institutional, and residential are combined in a single building or on a single site in an integrated project.

Multi-family use means the use of a site for three or more dwelling units on the same site.

Landscaping means an area devoted to plantings, lawn, ground cover, gardens, trees, shrubs, and other plant materials; excluding driveways, parking, loading, or storage areas.

Primary building means a building within which the principal or main use on a lot or parcel is conducted. Where a permissible use involves more than one building designed or used for the primary purpose on the subject property, each such building on the parcel shall be construed as constituting a primary building.

Private recreation space at the ground level means a single outdoor enclosed patio or deck. *Private recreation space* above the ground level means an outdoor balcony, rooftop deck, or similar.

Transitional and supportive housing means a type of housing used to facilitate the movement of people experiencing homelessness into permanent housing and independent living.

A. SITE STANDARDS

A.1. Pedestrian Access

- 1.1 All on-site buildings, entries, facilities, amenities, and parking areas shall be internally connected with pedestrian pathways and may include use of the public sidewalk. Pedestrian pathways shall connect to the public sidewalk along each street.
- 1.2 Pedestrian pathways within internal parking areas shall be separated from vehicular circulation by a physical barrier, such as a grade separation or a raised planting strip, of at least six inches in height and at least six feet in width.

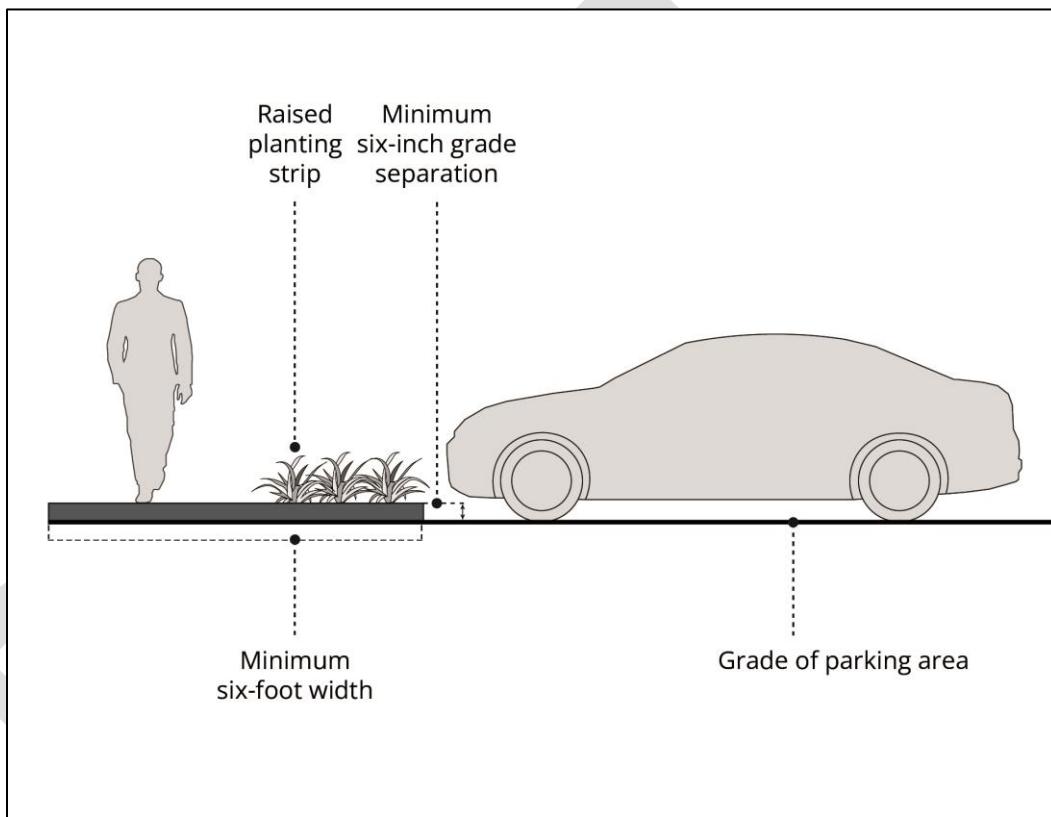


Figure A.1.2

A.2. Bicycle Access

- 2.1 Bicycle parking shall be located within 50 feet of at least one primary building entrance.
- 2.2 Multi-family residential buildings shall provide one bicycle parking space per dwelling unit.
- 2.3 Mixed-use projects shall provide one bicycle parking space per dwelling unit and one bicycle parking space per 2,000 square feet of commercial space.
- 2.4 A minimum five-foot-wide walkway shall be provided connecting the bicycle parking area(s) and the street-facing sidewalk.

A.3. Vehicular Access

- 3.1 Off-street parking shall have internal vehicular circulation that precludes the use of a street for aisle-to-aisle circulation.

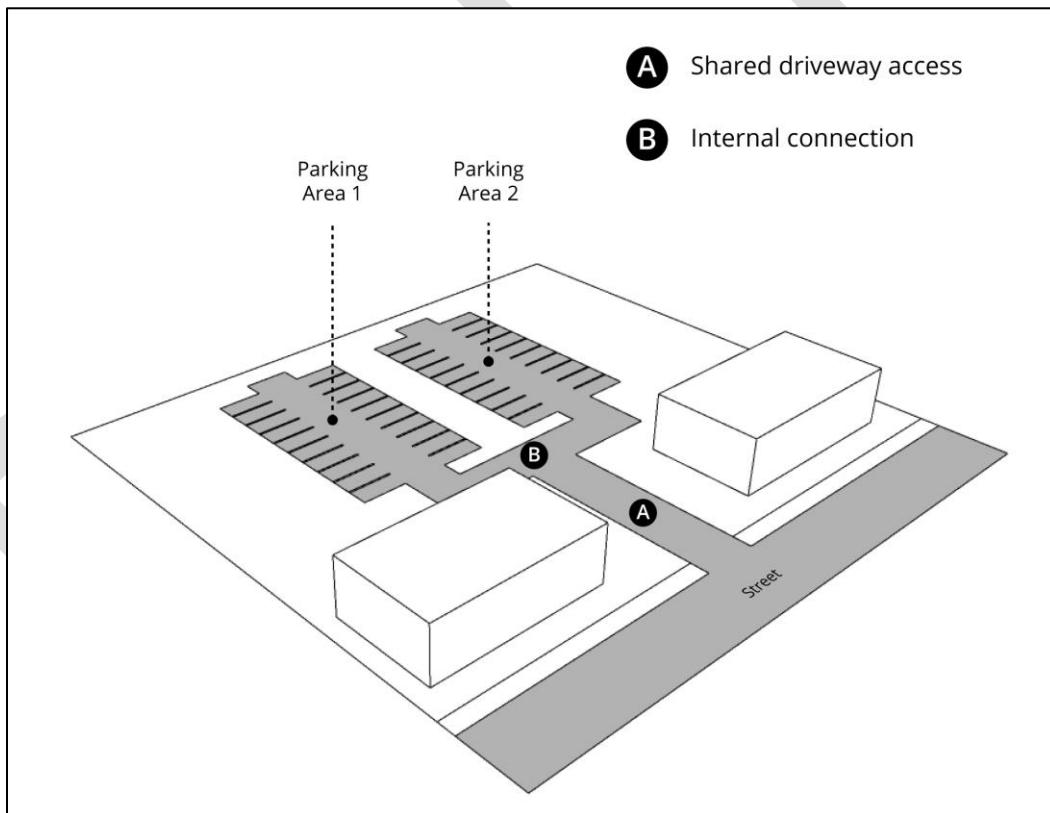


Figure A.3.1

A.4. Parking Location and Design

- 4.1 Driveways and surface parking lots shall not be located between the primary building frontage and the street.
- 4.2 Multiple parking areas located on a common property shall be internally connected and shall use shared driveways to access the street.
- 4.3 Uncovered parking rows with at least 15 consecutive parking spaces shall include a landscape area of six feet minimum width at intervals of no more than 10 consecutive parking stalls. One tree shall be provided in each landscape area.

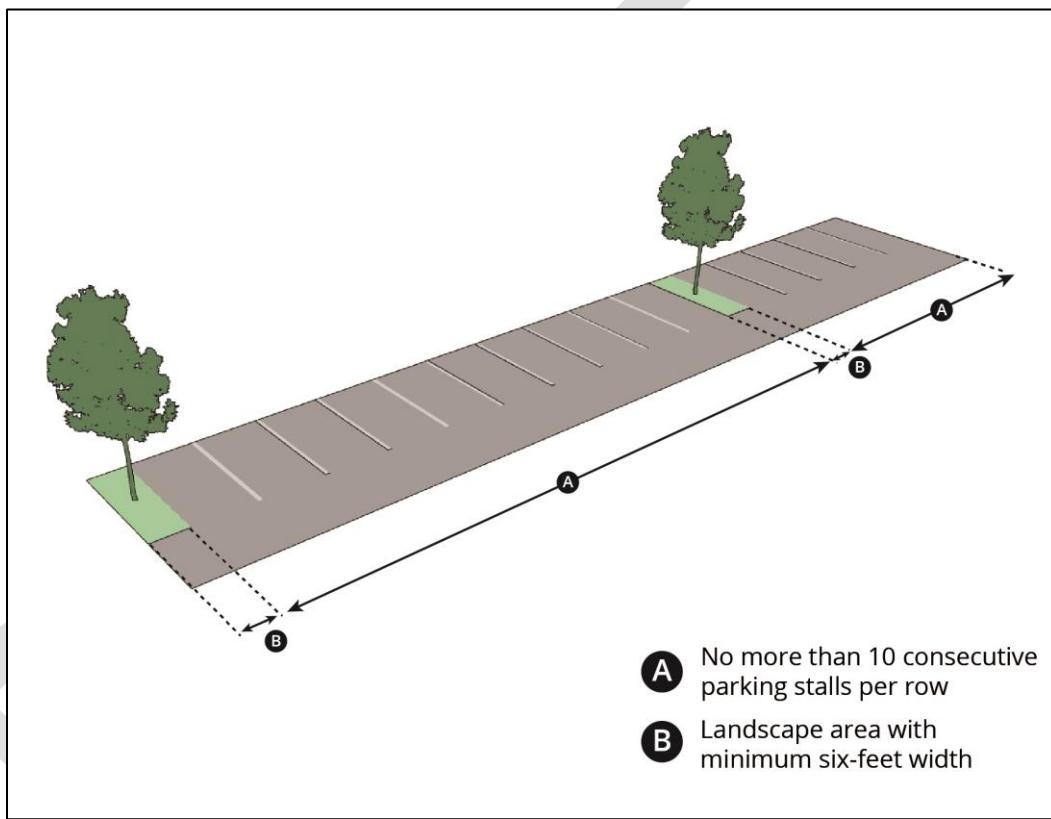


Figure A.4.3

- 4.4 Carports shall not be located between a primary building and a street.

A.5. Parking Structure Access

- 5.1 Any automobile entry gate to a parking structure shall be located to allow a minimum of 25 feet between the gate and the back of the sidewalk to minimize conflicts between sidewalks and vehicle queuing.
- 5.2 A parking structure shall not occupy more than 50 percent of the building width of any street-facing façade and shall be recessed a minimum five feet from street-facing façades of the building.

A.6. Utilities

- 6.1 Pedestrian-oriented lighting shall be provided along all pedestrian paths in community recreation spaces. Exterior lighting fixtures shall be a minimum of three feet and a maximum of 12 feet in height. Light fixtures shall be placed along the pedestrian path at a spacing of no more than 30 linear feet.
- 6.2 Exterior lighting shall be fully shielded and restrain light to a minimum 30 degrees below the horizontal plane of the light source. Lighting shall be arranged so that the light will not shine directly on lands of adjacent residential zoned properties. Uplighting is prohibited.

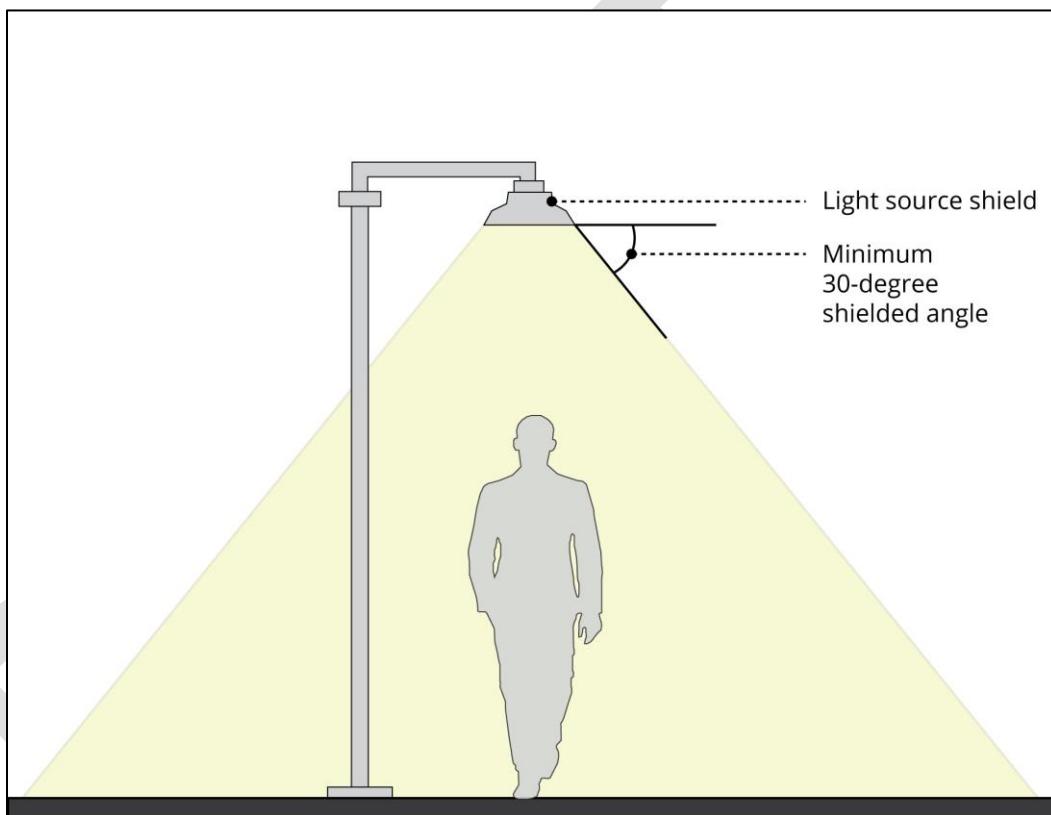


Figure A.6.2

- 6.3 Rooftop and ground-mounted utility cabinets, mechanical equipment, trash, and service areas shall be screened from view from the street with landscape planting, fencing, or a wall. The screening shall be at least the same height as the item being screened and shall be constructed with one or more of the materials used on the primary building. Solar equipment is exempt from this requirement.

A.7. Landscaping and Screening

- 7.1 At least 50 percent of the front setback area shall be landscaped.
- 7.2 A minimum 10-foot-wide landscape buffer shall be provided along the full length of the shared property line between multi-family or mixed-use development and abutting residential properties. The buffer shall include the following:
 - a. A solid masonry wall with a six-foot height, except within a street-facing setback where walls are not permitted; and

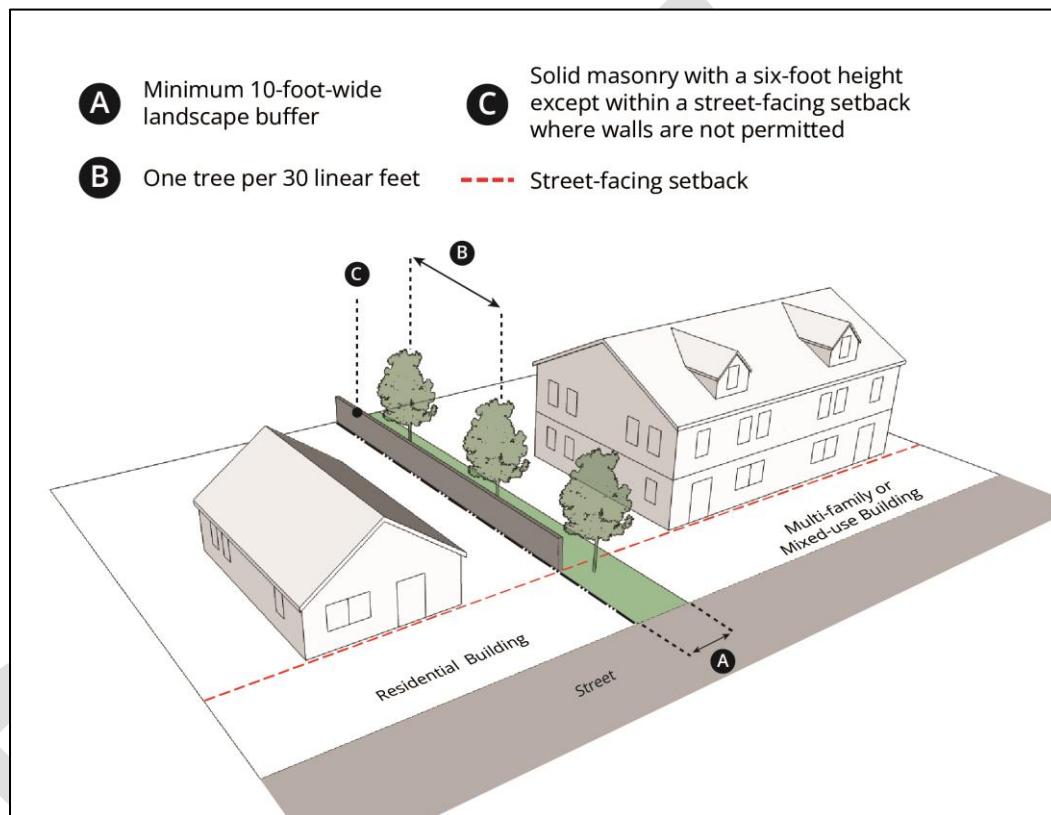


Figure A.7.2a

- b. Trees planted at a rate of at least one tree per 30 linear feet along the shared property line. Tree species shall be selected from the Town of Los Gatos Master Street Tree List and shall be a minimum 15-gallon size.
- 7.3 Surface parking lots shall be screened from view of the street with landscaping or a wall with a minimum three-foot height to screen the parking lot. When located in a street-facing setback, screening may not exceed a height of three feet.

A.8. Fencing

- 8.1 Fences, walls, hedges, and gates within required setbacks along all street frontages shall have a maximum height of three feet.
- 8.2 Chain link fencing is prohibited.
- 8.3 Vehicular entry gates and pedestrian entry gates shall have a maximum height of six feet.
- 8.4 Solid vehicular and pedestrian entry gates are prohibited. Entry gates shall be a minimum 50 percent open view.

A.9. Retaining Walls

- 9.1 Retaining walls shall not exceed five feet in height. Where an additional retained portion is necessary, multiple-terraced walls shall be used. Terraced walls shall set back at least three feet from the lower segment.
- 9.2 Retaining walls shall not run in a straight continuous direction for more than 50 feet without including the following:
 - a. A break, offset, or landscape pocket in the wall plane of at least three feet in length and two feet in depth; and
 - b. Landscaping at a minimum height of three feet at the time of installation along a minimum of 60 percent of the total length of the retaining wall.

A.10. Landscaped, Private, and Community Recreation Spaces

10.1 The following landscaped, private, and community recreation spaces are required for all qualifying projects and are calculated independent of each other:

- a. Landscaped space: A minimum of 20 percent of the site area shall be landscaped.
- b. Private recreation space: The minimum horizontal dimensions are 10 feet by six feet. The minimum vertical clearance required is eight feet. Private recreation space shall be directly accessible from the residential unit.
 - i. Each ground floor dwelling unit shall have a minimum of 200 square feet of usable private recreation space.
 - ii. Each dwelling unit above the ground floor shall have 120 square feet of usable private recreation space.
- c. Community recreation space: The minimum dimensions are 10 feet by six feet. A minimum of 60 percent of the community recreation space shall be open to the sky and free of permanent solid-roofed weather protection structures. Community recreation space shall provide shading for a minimum 15 percent of the community recreation space by either trees or structures, such as awnings, canopies, umbrellas, or a trellis. Tree shading shall be calculated by using the diameter of the tree crown at 15 years maturity. Shading from other built structures shall be calculated by using the surface area of the overhead feature.
 - i. Community recreation space shall be provided in mixed-use developments at a minimum of 200 square feet per residential unit plus a minimum of two percent of the commercial square footage.
 - ii. Community recreation space shall be provided in multi-family residential development projects at a minimum of 200 square feet per residential unit.

A.11. Building Placement

11.1 To create a continuous streetscape appearance, development in a Community Place Growth shall place at least 75 percent of the ground floor of a building within five feet of the front and street-side setback (where applicable) requirement of the Town Code.

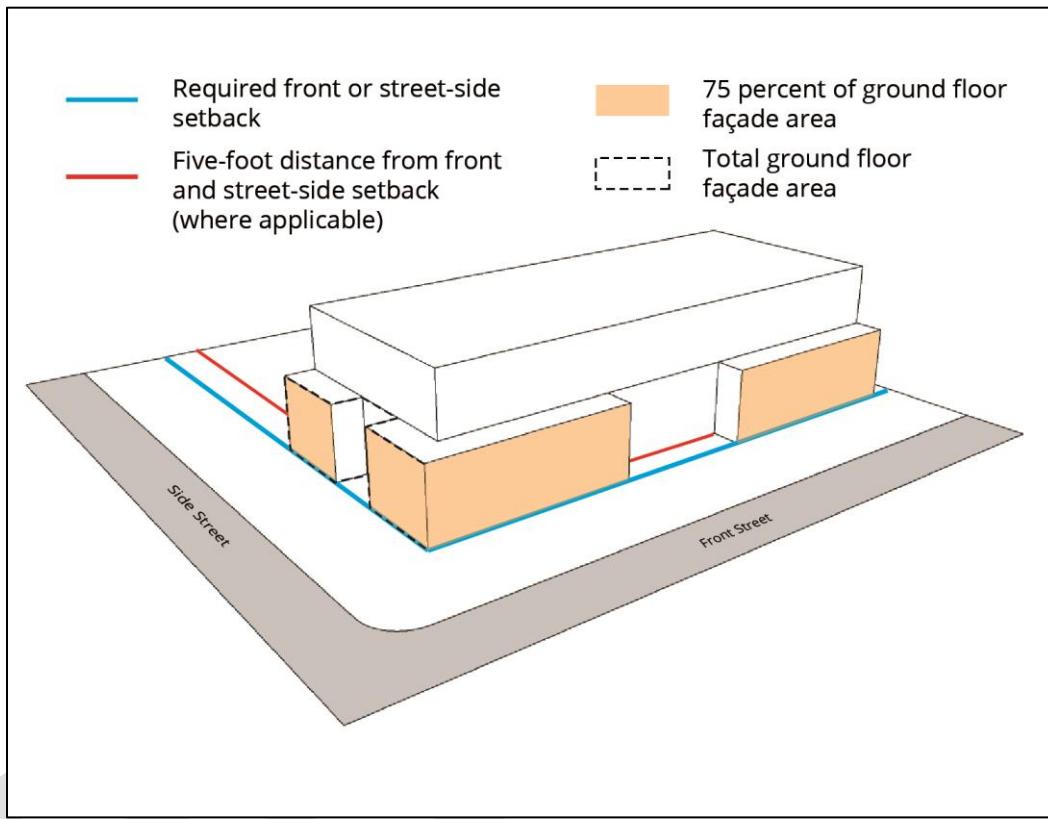


Figure A.11.1

11.2 A mixed-use residential project with a ground-floor commercial use shall provide site amenities on a minimum of 15 percent and maximum of 30 percent of the ground plane between the building and the front or street-side property line. The site amenities shall be comprised of any of the following elements:

- Landscape materials or raised planters;
- Walls designed to accommodate pedestrian seating, no higher than 36 inches;
- Site furnishings, including fountains, sculptures, and other public art; or
- Tables and chairs associated with the ground floor use.

B. BUILDING DESIGNS

B.1. Massing and Scale

1.1 Multiple-story building façades that face a street shall incorporate breaks in the building mass by implementing a minimum of three of the following solutions along the façades facing the street:

- A minimum of 40 percent of the upper floor façade length shall step back from the plane of the ground-floor façade by at least five feet;

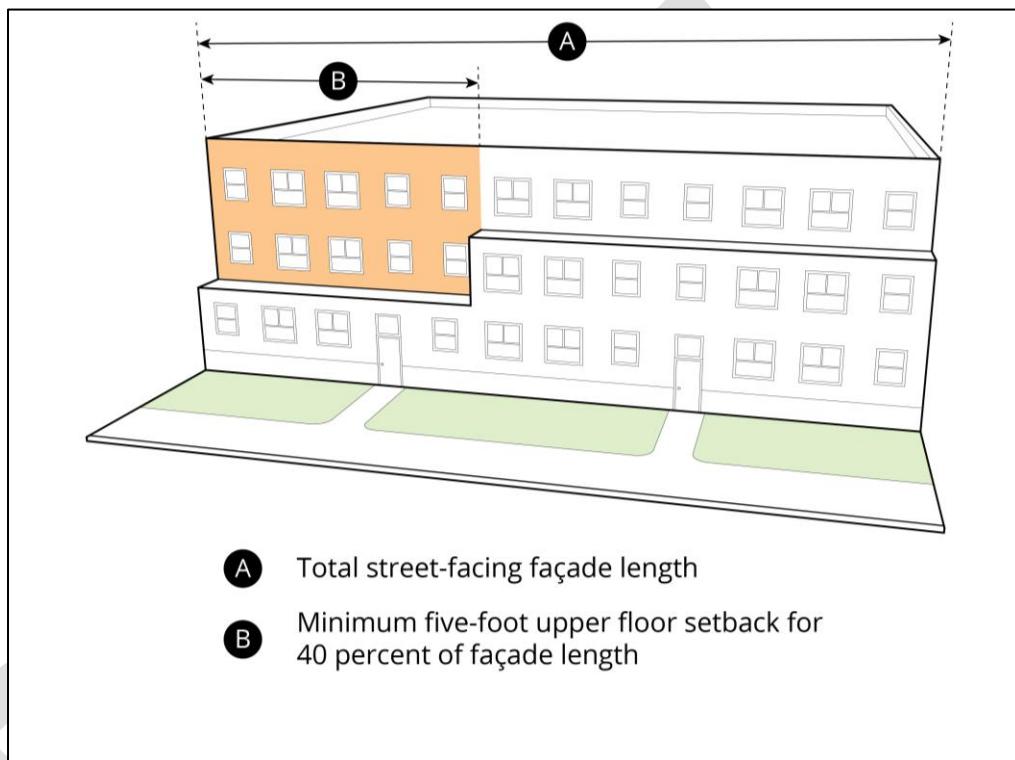


Figure B.1.1a

b. Changes in the façade plane with a minimum change in depth of two feet for a minimum length along the façade of two feet at intervals of no more than 30 feet;

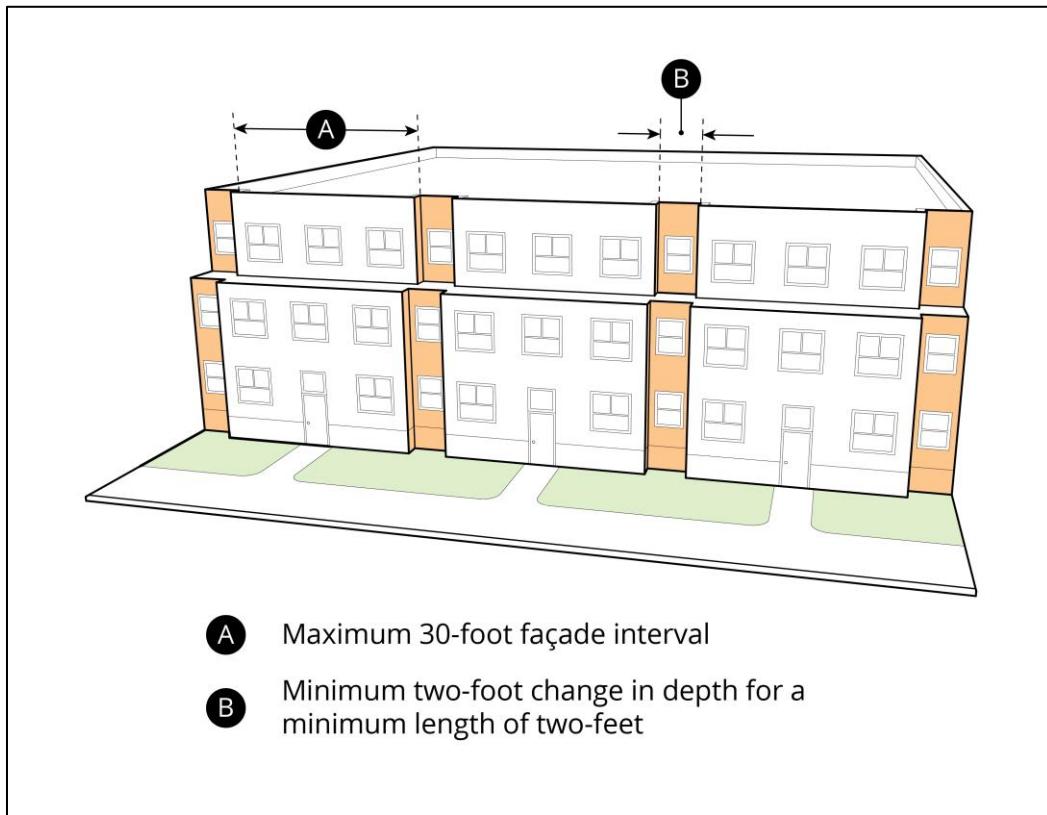


Figure B.1.1b

- c. Recessed building entry for the full height of the facade with a minimum ground plane area of 24 square feet;



Figure B.1.1c

d. An exterior arcade that provides a sheltered walkway within the building footprint with a minimum depth of eight feet, extending the full length of the façade;

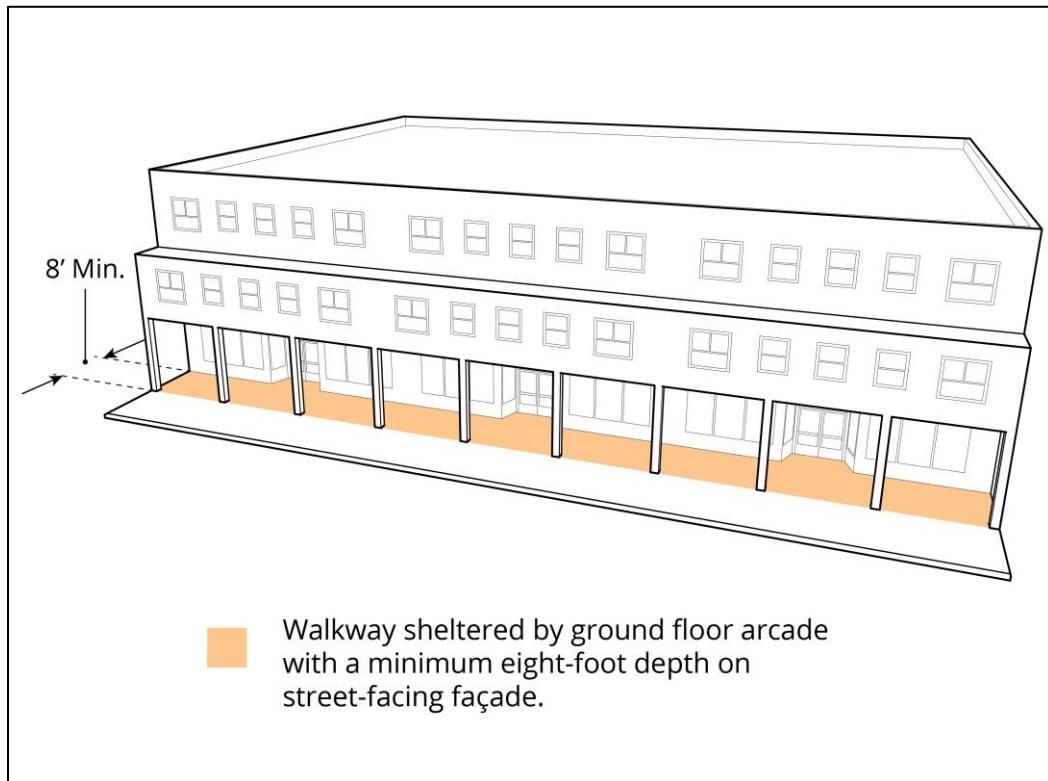


Figure B.1.1d

- e. Ground floor courtyards within the building footprint with a minimum area of 60 square feet; or



Figure B.1.1e

f. Vertical elements, such as pilasters or columns, that protrude a minimum of one foot from the façade and extend the full height of the building base or ground floor, whichever is greater.

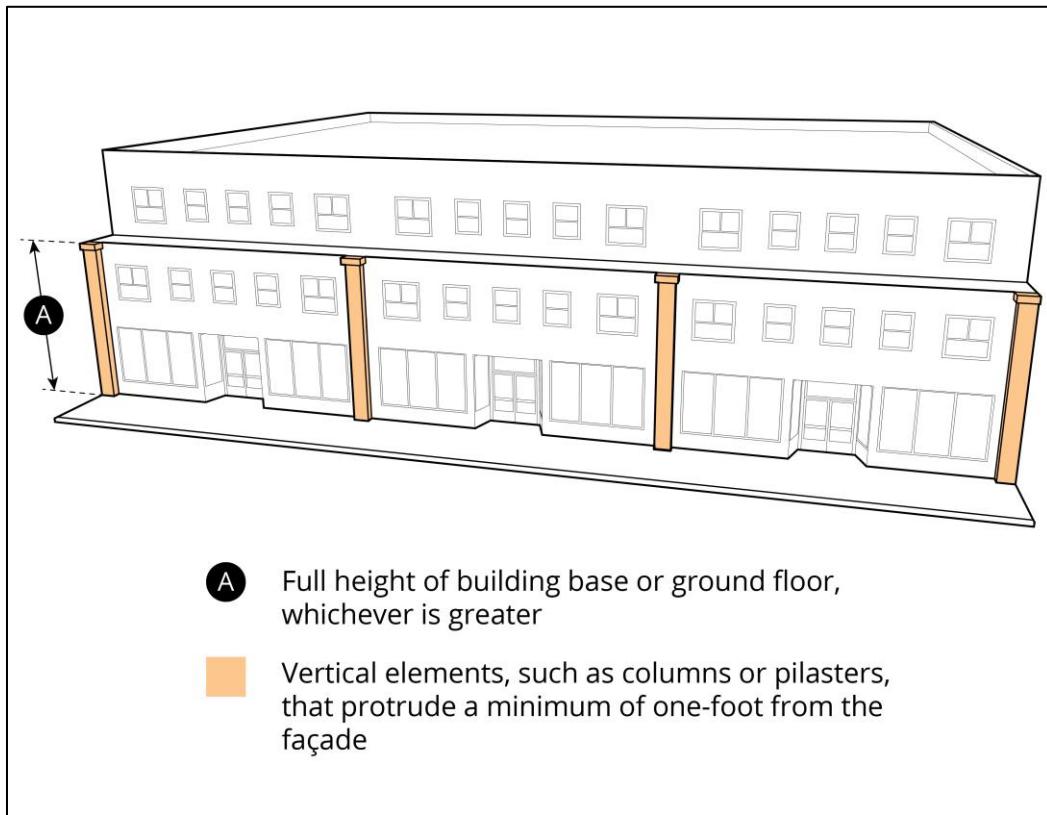


Figure B.1.1f

- 1.2 Upper floors above two stories shall be set back by a minimum of five feet from the ground-floor façade.
- 1.3 Townhomes or rowhouses shall have no more than six contiguous units in any single building.

B.2. Parking Structure Design

- 2.1 The ground-floor façade of a parking structure facing a street or pedestrian walkway shall be fenestrated on a minimum of 40 percent of the façade.
- 2.2 Façade openings on upper levels of a parking structure shall be screened up to 30 percent of the opening to prevent full transparency into the structure.
- 2.3 Parking structures facing a street and greater than 40 feet in length shall include landscaping between the building façade and the street, or façade articulation of at least 25 percent of the façade length. The façade articulation shall be implemented by one of the following solutions:
 - a. An offset of the façade plane with a depth of at least 18 inches for a minimum of eight feet in horizontal length; or
 - b. A different building material covering the entire façade articulation.

B.3. Roof Design

3.1 At intervals of no more than 40 feet along the building façade, horizontal eaves shall be broken using at least one of the following strategies:

- Gables;
- Building projection with a depth of a minimum of two feet;
- Change in façade or roof height of a minimum of two feet;
- Change in roof pitch or form; or
- Inclusion of dormers, parapets, and/or varying cornices.



Figure B.3.1

- 3.2 Skylights shall have a flat profile rather than domed.
- 3.3 The total width of a single dormer or multiple dormers shall not exceed 50 percent of the length of the roof.



Figure B.3.3

- 3.4 Carport roof materials shall be the same as the primary building.

B.4. Façade Design and Articulation

4.1 Buildings greater than two stories 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:

- Variation in building mass for a minimum of 60 percent of the length of the street-facing façade through changes in the façade plane that protrude or recess with a minimum dimension of two feet;

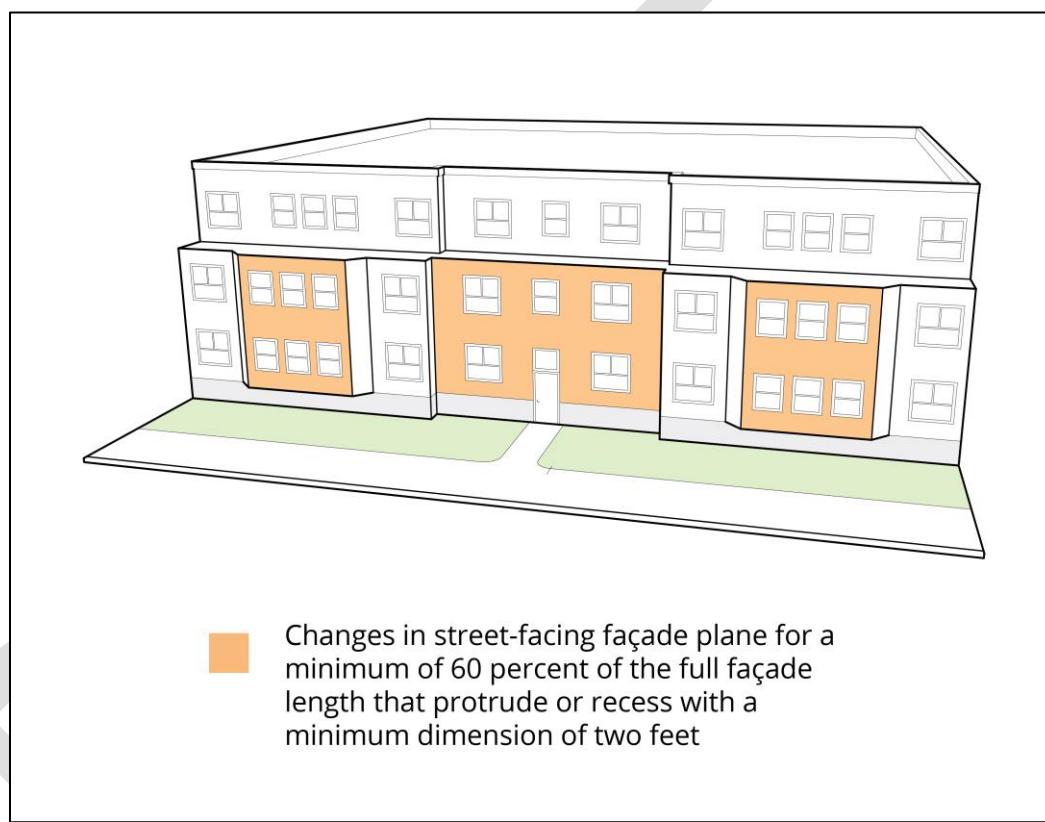


Figure B.4.1a

b. Balconies or habitable projections with a minimum depth of two feet for a minimum of 20 percent length of the street-facing façade;

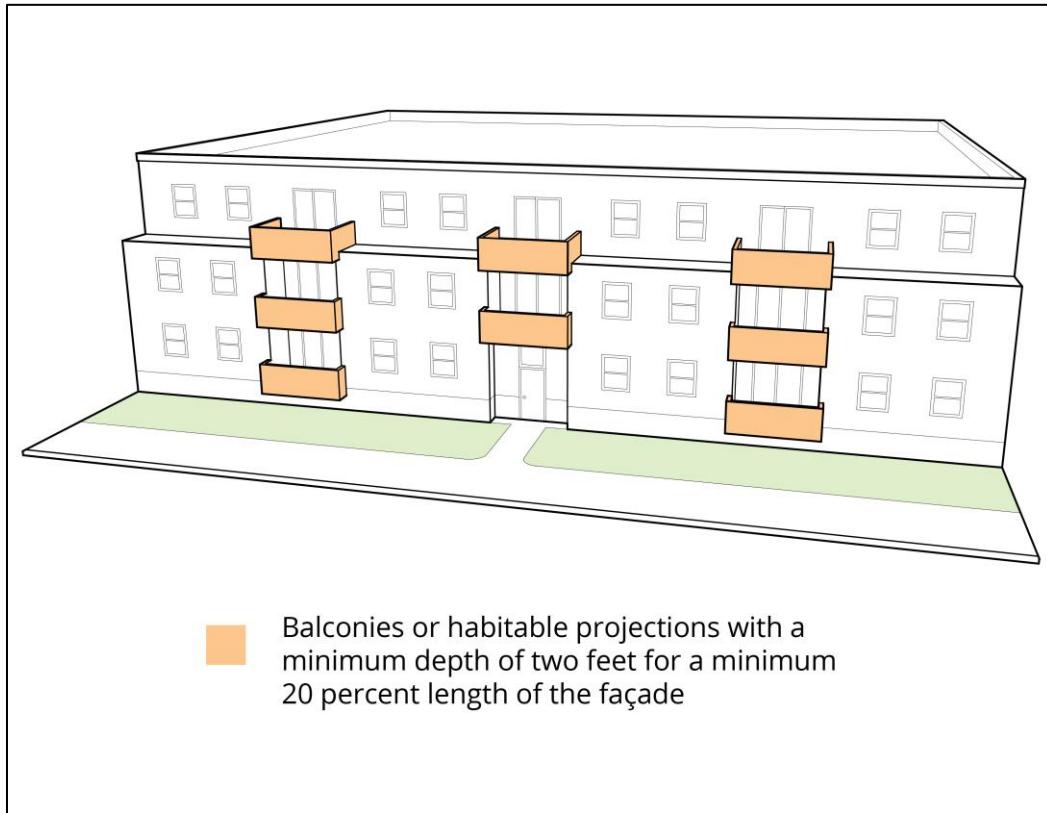


Figure B.4.1b

- c. Variation in façade articulation, using shade and weather protection components, projecting a minimum of three feet for a minimum of 20 percent length from the street-facing-façade;

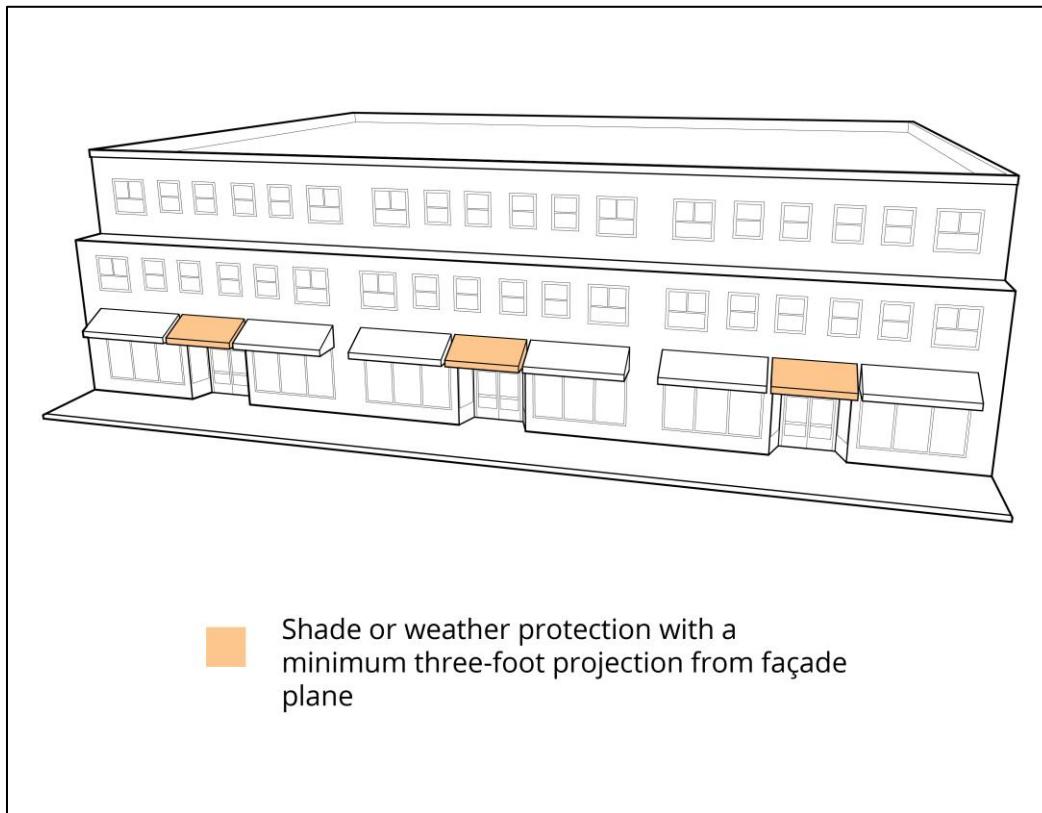
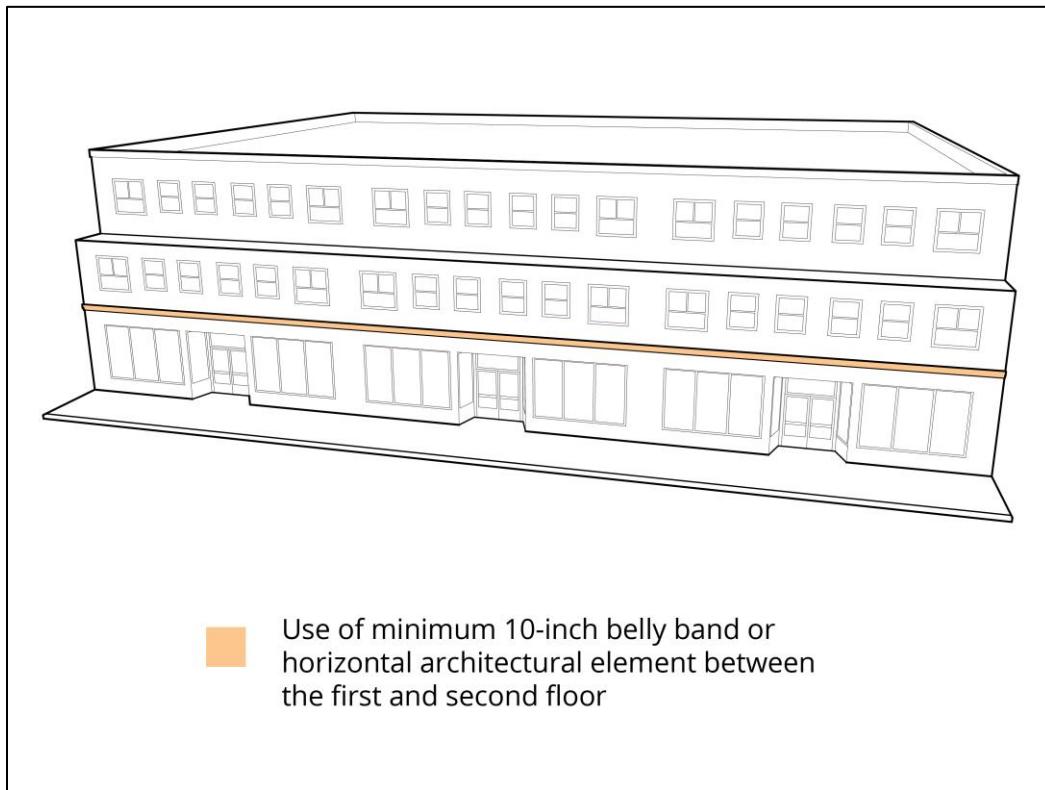


Figure B.4.1c

d. Use of a belly band or horizontal architectural element with a minimum height of 10 inches between the first and second floor;



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

Figure B.4.1d

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

f. The upper floor shall utilize a higher floor-to-ceiling height that is a minimum of two feet greater than the floor-to-ceiling height of the floor immediately below.

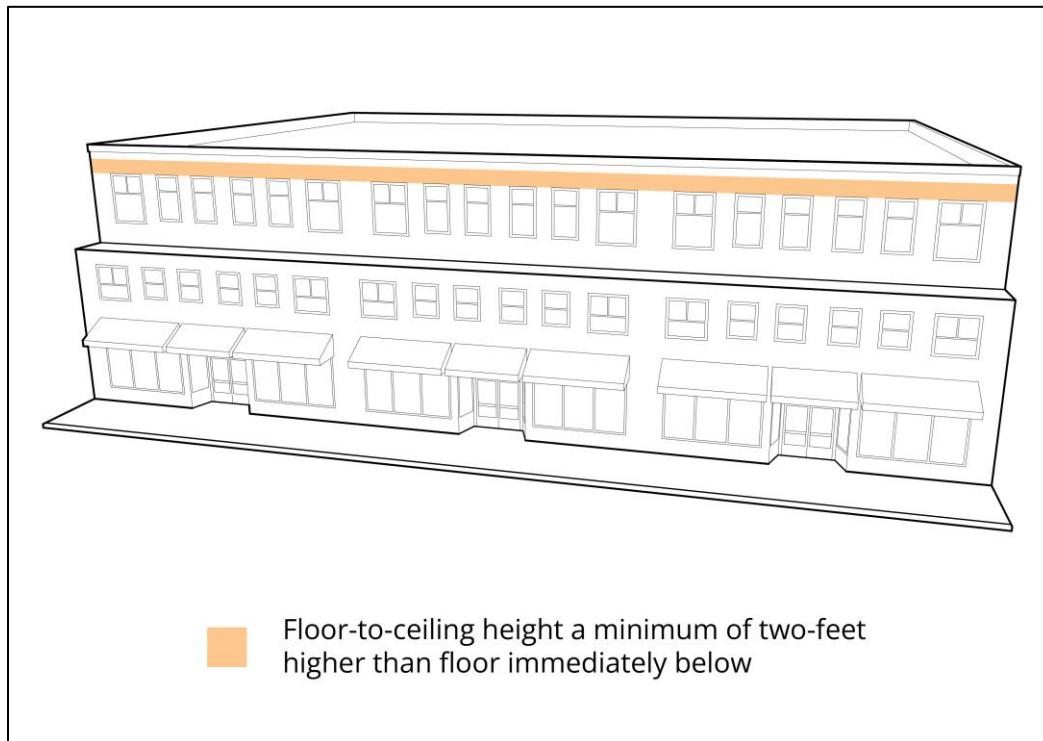


Figure B.4.1f

4.2 All façade materials, such as siding, window types, and architectural details, used on the street-facing façade shall be used on all other building façades.

4.3 Variation in the street-facing façade planes shall be provided for buildings greater than one story by incorporating any combination of the following architectural solutions to achieve a minimum of 16 points:

- 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
- Bay windows; 6 points
- Balconies or Juliet balconies; 5 points
- Landscaped trellises or lattices; 5 points
- Materials and color changes; 3 points
- Chimneys; 3 points
- Eaves that overhang a minimum of two feet from the facade with supporting brackets; 3 points
- Window boxes or plant shelves; or 3 points
- Decorative elements such as molding, brackets, or corbels. 3 points

4.4 Garage doors shall be recessed a minimum of 12 inches from the façade plane and along the street-facing façade shall not exceed 40 percent of the length of the building façade.

4.5 Changes in building materials shall occur at inside corners or at architectural features that break up the façade plane such as columns.

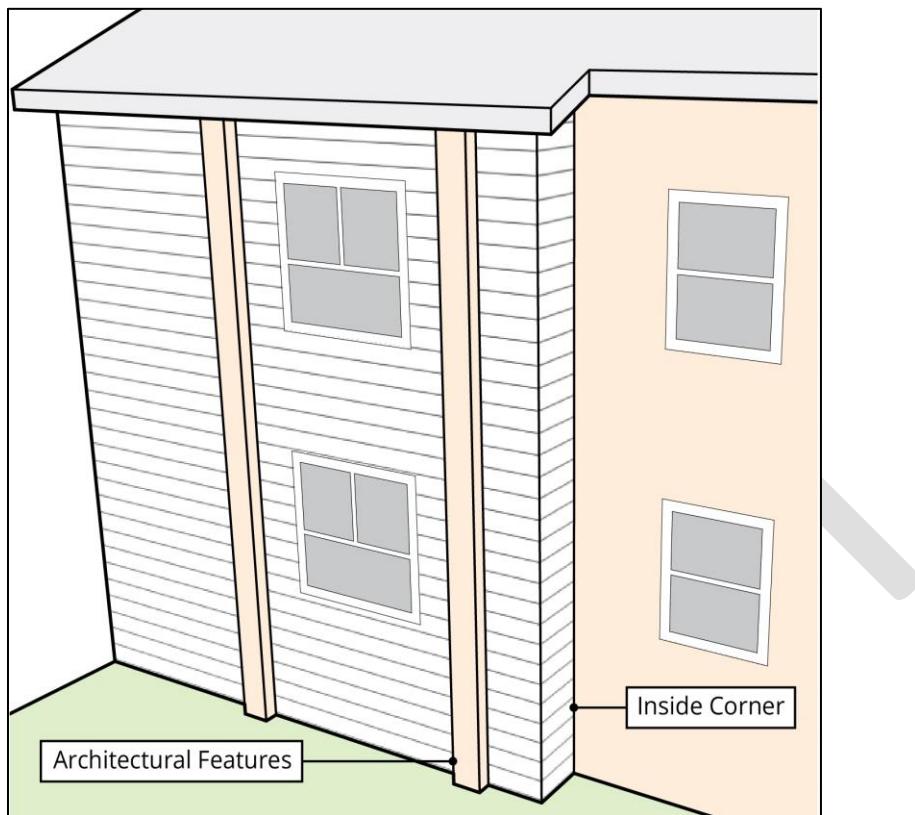


Figure B.4.5

4.6 A primary building entrance shall be provided facing a street or community recreation space. Additionally, all development shall meet the following requirements:

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

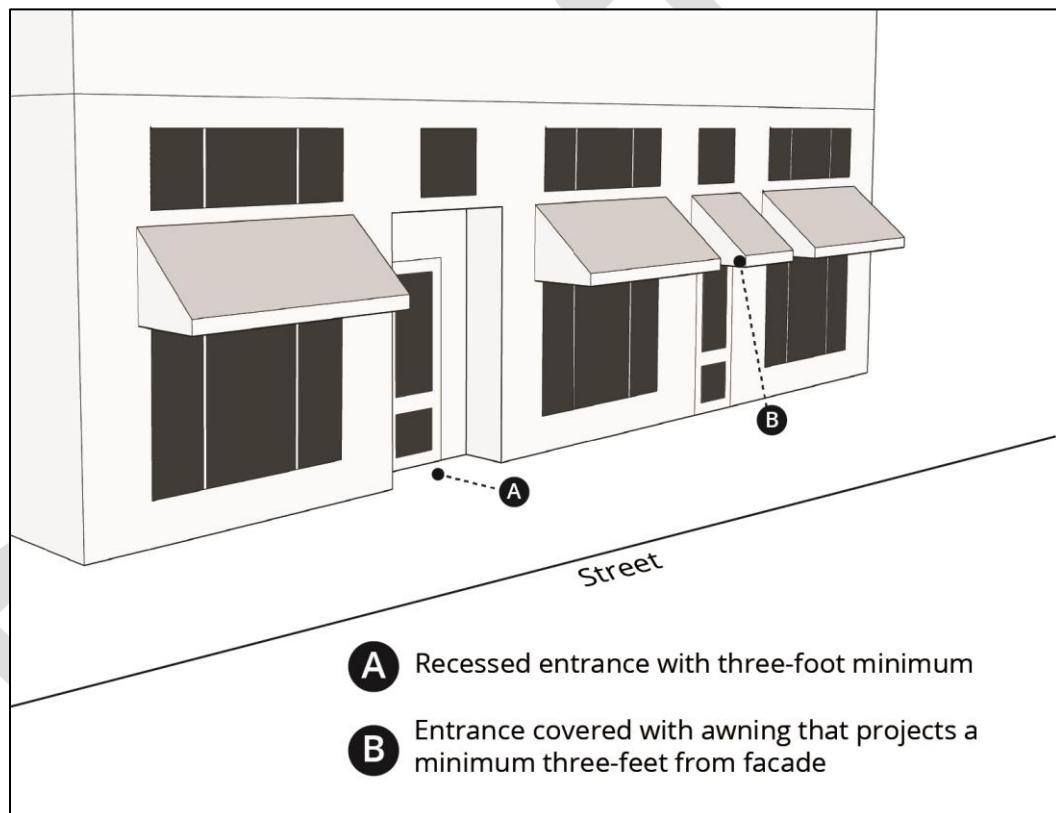


Figure B.4.6a

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 10 feet above the level of the sidewalk.

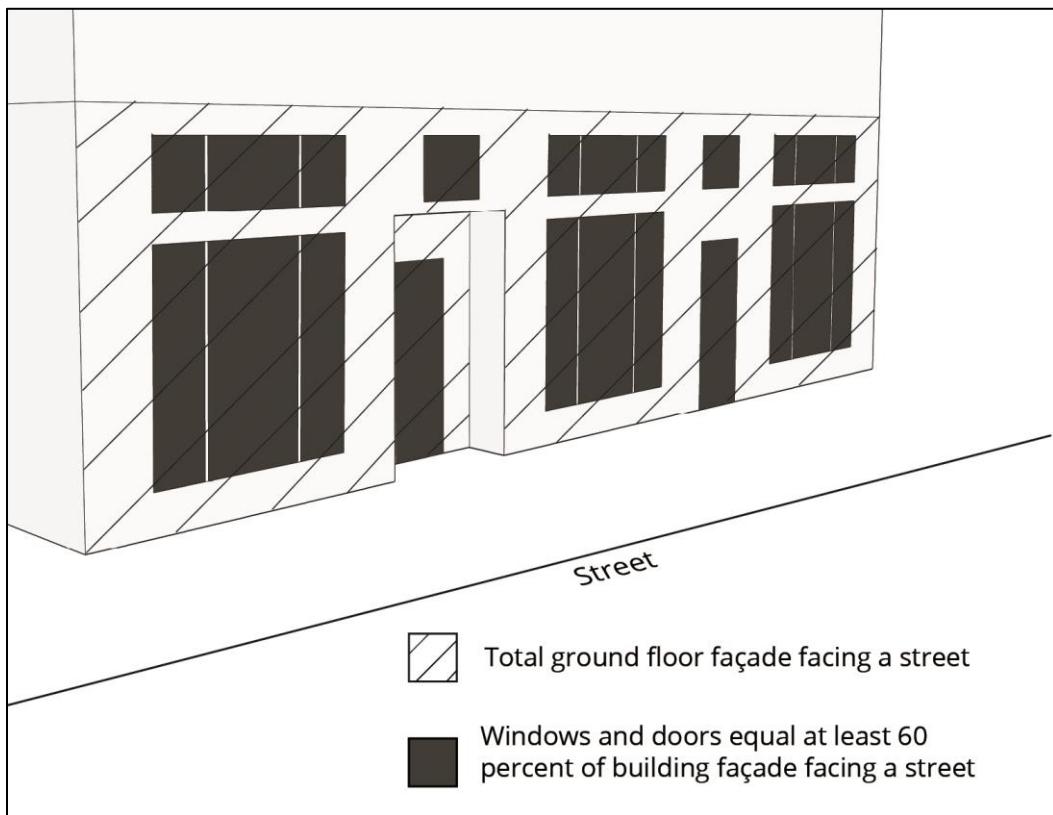


Figure B.4.6b

4.7 Pedestrian entries to buildings shall meet minimum dimensions to ensure adequate access based on use and development intensity. Building entries inclusive of the doorway and the facade plane shall meet the following minimum dimensions:

- Individual residential entries: five feet in width
- Single entry to multiple residential unit building, including mixed-use buildings: eight feet in width
- Storefront entry: six feet in width

- 4.8 Mirrored windows are prohibited.
- 4.9 Awnings shall be subject to the following requirements:
 - a. A minimum vertical clearance of eight feet measured from the pedestrian pathway;
 - b. Shall not extend beyond individual storefront bays; and
 - c. Shall not be patterned or striped.
- 4.10 For buildings abutting a single-family zoning district, rooftop and upper floor terraces and decks are prohibited.
- 4.11 Balconies are allowed on facades facing the street and those facades facing existing non-residential uses on abutting parcels. Balconies facing existing residential uses on abutting parcels are allowed when the design is proven to prevent views to the residential use. Such balconies shall be without any projections beyond the building footprint.
- 4.12 Mixed-use buildings shall provide at least one of the following features along street-facing façades where the façade exceeds 50 feet in length:
 - a. A minimum five-foot offset from the façade plane for a length of at least 10 feet;
 - b. Multiple pilasters or columns, each with a minimum width of two feet; or
 - c. Common open space, such as a plaza, outdoor dining area, or other spaces.
- 4.13 Continuous blank façades on any floor level shall not exceed 25 percent of the entire façade length along any street.

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TOWN OF LOS GATOS
DRAFT OBJECTIVE STANDARDS
August 24, 2022

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~~Qualifying multi-family and mixed-use projects must also comply with all existing development requirements in the Town Code, including but not limited to building code requirements, existing Town standards, adopted specific plans, and development standards such as height and setbacks. If there is any conflict between these standards and those in another adopted document, the more restrictive standard shall apply.~~

KEY TERMS

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Mixed-use means a development project where a variety of uses such as office, commercial, institutional, and residential are combined in a single building or on a single site in an integrated project.

Multi-family use means the use of a site for three or more dwelling units on the same site.

Landscaping means an area devoted to plantings, lawn, ground cover, gardens, trees, shrubs, and other plant materials; excluding driveways, parking, loading, or storage areas.

Primary building means a building within which the principal or main use on a lot or parcel is conducted. Where a permissible use involves more than one building designed or used for the primary purpose on the subject property, each such building on the parcel shall be construed as constituting a primary building.

Private recreation space at the ground level means a single outdoor enclosed patio or deck. Private recreation space above the ground level means an outdoor balcony, rooftop deck, or similar.

Transitional and supportive housing means a type of housing used to facilitate the movement of people experiencing homelessness into permanent housing and independent living.

A. SITE STANDARDS

A.1. Pedestrian Access

- 1.1 All on-site buildings, entries, facilities, amenities, and parking areas shall be internally connected with pedestrian pathways and may include use of the public sidewalk. Pedestrian pathways shall connect to the public sidewalk along each street.
- 1.2 Pedestrian ~~walkways-pathways~~ within internal parking areas shall be separated from vehicular circulation by a physical barrier, such as a grade separation or a raised planting strip, of at least six inches ~~in height and at least six feet in lengthwidth.~~

Figure A.1.2

A.2. Bicycle Access

- 2.1 ~~Bicycle parking shall be located within 50 feet of at least one primary building entrance.~~
- 2.2 ~~Multi-family residential buildings shall provide one bicycle parking space per dwelling unit.~~
- 2.3 ~~Mixed-use projects shall provide one bicycle parking space per dwelling unit and one bicycle parking space per 2,000 square feet of commercial space.~~
- 2.4 ~~A minimum five-foot-wide walkway shall be provided connecting the bicycle parking area(s) and the street-facing sidewalk.~~

A.2.A.3. Vehicular Access

- 2.13.1 Off-street parking shall have internal vehicular circulation that precludes the use of a street for aisle-to-aisle circulation.

Figure A.23.1

A.3.A.4. Parking Location and Design

- 3.14.1 Driveways and surface parking lots shall not be located between the ~~primary~~ building frontage and the street.
- 3.24.2 Multiple parking areas located on a common property shall be internally connected and shall use shared driveways to access the street.

3.34.3 Uncovered parking rows with at least 15 consecutive parking spaces shall include a landscape area of six feet minimum width at intervals of no more than 10 consecutive parking stalls. One tree shall be provided in each landscape area.

Figure A.34.3

3.44.4 Carports shall not be located between a primary building and a street.

A.4.A.5. Parking Structure Access

4.15.1 Any automobile entry gate to a parking structure shall be located to allow a minimum of 25 feet between the gate and the back of the sidewalk to minimize conflicts between sidewalks and vehicle queuing.

4.25.2 A parking structure shall not occupy more than 50 percent of the building width of any street-facing façade and shall be recessed a minimum five feet from street-facing façades of the building.

A.5.A.6. Utilities

5.16.1 Pedestrian-oriented lighting shall be provided along all pedestrian paths in community recreation spaces. Exterior lighting fixtures shall be a minimum of three feet and a maximum of 15-12 feet in height. Light fixtures shall be placed along the pedestrian path at a spacing of no more than 30 linear feet.

5.26.2 Exterior lighting shall be fully shielded and restrain light to a minimum 30 degrees below the horizontal plane of the light source. Lighting shall be arranged so that the light will not shine directly on lands of adjacent residential zoned properties. Uplighting is prohibited.

Figure A.6.2

5.36.3 Rooftop and ground-mounted utility cabinets, mechanical equipment, trash, and service areas shall be screened from view from the street with landscape planting, fencing, or a wall. The screening shall be at least the same height as the item being screened and shall be constructed with one or more of the materials used on the primary building. Solar equipment is exempt from this requirement.

A.6.A.7. Landscaping and Screening

6.17.1 At least 50 percent of the front setback area shall be landscaped.

6.27.2 A minimum 10-foot-wide landscape buffer shall be provided along the full length of the shared property line between multi-family or mixed-use development and abutting residential properties. The buffer shall include the following:

a. A solid masonry wall with a six-foot height, except within a street-facing setback ~~where walls are not permitted, where the maximum permitted height is three feet; and~~

Figure A.76.2a

b. Trees planted at a rate of at least one tree per 30 linear feet along the shared property line. Tree species shall be selected from the Town of Los Gatos Master Street Tree List and shall be a minimum 15-gallon size; ~~and~~

~~6.37.3 Surface parking lots shall be screened from view of the street with landscaping or a wall with a minimum three-foot height to screen the parking lot. When located in a street-facing setback, screening may not exceed a height of three feet.~~

A.7.A.8. Fencing

~~7.18.1 Fences, walls, hedges, and gates within required setbacks along all street frontages shall have a maximum height of three feet.~~

~~7.28.2 Chain link fencing is prohibited.~~

~~7.38.3 Vehicular entry gates and pedestrian entry gates shall have a maximum height of six feet.~~

~~7.48.4 Solid vehicular and pedestrian entry gates are prohibited. Entry gates shall be a minimum 50 percent open view.~~

A.8.A.9. Retaining Walls

~~8.19.1 Retaining walls shall not exceed five feet in height. Where an additional retained portion is necessary, multiple-terraced walls shall be used. Terraced walls shall set back at least three feet from the lower segment.~~

~~8.29.2 Retaining walls shall not run in a straight continuous direction for more than 50 feet without including the following:~~

a. A break, offset, or landscape pocket in the wall plane of at least three feet in length and two feet in depth; and

b. Landscaping at a minimum height of three feet at the time of installation along a minimum of 60 percent of the total length of the retaining wall.

A.9.A.10. Open Landscaped, Private, and Community Recreation Spaces

9.1 A minimum of 20 percent of the site area shall consist of landscaped open space. Landscaped open space may be in the form of trees, hedgerows, flowerbeds, or ground cover vegetation, such as grass.

9.2 Common open space shall be provided in mixed-use developments in the form of public gathering spaces, such as plazas, outdoor dining areas, squares, or pocket parks. The space required is a minimum of 100 square feet per residential unit plus a minimum of two percent of the commercial square footage.

9.3 Common open space shall be provided in multi-family residential development projects in the form of gathering spaces, such as play areas, pool areas, patios, rooftop decks, or other community areas for the use of residents. The minimum space required is 100 square feet per residential unit.

9.4 Common open spaces shall provide shading for a minimum 15 percent of each open space area by either trees or structures, such as awnings, canopies, umbrellas, or a trellis. Tree shading shall be calculated by using the diameter of the tree crown at 15 years maturity. Shading from other built structures shall be calculated by using the surface area of the overhead feature.

10.1 The following landscaped, private, and community recreation spaces are required for all qualifying projects and are calculated independent of each other:

- a. Landscaped space: A minimum of 20 percent of the site area shall be landscaped.
- b. Private recreation space: The minimum horizontal dimensions are 10 feet by six feet. The minimum vertical clearance required is eight feet. Private recreation space shall be directly accessible from the residential unit.
 - i. Each ground floor dwelling unit shall have a minimum of 200 square feet of usable private recreation space.
 - ii. Each dwelling unit above the ground floor shall have 120 square feet of usable private recreation space.
- c. Community recreation space: The minimum dimensions are 10 feet by six feet. A minimum of 60 percent of the community recreation space shall be open to the sky and free of permanent solid-roofed weather protection structures. Community recreation space shall provide shading for a minimum 15 percent of the community recreation space by either trees or structures, such as awnings, canopies, umbrellas, or a trellis. Tree shading shall be calculated by using the diameter of the tree crown at 15 years maturity. Shading from other built structures shall be calculated by using the surface area of the overhead feature.

- i. Community recreation space shall be provided in mixed-use developments at a minimum of 200 square feet per residential unit plus a minimum of two percent of the commercial square footage.
- ii. Community recreation space shall be provided in multi-family residential development projects at a minimum of 200 square feet per residential unit.

A.10.A.11. Building Placement

10.111.1 To create a continuous streetscape appearance, development in a Community Place Growth District shall place at least 75 percent of the ground floor of a building within five feet of the front and street-side setback (where applicable) requirement of the Town Code.

Figure A.1011.1

10.211.2 A mixed-use residential project with a ground-floor commercial use shall provide site amenities on a minimum of 15 percent and maximum of 30 percent of the ground plane between the building and the front or street-side property line. The site amenities shall be comprised of any of the following elements:

- a. Landscape materials or raised planters;
- b. Walls designed to accommodate pedestrian seating, no higher than 36 inches;
- c. Site furnishings, including fountains, sculptures, and other public art; or
- d. Tables and chairs associated with the ground floor use.

B. BUILDING DESIGNS

B.1. Massing and Scale

1.1 Multiple-story building façades that face a street shall incorporate breaks in the building mass by implementing a minimum of three of the following solutions along the façades facing the street:

- a. A minimum of 40 percent of the upper floor façade length shall step back from the plane of the ground-floor façade by at least six-five feet;

Figure B.1.1a

b. Changes in the façade plane with a minimum change in depth of two feet for a minimum length along the façade of two feet at intervals of no more than 30 feet;

Figure B.1.1b

c. Recessed ~~or projected covered building entries entry for the full height of the facade~~ with a minimum ground plane area of 24 square feet;

Figure B.1.1c

d. An exterior arcade that provides a sheltered walkway within the building footprint with a minimum depth of eight feet, extending the full length of the façade;

Figure B.1.1d

e. Ground floor courtyards within the building footprint with a minimum area of ~~48-60~~ square feet; or

Figure B.1.1e

f. Vertical elements, such as pilasters or columns, that protrude a minimum of one foot from the façade and extend the full height of the building base or ground floor, whichever is greater.

Figure B.1.1f

- 1.2 Upper floors above two stories shall be set back by a minimum of five feet from the ground-floor façade.
- 1.3 Townhomes or rowhouses shall have no more than six contiguous units in any single building.

B.2. Parking Structure Design

- 2.1 The ground-floor façade of a parking structure facing a street or pedestrian walkway shall be fenestrated on a minimum of 40 percent of the façade.
- 2.2 Façade openings on upper levels of a parking structure shall be screened up to 30 percent of the opening to prevent full transparency into the structure.

2.3 Parking structures facing a street and greater than 40 feet in length shall include landscaping between the building façade and the street, or façade articulation of at least 25 percent of the façade length. The façade articulation shall be implemented by one of the following solutions:

a. An offset of the façade plane with a depth of at least 18 inches for a minimum of eight feet in horizontal length; or

b. A different building material covering the entire façade articulation change of 25 percent of the façade length.

B.3. Roof Design

3.1 At intervals of no more than 40 feet along the building façade, horizontal eaves shall be broken using at least one of the following strategies:

- a. Gables;
- b. Building projection with a depth of a minimum of two feet;
- c. Change in façade or roof height of a minimum of four-two feet;
- d. Change in roof pitch or form; or
- e. Inclusion of dormers, parapets, and/or varying cornices.

Figure B.3.1

3.2 Skylights shall have a flat profile rather than domed.

3.3 The total width of a single dormer or multiple dormers shall not exceed 50 percent of the length of the roof.

Figure B.3.3

3.4 Eave depths shall not exceed 24 inches from the façade plane.

3.53.4 Carport roof materials shall be the same as the primary building.

B.4. Façade Design and Articulation

4.1 Buildings greater than two stories 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:

a. Variation in building mass for a minimum of 70-60 percent of the length of the street-facing façade through changes in the façade plane that protrude or recess with a minimum dimension of two feet;

Figure B.4.1a

b. Balconies or habitable projections with a minimum depth of two feet for a minimum of 20 percent length of the street-facing façade;

Figure B.4.1b

c. Variation in façade articulation, using shade and weather protection components, projecting a minimum of three feet for a minimum of 20 percent length from the street-facing-façade;

Figure B.4.1c

d. Use of a belly band or horizontal architectural element with a minimum height of 10 inches between the first and second floor; ~~or~~

Figure B.4.1d

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

f. The upper floor shall utilize a higher floor-to-ceiling height that is a minimum of two feet greater than the floor-to-ceiling height of the floor immediately below.

Figure B.4.1f (new Figure)

4.2 ~~Buildings shall incorporate the same materials on all façades. All building materials~~façade materials, such as siding, window types, and architectural details, used on the street-facing façade shall be used on all other building façades.

4.3 Variation in the street-facing façade planes shall be provided for buildings greater than one story by incorporating any combination of the following architectural solutions to achieve a minimum of 12-16 points:

- 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*
- Bay windows; *6 points*
- ~~Façade plane of upper floors steps back a minimum of five feet from the ground floor façade;~~ ~~*6 points*~~
- ~~Material and color changes;~~ ~~*5 points*~~
- Balconies or Juliet balconies; *5 points*
- Landscaped trellises or lattices; *5 points*
- ~~Materials and color changes;~~ ~~*3 points*~~
- Chimneys; *3 points*
- ~~Wide Eaves that overhangs a minimum of two feet from the facade with supporting projecting brackets;~~ ~~*3 points*~~
- Window boxes or plant shelves; or *3 points*
- Decorative elements such as molding, ~~ornamentation brackets~~, or corbels. *3 points*

~~4.4 Mixed-use buildings shall provide the following architectural elements along the ground floor:~~

~~a. A minimum of 60 percent of the street-facing façade between two and 10 feet above the adjacent grade shall consist of transparent windows; and~~

~~b. A form of weather protection above storefront entries that extends from the façade a minimum of three feet.~~

~~4.54.4 Garage doors shall be recessed a minimum of 12 inches from the façade plane and along the street-facing façade shall not exceed 40 percent of the length of the building façade.~~

~~4.64.5 Changes in building materials shall occur at inside corners or at architectural features that break up the façade plane such as columns.~~

Figure B.4.65

4.74.6 Mixed-use A primary building entrance shall be provided facing a street or community recreation space. Additionally, all 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.

Figure B.4.76a

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 10 feet above the level of the sidewalk.

Figure B.4.76b

4.7 Pedestrian entries to buildings shall meet minimum dimensions to ensure adequate access based on use and development intensity. Building entries inclusive of the doorway and the facade plane shall meet the following minimum dimensions:

- a. Individual residential entries: five feet in width
- b. Single entry to multiple residential unit building, including mixed-use buildings: eight feet in width
- c. Storefront entry: six feet in width

4.8 Mirrored windows are prohibited.

4.9 A primary building entrance shall be provided facing a street or common open community recreation space. All building entrances shall be recessed from the façade plane or covered by a building projection of at least three feet in depth measured from the wall plane. [if this edit works for you, I think we should move this Standard up to become B.4.7]

4.104.9 Awnings shall be subject to the following requirements:

- a. A minimum vertical clearance of eight feet measured from the pedestrian pathway;

- b. Shall not extend beyond individual storefront bays; and
- c. Shall not be patterned or striped.

4.114.10 For buildings abutting a single-family zoning district, rooftop and upper floor terraces and decks are prohibited.

4.124.11 ~~Balconies are allowed on facades facing the street and those facades facing existing non-residential uses on abutting parcels. Balconies facing existing residential uses on abutting parcels are allowed when the design is proven to prevent views to the residential use. For buildings abutting a single family zoning district, balconies shall only be permitted on the street-facing building façade.~~ Such balconies shall be without any projections beyond the building footprint.

4.134.12 Mixed-use buildings shall provide at least one of the following features along street-facing façades where the façade exceeds 50 feet in length:

- a. A minimum five-foot offset from the façade plane for a length of at least 10 feet;
- b. Multiple pilasters or columns, each with a minimum width of two feet; or
- c. Common open space, such as a plaza, outdoor dining area, or other spaces.

4.144.13 Continuous blank façades on any floor level shall not exceed 25 percent of the entire façade length along any street.

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Summary of Revisions Made and Responses to Comments Received at the Planning Commission Hearing of June 22, 2022

Line #	OLD #	NEW #	Comments Received	Staff Response
PUBLIC TESTIMONY				
1	--	--	In previous meetings, it was stated that there would be one unifying document of all objective standards. If we don't do this, it will be confusing for the public to understand. Document should be integrated.	Other applicable development requirements in the Town are now listed in the "Purpose and Applicability" section.
2	--	--	Define qualifying project.	"Qualifying Project" are now outlined in the "Purpose and Applicability" section.
3	--	--	Photos or graphics would be helpful for the public to understand the concepts.	Diagrams have been updated throughout the document.
4	--	--	The document covers many building types and the concepts should be broken up for each building type.	The document has not been modified to cover different building types. Staff does not recommend this approach as it will over-complicate the document.
COMMISSIONER DISCUSSION				
5	--	--	How will the objective standards document be viewed from a developer perspective?	The final formatting and application process for qualifying projects will be developed by staff after adoption of the final document. Staff will determine the best approach based on the final adopted document. All documents and applications will be made available on the Town's website.
6	--	--	Is this applicable to single-family?	No. "Qualifying Projects" is now outlined in the "Purpose and Applicability" section.
7	--	--	Will there still be discretionary review if an applicant does not want to follow these standards?	Yes.
8	--	--	What does "qualifying" mean in this sense?	"Qualifying Projects" are now outlined in the "Purpose and Applicability" section.
9	--	--	Discussion on amending Town Code and guideline documents.	The intent is that the document would be a stand-alone policy document without requiring any other amendments to existing Town documents. A stand-alone document, similar to the Hillside Development Standards and Guidelines, allows for increased flexibility through periodic updates that are more difficult to accomplish within the structure of the Town Code.
10	--	--	What happens if an element was not included in the objective standards?	The goal of the document is to include all relevant standards. Being a stand-alone policy document, staff can return with updates periodically as needed.
11	--	--	Likes the idea of real-world examples instead of simplistic diagrams.	Photographic examples of the concepts have the potential to communicate unintended values or design guidance. Diagrams have been updated throughout the document to better illustrate the concepts in a more realistic style. Staff does not recommend the use of photos in the document.
12	--	--	Is protection of views covered and considered? Do any other jurisdictions have objective standards for view protection?	Protection of views is not covered in the document. The concept was discussed in previous meetings and researched by the consultant. Staff is not aware of other jurisdictions having objective view standards. The Town would first need to adopt a view shed protection ordinance in order to include standards in the document to protect views. This would be a Council-level priority decision and is not appropriate for this policy document.
13	--	--	Since Palo Alto's standards are much more comprehensive, how should we move forward?	Palo Alto's ordinance includes both objective standards and context based design criteria formatted in line with one another. The context based criteria lines up with the Town's discretionary review application process. If there are specific pieces of objective standards from other jurisdictions that the Planning Commission thinks should be included in the Town's document, please let staff know.
14	--	--	There would be merit to having a more comprehensive document even if we are duplicating code.	From the onset, the goal was to avoid duplication of the Town Code. Staff has revised the document to eliminate unnecessary duplication of the Town Code.
15	--	--	Clearly describe that there are objective standards in other areas - we should list them in this document.	Other applicable development requirements in the Town are now listed in the "Purpose and Applicability" section.
16	--	--	We should be consistent about when we duplicate existing Town Code requirements.	From the onset, the goal was to avoid duplication of the Town Code. Staff has revised the document to eliminate unnecessary duplication of the Town Code.

Summary of Revisions Made and Responses to Comments Received at the Planning Commission Hearing of June 22, 2022				
Line #	OLD #	NEW #	Comments Received	Staff Response
17	--	--	Staff addition/revision.	"Purpose and Applicability" section now includes an outline of Qualifying Projects and lists other applicable development requirements in the Town. Other revisions made for document consistency.
18	--	--	Staff addition/revision.	A "Key Terms" section has been added to clarify several terms used throughout the document.
19	A.1	A.1	Regarding Pedestrian Access, Palo Alto has a hierarchy prioritizing different modes of transportation.	Palo Alto's modal hierarchy is included in their contextual design criteria, which is not objective. Through research, staff determined that a modal hierarchy would be very difficult to objectify. Such a hierarchy should be determined at the Council level and included in a more appropriate policy document.
20	A.1	A.1	Why don't we have bicycle standards? We should prioritize bicycles.	Bicycle standards have been added (new A.2). The standards included are those that can be required on-site. Off-site improvements (such as the addition of bike lanes) are not appropriate in this document and may be required on a case-by-case basis through the Parks and Public Works Department.
21	A.1	A.1	This document should cover all modes of transportation in some way.	In addition to the pedestrian access and vehicular access/parking standards, bicycle standards have been added (new A.2).
22	A.1.2	A.1.2	Why don't we mention depth? We only specify height.	A width dimension of six feet has been added.
23	A.3.4	A.4.4	Staff addition/revision.	Clarified that the standard is applicable to the "primary" building.
24	A.5.1	A.6.1	Is this related to height or location? 15' is very tall. There should be location standards.	The original standard was related to height. The maximum height allowed has been revised from 15 feet to 12 feet. A maximum spacing between lighting has been added (30 feet).
25	A.5.1	A.6.1	Staff addition/revision.	"in community recreation spaces" added to align with new A.10.
26	A.5.2	A.6.2	Staff addition/revision.	Added language requiring exterior lighting be directed to not shine on neighboring residential properties to be consistent with Town Code.
27	A.6 A.9	A.7 A.10	Landscaping should be required to be native and drought tolerant	The terms "native" and "Drought tolerant" are not objective without very specific definitions and/or lists of allowed species. This level of specificity may limit the variety of landscaping in the Town. Additionally, the Town and the State already have rules addressing water use. Chapter 26 of the Town Code and the State's Model Water Efficient Landscape Ordinance (MWELO) promote efficient water use in landscape areas. These ordinances recognize that large water savings can be gained by efficient landscape design, installation, management, and maintenance. This is accomplished by choosing climate adapted plants, improving soil conditions, using and maintaining high efficiency irrigation equipment, and managing the irrigation schedule to fit the plants water needs as they are influenced by local climates.
28	A.6	A.7	Do we define "landscape"?	"Landscaping" has been added to the Key Terms.
29	A.6.2	A.7.2	Staff addition/revision.	Clarified that the landscape buffer must stretch the full length of the shared property line.
30	A.6.2.a	A.7.2.a	Why is a masonry wall required over regular fencing? Is there a way to be clear that this doesn't apply to residential facing residential? Would a duplex need a multi-family wall? We should be clear when this is required.	The requirement in the document for a masonry wall reflects the Town Code, which requires a masonry wall between residential zoned properties and commercial/office/manufacturing zoned properties. The intent of the wall is to provide robust separation between more intense uses (commercial, mixed-use, multiple-family) and less intense single- and two-family uses. As written, the standard would not require a masonry wall separating single- and two-family residential uses from neighboring single- and two-family residential uses.
31	A.6.2.a	A.7.2.a	Staff addition/revision.	Added clarification that a six-foot tall masonry wall is not allowed within a street-facing setback, consistent with Town Code Section 29.50.035
32	A.6.3	A.7.3	Should we create a maximum height as well for parking lot buffers?	Added a maximum height allowance for screening located within a street-facing setback.

Summary of Revisions Made and Responses to Comments Received at the Planning Commission Hearing of June 22, 2022

Line #	OLD #	NEW #	Comments Received	Staff Response
33	A.7	A.8	Consider deleting this sections as it duplicates Town Code.	This standard duplicates elements of the fence regulations application to residential properties. The residential fence regulations contained in Sections 29.40.030 through 29.40.0330 would not apply to qualifying projects outside of residential zones. Therefore, this standard was not deleted as it does not duplicate Town Code regulations.
34	A.9	A.10	Are these two standards combined to burdensome? Do these two standards overlap? Can we clarify that these do overlap?	The entire A.9 section has been replaced with new A.10 to align with the Town Code, eliminate overlap, specify the types of "open areas", and clarify applicability between multi-family and mixed use projects.
35	A.9	A.10	Use of the word "may" - is this objective?	Conflict eliminated. The entire A.9 section has been replaced with new A.10.
36	A.9	A.10	Perhaps we remove the allowance of grass due to the drought.	Landscaping is now defined in the "Key Terms" section. The definition includes lawns allowing developers flexibility to meet their project goals while recognizing the Town regulates water use through Chapter 26 of the Town Code and the MWELD.
37	A.9	A.10	Palo Alto has an "open to sky" requirement. Recommends we look into this.	"Community recreation space" includes a requirement that 60 percent of the space remain open to the sky (A.10.1.c).
38	A.9	A.10	Look at private open space that is used in Palo Alto's code.	Revised A.10 addresses this comment.
39	A.9	A.10	Requirement for multi-story to have a balcony as discussed during the General Plan update.	"Private recreation space" added as a "Key Term" that includes balconies. Private recreation space above the ground floor is required in multi-story qualifying projects.
40	A.10.1	A.11.1	Staff addition/revision.	Changed "Community Place District" to "Community Growth District".
41			Why does this only include Community Growth Districts (CGDs)?	<p>Likes that it only applies to Community Growth Districts otherwise it could make them look out of place. It might also limit design related to arcade setback standards in Section B.</p> <p>Can we apply this just to mixed-use? It should apply to ground-floor commercial.</p> <p>Big focus during GP discussions was street-activation and should be kept in mind during revisions.</p> <p>The following policies discussing setbacks are included in the Community Design Element of the 2040 General Plan:</p> <p>CD-2.10 (Town-wide): Well-Defined Street Fronts - Require new buildings to maintain a consistent setback from the public right-of-way in order to create a well-defined streetscape. Require new buildings throughout Town to use consistent setbacks.</p> <p>CD-7.1 (All CGDs): Neighborhood-Friendly Design - Encourage buildings and sites within all Community Growth Districts regardless of designation, including shopping centers undergoing redevelopment, to integrate design features that create a pedestrian- and neighborhood-friendly environment, such as by siting buildings close to the sidewalks, providing space for small plazas, and including public art.</p> <p>CD-9.1: (LGB CGD): Setbacks and Step Backs of Massing - 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.</p> <p>CDP-11.7: (Lark CGD): Reduced Setbacks - Allow reduced setbacks to foster a more urban environment focused on corporate centers, commercial shopping areas, medical services, and hospitality uses.</p> <p>Consistent setbacks are encouraged by CD-2.10, while reduced setbacks are encouraged in CGDs. For this reason, Standard A.11.1 was written specific to CGDs. Given the above policies and the comments made by the Commission during discussion of this item, staff requests direction on whether this standard should apply Town-wide or only within CGDs. The corresponding figure/diagram will be updated accordingly.</p>
			Perhaps replace "Community Growth District" with "Mixed-Use".	
			There is chance that using three of these approaches may result in poor design. Maybe two would be better. Perhaps anchor it to the amount of street facing façade that exists. If under 50 feet, only require two.	
			Palo Alto requires three or more. Good architects should be able to make it work.	
			Would the mixed use building at N40 meet this standard?	
42	B.1.1	B.1.1		<p>This Standard continues to require implementation of at least three solutions. Staff evaluated several projects in the Town to see if they would meet this Standard (Exhibit X). A quality design should not have a problem implementing at least three solutions.</p>
	B.1.1	B.1.1		
	B.1.1	B.1.1		

Summary of Revisions Made and Responses to Comments Received at the Planning Commission Hearing of June 22, 2022

Line #	OLD #	NEW #	Comments Received	Staff Response
43	B.1.1	B.1.1	Detailed images or renderings would be helpful for this section.	Photographic examples of the concepts have the potential to communicate unintended values or design guidance. Diagrams have been updated throughout the document to better illustrate the concepts in a more realistic style. Staff does not recommend the use of photos in the document.
44	B.1.1.a	B.1.1.a	Staff addition/revision.	Revised required step back from six feet to five feet for consistency within the document.
45	B.1.1.e	B.1.1.e	Staff addition/revision.	Changed 48 to 60 square feet to align with new A.10.
46	B.2.3	B.2.3	Staff addition/revision.	Added "façade" to align with key term "façade articulation".
47	B.2.3.b	B.2.3.b	Where did the 25% number come from?	This metric is included in B.2.3 above. Staff simplified language by removing "25 percent of the façade length" since this minimum is required in B.2.3 above. Also added "façade" to align with key term "façade articulation".
48	B.3.1.c	B.3.1.c	Staff addition/revision.	Revised the change in façade or roof height from four feet to two feet to align with the height limitations of the Town Code.
49	B.3.4	B.3.4	Staff addition/revision.	Deleted to eliminate potential conflict with architectural styles.
50	B.4.1	B.4.1	Example pictures would be helpful.	Photographic examples of the concepts have the potential to communicate unintended values or design guidance. Diagrams have been updated throughout the document to better illustrate the concepts in a more realistic style. Staff does not recommend the use of photos in the document.
51	B.4.1.a	B.4.1.a	Staff addition/revision.	Revised the minimum percent from 70 to 60 percent following case study of buildings with similar heights to those allowed in the Town.
52	B.4.1	B.4.1	Why not include varied plate heights in this section? It would make for dynamic architecture.	Added B.4.1.f, offering a solution that the upper floor utilize a higher floor-to-ceiling height that is a minimum of two feet greater than the floor-to-ceiling height of the floor immediately below. New figure B.2.1.f added.
53	B.4.2	B.4.2	Inconsistency with 4.1.e regarding the use of different building materials. What is 4.2 trying to say?	Revised to clarify that the building elements that need to be repeated on all elevations are the façade materials (such as siding, window types, trim) and not forms (such as chimneys, arcades, etc.). Revised standard does not conflict with B.4.1.e and does not require that materials be distributed consistently between elevations; (i.e.; if a second material is used on 30 percent of the front elevation, it does not need to be included at 30 percent of each of the other elevations).
54	B.4.2	B.4.2	The 360 degree architecture might limit design.	This requirement has been applied for designs of residences and structures throughout the Town for some time without any significant impacts to quality architecture.
55	B.4.2	B.4.2	360 degree architecture is in the draft General Plan. Perhaps there is a better way to say this. Please look into this further.	B.4.2 revised as discussed above.
56	B.4.3	B.4.3	Staff addition/revision.	Increased the point requirement from 12 to 16 points to require incorporation of more than two architectural solutions.
57	B.4.3	B.4.3	Has this menu been used successfully in other places? Likes the idea.	Yes. This leaves flexibility for the architect/designer.
58	B.4.3	B.4.3	This only addresses street-façade planes. Should consideration be given to other sides of the building?	B.4.2 addresses carrying architectural detailing around all sides of a building. The purpose of B.4.3 is to require more articulation on the most visible facades.
59	B.4.3	B.4.3	Staff addition/revision.	Removed upper floor step back as it is required elsewhere for buildings greater than two floors and could result in an awkward design if used on a two-story building
60	B.4.3	B.4.3	Staff addition/revision.	Reduce point value for materials and color changes from five points to three points
61	B.4.3	B.4.3	Staff addition/revision.	Removed "ornamentation" for specifics of decorative elements since it is a general term.
62	B.4.3	B.4.3	Staff addition/revision.	Revised "overhang" language to increase objectivity.
63	B.4.4	B.4.4	Staff addition/revision.	Deleted individual standard due to repetition in following new B.4.6.
64	B.4.7	B.4.6	Staff addition/revision.	Added elements of old B.4.9 to reduce repetition in new B.4.6.
65	B.4.6	B.4.5	How would you do this with a column? An illustration of the columns or projection would help	Revised illustration added.

Summary of Revisions Made and Responses to Comments Received at the Planning Commission Hearing of June 22, 2022				
Line #	OLD #	NEW #	Comments Received	Staff Response
66	B.4.7	B.4.7	Palo Alto document details entry (not just door width) dimensions. Perhaps we should consider.	New B.4.7 includes entry width requirements based on use.
67	B.4.9	--	Staff addition/revision.	Deleted and incorporated concept into ne B.4.6.
68	B.4.12	B.4.11	Staff addition/revision.	Revised standard to allow balconies on street-facing facades and on facades that face existing non-residential uses on abutting parcels. Additionally, balconies are allowed when facing residential uses when proven that it will not create a privacy issue with the neighboring residential use. The applicant would be required to submit additional drawings (site line study, section, screening, etc.) to prove compliance with this standard. This provides more opportunity for developments to achieve the private recreation space requirements while protecting existing residential uses at all scales. Even with this change, staff is concerned with the requirement for private recreation space while simultaneously restricting its location in an attempt to protect privacy. Staff looks forward to the discussion with the Planning Commission.

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Evaluation of Existing Developments

Staff evaluated several existing developments in the Town to see if they would meet three standards that offer multiple design solutions. These projects were designed and built without requirements to adhere to specific objective design standards. While some of the projects would not comply with all of the standards below, incorporating additional design solutions would be easily accomplished during the design phase.

B. BUILDING DESIGNS

B.1. Massing and Scale

- 1.1 Multiple-story building façades that face a street shall incorporate breaks in the building mass by implementing a minimum of three of the following solutions along the façades facing the street:
 - a. A minimum of 40 percent of the upper floor façade length shall step back from the plane of the ground-floor façade by at least five feet;
 - b. Changes in the façade plane with a minimum change in depth of two feet for a minimum length along the façade of two feet at intervals of no more than 30 feet;
 - c. Recessed building entry for the full height of the facade with a minimum ground plane area of 24 square feet;
 - d. An exterior arcade that provides a sheltered walkway within the building footprint with a minimum depth of eight feet, extending the full length of the façade;
 - e. Ground floor courtyards within the building footprint with a minimum area of 60 square feet; or
 - f. Vertical elements, such as pilasters or columns, that protrude a minimum of one foot from the façade and extend the full height of the building base or ground floor, whichever is greater.

B.4. Façade Design and Articulation

4.1 Buildings greater than two stories 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:

- a. Variation in building mass for a minimum of 60 percent of the length of the street-facing façade through changes in the façade plane that protrude or recess with a minimum dimension of two feet;
- b. Balconies or habitable projections with a minimum depth of two feet for a minimum of 20 percent length of the street-facing façade;
- c. Variation in façade articulation, using shade and weather protection components, projecting a minimum of three feet for a minimum of 20 percent length from the street-facing-façade;
- d. Use of a belly band or horizontal architectural element with a minimum height of 10 inches between the first and second floor;
- e. The use of at least two different façade materials, each covering a minimum of 20 percent of the street-facing façade; or
- f. The upper floor shall utilize a higher floor-to-ceiling height that is a minimum of two feet greater than the floor-to-ceiling height of the floor immediately below.

4.3 Variation in the street-facing façade planes shall be provided for buildings greater than one story by incorporating any combination of the following architectural solutions to achieve a minimum of 16 points:

- 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*
- Bay windows; *6 points*
- Balconies or Juliet balconies; *5 points*
- Landscaped trellises or lattices; *5 points*
- Materials and color changes *3 points*
- Chimneys; *3 points*
- Eaves that overhang a minimum of two feet from the facade with supporting brackets; *3 points*
- Window boxes or plant shelves; or *3 points*
- Decorative elements such as molding, brackets, or corbels. *3 points*

University Avenue at Los Gatos-Saratoga Road



B.1.1 - (Minimum 3)

- a. Changes in the façade plane with a minimum change in depth of two feet for a minimum length along the façade of two feet at intervals of no more than 30 feet.
- b. Recessed building entry for the full height of the facade with a minimum ground plane area of 24 square feet.

B.4.1 – Not applicable, only two stories.

B.4.3 – (16 points minimum)

Arcade (8 points)

Belly Band (5 points)

Sconce lighting (3 points)

Balconies (5 points)

Decorative elements (3 points)

Building cornice (5 points)

Belly band (5 points)

TOTAL = 34 points

Aventino – Winchester Boulevard



B1.1 - (Minimum 3)

- b. Changes in the façade plane with a minimum change in depth of two feet for a minimum length along the façade of two feet at intervals of no more than 30 feet.
- c. Recessed building entry for the full height of the facade with a minimum ground plane area of 24 square feet.

B4.1 – (Minimum 2)

- a. Variation in building mass for a minimum of 60 percent of the length of the street-facing façade through changes in the façade plane that protrude or recess with a minimum dimension of two feet;
- b. Balconies or habitable projections with a minimum depth of two feet for a minimum of 20 percent length of the street-facing façade;

B4.3 – (16 points minimum)

Material and color changes (3 points)

Balconies or Juliet balconies (5 points)

Landscaped trellises or lattices (5 points)

Eaves that overhang a minimum of two feet from the façade with supporting brackets (3 points)

Window boxes or plant shelves (3 points)

Decorative elements such as molding, ornamentation, or corbels (3 points):

TOTAL = 22 points

North 40 - Market Hall (previously approved plans from A&S)



B1.1 – (minimum 3)

- b. Changes in the façade plane with a minimum change in depth of two feet for a minimum length along the façade of two feet at intervals of no more than 30 feet;
- c. Recessed building entry for the full height of the facade with a minimum ground plane area of 24 square feet;
- f. Vertical elements, such as pilasters or columns, that protrude a minimum of one foot from the façade and extend the full height of the building base or ground floor, whichever is greater.

B4.1 – (Minimum 2)

- a. Variation in building mass for a minimum of 60 percent of the length of the street-facing façade through changes in the façade plane that protrude or recess with a minimum dimension of two feet;
- b. Balconies or habitable projections with a minimum depth of two feet for a minimum of 20 percent length of the street-facing façade;
- c. Variation in façade articulation, using shade and weather protection components, projecting a minimum of three feet for a minimum of 20 percent length from the street-facing-façade;
- e. The use of at least two different façade materials, each covering a minimum of 20 percent of the street-facing façade; or
- f. The upper floor shall utilize a higher floor-to-ceiling height that is a minimum of two feet greater than the floor-to-ceiling height of the floor immediately below.

B4.3 – (16 points minimum)

Awnings or canopies (6 points)

Belly band, or horizontal architectural element, between the first and second floor (5 points)

Material and color changes (3 points)

Balconies or Juliet balconies (5 points)

TOTAL = 19 points