

SENATE BILL 35 FORMAL APPLICATION

TOWN OF LOS GATOS - COMMUNITY DEVELOPMENT DEPARTMENT

110 E. MAIN STREET, LOS GATOS, CA 95030

PLANNING@LOSGATOSCA.GOV | 408-354-6872

PLEASE SUBMIT APPLICATION WITH ALL REQUIRED DOCUMENTS VIA THE CITIZEN'S PORTAL:

<https://permits.losgatosca.gov/Login-and-Manage-My-Records>

PLEASE TYPE OR PRINT CLEARLY

PROPERTY LOCATION:

Address of subject property _____ Zoning _____

SUBMITTAL REQUIREMENTS:

- _____ COMPLETED APPLICATION FORM
- _____ APPLICATION FILING FEE
- _____ SB 35 ELIGIBILITY CHECKLIST
- _____ WRITTEN DESCRIPTION OF PROPOSED PROJECT
- _____ LETTER OF JUSTIFICATION—Include details of how the project will meet affordability requirements.
- _____ VERIFICATION OF PROPERTY OWNERSHIP AND EASEMENTS – Grant Deed and Preliminary Title Report.
- _____ STRUCTURE CONDITION REPORT—For demolition of any existing structures.
- _____ HAZARDOUS WASTES AND SUBSTANCES STATEMENT – Form must be completely filled out.
- _____ C.3 DATA FORM or SMALL PROJECTS WORKSHEET – Available online at <https://www.losgatosca.gov/953/Stormwater-Regulations>.
- _____ PHOTOS OF PROPERTY - Photos of the subject property from each side and photos of adjacent properties.
- _____ COMPLETE DEVELOPMENT PLANS (PDF) - Refer to "Requirements for Preparation of Development Plans."
- _____ COMPLETED OBJECTIVE DESIGN STANDARDS CHECKLIST

APPLICANT:

Name _____ Phone _____

Email _____ Address _____

City _____ State _____ Zip _____

I certify under penalty of perjury that all application materials and plans are true and correct.

Signature _____ Date _____

PROPERTY OWNER: (If same as above, check here ☐)

Name _____ Phone _____

Email _____ Address _____

City _____ State _____ Zip _____

I certify under penalty of perjury that all application materials and plans are true and correct.

Signature _____ Date _____

SB 35 STREAMLINED MINISTERIAL REVIEW PROCESS

STEP 1

Preliminary Application

Applicant submits a SB 35 Preliminary Application through the Town's online Citizen's Portal as a Planning pre-application and pays applicable fees. Staff will review and determine if all materials and information required by SB 35 as included in the *Town's SB 35 Preliminary Application*, have been provided such that the Preliminary Application may be "deemed submitted." If materials are found to be missing, staff will inform the applicant in writing. The applicant may upload any missing materials through the online Citizen's Portal to the assigned pre-application. The vesting date is established once the Preliminary Application is "deemed submitted." Staff will initiate tribal consultation consistent with Assembly Bill 168. Once tribal consultation is complete, a Formal Application will be accepted by the Town. The Preliminary Application expires if a Formal Application is not submitted to the Town within 180 days of the established vesting date.



STEP 2

Formal Application

Within 180 days of the established vesting date of the Preliminary Application, the applicant submits a SB 35 Formal Application through the Town's online Citizen's Portal and pays applicable fees. The application materials are reviewed for consistency with the Town's Objective Design Standards for Multi-family and Mixed-Use Residential Development, as well as all other existing objective development regulations. If the application is determined to be incomplete, staff will provide a list of deficiencies at a Staff Technical Review Committee meeting within the timeframes provided below:

- Within 60 days of submittal for projects containing 150 or fewer housing units; or
- Within 90 days of submittal for projects containing more than 150 housing units.

Upon resubmittal, staff will review the revised materials within the above timelines and determine whether the application is complete. If the application remains incomplete, staff will provide a list of deficiencies at a Staff Technical Review Committee meeting along with a thorough description of the specific information needed to complete the application.

Once all required materials and information have been provided, the application will be deemed complete and forwarded to the Planning Commission for consideration.



STEP 3

Planning Commission Review

Review by the Planning Commission shall be objective and be strictly focused on assessing compliance with criteria required for streamlined review, as well as any reasonable objective design standards published and adopted by the Town prior to submission of the development application. The Planning Commission must determine if an application complies with requirements and approve or deny the application within the timeframes provided below:

- Within 90 days of submittal for projects containing 150 or fewer housing units; or
- Within 180 days of submittal for projects containing more than 150 housing units.

SENATE BILL 35 ELIGIBILITY CHECKLIST

This Senate Bill (SB) 35 Eligibility Checklist is intended as a guide to help applicants and the Town determine if a project is eligible for streamlined processing under SB 35. To be eligible for SB 35 streamlining, a project must meet ALL of the following criteria. More details are available in Government Code Section §65913.4.

- ☐ **NUMBER AND TYPE OF UNITS.** The project is a multi-family housing development, containing at least two or more residential units or a mixed-use developments consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use
- ☐ **PROJECT SITE.** (all of the following)
 - ☐ The project is located on a legal parcel or parcels within the Town limits.
 - ☐ At least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses¹.
 - ☐ The project site is zoned for residential uses, mixed-use development, or has a General Plan designation that allows residential; and at least two-thirds of the floor area of the proposed development is dedicated to residential uses.
 - ☐ The project complies with the minimum and maximum residential density range permitted for the site, plus any applicable density bonus.
- ☐ **AFFORDABILITY.** A minimum percentage of below market rate housing is included based on one of the following (at least one):
 - ☐ If more than 5 residential units are proposed, the project is subject to the Town's Below Market Price Program; or
 - ☐ A minimum 50 percent of the project's total units must be dedicated as affordable to households making below 80 percent of the area median income.

If the project will contain subsidized units, the applicant has recorded or is required by law to record, a deed restriction for the following minimum durations, as applicable:

 - ☐ 55 years for rental units; or
 - ☐ 45 years for homeownership units.
- ☐ **HISTORIC RESOURCES.** The project does NOT include demolition of a historic structure, site, or feature, as defined by Town Code Section 29.10.020.
- ☐ **SUBDIVISION.** The project does not include the subdivision of land. However, subdivision is permitted if either of the following apply:
 - ☐ The project is either financed with low-income housing tax credits and is subject to the prevailing wage requirements; or
 - ☐ The project is subject to the prevailing wage requirements and a skilled and trained workforce will be used.
- ☐ **CONSISTENCY WITH OBJECTIVE STANDARDS.** The project is consistent with the Town's Objective Design Standards for Multi-Family and Mixed-Use Residential Development, as well as all existing objective development regulations, including but not limited to:
 - General Plan;
 - Town Code;
 - Guidelines and Standards for Land Use Near Streams;
 - Bicycle and Pedestrian Master Plan;
 - Parks and Public Works Standards; and
 - Santa Clara County Fire Department Requirements.

SENATE BILL 35 ELIGIBILITY CHECKLIST

- ☐ **LOCATION.** The project site does NOT include any of the following areas:
- Prime farmland;
 - Wetlands;
 - Very High Fire Hazard Severity Zone²;
 - Hazardous waste site;
 - Earthquake fault zone;
 - Flood Plain or floodway;
 - Lands identified for conservation;
 - Habitat for protected species;
 - Lands under conservation easement;
 - A site that would require demolition of:
 - ◇ Housing subject to recorded restrictions of law that limits rent to levels affordable to moderate, low, or very-low income households;
 - ◇ Housing subject to rent control; or
 - ◇ Housing currently or previously occupied by tenants within the past 10 years.
 - A site that contains housing units that are occupied by tenants, and units at the property are, or were, subsequently offered for sale to the general public; or
 - A parcel governed under the Mobilehome Residency Law, Recreational Vehicle Park Occupancy Law, Mobilehome Parks Act, or the Special Occupancy Parks Act.
- ☐ **PREVAILING WAGE.** The project proponent must certify that at least one of the following is true:
- The entirety of the project is a public work as defined in Government Code section §65913.4(8)(A)(i);
 - The project is not in its entirety a public work and all construction workers employed in the execution of the development will be paid at least the general prevailing rate of per diem wages for the type of work and geographic area; or
 - The project includes 10 or fewer units AND is not a public work AND does not require subdivision.
- ☐ **SKILLED AND TRAINED WORKFORCE³.** If the project consists of more than 25 units, the applicant must certify that it will use a skilled and trained workforce, as defined in Government Code section §65913.4(8)(B)(ii).

¹ For purposes of SB 35, “urban uses” means any current or former residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses. Parcels that are only separated by a street or highway shall be considered adjoined.

² Does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Section §51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.

³ Projects are exempt from any requirement to pay prevailing wages or use a skilled and trained workforce if the project includes 10 or fewer units AND is not a public work.

SENATE BILL 35 FORMAL APPLICATION

COMMUNITY DEVELOPMENT AUTHORIZATION AND ACKNOWLEDGEMENT

The information contained in this application is considered part of the public record. Therefore, it will appear in both the public record file for the site address, which is available upon request, and on the permitting system on the official Town of Los Gatos website at www.losgatosca.gov. Those signing below grant the Town of Los Gatos release to copy and reproduce electronically, in whole or in part, drawings and all other materials submitted with this development application for the Town’s regulatory, administrative, and legal functions, including sharing of information with other governmental entities and for compliance with the California Public Records Act.

The undersigned have reviewed this document and acknowledge and agree to the statements above.

Property Owner _____	DATE _____
Architect/Designer _____	DATE _____
Civil Engineer _____	DATE _____
Business Owner _____	DATE _____
Other _____	DATE _____

TOWN OF LOS GATOS

DEVELOPMENT APPLICATION SUPPLEMENT HAZARDOUS WASTES AND SUBSTANCES STATEMENT

California Government Code Section 65962.5 requires that "before a lead agency accepts as complete an application for any development project . . . the applicant shall consult the lists" contained in this section which identify sites determined to contain hazardous wastes or contamination, as reported by the Secretary for Environmental Protection. These lists are available in the Community Development Department. The form, properly completed and signed, must accompany the development application submitted to the Town Community Development Department.

Please complete the following information:

Site Address: _____ Zip Code _____

Assessor's Parcel Number (APN): _____

APPLICANT	PROPERTY OWNER
Name/Company	Name/Company
Mailing Address	Mailing Address
Telephone	Telephone

I hereby acknowledge that I have reviewed these lists and declare that the project site:

_____ Is not included on any Hazardous Wastes and Substances Sites List.

_____ Is included on the following list pursuant to Section 65962.5 of the Government Code:

Regulator identification number: _____

Date of List: _____

Applicant Signature

Date

Note: State of California/Hazardous Waste & Substances Sites List for Los Gatos is attached.

Town of Los Gatos

Hazardous Waste and Substances Sites List

FACILITY_ID	PE	DESCRIPTION	FACILITY_NAME	SITE_ADDRESS	CITY
FA0250673	2205	GENERATES 100 KG YR TO <5 TONS/YR	A RENTAL CENTER	15721 LOS GATOS BL	LOS GATOS
FA0250604	2205	GENERATES 100 KG YR TO <5 TONS/YR	A&M MOTOR SUPPLY INC	16165 LOS GATOS BL	LOS GATOS
FA0259226	2271	SILVER WASTE ONLY <100 KG/YR	ANNIE KRYSTAL DDS	15466 LOS GATOS BL 208	LOS GATOS
FA0258242	2205	GENERATES 100 KG YR TO <5 TONS/YR	ASSOCIATED PATHOLOGY MEDICAL GROUP	105 COOPER CT A	LOS GATOS
FA0201983	2205	GENERATES 100 KG YR TO <5 TONS/YR	AUTOBAHN LOS GATOS	16203 LOS GATOS BL A	LOS GATOS
FA0250660	2202	GENERATES < 100 KG/YR	BILLY JONES WILDCAT RAILROAD	201 BLOSSOM HILL RD	LOS GATOS
FA0261824	2205	GENERATES 100 KG YR TO <5 TONS/YR	BLOSSOM HILL CLEANERS	15944 LOS GATOS BL	LOS GATOS
FA0201807	2205	GENERATES 100 KG YR TO <5 TONS/YR	BLOSSOM VALLEY VALERO	14000 BLOSSOM HILL RD	LOS GATOS
FA0260496	2205	GENERATES 100 KG YR TO <5 TONS/YR	BOB'S GARAGE	545 N SANTA CRUZ AV	LOS GATOS
FA0260992	2202	GENERATES < 100 KG/YR	BR RACING	15553 LOS GATOS BL	LOS GATOS
FA0263344	2205	GENERATES 100 KG YR TO <5 TONS/YR	CALERA CORPORATION	100 ALBRIGHT AV A	LOS GATOS
FA0263342	2205	GENERATES 100 KG YR TO <5 TONS/YR	CALERA CORPORATION	14600 WINCHESTER BL	LOS GATOS
FA0256033	2205	GENERATES 100 KG YR TO <5 TONS/YR	CALPATH MEDICAL ASSOCIATES	100 ALBRIGHT WY C	LOS GATOS
FA0252264	2271	SILVER WASTE ONLY <100 KG/YR	CHRISTINA HERRERA DDS	700 W PARR AV H	LOS GATOS
FA0265441	2202	GENERATES < 100 KG/YR	CIRTEC MEDICAL SYSTEMS LLC	104 COOPER CT	LOS GATOS
FA0265439	2205	GENERATES 100 KG YR TO <5 TONS/YR	CIRTEC MEDICAL SYSTEMS LLC	101 COOPER CT B	LOS GATOS
FA0201787	2205	GENERATES 100 KG YR TO <5 TONS/YR	COMPUGRAPHICS USA	120 ALBRIGHT WY	LOS GATOS
FA0202242	2205	GENERATES 100 KG YR TO <5 TONS/YR	CUNNINGHAM'S AUTO SERVICE INC	805 UNIVERSITY AV L	LOS GATOS
FA0250194	2272	SILVER WASTE ONLY 100+ KG/YR & < 100 KG/MO	DRS LETTICE & KULA	555 KNOWLES DR 201	LOS GATOS
FA0240326	2205	GENERATES 100 KG YR TO <5 TONS/YR	DRYCLEAN CITY	653 N SANTA CRUZ AV	LOS GATOS
FA0263732	2206	GENERATES 5 TO <25 TONS/YR	EL CAMINO HOSPITAL-LOS GATOS	815 POLLARD RD	LOS GATOS
FA0261211	2205	GENERATES 100 KG YR TO <5 TONS/YR	EL GATO CLEANERS	15720 LOS GATOS BL	LOS GATOS
FA0201961	2202	GENERATES < 100 KG/YR	EL GATO VETERINARY HOSPITAL	15748 LOS GATOS BL	LOS GATOS
FA0255757	2272	SILVER WASTE ONLY 100+ KG/YR & < 100 KG/MO	ERICH M WERNER DDS	15000 LOS GATOS BL 6	LOS GATOS
FA0266290	2272	SILVER WASTE ONLY 100+ KG/YR & < 100 KG/MO	ESCUADERO DDS & TORRES DDS INC	11 E MAIN ST	LOS GATOS
FA0252663	2202	GENERATES < 100 KG/YR	EZ CLEANERS	540 N SANTA CRUZ AV	LOS GATOS
FA0261692	2205	GENERATES 100 KG YR TO <5 TONS/YR	FASHION CLEANERS & DRAPERIES	461 N SANTA CRUZ AV	LOS GATOS
FA0250089	2272	SILVER WASTE ONLY 100+ KG/YR & < 100 KG/MO	GARY S SCHEININ DPM	555 KNOWLES DR 220	LOS GATOS
FA0253426	2205	GENERATES 100 KG YR TO <5 TONS/YR	GENUINE AUTOMOTIVE	15367 LOS GATOS BL	LOS GATOS
FA0201962	2205	GENERATES 100 KG YR TO <5 TONS/YR	GOODYEAR AUTO SERVICE CENTER	15751 LOS GATOS BL	LOS GATOS
FA0259793	2271	SILVER WASTE ONLY <100 KG/YR	GREGG TRENT DDS	14777 LOS GATOS BL 103	LOS GATOS
FA0256032	2205	GENERATES 100 KG YR TO <5 TONS/YR	GYNE PATH LABORATORY INC	100 ALBRIGHT WY C	LOS GATOS
FA0202199	2205	GENERATES 100 KG YR TO <5 TONS/YR	JAGUAR PERFORMANCE CENTER	608 UNIVERSITY AV	LOS GATOS
FA0260938	2271	SILVER WASTE ONLY <100 KG/YR	JAHANARA MORTAZAVI DDS	812 POLLARD RD 3	LOS GATOS
FA0258196	2202	GENERATES < 100 KG/YR	JAMES R COHEN MD	15400 NATIONAL AV 201	LOS GATOS
FA0258257	2202	GENERATES < 100 KG/YR	JOHN B MCCLEVE DDS	751 BLOSSOM HILL RD STE C	LOS GATOS
FA0262979	2271	SILVER WASTE ONLY <100 KG/YR	JULIA H TOWNSEND DDS	15215 NATIONAL AV 202	LOS GATOS
FA0258335	2271	SILVER WASTE ONLY <100 KG/YR	KOH, HEDA DDS	15827 LOS GATOS BL B	LOS GATOS
FA0268089	2205	GENERATES 100 KG YR TO <5 TONS/YR	LA RINCONADA COUNTRY CLUB	17445 ZENA AV	LOS GATOS
FA0265485	2202	GENERATES < 100 KG/YR	LARK AVENUE 76	15171 LOS GATOS BL	LOS GATOS
FA0252674	2205	GENERATES 100 KG YR TO <5 TONS/YR	LOS GATOS 76	666 N SANTA CRUZ AV	LOS GATOS
FA0201922	2202	GENERATES < 100 KG/YR	LOS GATOS 76	15380 LOS GATOS BL	LOS GATOS
FA0201982	2206	GENERATES 5 TO <25 TONS/YR	LOS GATOS ACURA	16151 LOS GATOS BL	LOS GATOS
FA0202149	2202	GENERATES < 100 KG/YR	LOS GATOS ALMADEN CHEVRON	441 LEIGH AV	LOS GATOS
FA0251447	2205	GENERATES 100 KG YR TO <5 TONS/YR	LOS GATOS AUTO CARE	300 LOS GATOS-SARATOGA RD	LOS GATOS
FA0202004	2205	GENERATES 100 KG YR TO <5 TONS/YR	LOS GATOS BODY SHOP INC	17462 SHELburne WY	LOS GATOS
FA0202210	2205	GENERATES 100 KG YR TO <5 TONS/YR	LOS GATOS CHEVRON	700 BLOSSOM HILL RD	LOS GATOS
FA0252069	2205	GENERATES 100 KG YR TO <5 TONS/YR	LOS GATOS CORP YARD	41 MILES AV	LOS GATOS
FA0202053	2272	SILVER WASTE ONLY 100+ KG/YR & < 100 KG/MO	LOS GATOS DENTAL CENTER	220 OAK MEADOW DR	LOS GATOS
FA0230485	2202	GENERATES < 100 KG/YR	LOS GATOS DOG & CAT HOSPITAL	17480 SHELburne WY	LOS GATOS
FA0250636	2205	GENERATES 100 KG YR TO <5 TONS/YR	LOS GATOS EUROPEAN	622 UNIVERSITY AV B	LOS GATOS
FA0202022	2205	GENERATES 100 KG YR TO <5 TONS/YR	LOS GATOS HIGH SCHOOL	20 HIGH SCHOOL CT	LOS GATOS
FA0266212	2205	GENERATES 100 KG YR TO <5 TONS/YR	LOS GATOS LUXURY CARS	620 BLOSSOM HILL RD	LOS GATOS
FA0201900	2205	GENERATES 100 KG YR TO <5 TONS/YR	LOS GATOS SURGICAL CENTER	15195 NATIONAL AV 100	LOS GATOS
FA0201997	2202	GENERATES < 100 KG/YR	LOS GATOS VALERO	16500 LOS GATOS BL	LOS GATOS
FA0240239	2206	GENERATES 5 TO <25 TONS/YR	MISSION OAKS HOSPITAL	15891 LOS GATOS-ALMADEN RD	LOS GATOS
FA0201938	2205	GENERATES 5 TO <25 TONS/YR	MOORE BUICK-PONTIAC-GMC TRUCK	15500 LOS GATOS BL	LOS GATOS
FA0202201	2206	GENERATES 100 KG YR TO <5 TONS/YR	MORROW'S AUTOMOTIVE	611 UNIVERSITY AV	LOS GATOS
FA0258519	2240	GENERATES < 10 GAL/YR	NOB HILL #604	15710 LOS GATOS-ALMADEN RD	LOS GATOS
FA0250672	2205	GENERATES 100 KG YR TO <5 TONS/YR	O'REILLY AUTO PARTS #2572	15525 LOS GATOS BL	LOS GATOS
FA0257810	2272	SILVER WASTE ONLY 100+ KG/YR & < 100 KG/MO	OAK MEADOW DENTAL CENTER	210 OAK MEADOW DR	LOS GATOS
FA0201919	2205	GENERATES 100 KG YR TO <5 TONS/YR	ORCHID CLEANERS	15310 LOS GATOS BL	LOS GATOS
FA0257337	2271	SILVER WASTE ONLY <100 KG/YR	ORCHID DENTAL CARE	320 LOS GATOS-SARATOGA RD	LOS GATOS
FA0261357	2271	SILVER WASTE ONLY <100 KG/YR	PAUL LIPPI DDS	246 BLOSSOM HILL RD	LOS GATOS
FA0257711	2206	GENERATES 5 TO <25 TONS/YR	PENINSULA HISTOPATHOLOGY LAB INC	160 ALBRIGHT WY STE A	LOS GATOS
FA0202208	2205	GENERATES 100 KG YR TO <5 TONS/YR	PREFERRED IMAGE THE	663 UNIVERSITY AV	LOS GATOS
FA0240369	2271	SILVER WASTE ONLY <100 KG/YR	PRITI A PATEL DDS	15066 LOS GATOS ALMADEN RD	LOS GATOS
FA0201868	2205	GENERATES 100 KG YR TO <5 TONS/YR	RINCONADA CLEANERS	1488 POLLARD RD	LOS GATOS
FA0259284	2205	GENERATES 100 KG YR TO <5 TONS/YR	RITE AID #5972	15920 LOS GATOS BL	LOS GATOS
FA0267805	2240	GENERATES < 10 GAL/YR	RITZ CAMERA & IMAGE #1343	730 BLOSSOM HILL RD	LOS GATOS
FA0262115	2202	GENERATES < 100 KG/YR	ROSEMARY WANG	812 POLLARD RD 8	LOS GATOS
FA0253462	2202	GENERATES < 100 KG/YR	ROTTEN ROBBIE #01	15299 LOS GATOS BL	LOS GATOS
FA0265559	2205	GENERATES 100 KG YR TO <5 TONS/YR	SADRA MEDICAL	160 KNOWLES DR	LOS GATOS
FA0255453	2205	GENERATES 100 KG YR TO <5 TONS/YR	SANTA CLARA COUNTY FIRE DEPT-SHOP	14850 WINCHESTER BL	LOS GATOS
FA0202136	2206	GENERATES 5 TO <25 TONS/YR	SCVWD-RINCONADA TREATMENT PLANT	400 MORE AV	LOS GATOS
FA0201848	2205	GENERATES 100 KG YR TO <5 TONS/YR	SCVWD-VASONA METER SHOP	14545 OKA RD	LOS GATOS

Town of Los Gatos

Hazardous Waste and Substances Sites List

FACILITY_ID	PE	DESCRIPTION	FACILITY_NAME	SITE_ADDRESS	CITY
FA0202073	2205	GENERATES 100 KG YR TO <5 TONS/YR	SHELL OF LOS GATOS	255 LOS GATOS-SARATOGA RD	LOS GATOS
FA0260221	2202	GENERATES < 100 KG/YR	SHELL STATION #135565	255 LOS GATOS-SARATOGA RD	LOS GATOS
FA0264149	2272	SILVER WASTE ONLY 100+ KG/YR & < 100 KG/MO	SILICON VALLEY FOOT & ANKLE	15899 LOS GATOS-ALMADEN RD STE 11	LOS GATOS
FA0252899	2272	SILVER WASTE ONLY 100+ KG/YR & < 100 KG/MO	SILICON VALLEY MRI	15405 LOS GATOS BL 104	LOS GATOS
FA0202206	2205	GENERATES 100 KG YR TO <5 TONS/YR	SOUTH BAY AUTO BODY & PAINT	627 UNIVERSITY AV	LOS GATOS
FA0201987	2206	GENERATES 5 TO <25 TONS/YR	SOUTH BAY HONDA	16213 LOS GATOS BL	LOS GATOS
FA0230552	2206	GENERATES 5 TO <25 TONS/YR	SPEEDEE OIL CHANGE & TUNE UP	15643 LOS GATOS BL	LOS GATOS
FA0240206	2272	SILVER WASTE ONLY 100+ KG/YR & < 100 KG/MO	SPORTS-OCCUPATION MED ASSOC	555 KNOWLES DR 207	LOS GATOS
FA0260826	2240	GENERATES < 10 GAL/YR	STEPHANIE A BERG DDS	8 LOS GATOS BL	LOS GATOS
FA0261156	2202	GENERATES < 100 KG/YR	THE PAINTING PROS INC	14960 LOS GATOS BL	LOS GATOS
FA0263194	2240	GENERATES < 10 GAL/YR	THE YOUNG PROFESSIONALS INC	17471 W FARLEY RD	LOS GATOS
FA0255595	2205	GENERATES 100 KG YR TO <5 TONS/YR	TIRE PLUS/WHEELWORKS	15553 LOS GATOS BL	LOS GATOS
FA0201913	2240	GENERATES < 10 GAL/YR	TONY K CHOI DMD	15251 NATIONAL AV 102	LOS GATOS
FA0259025	2205	GENERATES 100 KG YR TO <5 TONS/YR	ULTIMATE AUTO REPAIR	441 LEIGH AV	LOS GATOS
FA0250641	2205	GENERATES 100 KG YR TO <5 TONS/YR	VASONA STATION ORCHID CLEANERS	14107 WINCHESTER BL Q	LOS GATOS
FA0202177	2272	SILVER WASTE ONLY 100+ KG/YR & < 100 KG/MO	VCA JOHNSON VETERINARY HOSPITAL	524 N SANTA CRUZ AV	LOS GATOS
FA0202256	2205	GENERATES 100 KG YR TO <5 TONS/YR	VERIZON CALIF-LOS GATOS PY	930 UNIVERSITY AV	LOS GATOS
FA0202046	2271	SILVER WASTE ONLY <100 KG/YR	W FREY & R ROSLAND DDS	216 BACHMAN AV	LOS GATOS
FA0201813	2206	GENERATES 5 TO <25 TONS/YR	WALGREENS #2786	14100 BLOSSOM HILL RD	LOS GATOS
FA0256400	2206	GENERATES 5 TO <25 TONS/YR	WALGREENS #7326	423 N SANTA CRUZ AV	LOS GATOS
FA0250586	2202	GENERATES < 100 KG/YR	YUKI FARMS	14927 LOS GATOS BL	LOS GATOS

TOWN OF LOS GATOS

COMMUNITY DEVELOPMENT DEPARTMENT

REQUIREMENTS FOR PREPARATION OF DEVELOPMENT PLANS

Prior to preparing plans, please review all Town Code Zoning requirements and applicable specific plan(s) and development guidelines. The following is a listing of the minimum requirements for the submittal of plans to the Community Development Department. Applicants are to use this as a checklist to ensure completeness of the proposal.

A. GENERAL REQUIREMENTS

1. Scale shown on each sheet.
2. North arrow on each sheet as applicable.
3. Sheet not to exceed 24" X 36" size.
4. Fully dimensioned.
5. For smaller projects, such as single-family residences, information may be combined on one (1) or two (2) sheets.

B. PLAT OR SITE PLAN

1. All property lines with lengths and bearings and plottable easements.
2. All required yards or building setbacks.
3. All buildings, existing and proposed, including:
 - a. Dimensioned floor plans;
 - b. Indication of the use of all areas;
 - c. Which buildings (or portions thereof) are to be demolished;
 - d. Existing and proposed grades.
4. Existing trees, including size, location, existing grade at the base, and driplines.
5. Driveways and off-street parking spaces, interior clear dimensions of garage including stall size, aisle widths, back up distance, curbs, and surfacing materials.
6. Loading spaces (where applicable).
7. Location and size of handicapped spaces (where applicable).
8. Public improvements, both existing and proposed, including streets, curbs, gutters, street lighting, street paving and fire hydrants.
9. Preliminary drainage plan, including disposition of all drainage, including roof leaders.
10. Preliminary grading plan, including:

- a. Location of all cuts and fills;
 - b. Table of earthwork quantities with identification of individual areas of cut and fill (cellar, driveway, pool, landscape, etc.);
 - c. Calculations of volumes;
 - d. Total disturbed area, in square feet or acre;
 - e. Clearly delineated existing and proposed contours;
 - f. Interim erosion control measures;
 - g. Retaining wall details, including:
 - (1) top and bottom of wall elevations;
 - (2) type of material;
 - (3) drainage for walls;
 - (4) temporary over excavation limits;
 - (5) type of wall construction.
 - h. Building, garage (pad and finished floor), and deck elevations;
 - i. Trees impacted by grading;
 - j. Table of existing and proposed impervious areas, also identifying the square footage of impervious area that will be created and/or replaced with the improvements.
11. Location and elevations of screened trash container area for commercial buildings.
 12. Location of buildings on adjacent parcels.
 13. Location of existing and proposed public and private utilities and services (water service, sewage disposal system, storm drain, gas, electric, telephone, cable television, and transformers, meters, backflow preventers).
 14. Shadow study diagram for two-story

structures, clearly illustrating effect on structures on adjacent properties.

Shadow study to include the following:

- a. Winter/Summer shadow lines at 9:00 A.M., noon, and 3:00 P.M. on June 21st and December 21st;
- b. All structures on adjacent properties; and
- c. Height and number of stories of adjacent structures.

15. Sight line studies (hillside only).

16. Table giving the following:

- a. Site area (gross and net);
- b. Gross floor area (each floor and total);
- c. Floor area ratio (FAR);
- d. Lot area coverage (building footprints);
- e. Percent "interior" landscaping for off-street parking lots;
- f. Number of parking spaces;
- g. Dwelling units (existing and proposed).

17. Existing active or deactivated water wells.

18. Average slope (see HR Zone Information).

C. BUILDING ELEVATIONS

1. Elevations labeled with cardinal direction of all sides of all existing buildings to be removed, existing to remain, and proposed.
2. Exterior materials (type, texture, and color).
3. Building height, including height plane for properties on sloping lots.
4. Location and method of screening of roof-mounted mechanical equipment.
5. Samples of colors, preferably mounted on 8 ½" X 11" soft (not cardboard, etc.) backing.
6. Schematic elevations illustrating building height and mass in relationship to:
 - a. Structures on the adjacent two (2) parcels on either side of the property;
 - b. Structures across the street and in back of the property.
7. Existing and proposed grade lines.

8. Streetscape to include the following:

- a. Front elevation of structure and plan view with changes superimposed on existing structure;
- b. Streetscape including both sides of street. Include at least three (3) structures on each side of applicant's property and six (6) structures on opposite side of the street.

9. Cross section showing property behind and across street.

D. LANDSCAPING/TREE PLAN*

(*tree plan only for single and two family residences unless located in the hillside).

1. Where feasible, landscape plans shall be designed to reduce impacts of pesticide use as follows:
 - a. Provide irrigation which reduces runoff and promotes surface infiltration;
 - b. Landscaping shall be designed and operated to treat stormwater runoff by incorporating elements that collect, detain, and infiltrate runoff.
2. If rendering is provided, trees shown on plan(s) must reflect their size at time of planting. Additional renderings may be provided with year of the tree growth stated on the plan.
3. Location and dripline on the site and landscape plan of all existing trees 4" or greater in diameter.
4. Table indicating the following for all existing trees anywhere near areas of construction:
 - a. Location symbol;
 - b. Common and botanical name;
 - c. Trunk circumference;
 - d. Physical condition;
 - e. To be saved, removed, or pruned;
 - f. Reason for removal;
 - g. DBH, canopy spread, height valuation.
5. Table indicating the following for all new trees and shrubs to be planted:
 - a. Location symbol;
 - b. Common and botanical name;
 - c. Initial planting size;

- d. Size at maturity (height/width of dripline);
- e. Number to be planted.
- 6. Fencing, including height, location with construction detail showing materials.
- 7. Aggregate irrigated landscape area.

E. WELO

New construction projects with an aggregate landscape area equal to or greater than five hundred 500 square feet or rehabilitated landscape projects with an aggregate landscape area of 2,500 square feet are subject to the State's Model Water Efficiency Landscape Ordinance (WELO). A complete WELO Landscape Documentation Package is required prior to issuance of building and/or grading permits. A completed WELO Certificate of Completion is required prior to final inspection/certificate of occupancy.

F. EXTERIOR LIGHTING

- 1. Location.
- 2. Style of fixtures.
- 3. Intensity (wattage and type of light source).
- 4. Height of pole-mounted fixtures.
- 5. Notes indicating exterior fixtures will comply with Town requirements to be downward directed and shielded.

G. TENTATIVE MAP

- 1. Tract name or designation and property address.
- 2. Name and address of owner, subdivider, and registered civil engineer or licensed surveyor.
- 3. Locations, names, and widths of all adjoining highways, streets or ways, the names of adjacent subdivisions, and the names of all owners of properties adjacent to proposed tract.
- 4. Width and grades of all highways, streets, and ways within the proposed subdivision, with typical cross-sections showing proposed improvements.
- 5. Widths and locations of all existing or proposed easements, whether public or private.

- 6. Radius of all street curves.
- 7. Total size of property before and after street and right-of-way dedication (gross and net land area calculation).
- 8. Lot layout, including the dimension of each lot line, and exact square footage of each lot.
- 9. Location of all water courses and natural drainage channels, locations of all areas covered by water or subject to inundation, and existing and proposed storm drain facilities.
- 10. Source of water supply, including conceptual design.
- 11. Method of sewage disposal, including conceptual design.
- 12. Location of all buildings in close proximity to the proposed tract.
- 13. Proposed public areas (if any).
- 14. Contour lines (existing and proposed) showing one (1) foot contours for ground slopes of less than five (5) percent, and five (5) feet horizontal distance, and five foot contours for ground slopes in excess thereof.
- 15. Location or vicinity map, date, north arrow, and scale.
- 16. Number or letter identification for each lot.
- 17. Location and outline of each existing building and an accompanying note as to whether or not it is to be removed.
- 18. Each street shown by its actual street name or by a temporary name or symbol for the purpose of identification.
- 19. All trees shall be accurately identified and plotted with base grade data, dripline, and finished grades within the dripline.
- 20. All fire hydrant locations.
- 21. Required yards.
- 22. If condominium or townhouse project, two (2) copies of CC&R's and other related documents such as association by-laws.
- 23. Name of utility providers and location of closest existing services shown, including water, gas, electricity, telephone, cable television, sewage disposal and storm drain.

24. If in the Hillside Area, show grading required for roadway construction, including location of all cuts and fills, volumes, retaining walls or reinforced earth slopes (with top and base elevations), and existing and proposed contours.
25. If hillside, show conceptual driveways, building sites, drainage, and sanitary sewers.
26. Interim erosion control measures.
27. Copy of slope density calculations for properties in HR zone.
28. If it is impossible or impracticable to place upon the tentative map any of the information required above, such information shall be furnished on a separate document which shall be submitted with the map. The subdivider and his engineer shall familiarize themselves with the current subdivision design standards of the Town.

H. PLANNED DEVELOPMENT - OFFICIAL DEVELOPMENT PLAN

1. A land use plan locating all proposed uses.
2. A tentative site plan illustrating the following:
 - a. Building placement;
 - b. Open space (public and private), indicating how it is to be used;
 - c. Natural features such as creeks, major trees, bluffs, etc.;
 - d. Sidewalks, paths, and trails;
 - e. Vehicular circulation;
 - f. Major features on adjacent property which affect the development proposal or are potentially affected by it.
3. Schematic architectural elevations of all buildings and structures illustrated in relationship to each other and any major structures on adjacent property which are affected by the development proposal or are potentially affected by it.
4. Schedule for any phasing of development.
5. Future lot lines, condominium units and

easement areas, all subject to subdivision approval.

6. Tabulation of land area, including the areas of:
 - a. Entire planned development;
 - b. Public streets;
 - c. Private streets;
 - d. Sidewalks, paths, and trails;
 - e. Parking areas;
 - f. Vehicular circulation;
 - g. Major features on adjacent properties which affect the development proposal or are potentially affected by it.
7. Floor area of each type of building (for example: shops, offices, warehouses, or dwellings).
8. Floor Area Ratio (FAR).
9. Proposed number of off-street parking spaces.
10. Grading, soils, geologic and geotechnical information.
11. Copies of any instrument or document such as covenants, conditions, and restrictions which are intended to be used to affect the development of the land.
12. Such other information as the Planning Commission or Development Review Committee may require.

I. OTHER INFORMATION

1. Provide information required by applicable Town development standards and guidelines.
2. National Pollutant Discharge Elimination System (NPDES) requirements: An impervious surface prevents the infiltration or passage of water into the soil. Impervious surfaces include building rooftops, paved patios, covered patios, driveways, parking lots, paved walkways, sidewalks, and streets. All projects creating, adding, or replacing 10,000 square feet or more of impervious surface on the project site, or 5,000 square feet or more for new development projects for Special Land Use Categories (auto service facilities, retail gasoline outlets, restaurants and

parking lots), must provide the following information on the development plans.

Please Note: Subdivisions of any size are not exempt from this requirement.

- a. Site size;
 - b. Existing impervious surface area (includes land covered by buildings, sheds, patios/covers, parking lots, streets, sidewalks, paved walkways and driveways);
 - c. Impervious surface area created, added, or replaced;
 - d. Total impervious surface area (new + existing);
 - e. Percent increase/replacement of impervious surface area;
 - f. Estimated area of land disturbance during construction (includes clearing, grading, or excavating);
 - g. Type of stormwater controls used (none, site design measure, source control measure, and/or stormwater treatment measure).
3. For more information regarding selection of Best Management Practices for stormwater pollution prevention of stormwater treatment contact the Engineering Division at (408) 399-5771. Or visit <http://www.losgatosca.gov/DocumentCenter/View/19721>.
4. Floor and lot areas, number of stories, and FAR of other sites in the immediate neighborhood for residential projects.
5. ADA compliance for commercial development.
6. Hazardous Materials - For any development project, the applicant shall submit:
- a. A signed statement indicating whether the project is located on a site which is identified by the Town as a solid waste disposal facility, or that there will be no usage and storage of hazardous materials or documentation of the following:
 - (1) Storage locations;
 - (2) Inventory list of chemical trade names;
 - (3) Quantities stored;

(4) Containment plans.

7. Letter of Justification - Where a letter of justification is either required or recommended, it should include the following information as applicable:
- a. Description of the proposed request, i.e., type of operation or use, hours of operation, number of employees, products, shift detail, etc.;
 - b. Benefit to the community if the project should be approved;
 - c. Where a traffic impact is determined by the parks and public works department, provide specific sections of the general plan and any applicable specific plan clearly stating that the type of project will benefit the community;
 - d. List the facts that would in your opinion, justify the application;
 - e. For residential projects, how the proposal meets the town's housing needs as identified in the general plan.
 - f. For variance applications the letter should speak to the following required findings:
"because of the following special circumstances that apply to the property (such as size, shape, topography, location, or surroundings) the strict application of the zoning regulations causes an undue hardship or poses practical difficulties relating to use of the land, deprives the property of privileges enjoyed by other properties in the vicinity and under identical zone classifications and would make the property otherwise unusable."
 - g. For conditional use permit applications, the letter should speak to the following required findings:
"the proposed uses of the property are essential or desirable to the public conveniences or welfare; the proposed uses will not impair the integrity and character of the zoning district; the proposed uses would

not be detrimental to public health, safety, or general welfare; the proposed uses of the property are in harmony with the various elements or objectives of the General Plan and the purposes of this Ordinance."

8. If existing residential buildings are to be demolished, a Letter of Justification shall be submitted describing the structure's physical condition and be accompanied by photographs of the structure. Any request to demolish a Pre-1941 structure shall be reviewed by the Historic Preservation Committee for determination of whether the structure is a contributing historic structure. All applications to demolish an historic structure which has been identified as a contributor to an existing historic district, a potential historic district, or is eligible for local designation shall be accompanied by a detailed report describing all aspects of the structure's physical condition and shall incorporate pertinent information from the Town's Historic Resources Inventory describing the structure's historical and architectural characteristics. This report shall be prepared by a qualified person knowledgeable in historic preservation under contract with the Town at the applicant's expense. Applications for all other historic structures proposed for demolition shall be accompanied by a detailed report describing all aspects of the structure's physical condition prepared by an architect, licensed design professional or registered civil engineer at the applicant's expense.
9. The use of both passive and active solar energy measures is a high priority with the Town. Each proposal must be designed to maximize such measures to include the preplumbing and installation of solar collectors, window locations and building siting to maximize natural conditions, and proper use of roof overhangs. A written statement must accompany the application that clearly

describes these measures.

10. For historically designated structures or structures in historic districts, or structures built prior to 1941, provide a statement of why the proposed change (i.e., addition, remodel, demolition, etc.) is requested and how the proposal conforms with the designating ordinance as well as Section 29.80.215 through 29.80.320 of the Town Code. The Town's Historic Preservation Committee will review all applications which affect historic structures or sites.
11. For information on Pest Reduction please visit:
<http://www.losgatosca.gov/DocumentCenter/View/19720>.

OBJECTIVE DESIGN STANDARDS CHECKLIST

TOWN OF LOS GATOS OBJECTIVE DESIGN STANDARDS FOR QUALIFYING MULTI-FAMILY AND MIXED-USE RESIDENTIAL DEVELOPMENT

PURPOSE

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.

California Government Code Section 65559.5 identifies Qualifying Housing Development Projects to include:

- Multi-family housing developments;
- Residential Mixed-Use Housing developments with a minimum of two-thirds of the square footage designated for residential use; or
- Supportive and transitional housing development.

A Qualifying Housing Development Project shall be approved through a streamlined, ministerial review process when the project complies with these Objective Design Standards as well as complying with all existing objective development regulations in the Town, including but not limited to the following:

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

APPLICABILITY

The standards included in the *Objective Design Standards for Qualifying Multi-Family and Mixed-Use Residential Development* are reproduced here in a checklist format to provide a user-friendly means for evaluating qualifying projects. This checklist does not include objective development regulations found in other Town documents.

Appendix B – OBJECTIVE DESIGN STANDARDS CHECKLIST

APPLICANT RESPONSIBILITY

Applicants are responsible for accurately responding to each objective design standard listed below by indicating whether each standard has been met or does not apply. Applicants shall indicate the sheet(s) within the project plans that show compliance with each objective design standard.

A. SITE STANDARDS				
A.1. Pedestrian Access				
YES	NO	N/A	Objective Design Standard	SHEET
			A.1.1 All on-site buildings, entries, facilities, amenities, and vehicular and bicycle parking areas shall be internally connected with a minimum four-foot-wide pedestrian pathway or pathway network that may include use of the public sidewalk. The pedestrian pathway network shall connect to the public sidewalk along each street.	
			A.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. A pedestrian pathway is exempt from this standard where it crosses a parking vehicular drive aisle.	
A.2. Short-Term Bicycle Parking (Class II)				
YES	NO	N/A	Objective Design Standard	SHEET
			Short-term bicycle parking (Class II bicycle parking facility) consists of racks that support the bicycle frame at two points and allow for the bicycle frame and one wheel to be locked to the rack with a U-lock.	
			A.2.1 Short-term bicycle parking space shall be located within 50 feet of the primary pedestrian building entrance.	
			A.2.2 Short-term bicycle parking shall be provided at a rate of one space per dwelling unit and one space per 2,000 square feet of non-residential floor area.	
			A.2.3 Each short-term bicycle parking space shall be a minimum of seven feet in length and two feet in width.	
			A.2.4 If more than 20-short term bicycle spaces are provided, at least 50 percent of the spaces shall be covered by a permanent solid-roofed weather protection structure.	

A.3. Long-Term Bicycle Parking (Class I)				
YES	NO	N/A	Objective Design Standard	SHEET
			Long-term bicycle parking facilities (Class I bicycle parking facility) consists of bicycle lockers or bicycle rooms with key access for use by residents.	
			A.3.1 Long-term bicycles parking facilities shall be located on the ground floor and shall not be located between the building and the street.	
			A.3.2 Multi-family residential and residential mixed-use buildings shall provide one long-term bicycle parking space per dwelling unit. Developments such as townhomes that include individual garages for each unit shall not be required to provide long-term bicycle parking.	
			A.3.3 Bicycle locker minimum requirements:	
			a. Dimensions of 42 inches wide, 75 inches deep, and 54 inches high.	
			b. Must withstand a load of 200 pounds per square foot.	
			c. Opened door must withstand 500-pound vertical load.	
			A.3.4 Bicycle rooms with key access minimum requirements:	
			a. Bicycle rooms shall have a minimum ceiling height of seven feet.	
			b. Bicycle rooms shall contain racks that support the bicycle frame at two points and allow for the bicycle frame and one wheel to be locked to the rack with a U-lock.	
			c. Long-term bicycle parking spaces shall be served by an aisle with a minimum width of six feet.	
			d. Maneuverability space of at least two feet shall be provided between the aisle and long-term bicycle parking spaces	
			e. Each horizontal long-term bicycle parking space shall be a minimum of seven feet in length, two feet in width, four-and one-half feet in height. Each vertical long-term bicycle parking space shall be a minimum of three-and one-half feet in length, two feet in width, and seven feet in height.	
A.4. Vehicular Access				
YES	NO	N/A	Objective Design Standard	SHEET
			A.4.1 Off-street parking lots shall have vehicular circulation using an internal vehicular network that precludes the use of a public street for aisle-to-aisle internal circulation.	
A.5. Parking Location and Design				
YES	NO	N/A	Objective Design Standard	SHEET
			A.5.1 Surface parking lots and carports shall not be located between the primary building frontage and the street.	
			A.5.2 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.	

A.6. Parking Structure Access						
YES	NO	N/A	Objective Design Standard			SHEET
			A.6.1	Any vehicular entry gate to a parking structure shall be located to allow a minimum of 18 feet between the gate and the back of the sidewalk to minimize conflicts between sidewalks and vehicle queuing.		
			A.6.2	A parking structure shall not occupy more than 50 percent of the building width of any street-facing façade, and it shall be recessed a minimum of five feet from the street-facing façade of the building.		
			A.6.3	For projects with five or more residential units and that have a vehicle access gate to the parking structure, a pedestrian gate shall also be provided.		
A.7. Utilities						
YES	NO	N/A	Objective Design Standard			SHEET
			A.7.1	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.		
			A.7.2	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.		
			A.7.3	Street-level views of ground level utility cabinets, mechanical equipment, trash, and service areas shall be screened from sight with landscape planting, fencing, or a wall, as allowed by the Town Code. The screening shall be at least the same height as the item being screened and screening that is not landscape material shall be constructed with one or more of the materials used on the primary building.		
			A.7.4	Rooftop mechanical equipment shall be screened from view from the street. Solar equipment is exempt from this requirement.		

A.8. Landscaping and Screening					
YES	NO	N/A	Objective Design Standard		SHEET
			A.8.1	At least 50 percent of the front setback area shall be landscaped.	
			A.8.2	<p>A minimum 10-foot-wide landscape buffer shall be provided along the full length of the shared property line between multi-family or Residential Mixed-Use development and abutting residential properties. The buffer shall include the following:</p> <ul style="list-style-type: none"> a. A solid masonry wall with a six-foot height, except within a street-facing setback where walls are not permitted; and 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. 	
			A.8.3	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 not already screened by a primary building. When located in a street-facing setback, screening may not exceed a height of three feet.	
A.9. Fencing					
YES	NO	N/A	Objective Design Standard		SHEET
			A.9.1	Fences, walls, and gates within required setbacks along all street frontages are prohibited unless used to screen on-site parking spaces from view from the street.	
			A.9.2	Chain link fencing is prohibited.	
			A.9.2	Perimeter barrier gates for vehicles and pedestrian entry gates shall have a maximum height of six feet.	
			A.9.4	Solid vehicular and pedestrian entry gates are prohibited. Entry gates shall be a minimum 50 percent open view.	
A.10. Retaining Walls					
YES	NO	N/A	Objective Design Standard		SHEET
			A.10.1	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.	
			A.10.2	<p>Retaining walls shall not run in a straight continuous direction for more than 50 feet without including the following:</p> <ul style="list-style-type: none"> 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.11. Landscaped, Private, and Community Recreation Spaces								
YES	NO	N/A	Objective Design Standard				SHEET	
			A.11.1	The landscaped, private, and community recreation spaces listed below are required for all qualifying projects. Community recreation spaces and private recreation spaces are calculated independent of each other. Landscaped areas within community recreation spaces can contribute to required minimums for both landscaped area and community recreation space.				
				a. Landscaped space: A minimum of 20 percent of the site area shall be landscaped.				
				b. Private recreation space: The minimum horizontal dimension is six feet in any direction and a minimum area of 60 square feet. The minimum vertical clearance required is eight feet. Private recreation space shall be directly accessible from the residential unit. Landscaped sections of private recreation space shall not count towards required landscaping requirements.				
				i. Each ground floor dwelling unit shall have a minimum of 120 square feet of usable private recreation space.				
				ii. Each dwelling unit above the ground floor shall have a minimum of 60 square feet of usable private recreation space. Where multiple balconies are provided for a single unit, the 60-square-foot minimum can be an aggregate of all balconies, provide each balcony meets the requirements for minimum horizontal dimensions.				
				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 Residential Mixed-Use developments at a minimum of 100 square feet per residential unit plus a minimum of two percent of the non-residential square footage.				
				ii. Community recreation space shall be provided in multi-family residential development projects at a minimum of 100 square feet per residential unit.				
				iii. A project with four or less residential units is exempt from community recreation space requirements.				
				iv. Landscaped roof space can satisfy both required landscaping requirements and community recreation space requirements. Landscaped roof space may not be used to satisfy more than 50 percent of the required landscaping for the site.				

A.12. Building Placement						
YES	NO	N/A	Objective Design Standard			SHEET
			A.12.1	To ensure buildings provide a continuous frontage along sidewalks, development in commercial zones shall place at least 75 percent of any ground floor street-facing façade on or within five feet of the setback line designated in the Town Code.		
			A.12.2	A Residential Mixed-Use project with a ground-floor non-residential use shall provide site amenities on a minimum of 15 percent of the ground plane between the building and the front or street-side property line. The site amenities shall be comprised of <u>any</u> 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 DESIGN					
B.1. Massing and Scale					
YES	NO	N/A	Objective Design Standard		SHEET
			B.1.1	Multiple-story building façades that face a street shall incorporate breaks in the building mass by implementing a <u>minimum of three</u> of the following solutions along the combined façade area of all primary buildings 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 façade plane to accommodate a building entry with a minimum ground plane area of 24 square feet. Where an awning or entry covering is provided, it can extend beyond the wall plane;	
				d. An exterior arcade that provides a sheltered walkway within the building footprint with a minimum depth of eight feet. For a façade 50 feet or greater, the arcade must be a minimum length of 65 percent of the full building façade; for a facade less than 50 feet, the arcade must be a minimum of 80 percent of the full building façade.	
				e. Ground floor open area abutting street-facing façade 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.1.2	Upper floors above two stories shall be set back by a minimum of five feet from the ground-floor façade.	

B.2. Parking Structure Design									
YES	NO	N/A	Objective Design Standard				SHEET		
			B.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.					
			B.2.2	Façade openings on upper levels of a parking structure shall be screened at a minimum 10 percent and up to 30 percent of the opening to prevent full transparency into the structure.					
			B.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 <u>one</u> 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									
YES	NO	N/A	Objective Design Standard					SHEET	
			B.3.1	At intervals of no more than 40 feet along the building façade, horizontal eaves shall be broken using <u>at least one</u> 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 two feet;					
				d. Change in roof pitch or form; or					
				e. Inclusion of dormers, parapets, and/or varying cornices.					
			B.3.2	Skylights shall have a flat profile rather than domed.					
			B.3.3	The total width of a single dormer or multiple dormers shall not exceed 50 percent of the total roof length at the street-facing façade. The dormer width shall be measured at dormer roof fascia, or widest part of the dormer.					
			B.3.4	Carport roof materials shall be the same as the primary building.					

B.4. Façade Design and Articulation						
YES	NO	N/A	Objective Design Standard			SHEET
			B.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 <u>at least two</u> 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.	The use of at least two different façade materials, each covering a minimum of 20 percent of the street-facing façade, or	
				e.	The upper floor shall implement a façade height that is a minimum of two feet greater than the façade height of the floor immediately below. The greater façade height shall be made evident by taller windows or arrangement of combined windows.	
			B.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.		

B.4. Façade Design and Articulation (continued)							
YES	NO	N/A	Objective Design Standard				SHEET
			B.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 <u>minimum of 16 points</u> :			
				Architectural features, such as:			
				○ Arcade or gallery along the ground floor;	8 points		
				○ Awnings or canopies on all ground floor windows of commercial space;	6 points		
				○ Building cornice;	5 points		
				○ Façade sconce lighting at a minimum of one light fixture per 15 linear feet.	3 points		
				▪ Bay or box windows projecting a minimum of 18 inches from the façade plane and comprising a minimum of 20 percent of the fenestration on the upper floors of the facade;	6 points		
				▪ Balconies or Juliet balconies provided on a minimum of 40 percent of the fenestration on the upper floors of the facade;	5 points		
				▪ Landscaped trellises or lattices extending across a minimum of 65 percent of any level of the facade;	5 points		
				▪ Materials and color changes;	3 points		
				▪ Eaves that overhang a minimum of two feet from the facade with supporting brackets;	3 points		
				▪ Window boxes or plant shelves under a minimum of 60 percent of the fenestration on the upper floors of the facade; or	3 points		
				▪ Decorative elements such as molding, brackets, or corbels	3 points		
				TOTAL			
			B.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.			
			B.4.5	Changes in building materials shall occur at inside corners.			
			B.4.6	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 non-residential 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.			

B.4. Façade Design and Articulation (continued)							
YES	NO	N/A	Objective Design Standard				SHEET
				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.		
			B.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 Residential Mixed-Use buildings: eight feet in width		
				c.	Storefront entry: six feet in width		
			B.4.8	Mirrored windows are prohibited.			
			B.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.		
			B.4.10	For buildings abutting a single-family zoning district or existing single-family use, no part of a rooftop or upper floor terrace or deck shall be closer than five feet from the facade plane of the lower floor, to prevent views into adjacent residential uses.			
			B.4.11	Balconies are allowed on facades facing the street and those facades facing existing non-residential uses on abutting parcels. Such balconies shall be without any projections beyond the building footprint.			
			B.4.12	Residential Mixed-Use buildings shall provide <u>at least one</u> 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.		
			B.4.13	Continuous blank façades on any floor level shall not exceed 25 percent of the entire façade length along any street.			