

DEVELOPMENT REVIEW APPLICATION PACKAGE

TOWN OF LOS GATOS COMMUNITY DEVELOPMENT DEPARTMENT

CIVIC CENTER
110 E. MAIN STREET
LOS GATOS, CA 95030

I. **PURPOSE:** All applications for development approval by the Town are submitted to the Community Development Department. This handout provides general information regarding the development review process and application submittal requirements. The Community Development Department is the central point of contact for all Development Applications in Los Gatos.

II. **ENCLOSURES:** The materials in this handout include:

- A. Applicant Submittal Checklist
- B. Application for Development Permits
- C. Hazardous Wastes and Substances Statement
- D. Requirements for Preparation of Development Plans
- E. Fee Schedule
- F. Restaurant and CUP Checklist
- G. Community Development Application Process Agreement

III. **PRE-SUBMITTAL:** Prior to the formal submittal of a specific development application, it is recommended that an applicant contact or meet with a planner at the counter and various departments/divisions to determine specific requirements and to assess completeness of the proposal. Pre-submittal review can reduce the time required for processing the application. Phone numbers of departments/divisions are:

Community Development	Planning Division	354-6874
	Building Division	354-6876
Parks and Public Works	Engineering Division	399-5771
Police Department		354-6859
Santa Clara County Fire Department		378-4010

IV. **SUBMITTAL REQUIREMENTS:** The following constitutes a complete application package and must be submitted through the Town's online portal (incomplete submittals will not be accepted) - <https://www.losgatosca.gov/897/Planning>:

- A. Applicant Submittal Checklist (attached).
- B. Application for Development Permits - All sections completed and all required signatures (attached).
- C. Hazardous Wastes and Substances Statement (attached).
- D. Plans – One set of plans. Plans submitted shall include all of the applicant's information detailed in the Requirements for Preparation of Development Plans included in this packet (Attachment D).

- E. Fee Schedule - Application, Consultant, and Environmental Study fees are required to be paid at the time the application is filed (Attachment E).
- F. Signed Community Development Application Process Agreement (Attachment G).
- G. One (1) copy of the Grant Deed for the subject property.
- H. Two (2) copies of Chain of Title and one (1) copy of all recorded documents - Required for properties not part of a recorded subdivision where it is necessary to document when and by what means a parcel was created.
- I. Two copies of a Preliminary Title Report - Updated to reflect current ownership and conditions of property. Dated within thirty (30) days of filing. Policies of title insurance are not acceptable.
- J. Letter of Justification - Letter shall include the evolution of the project, and where applicable, required findings, and compliance with the General Plan.
- K. Photographs of the site and existing development.
- L. Parks and Public Works – Engineering Checklist
- M. Environmental Checklist Form.
- N. Structure Condition Report - Required only when a demolition of an existing residence is proposed. Must be prepared by a licensed architect or structural engineer not associated with the project. See Section I-7 on the Requirements for Preparation of Development Plans supplement.
- O. Public Art Fund Checklist and Public Art Development Application.
- P. Objective Design Standards Checklist.
- Q. Restaurant and Conditional Use Permit Checklist - If application involves a restaurant use.
- R. Build It Green GreenPoint Rated Checklist - For single-family remodel, new single-family, and new multi-family projects.
- S. Hillside Development Standards & Guidelines Compliance Checklist - For hillside projects. If the criteria is not applicable, please mark as 'n/a.'

V. **DEVELOPMENT REVIEW PROCESS:** All development applications of any type are required to go through a three (3) or four (4) step process, depending on the type of application. This process is:

A. Technical Review:

- 1. Staff representatives of Town departments, which include Community Development (Planning and Building Divisions), Fire, and Parks and Public Works (Engineering Division) meet with the project applicant to ensure that the project:
 - a. Is complete;
 - b. Meets all code and policy requirements; and
 - c. Meets the requirements of the California Environmental Quality Act.

Applications that do not meet all of these requirements are continued at this level until the application is complete. Pursuant to adopted fee schedule, if the requested information from any of the Technical Reviews is not submitted within one hundred eighty (180) days of a Technical Review meeting, the applicant will be required to pay a fee of ten (10) percent of the current application fee. Applications not proceeding in a reasonable manner to complete these requirements will be considered abandoned, denied, or recommended for denial.

2. Technical Review meetings are held Wednesday mornings beginning at 9:00 A.M.. Applicants are informed in writing of this review meeting. These meetings are not open to the general public. The applicants and/or their representatives are required to be present.
3. To be scheduled for a Technical Review meeting, applications must be submitted with all required information by **Wednesday, 11:00 A.M., twenty-one (21) days in advance of the next Technical Review date**. Complex projects may require a longer review period prior to a meeting date.

B. Development Review Committee:

1. When complete, the application is forwarded to either the Development Review Committee (DRC) or Planning Commission. The DRC is a staff committee which includes the members of the technical review process.
2. The DRC meets Tuesday mornings beginning at 10:00 A.M. Applicants are mailed a copy of the DRC agenda. Please note that these are public meetings and the applicants and/or their representatives are required to be present.
3. The DRC has the authority to approve certain applications pursuant to Town Code and/or policy requirements. Public hearing notices are mailed pursuant to Town Code requirement.
4. If any applicants or members of the public wish to appeal an action or decision of the DRC, such appeal must be made in writing with the required fee, to the Community Development Department within ten (10) calendar days of the DRC's action or decision. The matter will then be set for hearing on the next available Planning Commission agenda.
5. Applications that the DRC cannot act on, are forwarded to the Planning Commission when they are deemed complete.
6. Any development application approved by the DRC automatically expires two (2) years from the date of approval unless the use for which approval is granted is vested, or substantial construction has taken place. A one-time extension may be granted by the DRC. If the development application approval expires, the application becomes void.

C. Planning Commission:

1. The Planning Commission meets at 7:00 P.M. on the second (2nd) and fourth (4th) Wednesdays of each month (except for November and December). In order for an application to be scheduled for a Planning Commission hearing, the following must be completed at least twenty-one (21)-days before the hearing:

- a. Staff certification of completeness;
 - b. Receipt of an electronic copy of the development plans;
 - c. One copy of any application materials that have color graphics;
 - d. One (1) or two (2) full-size display sets; and
 - e. Story Pole installation and certification.
2. The staff report and agenda will be posted online prior to the meeting. Planning Commission meetings are advertised public hearings and the applicants and/or their representatives must be present to respond to questions.
3. The action of the Planning Commission is final on all applications except for certain applications, such as, zone changes, planned developments, and/or Conditional Use Permits with alcohol service. In these cases, a Planning Commission recommendation will be forwarded to the Town Council. Final actions of the Planning Commission can be appealed to the Town Council. No building permits shall be filed for any approval until the end of the ten (10) day appeal period or until any appeal is heard. Appeals to the Town Council must be filed with the Town Clerk within ten (10) calendar days of the Planning Commission's action or decision. The appeal must be accompanied by the required fees and be on forms available in the Town Clerk's Office.
4. Any development application approved by the Planning Commission automatically expires two (2) years from the date of approval unless the use for which approval is granted is vested, or substantial construction has taken place. A one-time extension may be granted by the Planning Commission. If the development application approval expires, the application becomes void.

D. Town Council

1. Town Council meets at 7:00 P.M. on the first (1st) and third (3rd) Tuesdays of each month (except July) in the Town Council Chambers on the lower level of Town Hall.
2. The staff report and agenda will be posted online prior to the meeting. Town Council meetings are advertised public hearings and the applicants and/or their representatives must be present to respond to questions.
3. The action of the Town Council is final on all applications.
4. Any development application approved by Town Council automatically expires two (2) years from the date of approval unless the use for which approval is granted is vested, or substantial construction has taken place. A one-time extension may be granted by the Town Council. If the development application approval expires, the application becomes void.

VI. GENERAL INFORMATION:

- A. Other data such as letters, petitions, drawings, and/or photographs that the applicant wishes to present with the application, may be submitted. Additional information may also be required by the Director of Community Development. All such exhibits become part of the public record and cannot be returned.
- B. The Town strongly recommends that applicants for any development proposal make contact with surrounding neighbors to determine their concerns prior to submittal of the development application. Neighborhood concerns should then be incorporated into the proposal to the extent feasible.

- C. At the time any development proposal is agendaized for a Planning Commission hearing, all property owners and residents within a minimum of three hundred (300) feet of the property will be advised of the hearing and invited to participate in the hearing process.
- D. There is no way to anticipate potential changes to the Zoning Ordinance. Amendments to the Zoning Ordinance occasionally occur in all zones. It is the responsibility of every applicant who is submitting a development application to keep track of changes in the Zoning Ordinance.
- E. Plans submitted for Building Permit approval shall be prepared and certified by the person qualified under applicable State Code provisions to submit for Building Permit approval. Other than single-family buildings, this usually means a licensed architect or engineer.
- F. No Building Permits or other entitlements shall be granted by the Town until all Conditions of Approval are satisfied.
- G. The following additional information may be required to be shown on the development plans, depending on the type of application:
 - 1. Energy Considerations - The Town has made a commitment to maximize both active and passive solar opportunities to reduce our dependence on fossil fuels. As a result of this commitment, development plans or proposals submitted to the Town must exhibit the following:
 - a. Solar access to existing building and all installed solar energy systems on adjacent properties shall be identified and protected.
 - b. The provision and protection of solar access in all new development shall be required through the dedication of private solar access covenants.
 - c. The design of all new developments shall be required to the extent feasible, to take advantage of passive solar heating and cooling opportunities.
 - d. The use of solar water heaters on all new residential buildings shall be required where solar access is available and natural gas is not available. Pre-plumbing for solar water heaters shall be required on all other new residential construction where solar access is available.
 - e. Solar energy shall be required as the primary means of heating new swimming pools, where solar access is available.
 - 2. Alarm Systems - The Police Department recommends that intrusion alarm systems be installed in all single-family homes and be so noted on the plans.

VII. The minimum time limits for the processing Development Applications is as follows:

Filing for Technical Review is twenty-one (21) days minimum. A more accurate time schedule will depend on a number of factors, including the completeness of the submittal, the complexity of the proposal, and the applicant's responses. Because of these variables, time limits can vary considerably.

TOWN OF LOS GATOS

COMMUNITY DEVELOPMENT DEPARTMENT

NAME OF APPLICANT	ADDRESS	ZIP CODE	TELEPHONE
<hr/>			
APPLICANT'S SIGNATURE	SITE AREA		EMAIL
<hr/>			
ADDRESS OR LOCATION OF PROJECT SITE	PARCEL NUMBER	ZONING	
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APPLICANT SUBMITTAL CHECKLIST

NOTE TO APPLICANTS

A Development Application must include certain minimum information before a project will be accepted and processed for review as the submittal begins a legal time limit. The applicant is responsible for submitting the general information listed below as well as the specific application requirements indicated on the attached sheets. All information, including plans, must be clear, legible, and easily readable. Incomplete, inaccurate, or illegible information will not be accepted and will delay processing of the application.

1. _____ COMPLETED APPLICATION FORM - Form must include the signature of the property owner(s).
2. _____ COMMUNITY DEVELOPMENT APPLICATION PROCESS AGREEMENT
3. _____ APPLICATION FILING FEE - Fee for proposed application based on Planning fee schedule.
4. _____ WRITTEN DESCRIPTION OF PROPOSED PROJECT - A complete written description of the proposal.
5. _____ LETTER OF JUSTIFICATION - For all applications except a single-family residence with no demolition.
6. _____ VERIFICATION OF PROPERTY OWNERSHIP AND EASEMENTS – One (1) copy of a grant deed for the subject property. Two (2) copies of a preliminary title report for the subject property if new development (i.e. new construction, additions, grading, subdivisions, etc.) is proposed.
7. _____ STRUCTURE CONDITION REPORT - For demolition of any residential structure.
8. _____ PARKS AND PUBLIC WORKS – ENGINEERING CHECKLIST – Available online at <https://www.losgatosca.gov/ppwsubmittalchecklist>
9. _____ ENVIRONMENTAL CHECKLIST FORM - When applicable, form must be completely filled out. Available online at www.losgatosca.gov/planning.
10. _____ HAZARDOUS WASTES AND SUBSTANCES STATEMENT – Form must be completely filled out.
11. _____ BUILD IT GREEN GREENPOINT RATED CHECKLIST – For residential projects. There is a list for remodels, new single – family residential, and new multi-family residential. Available at <https://builditgreen.org/greenpoint-rated/documents-checklists>.
12. _____ HILLSIDE DEVELOPMENT STANDARDS AND GUIDELINES COMPLIANCE CHECKLIST - For hillside projects.
13. _____ HOW TO READ YOUR NEIGHBORHOOD WORKBOOK – For non-hillside residential projects.
14. _____ C.3 DATA FORM or SMALL PROJECTS WORKSHEET – Available online at <https://www.losgatosca.gov/953/Stormwater-Regulations>.
15. _____ PUBLIC ART REQUIREMENT – Complete Public Art Development Application.
16. _____ OBJECTIVE DESIGN STANDARDS – Complete Objective Design Standards Checklist – Full set of Standards available online at <https://www.losgatosca.gov/DocumentCenter/View/32289/Objective-Design-Standards>.
17. _____ PHOTOS OF PROPERTY - Photos of the subject property from each side and photos of adjacent properties.
18. _____ COMPLETE DEVELOPMENT PLANS AS AN ELECTRONIC COPY - Reference Online Submittal Instruction sheet.

AUTHORIZATION AND CERTIFICATION OF PROPERTY OWNER

I/We certify that, as the property owner(s), I/we authorize the filing of this application. I/We understand that pursuant to the Code of the Town of Los Gatos, conditions of approval are binding upon both the applicant and property owner(s). I/We agree to implement the conditions of approval to the best of my/our ability.

Name (please print)	Address (with zip code)	Telephone
<hr/>		
Signature	Date	
<hr/>		

TOWN OF LOS GATOS - COMMUNITY DEVELOPMENT DEPARTMENT

110 E. MAIN STREET
LOS GATOS, CA 95030
PHONE (408) 354-6874

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

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

APPLICATION FOR DEVELOPMENT PERMITS

(PLEASE TYPE OR PRINT CLEARLY)

1. APPLICANT REQUEST: (Check appropriate boxes) <input type="checkbox"/> Architecture & Site <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Environmental Impact Assessment <input type="checkbox"/> Zone Change (Rezone from _____ to _____) <input type="checkbox"/> Variance <input type="checkbox"/> Subdivision <input type="checkbox"/> Other _____	2. PROPERTY DETAIL: Lot Size _____ Average Slope _____ Existing or Last Previous Use: _____
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3. PROPERTY LOCATION:
Address of subject property: _____
Zoning _____ Assessor's Parcel Number(s) _____

4. REQUESTED ACTION: (Attach separate sheet if necessary)
Description of requested action _____

5. 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 OF APPLICANT _____ DATE _____

6. PROPERTY OWNER: (If same as above check here) ☐
NAME _____ PHONE _____
EMAIL _____ ADDRESS _____
CITY _____ STATE _____ ZIP _____

I hereby certify that I am the owner of record of the property described in Item #3 above, and that I approve of the action requested herein.

SIGNATURE OF OWNER _____ DATE _____

7. OTHERS INVOLVED: (WILL NOT GET COPY OF AGENDA OR CORRESPONDENCE)
(Architect, engineer, planner, landscape architect, etc.; attached addition sheet if necessary)

CAPACITY	NAME (Please print)	FIRM & ADDRESS (include ZIP Code)	PHONE/EMAIL

DO NOT WRITE BELOW THIS LINE

8. RECEIVED BY _____ **STAFF MEETING** _____ **HPC AGENDA** _____
APPLICATION NO. _____

Please Note: 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,

PLPERMIT	\$ _____
PLTRACK	\$ _____
PLANAP	\$ _____
ENGDEV	\$ _____
TOTAL	\$ _____

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 structures with two or more stories, 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 1/2" 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>.

Changes to Stormwater Treatment Requirements for New Development and Redevelopment Projects

Since 2011, the San Francisco Bay [Municipal Regional Stormwater Permit \(MRP\)](#)¹ has required development and redevelopment projects above certain impervious area size thresholds to provide stormwater treatment using the following **Low Impact Development (LID)** methods: rainwater harvesting and use, infiltration, and/or biotreatment. These projects are called **Regulated Projects**. Vault-based treatment, such as high-rate media filtration, is not allowed as a stand-alone treatment measure (except in Special Projects described below). However, vault-based treatment measures may be used as pre-treatment for a LID treatment measure, for example, to remove trash or sediment.

Changes to the stormwater treatment requirements mandated by the MRP for private and public development projects will take effect on **July 1, 2023**. The following is a summary of applicable new requirements* in Provision C.3 of the MRP.

Lower Impervious Area Thresholds for Regulated Projects

Beginning July 1, 2023, the threshold for impervious area created and/or replaced **changes from 10,000 square feet to 5,000 square feet** for most Regulated Projects.

Large Detached Single-family Homes Required to Provide LID Treatment

Beginning July 1, 2023, **single-family homes** that create and/or replace 10,000 square feet or more of impervious surface will be considered **Regulated Projects** and required to incorporate site design measures and install LID treatment measures. Previously, single-family homes that were not part of a larger project (such as a subdivision) were exempt from this requirement.

LID Treatment Required in the Public Right of Way

Runoff from portions of the public right of way (e.g., sidewalks, curb extensions, pavement replacement, and curb and gutter replacement in the street frontage) that are constructed or reconstructed as part of Regulated Projects will also need to be treated using LID measures.

Interceptor Tree Credits Not Available

Beginning July 1, 2023, the use of existing or new trees to address treatment requirements for impervious surfaces (known as Interceptor Tree Credits) is **no longer allowed**.

Changes to Special Projects Category C

Some “Smart Growth” developments called “Special Projects” can use non-LID treatment measures, such as media filters, to treat a portion of the project runoff if the use of LID treatment onsite is demonstrated to be infeasible. Beginning July 1, 2023, transit-oriented development projects will **no longer be eligible** to receive these “LID treatment reduction credits” under Category C or the Special Projects² provisions. However, new criteria have been added to Category C to allow certain types of affordable housing development projects to receive LID treatment reduction credits.

Will These Changes in Requirements Affect My Project?

- If you submit a development application that is approved with a stormwater control plan in compliance with the MRP prior to July 1, 2023, your project is not affected by the new requirements, and you may proceed with the approved control measures.
- If you submit a SB 330 Preliminary Application that meets the requirements of Government Code 65589.5 (o) for a housing development project that is accepted prior to July 1, 2023, your project will not be affected by the new requirements (per Government Code Section 65589.5 (o)), unless you allow your SB 330 Preliminary Application to expire.
- Beginning July 1, 2023, all development applications that have not yet been approved will be subject to the new requirements.

¹ See <http://www.scvurppp.org/mrp3-0> (pages C.3-1 to C.3-54)

² See <http://www.scvurppp.org/mrp3-0> Category C (pages C.3-25 to C.3-29)

Summary of New Requirements

Requirement	Prior to July 1, 2023	Beginning July 1, 2023
Impervious Area Threshold for Regulated Projects	10,000 square feet created and/or replaced for most projects; 5,000 square feet for “special land use” projects (automotive service, retail gas outlets, restaurants, and parking lots).	5,000 square feet for all projects except single-family homes.
Regulation of Large Single-family Homes	Not regulated if detached and not part of a larger plan of development.	Regulated at threshold of 10,000 square feet of impervious area created and/or replaced.
Treatment of Runoff from the Public Right of Way	Not required.	Required for portions of public right-of-way that are constructed or reconstructed as part of a Regulated Project.*
Interceptor Tree Credits	Allowed as part of a stormwater control plan.	Not allowed.
Special Projects Category C	Transit-oriented projects are eligible for LID treatment reduction credits under this category.	Only affordable housing projects are eligible for LID treatment reduction credits under this category.

*For information on the requirements for pavement maintenance, road reconstruction, and other projects within the public right-of-way that are not associated with a parcel-based development project, see the SCVURPPP Roads Requirements Flow Chart and Fact Sheet.

PROPERTY MAINTENANCE FACT SHEET



**Santa Clara Valley
Urban Runoff
Pollution Prevention Program**

Landscape Maintenance Techniques for Pest Reduction

Who should use this Fact Sheet?

- Development Project Applicants
- City/County Planners
- Landscape Maintenance Personnel
- Landscape Architects
- Homeowners

Why is it Important to Reduce Pesticide Usage?

When it rains, pesticides used in maintaining landscapes and gardens are washed off the plants and soils they are used to protect. This stormwater runs off the landscape and flows to the nearest storm drain, which ultimately carries the water to a local creek or the San Francisco Bay without treatment. Pesticides carried with stormwater into creeks and the Bay may be harmful to fish and other organisms that live there. Minimizing use of pesticides in landscape maintenance helps protect water quality, aquatic life, and human health.



What is Integrated Pest Management?

Integrated Pest Management (IPM) is a decision-making process for managing pests that uses monitoring to determine pest-caused injury levels and determine the best methods for their control. IPM uses a combination of :

- biological controls (e.g., natural enemies or predators);
- physical or mechanical controls (e.g., hand labor or mowing);
- cultural controls (e.g., mulching, discing, or alternative plant type selection); and
- reduced risk chemical controls (e.g., soaps or oils)

in order to minimize pesticide usage. The IPM method uses the least hazardous pesticides only as a last resort for controlling pests.

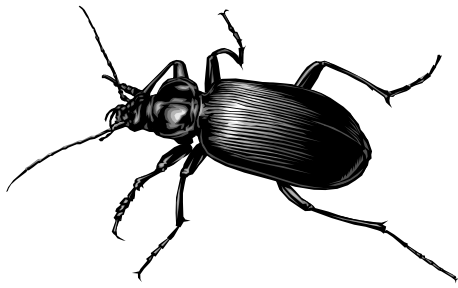
How Can Landscape Design and Maintenance Techniques Reduce Pesticide Usage?

Pesticides are often used in maintaining landscapes. The amount of pesticides entering our creeks and Bay can be decreased by using alternative design and maintenance techniques that:

- Reduce the potential for the pesticides to run off the landscape;
- Reduce the amount of chemicals necessary to ensure healthy plants or eliminate the need for pesticide usage at all; or,
- Decrease the need for landscape maintenance by designing landscapes that minimize pest infestation and create low maintenance environments.

Refer to the back of this fact sheet for more design and maintenance tips.





Pest Reducing Landscape Design Techniques

- Design the landscape for efficient irrigation and drainage.
- Design the landscape to conform to natural drainage patterns.
- Retain existing native, pest-resistant trees, shrubs and plants.
- Select pest-resistant plants adapted to your specific area. Consider site-specific characteristics such as the soil, topography, climate, amount and timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions.
- Prevent the need for routine pruning by selecting plants based on their size and shape when mature.
- Situate plants to facilitate maintenance. Install mowing strips, tree wells and pathway edging to reduce problems associated with maintaining the interface between different elements of the design.
- Plant at the right time of year.

Pest Reducing Landscape Maintenance Techniques

- Employ nonchemical Integrated Pest Management methods (biological, physical and cultural controls) before using chemicals to treat a pest problem.
- If pesticides are necessary, use the least toxic pesticide available. Avoid use of organophosphates such as diazinon and chlorpyrifos (Dursban) as well as copper-based pesticides.
- Do not over apply pesticide. Spray only where the infestation exists. Follow the manufacturer's instructions for mixing and applying materials.
- Properly sweep up spilled fertilizers or pesticides. Do not wash away or bury such spills.
- Properly dispose of chemical wastes by recycling, reusing, or disposing of as hazardous waste. Do not dispose of debris into or near channels or other waterways or leave it where it may contact runoff.
- Apply pesticides at the appropriate time to maximize their effectiveness and minimize the likelihood of discharging undegraded pesticides into runoff. With the exception of pre-emergent pesticides, avoid application if rain is expected.
- Maintain healthy soils by incorporating organic matter, making regular pH adjustments, and appropriately fertilizing.
- Do not overwater.
- Minimize irrigation overspray.
- Prune to increase air circulation but do not overprune.
- Apply 2-4 inches of mulch or geotextiles to exposed soils to prevent weed growth.
- Mow lawns and turf high and leave clippings in place.
- Replace problem plants with locally-adapted, pest resistant plants.
- Remove, rake up and dispose of diseased plant parts.

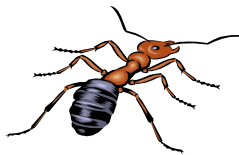
ADDITIONAL RESOURCES

IPM Access,
www.efn.org/~ipmpa, *IPM Based Landscape Design*.

Bio-Integral Resource Center
(BIRC) (510) 524-2567
www.birc.org

Central Contra Costa County Sanitary District
Our Water Our World IPM Fact Sheets
www.centalsan.org

San Francisco Department of the Environment
www.sfenvironment.com



IPM Information: www.mywatershedwatch.org

University of California Cooperative Extension
Master Gardeners: www.mastergardeners.org

University of California IPM (800) 994-8849
www.ipm.ucdavis.edu

- Natural Enemies Handbook: The Illustrated Guide to Biological Pest Control
- The UC Guide to Solving Garden and Landscape Problems: An Interactive CD- ROM
- Pests of Landscape Trees and Shrubs

TOWN OF LOS GATOS

RESTAURANT CONDITIONAL USE PERMIT CHECKLIST

	<u>YES</u>	<u>NO</u>
1. For existing restaurants, are more than two additional parking spaces required?	_____	_____
2. For new restaurants, are more than 10 parking spaces required?	_____	_____
3. Will there be a change in the service of alcoholic beverages?	_____	_____
4. Is this a new application for serving alcoholic beverages?	_____	_____
5. For existing restaurants, is additional floor area being constructed/utilized? (This does not include the addition of outdoor seating <u>only</u> .)	_____	_____
6. Is there a history of complaints at the restaurant within the last five years?	_____	_____

Community Development Application Process Agreement

This document explains the decision-making process used by the Town of Los Gatos for all land-use related applications and permits being considered by the Community Development Director, Development Review Committee, Historic Preservation Committee, Planning Commission, and/or the Town Council. All applicants and their representatives/professionals are required to read, understand, acknowledge, and sign this disclosure prior to their application being deemed complete and ready for consideration.

All applications and permits presented to the Community Development Director, Development Review Committee, Historic Preservation Committee, Planning Commission, and/or the Town Council are solely at their discretion, including but not limited to General Plan Amendments, Zoning Amendments, Planned Developments, Architecture and Site Applications, Conditional Use Permits, Subdivisions, Minor Residential Developments, and Removals from the Historic Resources Inventory. Staff and consultant recommendations, including those of the consulting architect, are in no way limiting on or indicative of any subsequent decision or direction from the Community Development Director, Development Review Committee, Historic Preservation Committee, Planning Commission, and/or Town Council.

Staff and consultant recommendations are based solely on the application of the Town's General Plan, Zoning and other ordinances, Specific Plans, Guidelines, and adopted policies. Staff's role is not to advocate for or support the interests of the applicant, but to ensure compliance with the aforementioned policy direction and to consider the proposed development's impacts on both the immediate neighborhood and the broader community.

Town Council policy prohibits the Planning Commission from discussing pending applications or permits with either the proponents or opponents of the application. **Applicants and their representatives are prohibited from directly or indirectly contacting or communicating with Planning Commissioners regarding the application except through publicly disclosed written communications.**

For Planning Commission matters appealed to the Town Council, in the appeal, and based on the record, the appellant bears the burden to prove that there was an error or abuse of discretion by the Planning Commission as required by Section 29.20.275. If neither is proved, the appeal shall be denied. If the appellant meets the burden, the Council shall grant the appeal and may modify, in whole or in part, the determination from which the appeal was taken or, in its discretion, return the matter to the Planning Commission. If the basis for granting the appeal is, in whole or in part, information not presented to or considered by the Planning Commission, the matter shall be returned to the Planning Commission for review.

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 COMMUNITY DEVELOPMENT
DEPARTMENT FEES
Effective July 1, 2019**

The fees listed below constitute all fees imposed by the Planning Division. Certain types of applications must be reviewed/processed by other departments/agencies, which may impose separate fees. Applicants are advised that the fees for those services are not included in the Planning Department's fees. Where the term "actual cost" is used here, it shall mean: materials, supplies (including any costs of noticing or publication), outside consultants, employee cost will be billed at the top step, plus benefits, plus overhead. The following fee schedule is established for applications filed pursuant to the Town Code. The fees are collected by the Community Development Department at the time the application is filed unless otherwise noted.

Fees for Additional Processing

In the event additional processing services by the Town are required due to changes, modifications, additions, errors, omissions, or discrepancies caused by the applicant or his/her agents or representatives, the applicant shall pay an additional fee as determined by the Director of Community Development to cover the actual cost.

Fees for Lack of Progress

If additional information is required by the Town for an application and the requested information is not submitted within 180 days, the applicant will be required to pay a fee of 10 percent of the current application fee at the time the requested information is submitted. Any re-submittal after one year will be processed as a new application, subject to new fees.

Fees for Major Projects

If it is anticipated that the application processing costs of selected major projects will significantly exceed the following fees, the Community Development Director may collect a deposit and charge actual time spent to process the applications based upon current hourly rates.

Surcharges: All of the following applications are subject to the surcharge fees as set forth in General Development Services and in Section 5.D of Planning Division.

**TOWN OF LOS GATOS COMMUNITY DEVELOPMENT DEPARTMENT FEES
EFFECTIVE JULY 1, 2025**

CUMULATIVE EXAMPLE								
		Application Fee	4% Permit Tracking Fee	10% General Plan Update	10% Advance Planning Special Project	Engineering Dev Review Services Fee	Accela Fee Schedule	Total Fee
			PLTRACK	PLGENPLN	PLANAP	ENGDEV	(PL Finance Code)	
1	ZONING APPROVALS							
A	Architecture and Site Applications*							
1	Development Review Committee (DRC) Approval							
	a. New Single family detached (HR & RC zone)	\$17,695.00	\$707.80	N/A	\$1,769.50	\$5,043.00	PARB 2025 (PLPERMIT)	\$25,215.30
	b. New non custom single family detached (HR & RC zones) per unit/model, as part of a Planned Development**	\$13,708.00	\$548.32	N/A	\$1,370.80	\$5,426.00	PARB 2025 (PLPERMIT)	\$21,053.12
	c. New single family or two family units	\$15,037.00	\$601.48	N/A	\$1,503.70	\$5,426.00	PARA 2025 (PLPERMIT)	\$22,568.18
	d. New single family or two family (any other zone) per unit/model new nonresidential or multiple family per building as part of a Planned Development**	\$12,378.00	\$495.12	N/A	\$1,237.80	\$5,426.00	PARA 2025 (PLPERMIT)	\$19,536.92
	e. Minor projects (a development proposal that does not significantly change the size, mass, appearance or neighborhood impact of a structure, property or parking lot; i.e. minor grading permit)	\$9,720.00	\$388.80	N/A	\$972.00	\$3,893.00	PARB 2025 (PLPERMIT)	\$14,973.80
2	Planning Commission Approval							
	a. Supplemental fee for DRC applications, or minor residential development applications, or applications that are part of a Planned Development that require Planning Commission approval	\$3,884.00	\$155.36	N/A	\$388.40	\$1,840.00	PACB 2025 (PLPERMIT)	\$6,267.76
	b. New two family unit	\$18,921.00	\$756.84	N/A	\$1,892.10	\$5,626.00	PARD 2025 (PLPERMIT)	\$27,195.94
	c. New nonresidential and mixed use that include two or fewer buildings (includes conceptual Planned Development elevations)	\$18,921.00	\$756.84	N/A	\$1,892.10	\$7,233.00	PACB 2025 (PLPERMIT)	\$28,802.94
	d. New multiple family that include two or fewer buildings (includes conceptual Planned Development elevations)	\$21,313.00	\$852.52	N/A	\$2,131.30	\$12,681.00	PARE 2025 (PLPERMIT)	\$36,977.82
	e. New multiple family, mixed use, or nonresidential project with more than two buildings	Actual Cost (\$20,000 Minimum Deposit)	N/A	N/A	N/A	Actual Cost (\$20,000 Minimum Deposit)	PARE 2025 (PLPERMIT)	Varies

		Application Fee	4% Permit Tracking Fee PLTRACK	10% General Plan Update PLGENPLN	10% Advance Planning Special Project PLANAP	Engineering Dev Review Services Fee ENGDEV	Accela Fee Schedule (PL Finance Code)	Total Fee
B	Conditional Use Permits							
1	Conditional Use Permit (PC Approval)	\$8,574.00	\$342.96	N/A	\$857.40	\$2,331.00	PCCA 2025 (PLPERMIT)	\$12,105.36
2	Conditional Use Permit (when consolidated with another application for new development)	\$2,259.00	\$90.36	N/A	\$225.90	\$949.00	PCCB 2025 (PLPERMIT)	\$3,524.26
3	Conditional Use Permit (DRC Approval)	\$5,609.00	\$224.36	N/A	\$560.90	\$1,460.00	PCCC 2025 (PLPERMIT)	\$7,854.26
4	Applications that require TC Approval (this fee supplements the above established fees)	\$3,693.00	\$147.72	N/A	\$369.30	\$2,506.00	PCCB 2025 (PLPERMIT)	\$6,716.02
	a. Transcription Fee of PC Minutes	Actual Cost (\$500 Deposit)	N/A	N/A	N/A	N/A	PCCB 2025 (PLTRANS)	Varies
C	Variance	\$9,720.00	\$388.80	N/A	\$972.00	\$1,656.00	PVV 2025 (PLPERMIT)	\$12,736.80
D	Rezoning (other than Planned Development)							
1	Without General Plan or Specific Plan Amendment	Actual Cost (\$5,000 Deposit)	\$200 (min)	\$500 (min)	\$500 (min)	N/A	PMZR 2025 (PLPERMIT)	\$6,200.00
2	With General Plan or Specific Plan Amendment	Actual Cost (\$7,000 Deposit)	\$280 (min)	\$700 (min)	\$700 (min)	N/A	PMZR 2025 (PLPERMIT)	\$8,680.00
3	Transcription Fee of PC Minutes	Actual Cost (\$500 Deposit)	N/A	N/A	N/A	N/A	PMZR 2025 (PLTRANS)	Varies
E	Planned Development							
1	Without General Plan or Specific Plan Amendment	Actual Cost (\$5,000 Deposit)	YES	YES	YES	YES	PDPD 2025 (PLPERMIT)	Varies
2	Without General Plan or Specific Plan Amendment (HR or RC Underlying Zone)	Actual Cost (\$5,000 Deposit)	YES	YES	YES	YES	PDPD 2025 (PLPERMIT)	Varies
3	With General Plan or Specific Plan Amendment	Actual Cost (\$7,000 Deposit)	YES	YES	YES	YES	PDPD 2025 (PLPERMIT)	Varies
4	With General Plan or Specific Plan Amendment (HR or RC Underlying Zone)	Actual Cost (\$7,000 Deposit)	YES	YES	YES	YES	PDPD 2025 (PLPERMIT)	Varies
5	Town Council Modification to a Planned Development	Actual Cost (\$5,000 Deposit)	\$200 (min)	\$500 (min)	\$500 (min)	YES	PDMD 2025 (PLPERMIT)	\$6,200.00
6	DRC Modification to a Planned Development	Actual Cost (\$3,000 Deposit)	\$120 (min)	\$300 (min)	\$300 (min)	YES	PDMD 2025 (PLPERMIT)	\$3,720.00
7	Publication costs for the Planned Development Ordinance shall be paid by the applicant.							
8	Transcription Fee of PC Minutes	Actual Cost (\$500 Deposit)	N/A	N/A	N/A	N/A	PMZR 2025 (PLTRANS)	Varies
F	Minor Residential Development (See Section 1.A.(2) a)	\$3,334.00	\$133.36	N/A	\$333.40	\$4,639.00	PMR 2025 (PLPERMIT)	\$8,439.76
G	Agricultural Preserve Withdrawal	\$4,671.00	\$186.84	N/A	\$467.10	N/A	PMOA 2025 (PLPERMIT)	\$5,324.94

		Application Fee	4% Permit Tracking Fee PLTRACK	10% General Plan Update PLGENPLN	10% Advance Planning Special Project PLANAP	Engineering Dev Review Services Fee ENGDEV	Accela Fee Schedule (PL Finance Code)	Total Fee
H	Planning Division Certificates of Use and Occupancy							
1	Change of Use	\$282.00	\$11.28	N/A	\$28.20	N/A	CUC 2025 (PLPERMIT)	\$321.48
2	Change of Occupancy (excluding change of proprietor of a continuing business enterprise)	\$189.00	\$7.56	N/A	\$18.90	N/A	CUC 2025 (PLPERMIT)	\$215.46
3	Use/occupancy clearance if Conditional Use Permit is required or occupancy of a new secondary dwelling unit	No fee	No fee	No fee	No fee	N/A	No fee	No fee
4	Short Term Rental	\$265.00	\$10.60	N/A	\$26.50	N/A	CUC 2025 (PLPERMIT)	\$302.10
I	Hazardous Materials Storage Facility Application	Fully allocated hourly rate for all personnel with initial \$1,000.00 deposit	N/A	N/A	N/A	N/A	(PLPERMIT)	Varies
J	Home Occupation Permit	\$189.00	\$7.56	N/A	N/A	N/A	COR 2025 (E2)	\$196.56
K	Sign Application							
1	New Permanent Sign	\$379.00	\$15.16	N/A	\$37.90	N/A	CSS 2025 (PLPERMIT)	\$432.06
2	Temporary Nonresidential	\$190.00	\$7.60	N/A	\$19.00	N/A	CST 2025 (PLPERMIT)	\$216.60
3	Change of Face Only	\$189.00	\$7.56	N/A	\$18.90	N/A	CSC 2025 (PLPERMIT)	\$215.46
4	Sign Program	\$2,543.00	\$101.72	N/A	\$254.30	N/A	CSP 2025 (PLPERMIT)	\$2,899.02
L	Mobile Home Park Conversion Permit	Fully allocated hourly rate for all personnel with initial \$5,000.00 deposit	Varies	Varies	Varies	N/A	PMOM 2025 (PLPERMIT)	Varies
M	General Plan/Town Code Amendments	Fully allocated hourly rate for all personnel with initial \$5,000.00 deposit	N/A	N/A	N/A	N/A	PMAT 2025 N/A	Varies

		Application Fee	4% Permit Tracking Fee	10% General Plan Update	10% Advance Planning Special Project	Engineering Dev Review Services Fee	Accela Fee Schedule	Total Fee
			PLTRACK	PLGENPLN	PLANAP	ENGDEV	(PL Finance Code)	
N	Administrative Land Use Permit							
1	Minor telecommunications facility (i.e. microcell, 8021 lb or equivalent)	\$1,882.00	\$75.28	N/A	\$188.20	N/A	PLUP 2025 (PLPERMIT)	\$2,145.48
2	Major telecommunications facility which do not require a Conditional Use Permit	\$4,542.00	\$181.68	N/A	\$454.20	N/A	PLUP 2025 (PLPERMIT)	\$5,177.88
O	Two-Unit Housing Development	\$1,643.00	\$65.72	N/A	\$164.30	\$5,960.00	PMSA 2025 (PMSA010)	\$7,833.02
P	Urban Lot Split	\$1,643.00	\$65.72	N/A	\$164.30	\$2,155.00	PMSA 2025 (PMSA020)	\$4,028.02
Q	SB 330 Preliminary Application	Actual Cost (\$500 deposit)	N/A	N/A	N/A	N/A	PMSA200 (PLPERMIT)	Varies
R	SB 35 Preliminary Application	Actual Cost (\$500 deposit)	N/A	N/A	N/A	N/A	PMSA210 (PLPERMIT)	Varies
2	SUBDIVISIONS							
A	Lot Line Adjustment (DRC Approval)	\$2,707.00	\$108.28	N/A	\$270.70	\$1,419.00 plus Deposit of \$3,000.00	PSLL 2025 (PLPERMIT)	\$7,504.98
B	4 Lots or Less (DRC Approval)	\$10,512.00	\$420.48	\$1,051.20	\$1,051.20	\$2,343.00 plus Deposit of \$3,000.00	PSPM 2025 (PLPERMIT)	\$18,377.88
C	4 Lots or Less (as part of a Planned Development) (DRC Approval)	\$6,525.00	\$261.00	\$652.50	\$652.50	\$2,542.00 plus Deposit of \$3,000.00	PSPM 2025 (PLPERMIT)	\$13,633.00
D	5 Lots or More	\$11,843.00	\$473.72	\$1,184.30	\$1,184.30	\$6,177.00 plus Deposit of \$3,000.00	PSTM 2025 (PLPERMIT)	\$23,862.32
E	5 Lots or More (as part of a Planned Development) (DRC Approval)	\$6,525.00	\$261.00	\$652.50	\$652.50	\$6,327.00 plus Deposit of \$3,000.00	PSTM 2025 (PLPERMIT)	\$17,418.00
F	Vesting Tentative Map (VTM)	Actual Cost (\$500 Deposit)	N/A	N/A	N/A	N/A	PSVM 2025 (PLPERMIT)	Varies
G	Lot Merger and Reversion to Acreage (DRC Approval)	\$2,176.00	\$87.04	N/A	\$217.60	\$3,683.00	PSLM 2025 (PLPERMIT)	\$6,163.64
H	Condominium	\$9,182.00	\$367.28	\$918.20	\$918.20	\$4,682.00	PCON 2025 (PLPERMIT)	\$16,067.68
I	Condominium (as part of a Planned Development)	\$5,198.00	\$207.92	\$519.80	\$519.80	\$4,682.00	PCON 2025 (PLPERMIT)	\$11,127.52
J	Certificate of Compliance (DRC Approval)	\$3,771.00	\$150.84	N/A	\$377.10	\$3,442.00	PSCC 2025 (PLPERMIT)	\$7,740.94
K	VTM applications that require Town Council approval and/or DRC applications that require Planning Commission approval. (These fees supplement the above established fees).	\$3,462.00	\$138.48	N/A	\$346.20	\$8,022.00	(PLPERMIT)	\$11,968.68

		Application Fee	4% Permit Tracking Fee PLTRACK	10% General Plan Update PLGENPLN	10% Advance Planning Special Project PLANAP	Engineering Dev Review Services Fee ENGDEV	Accela Fee Schedule (PL Finance Code)	Total Fee
3	MISCELLANEOUS APPLICATION FEES							
A	Time Extensions To Approved Applications (excluding fees based on actual cost)	50% of Current Fee (excluded fees based on actual cost)	Varies	Varies	Varies	Varies	PEXT 2025 (PLPERMIT)	Varies
B	Modification of Approved Application (excluding fees based on actual cost)	75% of Current Fee (excluded fees based on actual cost)	Varies	N/A	Varies	Varies	PMOD 2025 (PLPERMIT)	Varies
C	Conceptual Development Advisory Committee Review	\$2,966.00	\$118.64	N/A	\$296.60	N/A	PCDAC 2025 (PLPERMIT)	\$3,381.24
1	CDAC Special Noticing	Actual Cost (\$500 Deposit)	N/A	N/A	N/A	N/A	PCDAC 2025 (PLPERMIT)	Varies
D	Sidewalk Vending Permit	\$723.00	\$28.92	N/A	\$72.30	N/A	PPC 2025 (PLPERMIT)	\$824.22
E	Auto Dealer Events							
1	Small promotional events	\$1,643.00	\$65.72	N/A	\$164.30	N/A	(PLPERMIT)	\$1,873.02
2	Large promotional events	\$1,643.00	\$65.72	N/A	\$164.30	N/A	(PLPERMIT)	\$1,873.02
F	Newsrack Permit	\$478.00	\$19.12	N/A	\$47.80	N/A	PNEW 2025 (PLPERMIT)	\$544.92
G	Firearms Dealer Permit (\$766.00 of fee to Police)	Fully allocated hourly rate for all personnel with initial \$2,000.00 deposit	N/A	N/A	N/A	N/A	(PLPERMIT)	Varies
4	ENVIRONMENTAL ASSESSMENT FEES							
A	Categorical Exemption	No Fee	N/A	N/A	N/A	N/A	BBH 2025 (PLPERMIT)	No Fee
B	Initial Study (Deposit)***	Fully allocated hourly rate for all personnel with initial \$5,000.00 deposit	N/A	N/A	N/A	N/A	PEIR 2025 (PLENVIRN)	Varies
C	Draft Initial Study Review Fee (or actual cost if part of a Planned Development, General Plan or Town Code Amendment)	\$4,762.00	N/A	N/A	N/A	\$2,367.00	PND 2025 (PLPERMIT)	\$7,129.00
D	Environmental Impact Report	Consultant's Fee	N/A	N/A	N/A	N/A	PEIR 2025 (PLENVIRN)	Varies

		Application Fee	4% Permit Tracking Fee	10% General Plan Update	10% Advance Planning Special Project	Engineering Dev Review Services Fee	Accela Fee Schedule	Total Fee
			PLTRACK	PLGENPLN	PLANAP	ENGDEV	(PL Finance Code)	
E	Draft EIR Review Fee	Fully allocated hourly rate of all personnel plus any necessary outside costs	N/A	N/A	N/A	N/A	PEIR 2025 (PLPERMIT)	Varies
F	Impact Monitoring Program (AB3180)	Actual Cost on an hourly basis plus cost of Consultant (if necessary)	N/A	N/A	N/A	N/A	(PLPERMIT)	Varies
5	OTHER							
A	Pre-application Conference Fee	No Fee	N/A	N/A	N/A	N/A	(PLCONF)	No Fee
B	Fence Height Exceptions	\$533.00	N/A	N/A	N/A	\$1,857.00	PFH 2025 (PLPERMIT)	\$2,390.00
C	Peer/Technical Review	Fully allocated hourly rate for all personnel with initial \$2,000.00 deposit	N/A	N/A	N/A	N/A	Various	Varies
D	Fees for Additional Tech Review and/or DRC Review DRC beyond 3 meetings, Planning Commision hearing beyond 2 meetings, Town Council hearing beyond 1 meeting		N/A	N/A	N/A	N/A	PLDRC (PLPERMIT)	Varies
E	Request For Service Not Covered By Any Other Fee	Actual Cost	Varies	Varies	Varies	N/A	(PLSERVICE)	Varies
F	Laserfishing Files	Actual Cost	N/A	N/A	N/A	N/A	(PLMICRO)	Varies
G	Building Permit Plan Check Fee	20% of Building Fee	N/A	N/A	N/A	N/A	(PLPLNCHK)	Varies
H	Surcharges							
1	Permit Tracking Maintenance and Update Surcharge	4% of Development Application Fee (\$1.00 minimum)	N/A	N/A	N/A	N/A	(PLTRACK)	Varies
2	General Plan Update Surcharge	.5% of Bldg. Valuation for new construction and additions or 10% of zone change and subdivision fee		N/A	N/A	N/A	(PLGENPLN)	Varies
3	Advanced Planning Projects	10% of Development Application Fee	N/A	N/A	N/A	N/A	(PLANAP)	Varies

		Application Fee	4% Permit Tracking Fee	10% General Plan Update	10% Advance Planning Special Project	Engineering Dev Review Services Fee	Accela Fee Schedule	Total Fee
			PLTRACK	PLGENPLN	PLANAP	ENGDEV	(PL Finance Code)	
4	Administrative Fee	10% of development application fees 10% of Consultant Deposit	N/A	N/A	N/A	N/A	(PLADMIN)	Varies
I	Applications for Work Unlawfully Completed	Double Current Application Fee	N/A	N/A	N/A	N/A	(PLPERMIT)	Varies
J	Consultation	Actual Cost on an hourly basis	N/A	N/A	N/A	N/A	(PLPERMIT)	Varies
K	Outdoor Seating	Fully allocated hourly rate for all personnel with initial \$1,000.00 deposit	N/A	N/A	N/A	N/A	(PLPERMIT)	Varies
L	Valet Parking	Fully allocated hourly rate for all personnel with initial \$1,000.00 deposit	N/A	N/A	N/A	N/A	(PLPERMIT)	Varies
M	Parklet Program	Fully allocated hourly rate for all personnel with initial \$1,000.00 deposit	N/A	N/A	N/A	N/A	(PLPERMIT)	Varies
N	Parking In Lieu	Actual Cost (\$1,000 deposit)	N/A	N/A	N/A	N/A	PARK080 (PLPERMIT)	Varies
O	Shared Parking Permit	Fully allocated hourly rate for all personnel with initial \$1,000 deposit	N/A	N/A	N/A	N/A	PARK090 (PLPERMIT)	Varies
P	Appeals							
1	Fee to appeal Planning Commission decision to Town Council	\$538 per residential \$2,161 per commercial, multi-family or tentative map	N/A	N/A	N/A	N/A	(PLAPPEAL)	Varies
2	Fee to remand applications from Town Council to Planning Commission	Actual Cost	N/A	N/A	N/A	N/A		Varies

		Application Fee	4% Permit Tracking Fee	10% General Plan Update	10% Advance Planning Special Project	Engineering Dev Review Services Fee	Accela Fee Schedule	Total Fee
			PLTRACK	PLGENPLN	PLANAP	ENGDEV	(PL Finance Code)	
3	Fee to appeal Director of Community Development or Development Review Committee decision to Planning Commission	\$271 per residential \$1081 per commercial	N/A	N/A	N/A	N/A	(PLAPPEAL)	Varies
4	Tree Appeals	\$110.00	N/A	N/A	N/A	N/A	BBH 2023 (PLAPPEAL)	\$110.00
5	Appeal Transcription fee of Planning Commission minutes	Actual Cost (\$500 Deposit)	N/A	N/A	N/A	N/A	PCCB 2023 (PLTRANS)	Varies
Q	Research Services Minimum Charge	Actual Cost (\$200 Deposit)	N/A	N/A	N/A	N/A	BBH 2023 (PLRSRCH)	Varies
R	Zoning Research							
1	Basic zoning letter	\$189.00	N/A	N/A	N/A	N/A	BBH 2023 (PLRSRCH)	\$189.00
2	Legal non-conforming verification	\$797.00	N/A	N/A	N/A	N/A	BBH 2023 (PLRSRCH)	\$797.00
3	Reconstruction of legal non-conforming structures (Burndown Letter)	\$398.00	N/A	N/A	N/A	N/A	BBH 2023 (PLRSRCH)	\$398.00
S	Annexations							
1	One Lot	\$3,691.00	\$147.64	N/A	N/A	N/A	PLANNEX1 (PANB 2023)	\$3,838.64
2	Two Lots	\$1,845.00	\$73.80	N/A	N/A	N/A	PLANNEX2 (PANB 2023)	\$1,918.80
3	Three Lots	\$1,233.00	\$49.32	N/A	N/A	N/A	PLANNEX3 (PANB 2023)	\$1,282.32
4	Four Lots	\$925.00	\$37.00	N/A	N/A	N/A	PLANNEX4 (PANB 2023)	\$962.00
5	Five Lots or more	\$735.00	\$29.40	N/A	N/A	N/A	PLANNEX5 (PANB 2023)	\$764.40
6	Annexation Legal Noticing****	Actual Cost (\$1,000 deposit)	N/A	N/A	N/A	N/A	PANB 2023 (PLANNEX)	Varies
T	Special Noticing	Actual Cost (\$500 deposit)	N/A	N/A	N/A	N/A	PANB 2023 (PLANNEX)	Varies

* Aside from the fees noted above, no additional Architecture and Site application fees will be assessed for projects that involve an historic structure or site.

** Any changes proposed to model homes, nonresidential, or multiple family buildings, a supplemental fee shall be based on a time and material basis to review the changes.

***The \$5,000 deposit is a deposit only. The specific cost of the Initial Study and any required special studies shall be borne by the applicant. The deposit shall be increased before the Town will authorize work exceeding the amount on deposit.

****Annexation Legal Noticing Deposit (varies as size to map) - \$1,000 to \$2,200. Any remaining deposit will be refunded to the applicant and amounts exceeding the deposit will be paid by the applicant.

Town of Los Gatos
Community Development Department

Environmental Checklist Form

1. Project title: _____
2. Lead agency name and address:

3. Contact person and phone number: _____
4. Project location: _____
5. Project sponsor's name and address:

6. General plan designation: _____
7. Zoning : _____
8. Description of project (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.): _____

9. Surrounding land uses and setting. Briefly describe the project's surroundings:

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages:

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service System | <input type="checkbox"/> Mandatory Findings of Significance | |

Determination (to be Completed by the Lead Agency):

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Signature

Date

Evaluation of Environmental Impacts:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration.

Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

- (a) Earlier Analysis Used. Identify and state where they are available for review.
- (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
- (c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - (a) the significance criteria or threshold, if any, used to evaluate each question;
 - (b) the mitigation measure identified, if any, to reduce the impact to less than significance

Issues:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
I. Aesthetics - Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
II. Agriculture Resources¹ - Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

¹In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

III. Air Quality² - Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

IV. Biological Resources - Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community (i.e. aquatic and wetland habitat) identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

²Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) Through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

V. Cultural Resources - Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal ceremonies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VI. Geology and Soils - Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or-off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to her life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VII. Hazards and Hazardous Materials - Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VIII. Hydrology and Water Quality - Would the project:

a) Violate any water quality standards or waste discharge requirements? (Consideration shall be given to water bodies on the Clean Water Act Section 303(d) list, as well as the potential for conflict with applicable surface or ground water receiving water quality objectives or degradation of beneficial uses).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
to a level which would not support existing land uses or planned uses for which permits have been granted)?				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on-or-off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or-off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IX. Land Use and Planning - Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
adopted for the purpose of avoiding or mitigating an environmental effect?				
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
X. Mineral Resources - Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
XI. Noise - Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XII. Population and Housing - Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
XIII. Public Services -				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
XIV. Recreation -				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XV. Transportation/Traffic - Would the project:

a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersection) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XVI. Utilities and Service Systems - Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XVII. Mandatory Findings of Significance -

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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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	2206	GENERATES 5 TO <25 TONS/YR	MOORE BUICK-PONTIAC-GMC TRUCK	15500 LOS GATOS BL	LOS GATOS
FA0202201	2205	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

Hillside Development Standards & Guidelines: Compliance Checklist

Address: _____

Section	Standards & Guidelines	Compliance
---------	------------------------	------------

This table contains a summary of the Town of Los Gatos'
Hillside Development Standards and Guidelines.

Use **COMPLIANCE** Column to show 'X' - complies, 'O' - non compliance
Put 'N/A' if you do not deem the Standard or Guideline applicable.
An explanation should be provided where not in compliance.

I Introduction

- | | | | |
|----------|---------------|---|--|
| A | Vision | Development must preserve the natural beauty of the hillsides | |
| B | Overview | Character, sensitivity & constraints for dvpt must be considered. | |
| C | Goal | Sustainable development preserving the natural environment | |
| D | Applicability | All HR and RC zoning districts and R1 with hillside sensitivity. | |
| E | Objectives | HDS&G implements Los Gatos' Vision for hillside development. | |
| F | S&Gs | Standards must be followed. Guidelines make recommendations. | |
| G | Relationships | Consider also General Plan, Zoning, Hillside Specific Plan etc. | |
| H | Approval | Scope of any hillside project determines its approval process. | |

II Constraints Analysis & Site Selection

- | | | |
|----------|--|--|
| A | Prior to Building Site Selection | |
| 1 | Constraints Analysis | |
| 2 | Consultation with Neighbors | |
| 3 | Pre-Application Meeting/Staff Consultation | |
| B | View Analysis | |
| 1 | Viewing Platforms | |
| 2 | Determination of Significant Ridgelines | |
| C | Selecting a Building Site | |
| S1 | Locate Buildings within LRDA | |
| S2 | Preserve Views of Highly Visible Hills | |
| S3 | Reduce Visual Impact | |
| S4 | Ridgeline View Protection | |
| S5 | Preserve Natural Features | |
| S6 | Avoid Hazardous Building Sites | |
| S7 | Protect Riparian Corridors | |
| S8 | Protect Wildlife | |
| G1 | Solar Orientation | |
| G2 | Impact on Adjacent Properties | |
| G3 | Minimize Grading | |

Town of Los Gatos

Hillside Development Standards & Guidelines: Compliance Checklist

Address: _____

Section	Standards & Guidelines	Compliance
III	Site Planning	
A	Grading	
S1	Minimize Cut & Fill per Table	
S2	Define Earthwork Quantities [Access/House/Cellar/Other]	
S3	Locate Buildings to Minimize Grading	
S4	No Strip Grading	
S5	Grade footprint/access/guest parking/turnaround only	
S6	Restore to Original Topography	
S7	Utilize Contour Grading Techniques	
S8	Restore Vegetation at Cut/Fill Slopes	
S9	Erosion/Sediment Control Plan [Interim and Permanent]	
S10	Grading April - September	
B	Drainage	
S1	Runoff Dispersion On-Site	
S2	Upslope Drainage shall not Impact on Downslope Development	
S3	Preserve and Enhance Natural Drainage Courses	
S4	New Drainage Channels to be Naturalized [rock/vegetation]	
G1	New Drainage Channels to be placed in less visible Locations	
G2	Lining of Drainage Channels is Discouraged [bio-swale]	
G3	Dry Stream effects preferred over Undergrounding of Drainage.	
C	Driveways & Parking	
S1	Locate Driveways to Reduce Grading	
S2	Driveways prior to Occupancy	
S3	Gates set back min 25' from street	
S4	Driveways to receive All Weather surface	
S5	Max Driveway Slope to be 15%	
G1	Min [single house] Driveway width to be 12'	
G2	Max Driveway length 300'. Turnaround area slope < 5%.	
G3	Driveways min 20' apart or adjoining. Safe distance from Intersections	
G4	Shared Driveways: encouraged to reduce grading and impervious	
G5	Driveways located/maintained to ensure good line-of-sight.	
D	Safety	
	Geologic Hazards	
S1	Site Specific Geologic Investigation may be Required.	
S2	Site Specific Geologic Investigation concerns to be addressed	

Town of Los Gatos

Hillside Development Standards & Guidelines: Compliance Checklist

Address: _____

Section	Standards & Guidelines	Compliance
	Fire Hazards	
	S1 Locate and Design Structures to minimize exposure to wildfires	
	S2 Provide Landscape (Plan) to create defensible space around home	
	S3 Provide adequate Fire Access	
	S4 Ensure adequate water supply for fire prevention	
	S5 Water suppression available and labeled for fire prior to framing	
	S6 Above ground water storage tanks may not encroach into setbacks.	
	G1 Development should avoid areas subject to severe fire danger.	
	G2 Selectively reduce Fuel Load inside defensible space	
	G3 Ensure Fuel Sources are discontinuous.	
	G4 Landscape Defensible Space with fire prevention in mind.	
	G5 Minimize visibility of above ground water storage tanks.	
IV	Development Intensity	
	A Maximum Allowable Development	
	1 Adjust Lot for Slope per Table	
	2 Verify Max Gross floor area < FAR	
	B Exclusions	
	1 Cellars	
	2 Garages up to 400 sq ft	
	3 Stables that are not fully enclosed	
	4 Barns (size dependant on lot size: 500-2,500 ft.)	
	C Exceptions to maximum floor area	
	1 Will not be visible from established viewing platforms	
	2 No significant impact on trees, wildlife or movement corridors	
	3 Minimize grading area to accommodate buildings >FAR	
	4 All standards and applicable guidelines are being met	
	5 Compliance to Title 24 w/ margin of at least 10%	
	6 Pre-wire for future photovoltaic installation	
	7 A min of 25% of hardscape mat. is permeable	
	8 Include cellar element unless conflicts w/other standards	
	9 No significant visual impact to neighboring properties	
V.	Architectural Design	
	A Design Objectives	
	O1 Visually blends with natural environment	
	O2 Responsive to site constrains & opportunities	
	O3 Compatible with the neighborhood & respectful of neighbors	
	O4 Respect of the rural character of the hillside	

Town of Los Gatos

Hillside Development Standards & Guidelines: Compliance Checklist

Address: _____

Section	Standards & Guidelines	Compliance
B	Design to be neighbor friendly	
	S1 Study site lines: place windows & outdoor areas to maintain privacy	
	G1a Minimize 2nd story windows facing close neighboring properties	
	G1b Orient windows, decks, & balconies to avoid privacy for neighbors	
	G1c Screening: solid retaining walls, lattice work, planters: obscure sight lines	
	G1d Limit decks & balconies to 6' depth in privacy areas.	
	G1e Use landscaping to screen views to your neighbors	
	G1f Existing vegetation that protects privacy should not be removed	
	G1g Screen noise sources: parking, outdoor activity, mechanical, pool	
	G1h Outdoor activity areas away from neighbors quiet areas (bedrooms)	
C	Design for Sustainability	
	S1 None	
	G1 Energy conservation & water saving techniques above min req of Title 24	
	G2.a <3,500 sf incorporate a variety of green building strategies + mat.	
	G2.b >3,500 sf - incorporate additional energy + resource saving features	
	G3 Design for solar (space & water) & utilize natural cooling & lighting	
	G4 Materials: use less natural resources; non-toxic; salvaged or reused.	
D	Design for fire safety	
	S1 Structures shall be designed to maximize protections from wildfires	
	S2 Roofs shall have a Class A covering or Class A roof assembly	
	S3 Eaves & soffits: exposed underside - noncombustible or min 1-hr resist.	
	S4 Gutters & downspouts: non combustibile material	
	S5 Exterior walls: - noncombustible or min 1-hr resist.	
	S6 Under floor & deck: enclosed to grnd - noncombustible or min 1-hr resist.	
	S7 Attic + vents covered w/corrosion-resistant mesh not to exceed 1/4"	
	S8 Automatic fire sprklr installed per National + Fire Depts Standards	
	S9 Roof skylights shall be tempered or have multi-layered glazing	
	G1 Exterior windows should be tempered glass.	
	G2 Minimize windows on side of house exposed to an approaching fire	
	G3 Design roof eaves with minimal overhang for heat & flames	
E	Building Height	
	S1 Max height for hillside areas is 25 ft	
	S2 Max overall height <35 ft.; <28 ft. if visible from viewing platform	
	S3 Ridgeline & visible homes shall not exceed 18 feet above grade	
	S4 Main level FF, excluding cellar, < 4 ft above existing grade	
	S5 Three story elevations are prohibited	

Town of Los Gatos

Hillside Development Standards & Guidelines: Compliance Checklist

Address: _____

Section	Standards & Guidelines	Compliance
F	Minimize building bulk & Mass	
	S1 Minimize bulk, mass & volume, from distance or surrounding properties	
	S2 Design to conform to natural topography of site & run w/contours.	
	G1.a Keep building forms simple	
	G1.b Avoid architectural styles that are viewed as massive & bulky	
	G1.c Minimize square footage	
	G1.d Minimize volume; avoid large volume buildings	
	G1.e Avoid overhanging decks, staircases, & patios formed by retaining walls	
	G1.f Step the building foundation & roofs with natural slope	
	G1.g Use horizontal & vertical building components to reduce bulk.	
	G1.h Create light & shadow w/ modest overhangs, projections,alcoves,offsets	
	G1.i Vary elevations, stepping back second stories to conform with topo	
	G1.j Use below grade rooms. Use landscape & grading to reduce bulk	
	G1.l Use vaulted ceilings rather than high walls + attics to achieve 'volume'	
G	Roofs	
	S1 Small [roofs, lines, components] to reflect irregular natural features	
	S2 Slope of main roof to be oriented w/direction of natural terrain	
	G1 large gable ends on downhill elevations should be avoided	
H	Architectural elements	
	S1 Enclose w/ walls: ext struct. supports, under flrs & decks	
	S2 Skylights to reduce night glare. No glazing on large dome-style	
	S3 Arch detailing on all sides.	
	G1 Minimize large windows & glass doors to prevent glare	
	G2 Avoid massive, tall elements, 2-story entry, turrets, large chimneys	
I	Materials & Color	
	S1 Minimize contrast between manmade buildings and environment	
	S2 Exterior colors not to exceed reflectivity of 30 & blend w/vegetation	
	S3 Variety of dark earthtone roofs that blend w/the environment	
	S4 Should use copper on exposed metal surfaces or a paintable surface	
	S5 Contrasting color accents kept to a minimum	
	G1 Mat, textures, details used to mitigate visual impact of large wall areas	

Town of Los Gatos

Hillside Development Standards & Guidelines: Compliance Checklist

Address: _____

Section	Standards & Guidelines	Compliance
V. Site Elements		
A Fences and Walls		
S1	Min use of walls & fences. Maintain open views, rural + natural char.	
S2	Fences & walls shall not exceed 6' in height	
S3	Solid fencing mat shall not be used unless needed for privacy	
S4	Deer fence max of 8' & limited to ornamental landscaping.	
S5	Fences not to impede movement of wildlife	
S6	Temp construction fencing limited to building envelope	
G1	Wood rail-type fences and gates preferred	
G2	Chain link fences strongly discouraged	
G3	Chain link dark color, vinyl & supported with wood frame	
G4	Open fencing located within 20 ft of property line adjacent to street	
G5	Fences should follow topography	
B Driveway Entries		
S1	Blend w/ natural environment & maintain rural character of hillside	
S2	Entry gate set back from edge of street 25'	
S3	Direct lighting at entries downwards & not visible from street	
S4	Display street address to be visible from street at driveway	
S5	SCC Fire Dept to approve electronic or locking entry gates	
G1	Entryway gates and fencing should be an open design	
G2	Monumental entry gates are strongly discouraged	
C Retaining Walls		
S1	Use to substantially reduce amount of grading	
S2	Use natural stone, stained concrete, or tex surface if visible from street	
S3	Retaining walls & planters setback; or buffer of 5' adjacent to street	
S4	RW blend w/natural topo, not run in straight direction >50'	
S5	Landscape adjacent to RW with native trees + shrubs to screen wall	
S6	RW constructed of permanent materials (stone, concrete, etc) not wood	
D Outdoor Lighting		
S1	Outdoor lighting conform w/Town Zoning Ordinance	
S2	Not visible/glare to neighbors, low level, directed downward	
S3	Unshaded or non-recessed spotlights are prohibited	
S4	Decorative only lighting prohibited. No uplighting of trees	
S5	Lighting for sports courts prohibited	
G1	Use of energy-efficient lighting is encouraged	
G2	Outdoor lights above 4' should use cutoff fixtures	

Town of Los Gatos

Hillside Development Standards & Guidelines: Compliance Checklist

Address: _____

Section	Standards & Guidelines	Compliance
E	Accessory building, pools and sports courts	
S1	Accessory building have the same setbacks as main building	
S2	Acc. buildings integrated w/topo + use similar forms, colors, materials	
S3	No sports courts or pools on slopes greater than 30 percent	
S4	New caretaker units allowed when in compliance with the following:	
S4.a	Necessary/desirable to provide maint. or services to property/facilities	
S4.b	The lot is large enough to support second living structure	
S4.c	Maximum floor area for caretaker unit - 900 sq ft	
S4.d	Architecturally compatible w/main structure	
S4.e	Lot is not part of a Planned Development	
G	None	
F	Impervious Surfaces	
S	None	
G1	Minimize impervious. Use pavers, natural stone in sand, decomp. granite	
G2	Run off directed away from native trees and shrubs	
VII	Landscape Design	
A	Landscape design concepts	
S1	Maintain natural appearance of hillsides	
S2	Design for fire safety. Min vertical clear 13.5' over acc. roads & drive	
S3	No formal landscaping. Use native species indigenous to immediate area	
S4	Formal gardens + turf areas limited to areas adjacent to house	
S5	Irrigation design to conserve & protect existing native vegetation	
S6	Plant selection: water conservation, fire resistant & erosion control	
S7	Plants > 30' from primary house indigenous for immediate natural habitat	
G1	Arrange in random, informal groupings. Blend with natural hillside	
G2	Use to control exposure to sun and winds	
G3	Use to control erosion, screen building, privacy, create shade	
G4	Minimize use of impervious surfaces - use decomp granite, pavers in sand	
G5	Avoid landscaping adjacent to street, driveway entrance, trails	
G6	Plant trees & flammable vegetation 30' away from home	

Town of Los Gatos

Hillside Development Standards & Guidelines: Compliance Checklist

Address: _____

Section	Standards & Guidelines	Compliance
B	Plant Material	
	S1 Select native species that are adapted to climate & soil char. of site	
	S2 Ornamental landscaping no more than 30' from residence. Discouraged	
	S3 No spreading plant that will change the character of the hillside	
	S4 Turf grass & high water using plants are prohibited	
	G1 Drought tolerant, water conserving, fire resistant, erosion control	
	G2 Adaptable to climate & soil conditions of site	
	G3 Trees & shrubs should be selected from Town's list	
	G4 Plants adjacent to street & visible from public areas - Use Town's list	
	G5 Native shrubs for large slope plantings	
D	Tree Preservation	
	S1 Existing trees shall be preserved & protected	
	S2 When trees may be impacted by development, include tree info on plans	
	S3 Visual impact of tree removal shall be submitted with plans	
	S4 Pruning to be consistent w/ Best Management Practices	
	G1 No grading/constructing within drip line of an existing tree	
	G2 Limit pruning of existing trees	
	G3 Minimal pruning permitted for construction clearance	
	G4 Can remove branches up to 3" in dia for emergency situation	
VIII Subdivision and Planned Development Projects		
A	Purpose and intent: to reduce hillside impacts.	
B	Applicability of standards: PD applications in hillside areas	
C	Least restrictive development areas (LRDA)	
	S1 Preserve open space and significant natural features. Develop in LRDA	
	S2 LRDA = below ridge view; outside riparian areas; slope < 30%; min impact.	
	S3 Map LRDA (Sub-areas 2-9). Development outside LRDA is a last resort.	
	S4 Sub-area 1: LRDA is identified in Blossom Hill open space study.	
D	Exceptions to development within LRDA	
	1 Compliance w/ HDSG, Hillside Specific Plan, General Plan	
	2 Minimal grading, tree removal, landscape changes & more advantageous.	
	3 Development inside LRDA needs driveway outside LRDA	
	4 Project Visibility from viewing platform < if inside LRDA	
E	Development standards and guidelines	
1	Site Preparation	
	S1.a Min grading. Visually blend with adjacent natural areas	
	S1.b Elevation plans to show existing natural grade and proposed grade	
	S1.c Avoid sharp cuts & fills, long linear slopes that have a uniform grade	

Town of Los Gatos

Hillside Development Standards & Guidelines: Compliance Checklist

Address: _____

Section	Standards & Guidelines	Compliance
	G1 Avoid grading in areas where slope is greater than 25 percent	
	G2 Avoid pad & terrace grading.	
2	Drainage	
	S2.a Upslope development shall not negatively impact downslope drainage	
	S2.b Natural drainage course shall be preserved	
	G1.a Terrace drains, use landform slope. Down drains-least consp location	
	G1.b Native rock for drainage channels & brow ditches	
3	Lot configuration and building locations	
	S1 Layout/plan to adapt to existing topo	
	S2 Offer a variety of lot sizes & shapes influenced by topo	
	S3 Preserve open space, protect natural features, reduce repetitive designs	
	S4 Indicate Building footprint on grading plan & staked on site	
	S5 Mfct'd slopes located on uphill side of bldgs; hide slope behind bldg	
	G1 Preserve environmentally sensitive areas, natural features, open space	
4	Street layout and driveways	
	S1 Street & drainage shall reflect rural character, natural features	
	G1 Streets, drives, parking, emerg. veh. access be aligned to existing grades	
	G2 Joint driveways will have street addresses for all resid. Using driveway	
	G3 DW approach located to max on-street parking	
	G4 Limit road lighting to intersections, curves, dead ends, multi-use parking	
	G5 Road & driveway graded banks-plant with grasses & native trees & shrubs	
5	Trails	
	S1 Plans must be reviewed w/Trails section of Town & SC Cty General Plans	
	G1 Trail easement dedication & construction shall be a condition of approval	
	G2 Design trails for multiple use	
	G3 Form CC&R's or maint. Districts so trail expense will be borne by HO's	
	G4 Locate away from existing residential areas	
	G5 Cross -country type trails should be developed	
	G6 Place trails in dedicated open space + though trees and scenic areas	
	G7.a Limit trail use to pedestrian, bicycle, and equestrian use only	
	G7.b Prevent use by all motorized vehicles	
	G7.c Protect the natural environments	
	G7.d Promote safe recreational use	
	G7.e Determine appropriate width	
	G7.f Establish policies regarding fencing location & type	
	G7.g Incorporate erosion control measures	

TOWN OF LOS GATOS
Public Art in Private Development
Information and Process for Non-Exempt Projects

Public Art in Private Development Application Form. Submittal required with Development Review Application Package for all development projects.

For public art provided on-site:

1. **Initial review by the Arts and Culture Commission (ACC).** The ACC meets the third Wednesday of each month at 4:00 p.m. at the Los Gatos Library. Initial review shall be scheduled at least 60 days prior to the Development Project's public hearing.

One week prior to the review, please submit digital copies of a preliminary public art plan including the following materials:

- The identity of the artist or description of the process by which the artist will be selected.
- Preliminary sketches, photographs, or other documentation of sufficient descriptive clarity to indicate the nature of the proposed public art.
- An appraisal or other evidence of the value of the proposed public artwork, including acquisition and installation costs.
- Preliminary plans containing such detailed information as may be required to adequately evaluate the location of the artwork in relation to the proposed development and its compatibility to the proposed development, including compatibility with the character of adjacent conforming developed parcels and existing neighborhoods.
- A detailed plan that demonstrates how the property owner or developer will maintain the artwork, including schedule, cost, and manner of maintenance.
- A narrative statement or plan that demonstrates the public art will be displayed in a publicly accessible manner.
- Any visual presentation materials for the meeting.

The ACC meeting will include time for up to a 15 minute presentation by the applicant. The ACC will then ask questions and make recommendations. This initial review is an opportunity for preliminary input from the ACC to make the final artwork more successful, and confirm that the public art plan conforms to the requirements of Town Code.

2. **Final review by the Arts and Culture Commission.** A final review meeting with the ACC shall be scheduled after building permit issuance, but prior to art installation. One week prior to the review, please submit the following materials:

- The identity of the artist/s.
- Sketches, photographs, or other documentation of the proposed public art.
- An appraisal or other evidence of the value of the proposed public artwork, including acquisition and installation costs.

- Plans containing such detailed information as may be required to adequately evaluate the location and compatibility of the artwork in relation to the proposed development.
- A detailed plan that demonstrates how the property owner or developer will maintain the artwork, including schedule, cost, and manner of maintenance.
- A narrative statement or plan that demonstrates the public art will be displayed in a publicly accessible manner.

The ACC meeting will include time for up to a 30 minute presentation by the applicant. ACC approval is required and must be obtained prior to installation. The ACC will render a decision within 60 days of the of the final review.

3. **Public Art installation.** Prior to issuance of the Certificate of Occupancy the following will be required:

- Documentation of the actual expenditures for provision of the public art and building valuation. If actual expenses do not utilize the entire amount provided by the one percent (1%) valuation, the additional funds are to be deposited in the Public Art Fund. If the market value of the on-site public art is greater than the one percent (1%) art contribution required, the Town shall have no obligation to refund the excess amount.
- Inspection by the Town to confirm that the public art has been installed as required by the ACC approval, to the satisfaction of the Community Development Director.

For in-lieu fee to the Public Art Fund:

1. Within 60 days of the Development Permit application approval, deposit one percent (1%) of the estimated construction valuation in the Public Art Fund.
2. If the building valuation increases from the time of the initial deposit into the Public Art Fund, additional funds are to be deposited into the Fund to meet the one percent (1%) requirement prior to issuance of a Certificate of Occupancy.

TOWN OF LOS GATOS
Public Art in Private Development Application Form

Sections 25.70.010 through 25.70.140 of the Los Gatos Town Code require publicly accessible artwork for the following development project types:

- (a) All new commercial developments (including mixed-use projects), including new construction, and additions and remodels that add more than fifty percent (50%) square footage; and
- (b) All new residential projects of three (3) or more units, including new construction and additions and remodels that add more than fifty percent (50%) square footage.

The artwork can be provided on-site OR through payment of an in-lieu fee into the Public Art Fund. In either case the artwork or fee shall be equal to one percent (1%) of the construction value of the development project.

Development Project Address: _____

Applicant: _____

Applicant Address: _____

Phone: _____ Email: _____

Please check one of the following options:

☐ I will be placing public art on-site

☐ I will be paying an in-lieu fee to the Public Art Fund

☐ This project is exempt from this requirement under the following:

☐ Addition or remodel of less than 50% square footage

☐ Historic renovation

☐ Repair or reconstruction due to natural disaster

☐ Seismic retrofit project

☐ Single-family or two-family residential unit

☐ Accessory dwelling unit or junior accessory dwelling unit

☐ Project exempt by Federal or State law

☐ Municipal facility

☐ Building or structure primarily used for religious worship

☐ Affordable housing development (100% below market). If affordable housing is a portion of the development, the valuation of the affordable units will be subtracted from the valuation of the project.

Estimated Construction Value: _____

1% of Estimated Construction Valuation: _____

Applicant Signature: _____ Date: _____

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.			