TOWN OF LOS GATOS
COUNCIL MEETING AGENDA
SEPTEMBER 01, 2026
110 EAST MAIN STREET AND TELECONFERENCE
TOWN COUNCIL CHAMBERS
7:00 PM

Rob Moore, Mayor
Maria Ristow, Vice Mayor
Mary Badame, Council Member
Matthew Hudes, Council Member
Rob Rennie, Council Member

IMPORTANT NOTICE

This is a hybrid meeting and will be held in-person at the Town Council Chambers at 110 E. Main Street and virtually through Zoom Webinar (log-in information provided below). You may watch the Council meeting without providing public comment on Comcast cable channel 15 or at www.LosGatosCA.gov/TownYouTube. Members of the public may provide public comments for agenda items in-person or virtually by following the instructions listed at the end of the agenda.

To watch and participate via Zoom, please go to:

https://losgatosca-gov.zoom.us/j/86730363468?pwd=pfKQoh92JnbwOYwFvZqIdSSWpjxYoK.1

Enter Passcode: 577971

CALL MEETING TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

CONSENT ITEMS *(Consent Items are considered routine Town business and may be approved by one motion. Any member of the Council may remove an item from the Consent Items for comment and action. Members of the public may provide input on any or multiple Consent Item(s) when the Mayor asks for public comments on the Consent Items. If you wish to comment, please follow the Participation Instructions located at the end of this agenda. If an item is removed, the Mayor has the sole discretion to determine when the item will be heard. Each speaker is limited to no more than three (3) minutes or such time as authorized by the Mayor.)*

1. **Approve the Minutes of the August 10, 2026, Closed Session Town Council Meeting.**
   RECOMMENDATION: Approve the Minutes of the August 10, 2026, Closed Session Town Council Meeting.

2. **Approve Minutes of the August 11, 2026, Special Town Council Meeting.**
   RECOMMENDATION: Approve Minutes of the August 11, 2026, Special Town Council Meeting.

3. **Approve the Minutes of the August 17, 2026, Closed Session Town Council Meeting.**
RECOMMENDATION: Approve the Minutes of the August 17, 2026, Closed Session Town Council Meeting.

4. **Approve the Minutes of the August 18, 2026, Special Meeting of the Town Council.**
RECOMMENDATION: Approve the Minutes of the August 18, 2026, Special Meeting of the Town Council.

5. **Approve the Minutes of the August 18, 2026, Regular Meeting of the Town Council.**
RECOMMENDATION: Approve the Minutes of the August 18, 2026, Regular Meeting of the Town Council.

6. **Adopt a Resolution to Summarily Vacate a Public Service Easement at 15995 Cerro Vista Drive**
RECOMMENDATION: Adopt a resolution to summarily vacate the Public Service Easement at 15995 Cerro Vista Drive pursuant to Streets and Highways Code Sections 8333 and 8335.

7. **Adopt a Resolution Establishing Preferential Permit Parking and Time Limited Parking on Portions of High School Court and Brooklyn Avenue, and Authorize the Town Manager to Accept Reimbursement Funds from the Los Gatos-Saratoga Union High School District Associated with the Brooklyn Avenue Parking Improvements**
RECOMMENDATION: Staff recommend that Town Council:
    a. Adopt a resolution establishing preferential permit parking from 7:00 AM–4:00 PM on school days for 20 spaces on High School Court and 26 spaces on Brooklyn Avenue, and establishing 90-minute public parking on weekdays when LGHS is not in session, with spaces available for public use at all other times;
    b. Approve revenue budget adjustments of $10,953 for a one-time reimbursement from the District for striping, signage, and labor on Brooklyn Avenue and $6,500 annually for the two-year use of the 26 spaces on Brooklyn Avenue, and authorize the Town Manager to accept the funds;
    c. Make the finding that establishment of a preferential parking permit program for Brooklyn Avenue does not adversely affect parking conditions for residents and merchants in the area;
    d. Authorize the Town Manager to negotiate and execute an agreement with the Los Gatos-Saratoga Union High School District, in a form approved by the Town Attorney, establishing the District's two-year use of the 26 designated parking spaces on Brooklyn Avenue, including the effective date, the $6,500 annual payment, the $10,953 reimbursement, invoicing and payment terms, and other terms necessary to implement the Council's action.

8. **Authorize the Town Manager to Execute a Consultant Agreement for Executive Recruitment Services with Bob Murray & Associates in an Amount Not to Exceed $29,900.**
RECOMMENDATION: Authorize the Town Manager to execute a consultant agreement for executive recruitment services with Bob Murray & Associates in an amount not to exceed $29,900.

9. **Approve and Ratify the Accounts Payable Check Registers and Payroll Reports**
RECOMMENDATION: Approve the Accounts Payable Check Registers dated August 14, 2026 and August 21, 2026 and ratify and approve the Payroll Report dated August 21, 2026.

10. **Approve a Revenue Budget Adjustment of $3,674,187 for the Proceeds Received from the Sale of 4 Tait Avenue and Allocate Net Proceeds.**
RECOMMENDATION: Approve a revenue budget adjustment of $3,674,187 for the proceeds received from the sale of 4 Tait Avenue and allocate net proceeds of $565,187 to the Long-Term Community Benefit Fund.

VERBAL COMMUNICATIONS *(Members of the public are welcome to address the Town Council on any matter that is not listed on the agenda and is within the subject matter jurisdiction of the Town Council. The law generally prohibits the Town Council from discussing or taking action on such items. However, the Council may instruct staff accordingly. Town resources may not be used to facilitate audio or visual presentations. To ensure all agenda items are heard, this portion of the agenda is limited to 30 minutes. In the event additional speakers were not heard during the initial Verbal Communications portion of the agenda, an additional Verbal Communications will be opened prior to adjournment. Each speaker is limited to no more than three (3) minutes or such time as authorized by the Mayor.)*

PUBLIC HEARINGS *(Presentations during the Public Hearings portion of the agenda by appellants and applicants, including any expert or consultant assisting with the presentation, shall be limited to a total of no more than five (5) minutes for all speakers. Appellants and applicants shall be provided no more than three (3) minutes to rebut at the end of the public hearing. Visual presentations that require the use of staff resources shall be limited to appellants and applicants. Members of the public testifying at public hearings shall be limited to no more than three (3) minutes, or such time as authorized by the Mayor.)*

11. **Consider a Recommendation of Approval by the Planning Commission on Proposed Changes and Additions to the Town's Objective Design Standards for Multi-Family and Mixed-Use Projects. Not Subject to CEQA Review Pursuant to CEQA Guidelines Section 15061 (b)(3) Because It Can Be Seen with Certainty That There Is No Possibility that the Changes and Additions to the Town's Objective Design Standards for Multi-Family and Mixed-Use Projects Would Have a Significant Effect on the Environment. All Projects for Which the Objective Design Standards for Multi-Family and Mixed-Use Projects Will Apply Will Undergo Separate CEQA Review and Approval. Project Location: Town Wide. Applicant: Town of Los Gatos. Project Planner: Sean Mullin.**
RECOMMENDATION: Accept the Planning Commission's recommendation and adopt the Resolution approving changes and additions to the Town's Objective Design Standards for Multi-Family and Mixed-Use Projects.

COUNCIL MATTERS *(Members of the public who wish to speak on matters listed under Council Matters may do so under Verbal Communications.)*

MANAGER MATTERS

ATTORNEY MATTERS AND CLOSED SESSION REPORT

ADJOURNMENT *(Council policy is to adjourn no later than midnight unless a majority of Council votes for an extension of time.)*

ADA NOTICE - In compliance with the Americans with Disabilities Act, if you require special assistance to participate in this meeting, please contact the Clerk's Office at (408) 354-6834. Please notify the Clerk's Office at least two (2) business days prior to the meeting so that reasonable arrangements can be made to ensure accessibility in compliance with 28 CFR §35.102-35.104 and related provisions.

NOTICE REGARDING SUPPLEMENTAL MATERIALS - Materials related to an item on this agenda submitted to the Town Council after initial distribution of the agenda packets are available for public inspection in the Clerk's Office at Town Hall, 110 E. Main Street, Los Gatos and on the Town's website at www.losgatosca.gov. Town Council agendas and related materials can be viewed online at https://losgatos-ca.municodemeetings.com/.

HOW TO PARTICIPATE

Members of the public may provide public comments for agenda items in-person or virtually through the Zoom Webinar by following the instructions listed below.
The public is welcome to provide oral comments in real-time during the meeting in three ways:

- **Zoom Webinar (Online)**: To participate from a PC, Mac, iPad, iPhone or Android device. Please use this URL to join: https://losgatosca-gov.zoom.us/j/86730363468?pwd=pfKQoh92JnbwOYwFvZqIdSSWpjxYoK.1 Passcode: **577971**. You can also type in **867 3036 3468** in the "Join a Meeting" page on the Zoom website at www.zoom.us and use passcode **577971**. When the Mayor announces the item for which you wish to speak, click the "raise hand" feature in Zoom.
- **Telephone**: To participate by phone please dial 1 (408) 961-3927 or 1 (855) 758-1310 for US Toll-free and use Meeting ID: **867 3036 3468**. When the Mayor announces the item for which you wish to speak, press *9 on your telephone keypad to raise your hand.
- **In-Person**: Please complete a "speaker's card" located on the back of the chamber benches and submit it to the Town Clerk before the meeting or when the Mayor announces the item for which you wish to speak.

NOTES: Comments will be limited to three (3) minutes or less at the Mayor's discretion. If you are unable to participate in real-time, you may email to Clerk@losgatosca.gov the subject line "Public Comment Item #__ " (insert the item number relevant to your comment).
Deadlines to submit written comments are:

-3:00 p.m. the Thursday before the Council meeting for inclusion in the agenda packet.
-3:00 p.m. the Friday and Monday before the Council meeting for inclusion in an addendum.
-11:00 a.m. the day of the Council meeting for inclusion in a desk item.

TOWN OF LOS GATOS
COUNCIL CLOSED SESSION MINUTES

MEETING DATE: 09/01/2026
ITEM NO: 1

DRAFT
Minutes of the Town Council Special Meeting Closed Session
Monday, August 10, 2026

The Town Council of the Town of Los Gatos conducted a special meeting in person and by teleconference to hold a Closed Session.

MEETING CALLED TO ORDER AT 2:04 P.M.

ROLL CALL
Present: Mayor Rob Moore, Vice Mayor Ristow, Council Member Mary Badame, Council Member Matthew Hudes, Council Member Rennie (joined at approximately 2:15 p.m.)
Absent: None.

VERBAL COMMUNICATIONS (ONLY ON ITEMS ON THE AGENDA)

The following individual spoke:

1. Linda Swenberg

Mayor Moore announced the closed session title as listed on the agenda.

THE TOWN COUNCIL MOVED TO CLOSED SESSION ON THE FOLLOWING ITEMS:
1. Conference with Legal Counsel
   Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2): 1 case.

Council Member Rennie left the meeting at approximately 2:45 p.m. and rejoined the meeting at approximately 3:30 p.m.

Vice Mayor Ristow left the meeting at approximately 3:39 p.m.

There was no reportable action.

ADJOURNMENT
The meeting adjourned at approximately 4:42 p.m.

Attest:

_____
Jenna De Long, Deputy Town Clerk

Submitted by:

_____
Chris Constantin, Town Manager

TOWN OF LOS GATOS
COUNCIL AGENDA REPORT

MEETING DATE: 09/01/2026
ITEM NO: 2

DRAFT
Minutes of the Town Council Special Meeting
Tuesday, August 11, 2026

The Town Council of the Town of Los Gatos conducted a special meeting in person and via teleconference.

MEETING CALLED TO ORDER AT 5:01 P.M.

ROLL CALL
Present: Mayor Rob Moore, Vice Mayor Maria Ristow, Council Member Mary Badame, Council Member Rob Rennie, Council Member Matthew Hudes.
Absent: None.

PUBLIC HEARINGS
1. Consider a Recommendation by the Planning Commission to Approve the Subdivision of One Lot into Twelve Lots with a Vesting Tentative Map, Construction of a New Single-family Residence on Each Lot, Site Work Requiring a Grading Permit, and Removal of Large Protected Trees Under Senate Bill 330 (SB330) on Vacant Property Zoned RC. Located at 178 Twin Oaks Drive. APN 532-16-006.

Erin Walters, Senior Planner, presented the staff report. Gabrielle Whelan, Town Attorney, presented the legal framework for the project.

Council asked questions and provided disclosures.

Mayor Moore opened public comment.

The following individual spoke on this item:

1. Jim Foley, Applicant
2. Dan Sherbeck
3. Jon Witkin
4. William Meleyco
5. Lynn Bruno
6. Lillian Winters
7. Member of the Public
8. Cindy Clark
9. Mark Weiner
10. Craig Fordyce
11. Jill Fordyce

12. Grant Sedgwick
13. David Greenfield
14. Ann Ortmeyer
15. Dashiell Leeds
16. Shani
17. Austin
18. Jim Foley, Applicant

Mayor Moore closed public comment.

Mayor Moore called a recess at 7:23 p.m.
Mayor Moore reconvened the meeting at 7:40 p.m.

Council asked additional questions and discussed the item.

(Video time: 04:13:45)

MOTION: **Motion by Council Member Hudes** to continue this item to a date recommended by staff for a special meeting, with a target of getting it done in October, and for the following items to be addressed: (1) research the public utility easement; (2) offer an opinion about the adequacy of the maintenance association to cover the issues that are in this application; (3) research and provide information about a master developer, (4) use efforts to find someone to fund the construction of the trail and for that to be done concurrent with housing development. Next is a general set of conditions of approval changes that were discussed: identify what the process is for future modifications; mitigation of the lighting with regard to a color temperature limit; and the timing of nonessential lights; a recommendation on parking for the Below Market Units and whether that is off-street parking; to look at the configuration of Lot 1 and potentially move that into Lot 4 in order to potentially deal with the parking issue or the [Accessory Dwelling Unit] ADU issue; limit construction to Monday through Friday; to look at the structure for allowing the creek to flow across the road; look at staff's recommendation on the order of public improvements; require certain curbs to be painted red; propose some tree screening for Lots 5 and 4 to both homes whichever homes are affected; and have staff confirm a process that an easement can be created to the trail from Cerro Vista. **AMENDMENT**: for staff to further address any potential issues regarding substantial evidence of fair argument, particularly regarding evidence in the record that would require an [Environmental Impact Review] EIR versus a [Mitigated Negative Declaration] MND. **Seconded** by **Vice Mayor Ristow.**

VOTE: Motion passed unanimously.

ADJOURNMENT
The meeting adjourned at 9:25 p.m.

Respectfully Submitted:

_____
Jenna De Long, Deputy Town Clerk

TOWN OF LOS GATOS
COUNCIL CLOSED SESSION MINUTES

MEETING DATE: 09/01/2026
ITEM NO: 3

DRAFT
Minutes of the Town Council Special Meeting Closed Session
Tuesday, August 17, 2026

The Town Council of the Town of Los Gatos conducted a special meeting in person and via teleconference to hold a Closed Session.

MEETING CALLED TO ORDER AT APPROXIMATELY 5:00 P.M.

ROLL CALL

Present: Mayor Rob Moore, Vice Mayor Maria Ristow, Council Member Mary Badame, Council Member Matthew Hudes, and Council Member Rob Rennie
Absent: None

VERBAL COMMUNICATIONS (ONLY ON ITEMS ON THE AGENDA)

The following individuals spoke during verbal communications:

1. Member of the Public

Mayor Moore closed public comment.

Town Attorney Gabrielle Whelan announced the closed session title as listed on the agenda.

THE TOWN COUNCIL MOVED TO CLOSED SESSION ON THE FOLLOWING ITEMS:

1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION: (Paragraph (1) of subdivision (d) of Government Code Section 54956.9)
   Case Name: Los Gatos LLC et al v. Town of Los Gatos, Case No. 25CV467536

Town Attorney Gabrielle Whelan reported out on the Closed Session item regarding the public employment for the Town Attorney position, stating that the Council voted unanimously to proceed with the recruitment for a new in-house Town Attorney and, prior to selection of that candidate, to proceed with interim contract attorney services.

ADJOURNMENT

The meeting adjourned at approximately 6:36 p.m.

Attest:

_____
Wendy Wood, Town Clerk

Submitted by:

_____
Chris Constantin, Town Manager

DRAFT
Minutes of the Town Council Meeting
Tuesday, August 18, 2026

The Town Council of the Town of Los Gatos conducted a special meeting in person and via teleconference.

MEETING CALLED TO ORDER AT 5:01 P.M.

ROLL CALL
Present: Mayor Rob Moore, Vice Mayor Maria Ristow, Council Member Mary Badame, Council Member Rob Rennie, Council Member Matthew Hudes.
Absent: None.

Council Member Mary Badame recused herself due to a business relationship that she has with the applicant.

Council Member Hudes recused himself from this matter pursuant to Section 87100 because his family has an investment in a project managed by this developer in another jurisdiction; they do not have an investment in any development project in the Town of Los Gatos.

Council Members Badame and Hudes left the Council Chambers.

PUBLIC HEARINGS

1. Consider a Request for Approval to Construct a Multi-Family Residential Development (138 units), a Condominium Vesting Tentative Map, Remove Large Protected Trees, and Site Improvements Requiring a Grading Permit Under Senate Bill 330 (SB330) on Vacant Properties Zoned R-1:8:HEOZ and R:1-8. Located at 14789 Oka Road. APN's 424-08-074 and -035. Architecture and Site Application S-24-052, Subdivision Application M-24-017, and Mitigated Negative Declaration Application ND-26-001. An Initial Study and Page 1 Mitigated Negative Declaration Have Been Prepared. Property Owner: Edward Morimoto, Yuki Farms, LLC. Applicant: Erik Hayden, Urban Catalyst. Project Planner: Erin Walters. **RESOLUTION 2026-050**

Erin Walters, Senior Planner, presented the staff report. Gabrielle Whelan, Town Attorney, gave a presentation on the legal framework.

The Council asked preliminary questions and provided disclosures.

Mayor Moore opened public comment.

The following individuals spoke on this item:

1. Lisa Rins, Applicant
2. Erik Hayden, Applicant
3. Alex Kamas
4. Member of the Public
5. Ruth Fletcher
6. Erik Brown
7. Witt Turner
8. Bill Kalogeros

Mayor Moore closed public comment.

Council discussed the item.

(Video time: 00:44:57)

MOTION: **Motion** by **Council Member Rennie** to adopt the draft resolution, that is included in Attachment 1, to make the required findings and approve the Architecture and Site Subdivision and Mitigated Negative Declaration applications subject to the Conditions of Approval in Attachment 1 Exhibit A. **AMENDMENT:** to modify the resolution to include the appropriate subdivision application number, which is M24017. **Seconded** by **Vice Mayor Ristow.**

VOTE: **Motion passed unanimously. Council Members Badame and Hudes recused.**

ADJOURNMENT

The meeting adjourned at 5:53 p.m.

Respectfully Submitted:

_____

Jenna De Long, Deputy Town Clerk

TOWN OF LOS GATOS
COUNCIL AGENDA REPORT

MEETING DATE: 09/01/2026
ITEM NO: 5

DRAFT
Minutes of the Town Council Meeting
Tuesday, August 18, 2026

The Town Council of the Town of Los Gatos conducted a regular meeting in person and via teleconference.

MEETING CALLED TO ORDER AT 7:02 P.M.

ROLL CALL
Present: Mayor Rob Moore, Vice Mayor Maria Ristow, Council Member Mary Badame, Council Member Rob Rennie, Council Member Matthew Hudes.
Absent: None.

PLEDGE OF ALLEGIANCE
Vice Mayor Ristow led the Pledge of Allegiance. The audience was invited to participate.

PRESENTATIONS
Mayor Moore presented Jo Griener and Happy Dragon with certificates of recognition.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)
1. Approve the Town Council Meeting Minutes of August 4, 2026.
2. Authorize the Town Manager to Execute an Agreement for Professional Services with Dudek for Environmental Monitoring and Support Services Related to Roadside Vegetation Management for a Total Amount Not to Exceed $379,142
3. Receive the Monthly Financial and Investment Report for June 2026.
4. Approve and Ratify the Accounts Payable Check Registers and Payroll Reports.
5. Appoint Mayor Rob Moore as the Town's Voting Delegate and Council Member Matthew Hudes as the Alternate Voting Delegate for the League of California Cities Annual Conference scheduled for September 23-25, 2026, in Anaheim, California.
6. Adopt an Omnibus Ordinance Amending the Town Code to Make Minor Updates and Clarifications. **ORDINANCE 2385**
7. Authorize the Town Manager to Execute a Second Amendment to the Agreement with Sun Ridge Systems, Inc. to Extend Software Support Services, Add the Collaborate Data Sharing Module, and Establish Compensation for Amended Services in an Amount Not to Exceed $330,000.

Mayor Moore opened public comment.

The following individual spoke on the consent items:

1. Member of the Public (Items 2, 3-4, 7)

Mayor Moore closed public comment.

(Video time: 00:18:13)
MOTION: **Motion** by **Council Member Badame** to approve items one through seven on the consent calendar. **Seconded** by **Vice Mayor Ristow.**

VOTE: **Motion passed unanimously.**

VERBAL COMMUNICATIONS
Mayor Moore opened public comment.

The following individuals spoke during verbal communications:

1. Rick Newell
2. Tim O'Rorke
3. Member of the Public
4. Jeff Suzuki
5. Lee Quintana
6. Nigel Chandler
7. Joe Enz
8. Austin

Mayor Moore closed public comment.

PUBLIC HEARINGS
8. Consider Request to Continue Public Hearing for Appeals or Hear the Appeals of the Planning Commission Decision to Approve a Request for Modification of an Existing Conditional Use Permit for Expanded Hours of Operation in an Institution for Religious Observance (West Valley Muslim Association) on Property Zoned R-1:8. Located at 16769 Farley Road.

Mayor Moore stated the Council would discuss the request for continuance and public comment will be limited to whether the Council should continue this item.

Mayor Moore opened public comment.

The following individuals spoke on this item:

1. Razi, Applicant and Appellant
2. Representative of the Farley Road Neighborhood Coalition, Appellant
3. Member of the Public
4. Mary H

5. Linda Swenberg

Mayor Moore closed public comment.

(Video time: 01:17:35)
MOTION: **Motion by Council Member Hudes** to continue this item a date to be determined in the future with consideration of staff's recommendation of that date. **Seconded** by **Council Member Badame.**

VOTE: **Motion passed unanimously.**

Mayor Moore called a recess at 8:35 p.m.
Mayor Moore reconvened the meeting at 8:49 p.m.

OTHER BUSINESS
9. Adopt a Resolution Renewing Ordinance Approving Military Equipment Funding, Acquisition, and Use Policy Pursuant to Assembly Bill 481. **RESOLUTION 2026-051**

Rebecca Albin, Police Captain, presented the staff report.

Council asked questions.

Mayor Moore opened public comment.

The following individuals spoke on this item:

1. Member of the Public
2. Malcolm
3. Zubayir
4. Bea
5. Lee Fagot
6. Jauzey
7. Fred Faltersack
8. Maria
9. Austin
10. Peter Hertan

Mayor Moore closed public comment.

Council discussed the item.

(Video time: 02:25:50)
MOTION: **Motion** by **Council Member Badame** to adopt a resolution renewing Town of Los Gatos Ordinance 2329 approving Military Equipment Funding, Acquisition, and

Use Policy Pursuant to Assembly Bill 481, [and] make the finding that the agency's use of military equipment described in the annual report complies with the Los Gatos[-Monte Sereno] Police Department Lexipol Policy 704. **Seconded** by **Vice Mayor Ristow.**

VOTE: Motion passed unanimously.

10. Receive the Bi-Annual Police Services Report for January - June 2026.

Jamie Field, Police Chief, presented the Bi-Annual Police Services Report.

Council asked questions.

Mayor Moore opened public comment.

The following individuals spoke on this item:

1. Member of the Public
2. Fred Faltersack
3. Austin

Mayor Moore closed public comment.

Council discussed the item and received the report.

ANNOUNCEMENT OF FINANCE COMMISSION APPOINTMENT

Council Member Rennie appointed John "Jay" McGowan to the Finance Commission.

COUNCIL MATTERS

- Council Member Rennie stated he attended a Silicon Valley Clean Energy Authority (SVCEA) Board Meeting.
- Council Member Hudes stated he met with residents, met with WVMA (West Valley Muslim Association) Leadership, Los Gatos-Monte Sereno Police Department emergency communications leadership, and participated in the Finance Commission Meeting.
- Vice Mayor Ristow stated she participated in the Finance Commission, spoke at a Chamber of Commerce Women's Networking Event; stated the Valley Transportation Authority (VTA) Policy Advisory Committee (PAC) met; attended the Los Gatos Anti-Racism Coalition 6th Anniversary Celebration; met with residents on various topics; attended Jazz on the Plazz, and Gold Thursdays.
- Council Member Badame stated she attended the Finance Commission, met with the KCAT Executive Director; and met with residents.
- Mayor Moore stated he attended Music in the Park, Jazz on the Plazz, Silicon Valley Youth Climate Action Summit, a meeting organized by Sam Liccardo, a Monthly Meeting of

Supervisor District 9 Mayor with Supervisor Abe-Koga; chaired the Cities Association Legislative Action Committee Chair; spoke to the incoming class at West Valley Community College student government; attended Make a Wish Walk for Wishes Event; and met with constituents on various topics.

MANAGER MATTERS

Chris Constantin, Town Manager

- Stated he had nothing to report.

ATTORNEY MATTERS AND CLOSED SESSION REPORT

Gabrielle Whelan, Town Attorney

- Stated that on August 17, the Town Council met in closed session to discuss filling the Town Attorney position in November and unanimously authorized a recruitment [filling the Town Attorney position] and an interim law firm in the interim.

ADJOURNMENT

The meeting adjourned at 10:49 p.m.

Respectfully Submitted:

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Jenna De Long, Deputy Town Clerk

TOWN OF LOS GATOS
COUNCIL AGENDA REPORT

MEETING DATE: 09/01/2026
ITEM NO: 6

DATE: September 1, 2026

TO: Mayor and Town Council

FROM: Chris Constantin, Town Manager

SUBJECT: **Adopt a Resolution to Summarily Vacate a Public Service Easement at 15995 Cerro Vista Drive**

RECOMMENDATION: Adopt a resolution to summarily vacate the Public Service Easement at 15995 Cerro Vista Drive pursuant to Streets and Highways Code Sections 8333 and 8335.

FISCAL IMPACT:

There is no fiscal impact associated with this action.

STRATEGIC PRIORITY:

This item addresses the Town's Strategic Priority to preserve the Town's small-town charm and provide a range of housing opportunities and historic neighborhoods, while diligently maintaining and implementing the Housing Element (Goal: Community Character).

BACKGROUND:

On August 26, 1986, the Santa Clara County Recorder recorded the Map of Tract No. 7613 in Book 564 of Maps, Pages 7-10 (Attachment 2), creating 12 numbered parcels. Parcels 6 and 7 on said map, which were subsequently addressed 15995 Cerro Vista Drive and 15975 Cerro Vista Drive, respectively, both included a 20-foot-wide Public Service Easement ("PSE") along their western boundaries dedicated for "any and all public service facilities including poles, wires, conduits, gas, water, and heat mains, and all appurtenances thereto under, upon or over…"

PREPARED BY: James Watson
Senior Civil Engineer – Land Development

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and Administrative Services Director

The property owner of 15995 Cerro Vista Drive (Parcel 6) applied for abandonment of the PSE on their property. Staff have reviewed the request and coordinated with the public service providers serving the area. The providers contacted by the Town confirmed that they do not have facilities within the subject PSE on Parcel 6 and do not object to its abandonment. The PSE on Lot 6 terminates on this lot without connection to the public right-of-way. Since the proposed abandonment is at the end of the 20-foot-wide easement without connection to the public right-of-way, the abandonment will not create any land-locked unusable remainder sections of the PSE.

DISCUSSION:

California Streets and Highways Code Section 8333 authorizes a local agency to summarily vacate a public service or utility easement when the easement has been determined to be excess by the easement holder, and there are no other public facilities located within the easement. Section 8335 provides for the resolution of vacation and requires the resolution to state the facts supporting the summary vacation. Based on Staff's review of the recorded tract map and utility coordination, the Town has determined that the subject PSE is excess and is no longer needed for its intended public service purpose, and that there are no public facilities located within the easement. Accordingly, Staff recommends that the Town Council summarily vacate the PSE pursuant to Streets and Highways Code Sections 8333 and 8335.

The Town coordinated with AT&T, Comcast, PG&E, San Jose Water, West Valley Sanitation District, and Verizon. These providers confirmed that they do not have facilities within the subject easement and do not object to the proposed summary vacation. Based on this coordination, Staff have determined that no public facilities would be affected by the vacation.

CONCLUSION:

The subject PSE is excess and is no longer needed for its intended public service purpose. The public service providers contacted have confirmed that they do not have facilities within the easement and do not object to its abandonment. Staff recommend that Council adopt the attached resolution summarily vacating the PSE pursuant to Streets and Highways Code Sections 8333 and 8335. Upon recordation of the resolution with the Santa Clara County Clerk-Recorder, the PSE would no longer constitute a public easement.

COORDINATION:

This application has been coordinated with the Town Attorney, Community Development Department, and the following utilities: AT&T, Comcast, PG&E, San Jose Water, West Valley Sanitation District, and Verizon. Documentation of utility coordination will be retained in the project file.

ENVIRONMENTAL ASSESSMENT:

The proposed summary vacation of the PSE is categorically exempt from review under the California Environmental Quality Act (CEQA) Guidelines, Section 15301, which exempts permitting, licensing, leasing or minor alteration of existing structures provided there is no expansion of the existing use.

Attachments:
1. Resolution - 15995 Cerro Vista Drive
2. Book 564 Pages 7-10

DRAFT RESOLUTION 2026-

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS SUMMARILY VACATING THE PUBLIC SERVICE EASEMENT WITHIN 15995 CERRO VISTA DRIVE

WHEREAS, the Santa Clara County Recorder's Office recorded Tract Map No. 7613 on August 26, 1986, in Book 564 of Maps pages 7, 8, 9, and 10; and

WHEREAS, such Tract Map included a twenty-foot-wide public utility easement dedicated to the Town along the western boundary of Parcel 6, which was subsequently addressed 15995 Cerro Vista Drive; and

WHEREAS, pursuant to Streets and Highways Code Section 8333(c), the Town Council may summarily vacate a public service easement that has been determined to be excess by the easement holder and where there are no other public facilities located within the easement; and

WHEREAS, the Town, as holder of the Public Service Easement, has determined that the easement is excess and that no other public facilities are located within the easement; and

WHEREAS, the Town coordinated with AT&T, Comcast, PG&E, San Jose Water, West Valley Sanitation District, and Verizon, and the providers contacted confirmed that they do not have facilities within the easement and do not object to its abandonment; and

WHEREAS, the proposed abandonment is categorically exempt from review under the California Environmental Quality Act (CEQA) Guidelines, Section 15301, which exempts permitting, licensing, leasing or minor alteration of existing structures provided there is no expansion of the existing use, and staff have determined that the applicable criteria for the exemption are satisfied; and

WHEREAS, the proposed abandonment is consistent with the Town of Los Gatos General Plan and is in the interest of the public;

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Los Gatos does hereby declare, determine, and order as follows**:**

1. Pursuant to Streets and Highways Code Sections 8333(c) and 8335, and under Chapter 4 (commencing with Section 8330) of Part 3 of Division 9 of the Streets and Highways Code, the Public Service Easement shown along the western boundary of Parcel 6 on Tract Map No. 7613 is summarily vacated. The summary vacation is based on the Town's determination that the easement is excess and that no other public facilities are located within the easement. From and after the date this resolution is recorded with the Santa Clara County Recorder, the previously dedicated Public Service Easement no longer constitutes a public service easement.

2. The Town Clerk is directed to record a certified copy of this resolution with the Santa Clara County Recorder.

PASSED AND ADOPTED at a regular meeting of the Town Council held on the 1 day of September 2026, by the following vote:

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

_____
MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CA

ATTEST:

_____
TOWN CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DRAFT

Order: 3630125-01914
Doc: CASCLR:MMAP 564-00007
Page 1 of 4
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Requested By: Diana Rose, Printed: 8/27/2025 10:3
Page 22

MAP OF TRACT No. 7613

CONSISTING OF 4 (FOUR) SHEETS

BEING A PORTION OF RANCHO RINCONADA DE LOS GATOS AND ALSO BEING A PORTION OF SECTIONS 22 AND 23, T8S, R1W, M.D.M., AND LYING ENTIRELY WITHIN THE

TOWN OF LOS GATOS CALIFORNIA

SCALE: 1"=60' JUNE 4, 1986

HARRISON, TEASLEY & ASSOC. INC.

792 MERIDIAN WAY
SAN JOSE, CALIF., 95126
(408) 297-8170

OWNERS CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE ALL OF THE PARTIES HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE DISTINCTIVE BORDER LINE SHOWN UPON THIS MAP: THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY: THAT WE HEREBY CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE: AND THAT WE HEREBY OFFER FOR DEDICATION TO PUBLIC USE ALL STREETS AND PORTIONS OF STREETS NOT PREVIOUSLY EXISTING AS SHOWN ON THE MAP WITHIN SAID SUBDIVISION, AND ALSO DEDICATE TO PUBLIC USE, EASEMENTS FOR ANY AND ALL PUBLIC USES UNDER, UPON AND OVER SAID STREETS AND SAID PORTIONS THEREOF.

WE ALSO HEREBY DEDICATE TO PUBLIC USE EASEMENTS FOR ANY AND ALL PUBLIC SERVICE FACILITIES INCLUDING POLES, WIRES, CONDUITS, GAS, WATER, AND HEAT MAINS, AND ALL APPURTENANCES THERETO UNDER, UPON OR OVER THOSE CERTAIN STRIPS OF LAND LYING BETWEEN THE FRONT AND/OR SIDE LINES OF LOTS AND THE DASHED LINES AND/OR THOSE CERTAIN DASHED LINES EACH DESIGNATED AS P.S.E. (PUBLIC SERVICE EASEMENTS). THE ABOVE MENTIONED PUBLIC SERVICE EASEMENTS TO BE KEPT OPEN AND FREE OF BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT LAWFUL FENCES, UNSUPPORTED ROOF OVERHANGS, IRRIGATION SYSTEMS, AND APPURTENANCES THERETO.

WE FURTHER DEDICATE TO PUBLIC USE EASEMENTS FOR STORM DRAINAGE PURPOSES AND SANITARY SEWER PURPOSES UNDER ON OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AS S.D.E. (STORM DRAINAGE EASEMENT) AND S.S.E. (SANITARY SEWER EASEMENT). SAID EASEMENTS TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THERETO, LAWFUL FENCES AND ALL LAWFUL UNSUPPORTED ROOF OVERHANGS.

WE FURTHER DEDICATE TO PUBLIC USE EASEMENTS FOR STORM DRAINAGE PURPOSES AND SANITARY SEWER PURPOSES UNDER ON OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AS W.L.E. (WATER LINE EASEMENT) SAID EASEMENT TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THERETO, LAWFUL FENCES AND ALL LAWFUL UNSUPPORTED ROOF OVERHANGS.

WE FURTHER DEDICATE TO PUBLIC USE EASEMENTS FOR PEDESTRIAN AND EQUESTRIAN ACCESS OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AS PEDESTRIAN-EQUESTRIAN EASEMENT SAID EASEMENTS TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND. PEDESTRIAN/EQUESTRIAN TRAIL EASEMENT AREAS ARE EXCLUSIVE EASEMENTS AS SPECIFICALLY AUTHORIZED ON THIS MAP OR BY THE TOWN OF LOS GATOS.

WE FURTHER DEDICATE TO DAVID A. BREWICK AND ERVIE L. BREWICK AN ACCESS EASEMENT FOR INGRESS-EGRESS, AND GENERAL UTILITY EASEMENT OVER THAT CERTAIN STRIP OF LAND DESIGNATED AS ACCESS EASEMENT ON LOT FOUR (4) AND LOT SIX (6), ON THIS TRACT MAP, SAID EASEMENT TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THERETO, LAWFUL FENCES AND ALL LAWFUL UNSUPPORTED ROOF OVERHANGS.

WE FURTHER DEDICATE TO BOYD H. PULLEY AND BETH P. PULLEY AN INGRESS-EGRESS EASEMENT FOR ACCESS OVER THAT CERTAIN STRIP OF LAND DESIGNATED AS ACCESS EASEMENT ON PARCEL ONE (1), OF THIS MAP, SAID EASEMENT TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THERETO, LAWFUL FENCES AND ALL LAWFUL UNSUPPORTED ROOF OVERHANGS.

WE FURTHER DEDICATE TO PUBLIC USE AND OFFER TO THE TOWN OF LOS GATOS SLOPE EASEMENTS DESIGNATED AS S.E. FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING CUT OR FILL SLOPES OR RETAINING WALLS.

WE FURTHER DEDICATE TO THE TOWN OF LOS GATOS, OPEN SPACE EASEMENTS OVER, UPON AND UNDER THOSE CERTAIN LANDS DESIGNATED AS OPEN SPACE EASEMENT ON THIS PARCEL MAP, SAID EASEMENTS TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT IRRIGAITION SYSTEMS AND APPURTENANCES THERETO, LAWFUL FENCES AND ALL LAWFUL UNSUPPORTED ROOF OVERHANGS.

THERE IS ALSO SHOWN ON THE HEREON MAP EASEMENTS FOR SANITARY SEWER PURPOSES DESIGNATED AND DELINEATED AS P.S.S.E. (PRIVATE SANITARY SEWER EASEMENT) FOR THE INSTALLATION AND MAINTENANCE OF THE PRIVATE SANITARY SEWER FACILITIES. THESE EASEMENTS ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT PRIVATE UTILITY STRUCTURES, IRRIGATION SYSTEMS AND APPURTENANCES THERETO, LAWFUL FENCES AND ALL LAWFUL UNSUPPORTED ROOF OVERHANGS. THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF PRIVATE SANITARY SEWER FACILITIES SHALL BE TO THE SOLE RESPONSIBILITY OF THE LOT OWNER WHOSE LOT THE FACILITIES BENEFIT. SAID EASEMENT IS NOT OFFERED NOR IS IT ACCEPTED FOR DEDICATION BY THE TOWN OF LOS GATOS.

OWNERS: THE CERRO VISTA, A CALIFORNIA LIMITED PARTNERSHIP

BY: LUUL DEVELOPMENT COMPANY, A CORPORATION GENERAL PARTNER

BY: _____
Da Luu - PRESIDENT

TOWN OF LOS GATOS, IN ITS CAPACITY, ONLY, AS OWNER OF PARCEL A SHOWN ON THIS MAP CONSENT TO THE MAKING AND RECORDING OF THIS MAP AND TO THE SUBDIVISION OF THE LAND SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

BY: Terrence J. Daily
TERRENCE J. DAILY, MAYOR
TOWN OF LOS GATOS

TRUSTEE: CONTINENTAL AUXILIARY COMPANY, A CALIFORNIA CORPORATION

BY: Richard S. Baldwinson ASST VICE PRES

BY: Ruth B. Blanchard Asst. Secretary

TRUSTEE: PACIFIC TRUST COMPANY, A CORPORATION

BY: Victor M. Reid, III

BY: _____

A SOILS REPORT PREPARED BY ALAN KROPP & ASSOCIATES, 2054 UNIVERSITY AVENUE, BERKELEY, CALIFORNIA 94704 DATED MAY 14, 1984 IS IN THE TOWN ENGINEERS OFFICE, TOWN OF LOS GATOS.

ACKNOWLEDGEMENT

STATE OF: California
COUNTY OF: Santa Clara

ON THIS 23 DAY OF JUNE 1986 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED DA K. LU, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE PRESIDENT OF THE LUUL DEVELOPEMENT COMPANY THE CORPORATION THE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CERRO VISTA, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH PARTNER AND THAT SUCH PARTNERSHIP EXECUTED THE SAME.
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 6/29/88

Freda M. Carman
NOTARY PUBLIC

OFFICIAL SEAL
FREDA M CARMAN
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My comm. expires JUN 29, 1988

ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF: Santa Clara

ON THIS 23rd DAY OF June 1986, BEFORE ME Linda Kay Hart A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED Victor M. Reid, III AND _____ RESPECTIVELY OF THE President AND _____ RESPECTIVELY OF Pacific Trust Company THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME PURSUANT TO ITS BYLAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES May 22, 1990

Linda Kay Hart
NOTARY PUBLIC

OFFICIAL SEAL
LINDA KAY HART
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My Comm. Exp. MAY 22, 1990

ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF:

ON THIS 24th DAY OF June 1986, BEFORE ME the undersigned A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED Richard S. Baldwinson AND Ruth B. Blanchard THE Assistant Vice President AND Assistant secretary RESPECTIVELY OF Continental Auxiliary Company THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME PURSUANT TO ITS BYLAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES June 4, 1990

Debora J Anderson
NOTARY PUBLIC

OFFICIAL SEAL
DEBORA J. ANDERSON
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My Comm. Expires June 4, 1990

OFFICIAL SEAL
DEBORA J ANDERSON
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My Comm. Expires June 4, 1990

ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

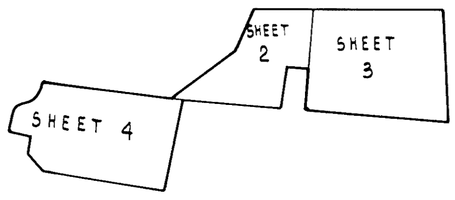
ON THIS 25th DAY OF AUGUST, 1986, BEFORE ME NORMAN D. PLOSS, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TERRENCE J. DAILY, KNOWN TO ME TO BE THE MAYOR OF THE TOWN OF LOS GATOS, A MUNICIPAL CORPORATION AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WRITTEN INSTRUMENT ON BEHALF OF SAID MUNICIPALITY AND ACKNOWLEDGED TO ME THAT THE TOWN OF LOS GATOS EXECUTED THE SAME AS OWNER.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES Oct. 4, 1988.

Norman D. Ploss
NOTARY PUBLIC

OFFICIAL SEAL
NORMAN D. PLOSS
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My Comm. Expires Oct 4, 1988



KEY MAP
NO SCALE

ENGINEER'S CERTIFICATE

I, JOHN R. HARRISON, CERTIFY THAT I AM A LICENSED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, THAT THIS MAP CONSISTING OF FOUR SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER BY SUPERVISION DURING 1984-1986, AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, AND THAT ALL MONUMENTS SHOWN HEREON EXIST OR WILL BE PLACED ON OR BEFORE JULY 31, 1987. THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SUCH MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

June 25, 1986
DATED

John R. Harrison
JOHN R. HARRISON, R.C.E. C16142

REGISTERED PROFESSIONAL ENGINEER
JOHN R. HARRISON
No. C16142
CIVIL
STATE OF CALIFORNIA

TOWN ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN FINAL MAP OF TRACT 7613; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE APPROVED TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED: Aug. 7, 1986

Ronald J. Zapf
RONALD J. ZAPF, R.C.E. 25156
TOWN ENGINEER OF THE TOWN OF LOS GATOS.

CERTIFICATE OF THE COUNCIL OF THE TOWN OF LOS GATOS

IT IS ORDERED THAT THE MAP OF TRACT 7613 IS HEREBY APPROVED, THAT ALL STREETS, ROADS, EASEMENTS, AND OTHER PARCELS OF LAND SHOWN UPON SAID MAP AND THEREIN OFFERED FOR DEDICATION ARE HEREBY ACCEPTED FOR THE PURPOSE FOR WHICH THEY ARE OFFERED.

I HEREBY CERTIFY THAT THE FOREGOING ORDER WAS ADOPTED BY THE TOWN OF LOS GATOS, CALIFORNIA, AT A MEETING HELD ON THE 21st DAY OF July 1986.

Rose E. Aldag
TOWN CLERK OF THE TOWN OF LOS GATOS

RECORDERS CERTIFICATE

FILE No. 89193 42 FEE $ 72.00 PAID. ACCEPTED FOR RECORD AND FILED IN BOOK OF MAPS AT PAGES 564, 28, 9 AND 10 SANTA CLARA COUNTY RECORDS, THIS 26 DAY OF AUGUST 1986 AT 2:20 P.M. AT THE REQUEST OF THE CERRO VISTA, A CALIFORNIA LIMITED PARTNERSHIP.

LAURIE KANE, COUNTY RECORDER
SANTA CLARA COUNTY, CALIFORNIA BY Fay Eckert
DEPUTY

564
7

BK. 5
PGS.
8, 9.

SHEET 1 OF 4 SHEETS

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MAP OF TRACT No. 7613

CONSISTING OF 4 (FOUR) SHEETS

BEING A PORTION OF RANCHO RINCONADA DE LOS GATOS AND ALSO BEING A PORTION OF SECTIONS 22 AND 23, T8S, R1W, M.D.M., AND LYING ENTIRELY WITHIN THE

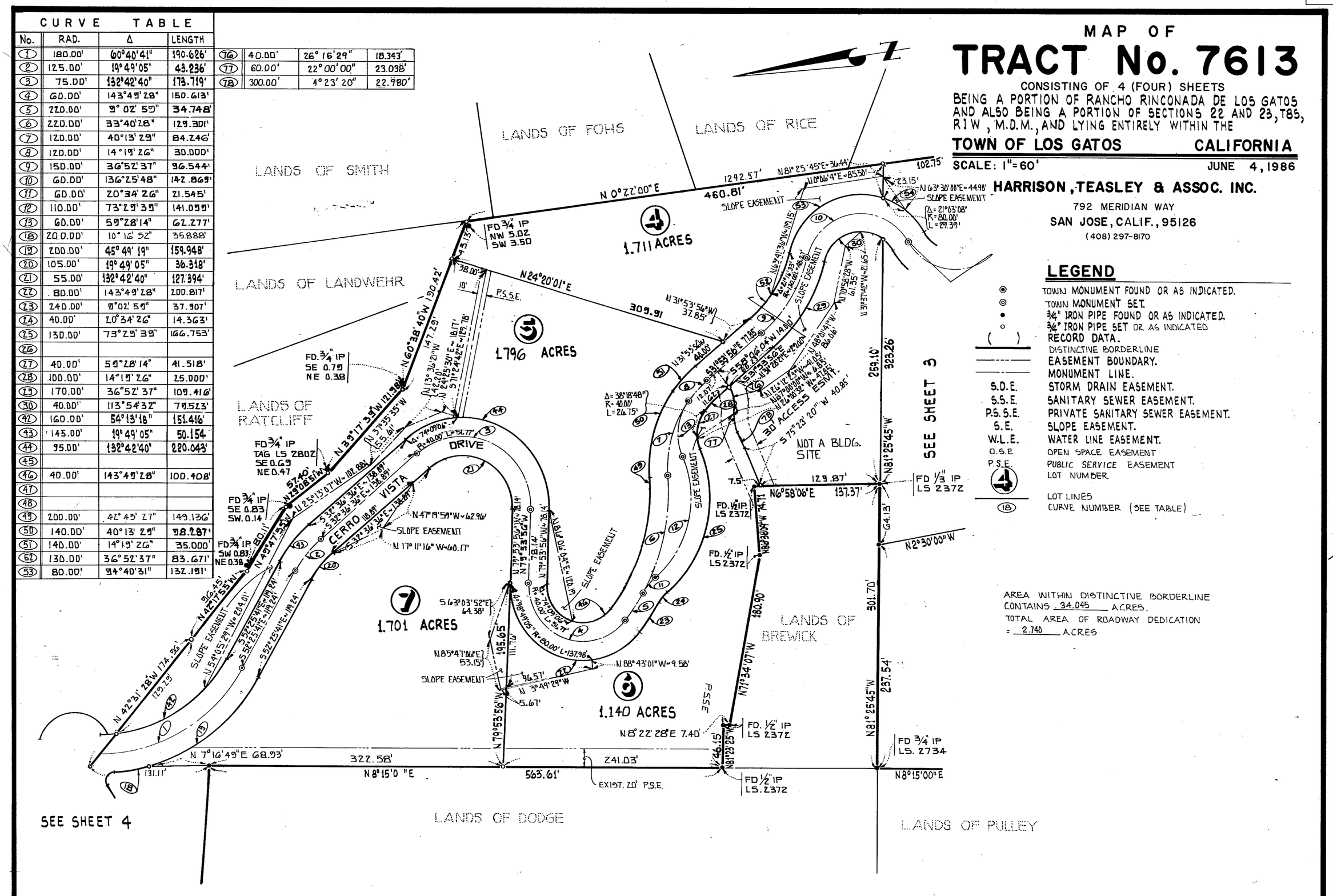
TOWN OF LOS GATOS CALIFORNIA

SCALE: 1"=60' JUNE 4, 1986

HARRISON, TEASLEY & ASSOC. INC.
792 MERIDIAN WAY
SAN JOSE, CALIF., 95126
(408) 297-8170

CURVE TABLE

No.	RAD.	Δ	LENGTH
(1)	180.00'	60°40'41"	190.626'
(2)	125.00'	19°49'05"	43.236'
(3)	75.00'	132°42'40"	173.719'
(4)	60.00'	143°49'28"	150.613'
(5)	220.00'	9°02'59"	34.748'
(6)	220.00'	33°40'28"	129.301'
(7)	120.00'	40°13'29"	84.246'
(8)	120.00'	14°19'26"	30.000'
(9)	150.00'	36°52'37"	96.544'
(10)	60.00'	136°25'48"	142.869'
(11)	60.00'	20°34'26"	21.545'
(12)	110.00'	73°29'39"	141.099'
(13)	60.00'	59°28'14"	62.277'
(14)	220.00'	10°16'52"	35.888'
(15)	200.00'	45°49'19"	159.948'
(16)	105.00'	19°49'05"	36.318'
(17)	55.00'	132°42'40"	127.394'
(18)	80.00'	143°49'28"	200.817'
(23)	240.00'	9°02'59"	37.907'
(24)	40.00'	20°34'26"	14.363'
(25)	130.00'	73°29'39"	166.753'
(26)			
(27)	40.00'	59°28'14"	41.518'
(28)	100.00'	14°19'26"	25.000'
(29)	170.00'	36°52'37"	109.416'
(30)	40.00'	113°54'32"	79.523'
(42)	160.00'	54°13'18"	151.416'
(43)	145.00'	19°49'05"	50.154'
(44)	95.00'	132°42'40"	220.043'
(45)			
(46)	40.00'	143°49'28"	100.408'
(47)			
(48)			
(49)	200.00'	42°43'27"	149.136'
(50)	140.00'	40°13'29"	98.287'
(51)	140.00'	14°19'26"	35.000'
(52)	130.00'	36°52'37"	83.671'
(53)	80.00'	94°40'31"	132.191'
(76)	40.00'	26°16'29"	18.343'
(77)	60.00'	22°00'00"	23.038'
(78)	300.00'	4°23'20"	22.980'



LEGEND

- ◉ TOWN MONUMENT FOUND OR AS INDICATED.
- ◎ TOWN MONUMENT SET.
- • ¾" IRON PIPE FOUND OR AS INDICATED.
- ○ ¾" IRON PIPE SET OR AS INDICATED
- ( ) RECORD DATA.
- DISTINCTIVE BORDERLINE
- EASEMENT BOUNDARY.
- MONUMENT LINE.
- S.D.E. STORM DRAIN EASEMENT.
- S.S.E. SANITARY SEWER EASEMENT.
- P.S.S.E. PRIVATE SANITARY SEWER EASEMENT.
- S.E. SLOPE EASEMENT.
- W.L.E. WATER LINE EASEMENT.
- O.S.E OPEN SPACE EASEMENT
- P.S.E. PUBLIC SERVICE EASEMENT
- (4) LOT NUMBER
- (18) LOT LINES CURVE NUMBER (SEE TABLE)

AREA WITHIN DISTINCTIVE BORDERLINE CONTAINS 34.045 ACRES.
TOTAL AREA OF ROADWAY DEDICATION = 2.740 ACRES

BK564 564/8

8 8

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MAP OF TRACT No. 7613

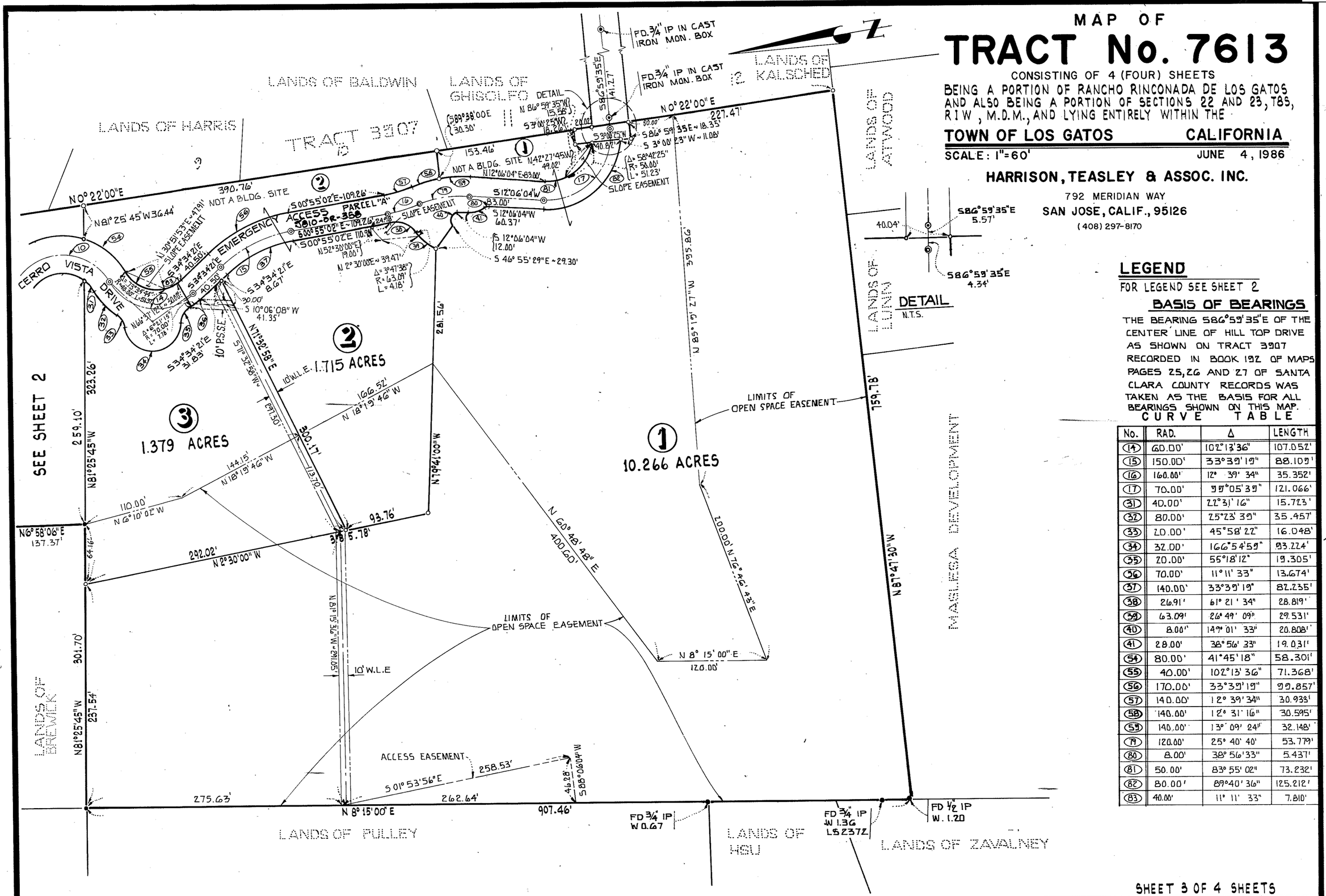
CONSISTING OF 4 (FOUR) SHEETS

BEING A PORTION OF RANCHO RINCONADA DE LOS GATOS AND ALSO BEING A PORTION OF SECTIONS 22 AND 23, T8S, R1W, M.D.M., AND LYING ENTIRELY WITHIN THE

TOWN OF LOS GATOS CALIFORNIA

SCALE: 1"=60' JUNE 4, 1986

HARRISON, TEASLEY & ASSOC. INC.
792 MERIDIAN WAY
SAN JOSE, CALIF., 95126
(408) 297-8170



LEGEND

FOR LEGEND SEE SHEET 2

BASIS OF BEARINGS

THE BEARING S 86°59'35"E OF THE CENTER LINE OF HILL TOP DRIVE AS SHOWN ON TRACT 3907 RECORDED IN BOOK 192 OF MAPS PAGES 25, 26 AND 27 OF SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS MAP.

CURVE TABLE

No.	RAD.	Δ	LENGTH
14	60.00'	102°13'36"	107.052'
15	150.00'	33°39'19"	88.109'
16	160.00'	12° 39' 34"	35.352'
17	70.00'	99°05'39"	121.066'
31	40.00'	22°31' 16"	15.723'
32	80.00'	25°23' 39"	35.457'
33	20.00'	45°58' 22"	16.048'
34	32.00'	166°54'59"	93.224'
35	20.00'	55°18'12"	19.305'
36	70.00'	11°11' 33"	13.674'
37	140.00'	33°39' 19"	82.235'
38	26.91'	61° 21' 34"	28.819'
39	63.09'	26° 49' 09"	29.531'
40	8.00'	149° 01' 33"	20.808'
41	28.00'	38° 56' 33"	19.031'
54	80.00'	41°45'18"	58.301'
55	40.00'	102°13'36"	71.368'
56	170.00'	33°39'19"	99.857'
57	140.00'	12° 39' 34"	30.933'
58	140.00'	12° 31' 16"	30.595'
59	140.00'	13° 09' 24"	32.148'
79	120.00'	25° 40' 40'	53.779'
80	8.00'	38° 56'33"	5.437'
81	50.00'	83° 55' 02"	73.232'
82	80.00'	89°40' 36"	125.212'
83	40.00'	11° 11' 33"	7.810'

SHEET 3 OF 4 SHEETS

BK 564 9

564/9

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MAP OF TRACT No. 7613

CONSISTING OF 4 (FOUR) SHEETS

BEING A PORTION OF RANCHO RINCONADA DE LOS GATOS AND ALSO BEING A PORTION OF SECTIONS 22 AND 23, T8S, R1W, M.D.M., AND LYING ENTIRELY WITHIN THE

TOWN OF LOS GATOS CALIFORNIA

SCALE: 1"=60' JUNE 4, 1986

HARRISON, TEASLEY & ASSOC. INC.
792 MERIDIAN WAY
SAN JOSE, CALIF., 95126
(408) 297-8170

CURVE TABLE			
No.	RAD.	Δ	LENGTH
(60)	345.00'	55°01'10"	331.293'
(61)	400.00'	14°11'00"	99.030'
(62)	10.00'	118°18'35"	20.649'
(63)	365.00'	49°47'39"	317.21'
(64)	20.00'	37°10'26"	12.98'
(65)	32.00'	164°18'08"	91.76'
(66)	20.00'	41°17'26"	14.762'
(67)	380.00'	5°40'34"	37.645'
(68)	380.00'	3°29'26"	23.150'
(69)	280.00'	31°14'25"	152.668'
(70)	10.00'	58°05'06"	10.138'
(71)	325.00'	26°37'18"	151.007'
(72)	325.00'	21°53'47"	124.20'
(73)	20.00'	86°06'23"	30.06'
(74)	420.00'	9°09'33"	67.14'
(75)	320.00'	26°03'21"	145.523'
(18)	200.00'	10°16'52"	35.888'

No.	RAD.	Δ	LENGTH
(84)	360.00'	49°47'39"	312.865'
(85)	25.00'	37°10'26"	16.220'

LEGEND

FOR LEGEND SEE SHEET 2

New Curves
84
85

SEE SHEET 2

N 7°16'49" E 730.38'
S 9°14'39" W ~ 312.45'
647.97'
Δ = 7°22'41"
R = 730.00'
L = 94.00'
℄ 10' PEDESTRIAN/EQUESTRIAN TRAIL EASEMENT.
EXISTING OPEN SPACE EASEMENT
S 29°26'01" W 132.62'
S 10°18'26" W 43.46'
N 7°16'49" E 197.29'
S 65°21'55" W 41.57'
32.01'
S 90°50'09" E 126.69'
S 8°45'38" W 69.16'
S 13°39'23" E 43.81'
43.46'
S 65°21'55" W 97.10'
S 16°49'00" W 68.93'
S 65°21'55" W ~ 43.04'
S 65°21'55" W 47.33'
N 8°15'00" E
603.58'
S 11°47'38" E ~ 19.47'
N 78°12'22" W
LANDS OF BOGE
CERRO VISTA COURT
9
3.617 ACRES
8
0.987 ACRE
SHANNON ROAD
DEDICATED BY THIS MAP
Δ = 35°00'00"
R = 160.00'
L = 97.738'
Δ = 5°15'42"
R = 160.00'
L = 14.69'
S 22°22'57" E 180.90'
154.36'
N 22°22'57" W 114.00'
Δ = 29°44'18"
R = 160.00'
L = 83.05'
N 37°52'45" E 265.09'
N 16°21'48" E 260.00'
Δ = 56°01'20"
R = 20.00'
L = 19.56'
EXISTING OPEN SPACE EASEMENT
N 73°38'12" W 78.95'
N 11°32'28" E 295.07'
N 73°38'12" W 91.26'
N 79°23'32" W 176.34'
N 79°23'32" W 45.42'
S 75°10'27" W ~ 26.00' 10.10'
N 79° 10'10" W 40.00'
76.85' N 10°49'50" E
76.85' N 10°49'50" E
76.85' N 10°49'50" E
N 78°12'22" W ~ 200.70'
10' P.U.E.
210.00'
12
4.917 ACRES
S 78°24'17" E 235.18'
N 78°24'17" W 168.95'
N 67°37'03" E 30.00'
N 11°35'43" E 150.00'
N 78°24'17" W 90.00'
82.21'
N 50°01'38" E
414.32'
N 10°36'28" E
N 16°21'48" E 170.00'
N 16°21'48" E 260.00'
N 73°38'12" W 137.00'
167.43'
11
1.000 ACRE
227.35'
N 73°38'12" W 798.32'
10
1.076 ACRES
156.65'
EXISTING OPEN SPACE EASEMENT
LANDS OF SCHULZ
LANDS OF MARIONI
LANDS OF HILLBROOK SCHOOLS

BK564/10

SHEET 4 OF 4 SHEETS

TOWN OF LOS GATOS
COUNCIL AGENDA REPORT

MEETING DATE: 09/01/2026
ITEM NO: 7

DATE: September 01, 2026

TO: Mayor and Town Council

FROM: Chris Constantin, Town Manager

SUBJECT: **Adopt a Resolution Establishing Preferential Permit Parking and Time Limited Parking on Portions of High School Court and Brooklyn Avenue, and Authorize the Town Manager to Accept Reimbursement Funds from the Los Gatos-Saratoga Union High School District Associated with the Brooklyn Avenue Parking Improvements**

RECOMMENDATION: Staff recommend that Town Council:

a. Adopt a resolution establishing preferential permit parking from 7:00 AM–4:00 PM on school days for 20 spaces on High School Court and 26 spaces on Brooklyn Avenue, and establishing 90-minute public parking on weekdays when LGHS is not in session, with spaces available for public use at all other times;
b. Approve revenue budget adjustments of $10,953 for a one-time reimbursement from the District for striping, signage, and labor on Brooklyn Avenue and $6,500 annually for the two-year use of the 26 spaces on Brooklyn Avenue, and authorize the Town Manager to accept the funds;
c. Make the finding that establishment of a preferential parking permit program for Brooklyn Avenue does not adversely affect parking conditions for residents and merchants in the area;
d. Authorize the Town Manager to negotiate and execute an agreement with the Los Gatos-Saratoga Union High School District, in a form approved by the Town Attorney, establishing the District's two-year use of the 26 designated parking spaces on Brooklyn Avenue, including the effective date, the $6,500 annual payment, the $10,953 reimbursement, invoicing and payment terms, and other terms necessary to implement the Council's action.

PREPARED BY: Prahallad Badami
Senior Transportation Planner

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and Administrative Services Director

FISCAL IMPACT:

Approving this action will result in an annual revenue increase of $6,500 from Los Gatos-Saratoga Union High School District (the District) for the two-year use of 26 preferential parking spaces on Brooklyn Avenue (Attachment 5). The existing $5,000 annual payment under the 2019 Memorandum of Understanding (Attachment 1) for the 20 preferential parking spaces on High School Court will remain in effect, resulting in total annual parking revenue of $11,500 during FY 2026–27 and FY 2027–28. All parking revenue from the District will be allocated to 1115201-45919.

The Town will incur one-time costs of $10,953 for striping, signage, and installation labor on Brooklyn Avenue. Sufficient appropriation is available in the Adopted FY 2026-27 Operating and Capital Improvement Program Budgets for the expenditure. The costs are as follows and will be charged to the programs listed:

- $6,651 – Annual Street Repair Project for roadway striping (4118101-82405; Legacy CIP No. 811-9901)
- $1,927 – Streets and Signals Operating Program for regulatory signage (1115401-61212)
- $2,375 – Streets and Signals Operating Program for installation labor (1115401-51111)

The District will reimburse the Town for the full $10,953, resulting in no net fiscal impact. The recommended FY 2026-27 revenue budget increases for this funding are as follows:

- $6,651 – Annual Street Repair Project (4118101-45974; Legacy CIP No. 811-9901)
- $4,302 – Streets and Signals Operating Program (1115401-44619)

Future fiscal year funding is subject to budget appropriations approved by Town Council during the Town's annual budget process.

STRATEGIC PRIORITY:

This item advances the Town's Strategic Priority to manage downtown parking and aligns with the Town's Strategic Priorities' Core Goal of Quality Public Infrastructure by clearly designating parking areas in Downtown and in the Olive Zone.

BACKGROUND:

Downtown Parking Management Plan

On December 17, 2001, the Town Council adopted Resolution No. 2001-145 (Attachment 2), which formally approved the Downtown Parking Management Plan (Plan). The Plan provided recommendations regarding parking time limits, exemptions, and the days and hours of

enforcement for various public parking locations in Downtown and near Los Gatos High School (LGHS).

LGHS Permit Parking

The Plan recommended preferential permit parking along portions of East Main Street and High School Court to accommodate LGHS staff parking needs. Currently, passenger loading and unloading restrictions are in place along portions of East Main Street to facilitate LGHS student pick-up and drop-off. These restrictions were recently updated by Resolution No. 2025-061 (Attachment 3), adopted December 2, 2025, to more closely align the hours of enforcement of passenger loading restrictions with the LGHS bell schedule.

Restated Parking Regulations Downtown and in the Olive Zone

On March 4, 2025, Town Council adopted Resolution No. 2025-007 (Attachment 4), which restated current regulations in parking areas in Downtown and the area around LGHS and the Civic Center, currently known as the Olive Zone. The Resolution included time-limited parking regulations in many public parking areas near LGHS. However, preferential parking restrictions on High School Court and Brooklyn Avenue for LGHS teachers, staff, and volunteer parking were not included.

High School Court Parking

Currently, there are twenty (20) spaces on the west side of High School Court, north of Church Street, with posted signage indicating "LGHS Teacher Permit Parking Only" with posted hours from 7:00 AM to 4:00 PM on school days. The use of the parking spaces and the parking restriction hours and days align with terms and provisions of the MOU, signed April 9, 2019, between the Town of Los Gatos and the District. The District is required to pay the Town $5,000 per year ($250 per space) for the use of these parking spaces. While the MOU defined restrictions for these spaces, it does not appear these parking restrictions were supported by a resolution of Town Council.

Brooklyn Avenue Parking

After adoption of the Plan, signs and ground markings indicating LGHS staff and volunteer parking were installed in twenty-six (26) spaces on the north side of Brooklyn Avenue, adjacent to LGHS property. LGHS currently uses these spaces for teacher, substitute teacher, and volunteer parking. Current signage and ground markings do not distinguish between school days or non-school days or provide for hours of enforcement.

DISCUSSION:

Town staff hold regular, monthly meetings to discuss parking with District representatives. During these meetings, the District has continued to keep staff updated on the progress of the District's master planning process. One aspect of the master planning process is infrastructure and construction improvements on LGHS property, including expanding the school's parking footprint and overall parking supply on the school property to better accommodate student and faculty parking during the school year.

Brooklyn Avenue was resurfaced as part of the Town's 2026 street resurfacing capital improvement project, including the portion with signage that designated certain spaces for LGHS staff and volunteer parking. No agreement or resolution establishing LGHS parking rights to these spaces has been identified. The District expressed a desire to maintain use of the twenty-six (26) spaces on Brooklyn Avenue for a period of two years, after which adequate staff parking will be available on LGHS property. After the two-year period, preferential parking restrictions for LGHS would be removed, and the spaces would be returned for public use.

During the two-year period, the spaces will serve as time-limited parking on non-school days and outside of the hours so that the Town residents, visitors, and nearby businesses can utilize the parking spaces. Updated signage is installed to communicate the parking restrictions to users, including the permit parking and time-limited parking.

District representatives have agreed that the costs for roadway striping and regulatory signs for both preferential parking locations (High School Court and Brooklyn Avenue) will be reimbursed to the Town by the District. Reimbursement for High School Court parking was established in the 2019 MOU. With this proposed resolution, the District will pay the Town for use of the Brooklyn Avenue spaces at the same rate they pay for the spaces on High School Court ($250 per space per year; $6,500 annually). The District will continue to be responsible for managing parking permits for their staff in a manner that is readily enforceable by Town staff.

Per Vehicle Code Section 22507(b), the Town can adopt a resolution establishing preferential parking if: 1) there will be permits and 2) the Town Council makes the finding that the use of the permits will not adversely affect parking conditions for residents and merchants in the area.

Brooklyn Avenue has been used as LGHS staff permit parking for several years. Continuing that parking arrangement will not have any impact on the adjacent uses in the area. Therefore, staff recommends the Town Council make the finding that the establishment of a preferential parking permit program for Brooklyn Avenue does not adversely affect parking conditions for residents and merchants in the area.

Attachment 5 is a resolution establishing the parking regulations on High School Court that were implemented by the 2019 MOU, that defines the newly proposed two-year restrictions on

Brooklyn Avenue as described above, and that require parking permits for those using these designated spaces.

CONCLUSION:

The proposed action will allow LGHS to continue using parking spaces on High School Court and Brooklyn Avenue while on-site parking is constructed on LGHS property. The action clarifies that the spaces are available for public use outside of school hours. The action will also allow the Town to be compensated $10,953 by the District for the cost of striping and signage on Brooklyn Avenue. The action will also result in the District paying an annual fee of $6,500 per year for the use of the preferential parking spaces on Brooklyn Avenue. The total payments from the District to the Town for use of on-street parking in High School Court and Brooklyn Avenue will be $11,000 for Fiscal Year 2026-27 and Fiscal Year 2027-28. In FY 2026-27, the Town will also receive a one-time reimbursement of $10,953 for Brooklyn Avenue improvements.

COORDINATION:

This report was coordinated with the Town Manager, Town Attorney, Finance Director, Parks and Public Works Director, the Los Gatos Monte Sereno Police Chief, and the Los Gatos-Saratoga Union High School District.

ENVIRONMENTAL ASSESSMENT:

This is not a project defined under CEQA, and no further action is required.

Attachments:
1. Memorandum of Understanding between Town of Los Gatos and THE DISTRICT
2. Resolution 2001-145
3. Resolution 2025-061
4. Resolution 2025-007
5. Resolution Establishing Parking Restrictions on High School Court and Brooklyn Avenue

MEMORANDUM OF UNDERSTANDING BETWEEN THE TOWN OF LOS GATOS AND THE LOS GATOS-SARATOGA UNION HIGH SCHOOL DISTRICT

This Memorandum of Understanding ("Agreement") is entered on January 1, 2019 between the Town of Los Gatos ("Town") and the Los Gatos-Saratoga union High School District ("District"). Town and District may be referred to herein individually as a "Party" or collectively as the "Parties."

The parking programs for the Town are structured under its Parking Management Plan which was adopted in 2001. This plan gives the Town the authority to charge the District, residents or any business a fee for permit parking on a designated public street.

The District wishes to ensure that parking on High School Court shall remain available for Los Gatos High School ("School") staff. The District wishes avoid an annual individual permit fee for each School employee. Therefore, the parties agree that the District shall pay the Town a lump sum of Five Thousand Dollars ($5,000) a year to provide School staff parking privileges during school hours.

In consideration therefor, the Town shall waive the individual parking permit requirement for District staff who park on the Town's portion of High School Court during the school day. The school day is defined as 7:00AM to 4:00PM on days that school is in session. The Town agrees to place signs along High School Court indicating that the parking spaces are reserved for School staff from 7:00AM to 4:00PM on school days. The School shall create its own permits. Permits are required and must be displayed when School staff uses the designated parking spots on High School Court. Permits are not valid on Main Street or Church Street. The parking permit must be hung on the rear window with the printed side towards the windshield, or placed on the dashboard with the printed side visible. Vehicles may be cited if a valid permit is not visible.

The Town shall annually invoice the District each December 1st for the following January 1st through December 31st. The invoice shall be sent to Los Gatos-Saratoga Union High School District, 17421 Farley Road West, Los Gatos, 95030, Attention: Accounts Payable. The invoice is due and payable each January 1st.

This Agreement shall automatically renew each January 1st, unless written notice of termination is delivered in writing by either party to the other party at least 90 days prior to the renewal date.

Any notice under this Agreement shall be deemed to have been given, served, and received if given in writing and either personally delivered (effective upon receipt) or sent by overnight delivery service addressed as follows (effective the business day next following delivery thereof to the overnight delivery service).

Los Gatos-Saratoga Union High School District
17421 Farley Road West,
Los Gatos, CA 95030
Attn: Chief Business Officer

Town of Los Gatos
Police Department,
110 E. Main St, Los Gatos, CA 95030
Attn: Community Outreach Coordinator

ACCEPTED AND AGREED on the date indicated below. By signing this Agreement, each Party certifies, under penalty of perjury, that all the information provided in the Agreement is true, complete, and correct and that the person executing this Agreement has full power and authority to enter into the Agreement:

Los Gatos-Saratoga Union High School District

Date: 4-9-, 2019

Signature: Rosemarie Pottage

Print Name: ROSEMARIE POTTAGE

Print Title: Asst. Sup / CBO

Town of Los Gatos

Date: 4-9, 2019

Signature: L Prevetti

Print Name: Laurel Prevetti

Print Title: Town Manager

Approved as to form:

Robert Schultz, Town Attorney

RESOLUTION 2001 - 145

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS IMPLEMENTING A DOWNTOWN PARKING MANAGEMENT PLAN WHICH ESTABLISHES SPECIFIED TIME LIMITS, A RESIDENTIAL PERMIT PROGRAM, AN EMPLOYEE PERMIT SYSTEM, SETS PERMIT FEES AND FINES FOR PARKING VIOLATIONS, AND RESCINDING PRIOR RESOLUTIONS IN CONFLICT HEREWITH

THE TOWN COUNCIL OF THE TOWN OF LOS GATOS HEREBY RESOLVES:

WHEREAS, the Town of Los Gatos recognizes there is a thriving historic downtown business district, and

WHEREAS, the continued success of the historic downtown business district is dependent on sufficient parking for customers, employees, business owners, and visitors, and

WHEREAS, there is a perception that there is a shortage of parking for visitors, customers, employees and business owners, and

WHEREAS, this is causing problems in the surrounding residential areas, and

WHEREAS, it is becoming increasingly challenging to meet the parking demand for both the downtown historic business district as well as the surrounding neighborhoods, and

WHEREAS, as a result of the above existing conditions the Town entered into an agreement with Kaku and Associates to develop a long term Parking Management Plan, and

WHEREAS, Kaku and Associates has submitted a long term Parking Management Plan (Exhibit A) which benefit is to meet the parking demand for both the Downtown Historic Business District as well as the surrounding neighborhoods, and

WHEREAS, Pursuant to Town Code Section 15.40.080 which authorizes that by resolution the Town Council may establish preferential parking zones, as well as California Vehicle Code Section 22507, which authorizes local regulation of parking prohibition during certain hours,

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Los Gatos in the County of Santa Clara, State of California, adopt Exhibit A attached hereto.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos, California, held on the 17th day of December, 2001 by the following vote:

COUNCIL MEMBERS:

AYES: Steven Blanton, Sandy Decker, Steve Glickman, Joe Pirzynski, Mayor Randy Attaway.

NAYS: None

ABSENT: None

ABSTAIN: None

SIGNED: /s/ Randy Attaway
MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

ATTEST:

/s/ Marian V. Cosgrove
CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

TOWN OF LOS GATOS
DOWNTOWN PARKING MANAGEMENT PLAN

December 17, 2001

Exhibit A

August 18, 2026
ATTACHMENT 1

DOWNTOWN PARKING MANAGEMENT PLAN

Overview Summary

The charm and unique character of downtown Los Gatos draws large numbers of people who enjoy the shopping, entertainment and recreational opportunities offered in the community. This popularity causes high levels of vehicle traffic and parking congestion throughout the downtown district and in the adjacent residential neighborhoods. The parking congestion is brought on by a number of factors: a vibrant business district, excellent employment opportunities, popular recreational trail system, and a variety of outstanding restaurants and entertainment facilities to name just a few. In addition, many of the homes in the surrounding residential areas do not have off street parking which necessitates that residents park their vehicles on the public streets. As a result, members of the community have expressed a strong desire for the Town to adopt a new parking management plan which will ease the demand on the current parking inventory in the core downtown business district and to provide reasonable protection in the adjacent residential neighborhoods.

The challenge of addressing these competing needs is complex and requires the shared participation of residents, business owners, employees and visitors. The following parking management plan brings together elements that include, but are not limited to, residential permits, employee permit program, time limits in public lots and on the public streets, and designated enforcement zones.

Parking Management

This plan establishes a parking management system that is designed to make better use of the current parking inventory through time restrictions, permit parking, and enhanced enforcement. The parking resources on the public streets and in the public lots are a limited resource. Therefore, the cost of providing special permit privileges in the residential areas and of providing special employee parking is designed to be equitable, with the cost of implementing the program shared by those who receive the benefits. In addition, the ease and frequency of violating the regulations designed to provide access to the businesses in the downtown has been an on-going problem. This plan is designed to minimize the opportunity to ignore the parking regulations and includes penalties designed to motivate compliance.

(See attached map of entire Downtown Parking District–Attachment 1)

On-Street Parking in the Downtown Commercial District

West of Pageant Street

In reviewing the operation of the Town's current on-street program, it is apparent that the time restricted parking in the commercial area west of Pageant is ineffective because there is not a managed system for encouraging employees to use the long term parking provided in outlying areas. As a result, the relatively large number of visitors and employees seeking convenient parking frequently spills over into the residential areas surrounding the downtown. Therefore, all public streets and lots in the core downtown commercial area will be converted to a zone system of enforcement with two (2) hour time restrictions on the streets and three (3) hour restrictions in the lots to provide a reasonable amount of time to shop or dine, and to encourage turnover. These parking spaces are considered prime spots due to the fact that they are immediately adjacent and the most convenient to the core business district.

Enhanced enforcement similar to the system used by other cities will be used as a means to manage the on-street program. Features will include the following elements:

- Two (2) hour maximum street parking per zone between the hours 9:00 a.m. and 9:00 p.m.
- Six (6) zones have been created to facilitate this program. A vehicle may only park once per day in a zone during the hours of enforcement
- No time restriction after 9:00 p.m. on the non-residential public streets and the public lots
- Residential permits are not valid in any public lot or on any public street outside the designated residential zone
- Days of enforcement will be six (6) days per week, except Sundays and holidays
- Time limit violations for non-residential public street and public lot violations will be $35.00
- Residential permit areas will allow two (2) hour parking without a permit from 9 a.m. to 6 p.m. and will be enforced 7 days per week
- Residential time and permit violations will be $45.00

Parking spaces located in front of the Post Office on Montebello will remain 30 minutes and will not be included in the zone enforcement.

Loading zones and short term 30 minute spaces will be distributed throughout the downtown area and will not be included in the zone enforcement. Staff will monitor this resource at the start of the program for compliance and any needed expansion will be submitted for review by the Parking Commission.

(See attached map of the area–Attachment 2)

East of Pageant Street

The public streets in the business and residential areas east of Pageant Street are primarily impacted by the large number of students from Los Gatos High School who choose to park their vehicles off campus. In addition, a new hotel under construction across the street from the high school, the presence of the Recreation District, services provided to senior citizens at the Neighborhood Center, the Town Library, and Civic Center all add to the impact on the limited parking resources. To mitigate this problem, the following parking management elements will be implemented:

- 90 minute maximum parking on non-residential public streets and public lots within the zone between the hours 7:00 a.m. and 4:00 p.m.
- No time restriction after 4:00 p.m.
- Days of enforcement will be Monday through Friday, except holidays
- Residential permit areas will allow 90 minute parking without a permit from 9 a.m. to 6 p.m. and will be enforced 7 days per week
- Residential permits are not valid in any public lot or on any public street outside the designated residential zone
- Employee permits will allow unlimited parking in designated areas
- Time limit violations on non-residential public streets and public lots will have a fine of $35.00
- Residential time limit and permit violations will have a fine of $45.00

(See attached map of the area–Attachment 3)

Off-Street Public Lots

The long term public lots are the most under-used parking resource within the business district. The zone concept used in conjunction with employee permits and enhanced enforcement will eliminate the current practice of:

- All day parking with the user coming out once or twice a day and moving the vehicle or removing the enforcement chalk from the tire
- Overflow parking in the residential areas when the main streets are at full occupancy

Zoned time parking in all the surface lots will use the same format as on street parking with a few modifications:

- Lots 1, 2, 3 & 6, three (3) hour time limit per zone, except with employee permit in designated areas
- Upper Lot 4, three (3) hour time limit per zone
- Lower Lot 4, three (3) hour time limit per zone, except with premium employee permits
- Lot 5 will be three (3) hour time limit, with no employee permits allowed
- Hours of enforcement will be 9:00 a.m. to 9:00 p.m.
- Days of enforcement six (6) days per week, except Sundays and holidays
- Designated lots/spaces will allow unlimited employee permit parking
- Lot 8, 90 minute time limit from 7:00 a.m. to 4:00 p.m., Monday through Friday, except holidays
- The fine for all off-street time and permit violations will be $35.00

(See attached map of the affected lots that also shows the employee parking area–Attachment 4)

Residential Zones

This plan includes three residential areas that will be referred to as the Almond Grove, Edelen, and Eastside. The Almond Grove and Edelen areas are adjacent to the main downtown area. The Eastside area is adjacent to Los Gatos High School. Because of the unique factors affecting these areas, time limits and enforcement hours have been designed to accommodate the needs of the areas.

There are a number of issues that factor into the residential component:

1. Six churches that are located in the downtown and residential areas
2. The proximity of the downtown to the residential area
3. Businesses located in residential areas
4. Employees parking all day in the residential neighborhoods
5. Limited on-site parking at Los Gatos High School
6. A relatively large new hotel is being built across the street from the high school

The above issues are cause for parking concerns especially by the residents who live in the affected areas. The streets are public and can be used by anyone, but homeowners and their guests should be able to park near their respective dwellings.

The residential zones will be restricted to residential permit parking only, with 2 hour non-permit parking allowed in the Almond Grove and Edelen areas and 90 minute non-permit parking allowed in the Eastside area between 9:00 a.m. and 6:00 p.m., except Sunday and holidays. Enforcement of residential permits will be seven (7) days per week including holidays.

Residential Permits will be sold to residents living in these residential zones at a cost of $25.00 per vehicle. Each residence would be eligible for two (2) guest passes free of charge after the purchase of one permit. Residents will have to provide proof of residency before a permit is issued. A $10 fee will be charged to replace lost visitor permits. Damaged permits will be replaced free of charge if the damaged permit is returned. Additional one (1) day guest passes will also be available for special events such as parties at a non-refundable fee of $5 for the first permit and $1 for each additional permit. Guest passes are for temporary use only and are not valid for permanent parking.

Permits for the residential areas will have a unique designation in the same fashion as is currently done. Using different residential area designations gives the residential permit program more control. Permits for one area are not valid in other residential areas. Each area will have separate renewal dates for better administrative service.

The following residential streets will be included within the on-street residential permit/time zone parking component:

West of Pageant

Residential area known as Almond Grove

Two (2) hour parking 9:00 a.m. to 6:00 p.m. except by residential permit and parking by residential permit only from 6:00 p.m. to 9:00 a.m. seven days a week (unless otherwise stated or where other parking restrictions apply).

West Main Street: From 222 W. Main St. on the north side and the west property line of the Village Inn on the south side of Main St. to Bayview Avenue.

Bean Avenue: On the North side only of Bean Ave. from 212 Bean at Victory Lane to Wilder.

Nicholson Avenue: On the North side only of Nicholson Ave. from Victory Lane to Wilder and on both sides from Wilder Avenue to the alley.

Bachman Avenue: From 222 Bachman on the North side and 211 on the South side to Massol Avenue.

Almendra Avenue: From 216 Almendra on the North side and 231 on the South side to Massol Avenue.

Wilder Avenue: From Bean to Bachman on both sides of the street.

Tait Avenue: From Nicholson Avenue on both sides of the street to the south property lines of the Shell station and the Diner restaurant which are at Highway 9.

Broadway Avenue: From 25 Broadway on the south side and 30 Broadway on the north side to Bayview Avenue. Broadway will have unique restrictions from the rest of the Almond Grove because of a Church located in the neighborhood. The restrictions will be 2 hour parking 9:00 a.m. to 6:00 p.m. except with residential permit on weekdays. There will be no daytime restrictions on Saturday and Sunday to accommodate the needs of the Church. Seven (7) days per week from 6:00 p.m. to 9:00 a.m. will be by residential permit only.

Residential area known as Edelen

Two (2) hour parking 9:00 a.m. to 6:00 p.m. except by residential permit and parking by residential permit only from 6:00 p.m. to 9:00 a.m. seven days a week (unless otherwise stated or where other parking restrictions apply).

Edelen Avenue: On both sides of the street from Miles Avenue to Bentley Avenue.

Miles Avenue: On both sides of the street from University Avenue to the Los Gatos Creek bridge.

Bentley Avenue: On both sides of the street from University Avenue to Edelen Avenue.

Mullen Avenue: Parking on the North side of Mullen Avenue between University Avenue to 64 Mullen Avenue will be 2 hour parking 9:00 a.m. to 9:00 p.m. with no restrictions after 9:00 p.m. From 64 Mullen to Edelen Avenue will be 2 hour parking 9:00 a.m. to 6:00 p.m. except by Residential Permit and from 6:00 p.m. to 9:00 a.m. by Residential Permit only.

The 100 block of Edelen Avenue from Miles Avenue south to Mullen Avenue will remain 24 hour permit parking by residential permit only because the roadway is a dead end street with no turn around.

East of Pageant

Residential area known as Eastside

90 minute parking 9:00 a.m. to 6:00 p.m. except by residential permit and parking by residential permit only from 6:00 p.m. to 9:00 a.m. seven days a week (unless otherwise stated or where other parking restrictions apply).

New York Avenue: On both sides of the street from Pleasant to the beginning of Bella Vista Avenue.

Bella Vista Avenue: On both sides of the street from New York Avenue to Charles. (No Parking signs will be added to both sides of the road at the curve where Bella Vista meets New York Avenue because the road is too narrow to allow safe parking).

The fines for residential zone parking violations are higher than the public street and public lot violations to further discourage encroachment into the residential neighborhoods. The fines will be $45.00 for time and permit violations, and $100.00 for the fraudulent use of any permit and the revocation of the permit for one (1) year.

(See attached map that shows the residential zones–Attachment 5)

Employee Permit Program

Currently there are limited incentives to encourage employees who work in the business district to park all day in the long term lots. The preferred option appears to be moving the vehicle from space to space within the prime parking areas to comply with time restrictions, removing the chalk marks to avoid a citation or parking in the residential neighborhoods. The implementation of parking zones combined with the use of employee permits and enhanced enforcement will mitigate this problem.

Each employee of the downtown business area will be eligible to purchase an employee parking permit. These permits will allow the user to park all day in designated surface lots without being subject to the time limits.

All designated employee areas will still be available to all vehicles. The permits will exempt the vehicle from the time limitations.

These permits will be sold on a monthly and annual basis depending on the user's needs and will be sold on a first come first serve basis:

1. Premium Permits - Lower Lot 4 Employee Permits - $35.00 per month or $300.00 annually
2. Standard Permits - which would include all other designated employee parking areas in Lots 1,2,3, & 6 - $25.00 per month or $200.00 annually

(See attached map of affected area–Attachment 6)

Free Unlimited Parking

Free unlimited parking will be available to employees who do not wish to purchase permits and to visitors who wish to park for periods longer than 3 hours in the Park and Ride lot on the north side of Highway 9, the Miles/Balzer Park lot off of Miles Avenue, Lot 7 off of Park Avenue south of Main Street, and the new public lot leased from Verizon off of Montebello Ave.

Table of Parking Restrictions, Fines and Permit Fees

PUBLIC STREET AND PUBLIC LOT TIME ZONES

Location	Time Restrictions
Public streets-west of Pageant	2 hours per zone 9:00 a.m. - 9:00 p.m. except Sundays and holidays
Public streets-east of Pageant	90 Minute limit 7:00 a.m. - 4:00 p.m. Monday through Friday, except holidays
Public lots 1, 2, 3, 4, 5 & 6	3 hours per zone 9:00 a.m. – 9:00 p.m. except Sundays and holidays
Public lot 8	90 Minute limit 7:00 a.m. – 4:00 p.m. except Sundays and holidays

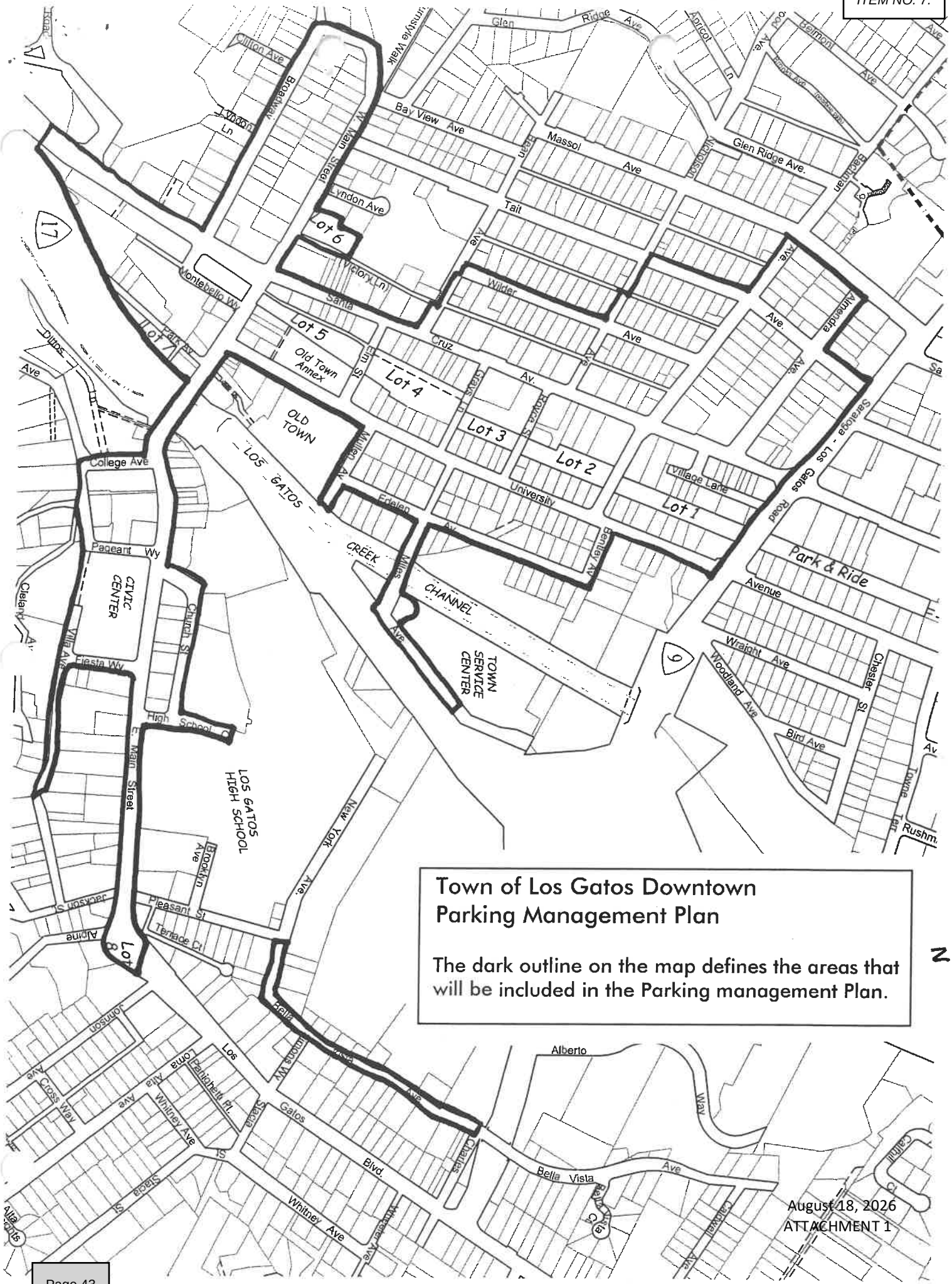
FINES

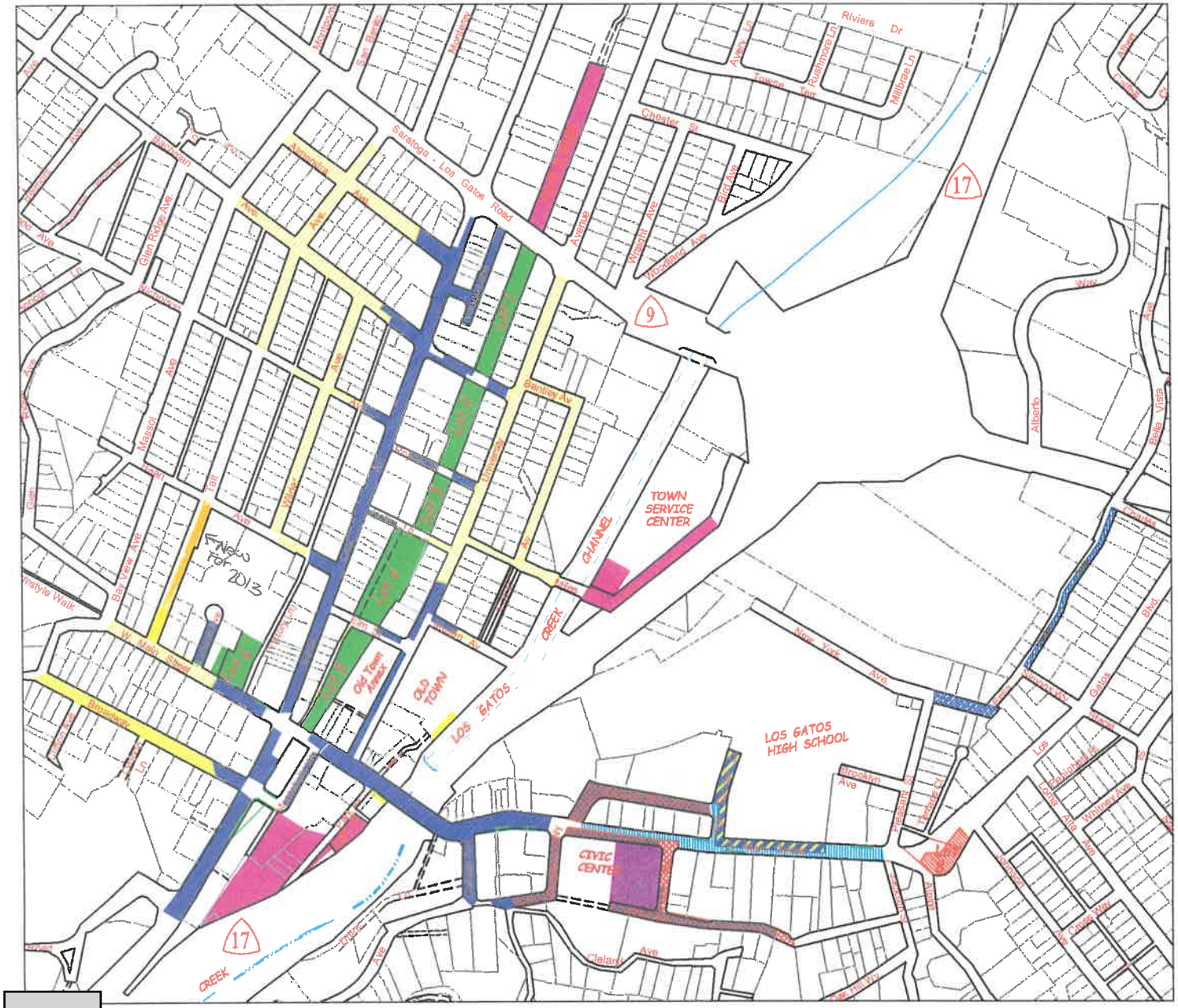
Violation	Fee	Late Fee
Timed Parking	$35.00	$17.50
Residential Permit Violation	$45.00	$22.50
Fraudulent use of permits	$100.00	$50.00

PERMIT FEES

Permit Type	Fee
Residential Permit (2 Guest permits)	$25.00
Lost guest permit replacement	$10.00
One (1) day guest permit	$ 5.00 for 1st permit, $1.00 for ea. additional permit
Standard Employee Permit	$25.00 per month or $200.00 per year
Premium Employee Permit	$35.00 per month or $300.00 per year

December 12, 2001


Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7
Lot 8
OLD TOWN
LOS GATOS CREEK
CHANNEL
CIVIC CENTER
TOWN SERVICE CENTER
LOS GATOS HIGH SCHOOL
Park & Ride
Avenue
Village Lane
University
College Ave
Pageant Wy
Fiesta Wy
High School Ct
E. Main Street
Church St
New York Ave
Pleasant St
Terrace Ct
Brookvale Ave
Jackson St
Alpine
Johnson
Cross Way
Whitney Ave
Blossom Hill Rd.
Los Gatos Blvd.
Alberto Way
Bella Vista Ave
Bella Vista Ct
Caldwell Ave
Bird Ave
Woodland Ave
Wright Ave
Chester St
Towne Terr
Rushm
Saratoga - Los Gatos Road
Almendra Ave.
Bay View Ave
Massol Ave
Glen Ridge Ave.
Tait Ave
Wilder Ave
Cruz Av.
Lyndon Ave
Victory Ln
Santa Cruz Ave
Montebello Wy
Park Av
Dittos Ave
Clifton Ave
Broadway
Main Street
Windsor Ln
Sunnyside Walk
Glen Ridge Ave
Apricot Ln
Belmont Ave
Hacienda
Bernal Ave
Miles Ave
Edelen Av
Quince St
Grays Ln
Willow St
Bennett Ave
Los Gatos Blvd.
Whitney Ave
Shasta St
Shasta Ct
Johnson Ave
Cross Way
Alta Ave
Portofino Pl.
Los Gatos Blvd.
Moore Wy
Bella Vista Ave
Alberto Way
Caldwell Ave
Whitney Ave
Shasta Ct
Shasta Ave
Brainard Ave
Brookvale Ave
Belmont Ave
Apricot Ln
Glen Ridge Ave
Massol Ave
Bay View Ave
Tait Ave
Wilder Ave
Cruz Av.
Santa Cruz Ave
Lyndon Ave
Victory Ln



Employee Permit Parking

- EW = Employee Permit West
- EE = Employee Permit East (TE Permit Allowed)
- PE = Premium Employee Permit (Lower Level)
- TE = Town Employee Permit
- LGHS = Los Gatos High School Permit

Public Parking Lots Lots 1, 2, 3, 4, 5, & 6. (See lot 8)

3 Hour Parking 9:00a.m. to 9:00p.m. except Sundays & Holidays. Except by Employee Permit
No overnight parking 3:00a.m. to 5:00a.m.

Lot 8 - 90 Minute Parking 7:00a.m. to 4:00p.m. Monday through Friday except Holidays. No overnight parking 3:00a.m. to 5:00a.m.

Five Daily Lots Town Parking

No overnight parking 3:00a.m. to 5:00a.m.
Park & Ride Lot (Needs to be renamed)
Miles Avenue Lot
Verizon/Post Office Lot
Lot (7) Seven

Public Streets/Non Residential
East Main Street Zone

90 Minute Parking 7:00a.m. to 4:00p.m. Monday through Friday Except Holidays.

90 Minute Parking 7:00a.m. to 4:00p.m. Monday through Friday Except by "Designated" Employee Permit, and Except Holidays. (Includes Town Employee Permit)

Civic Center Lot

90 Minute Parking 7:00a.m. to 4:00p.m. Monday through Friday Except Holidays and Except by Town Employee Permit. (Does not include other employee permits.)

Los Gatos High School Permit Parking

Parking by LGHS Permit Only from 7:00a.m. to 4:00p.m. Monday through Friday when school is in session. Except Holidays and when school is not in session.

ZONES

- Gold Zone - Almond Grove Residential Area
- Blue Zone - Elelan Residential Area
- Purple Zone - Business Zone 1
- Green Zone - Business Zone 2
- Cyan Zone - Business Zone 3
- Red Zone - East Business and Residential Area

Residential Preferential Parking Permit Areas (Almond Grove & Elelan)

2 Hour Parking 9:00a.m. to 6:00p.m. except by residential permit and parking by residential permit only from 6:00p.m. to 9:00a.m. seven days a week (unless otherwise stated or where other parking restrictions apply)

Broadway Avenue (See exception)

100 block of Elelan Avenue (See exception)

Residential Preferential Permit Parking (East Main Street Residential Area)

90 Minute Parking 9:00a.m. to 6:00p.m. except by residential permit, and parking by residential permit only from 6:00p.m. to 9:00a.m. seven days a week.

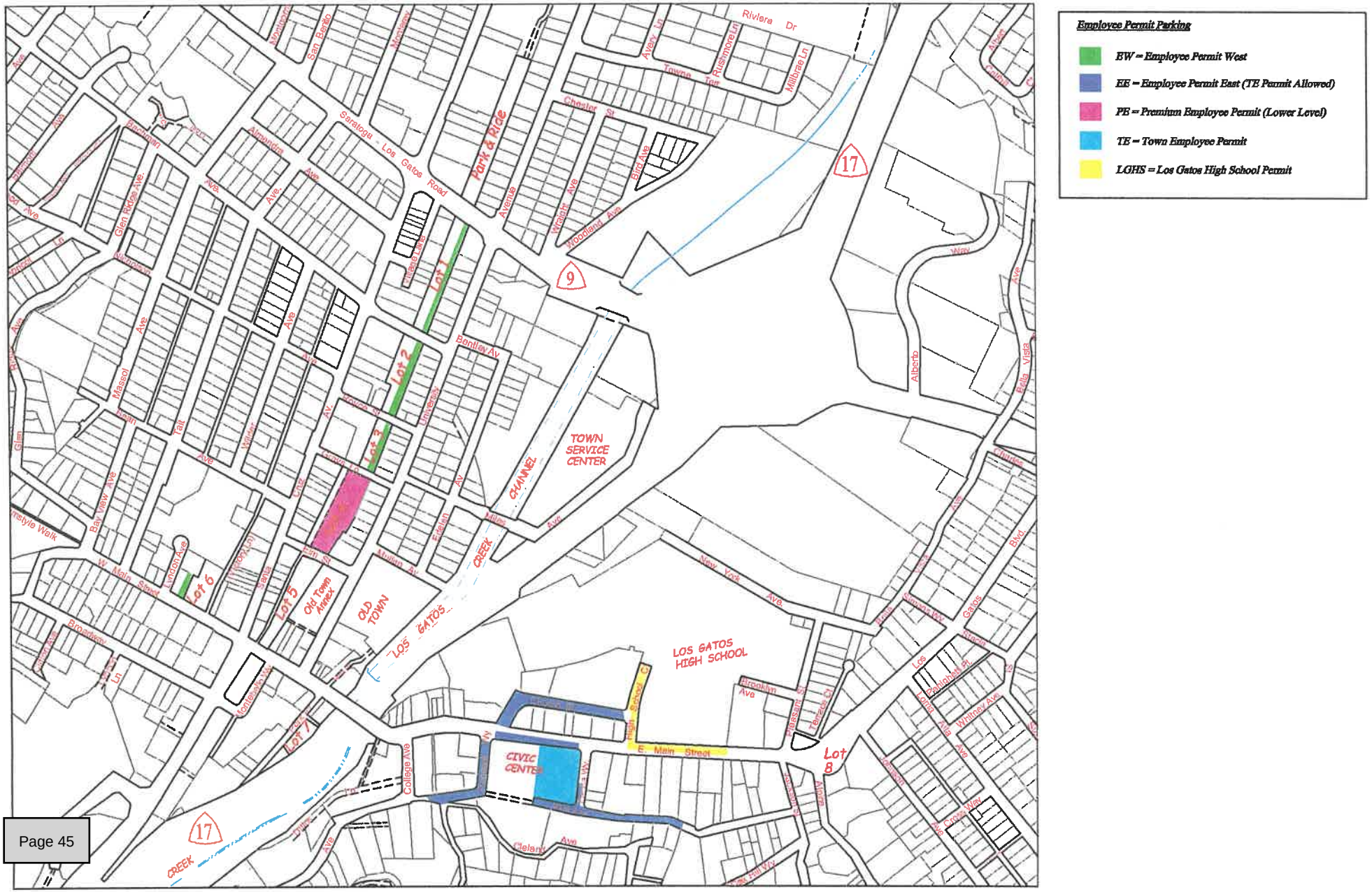
Public Streets/Non-Residential

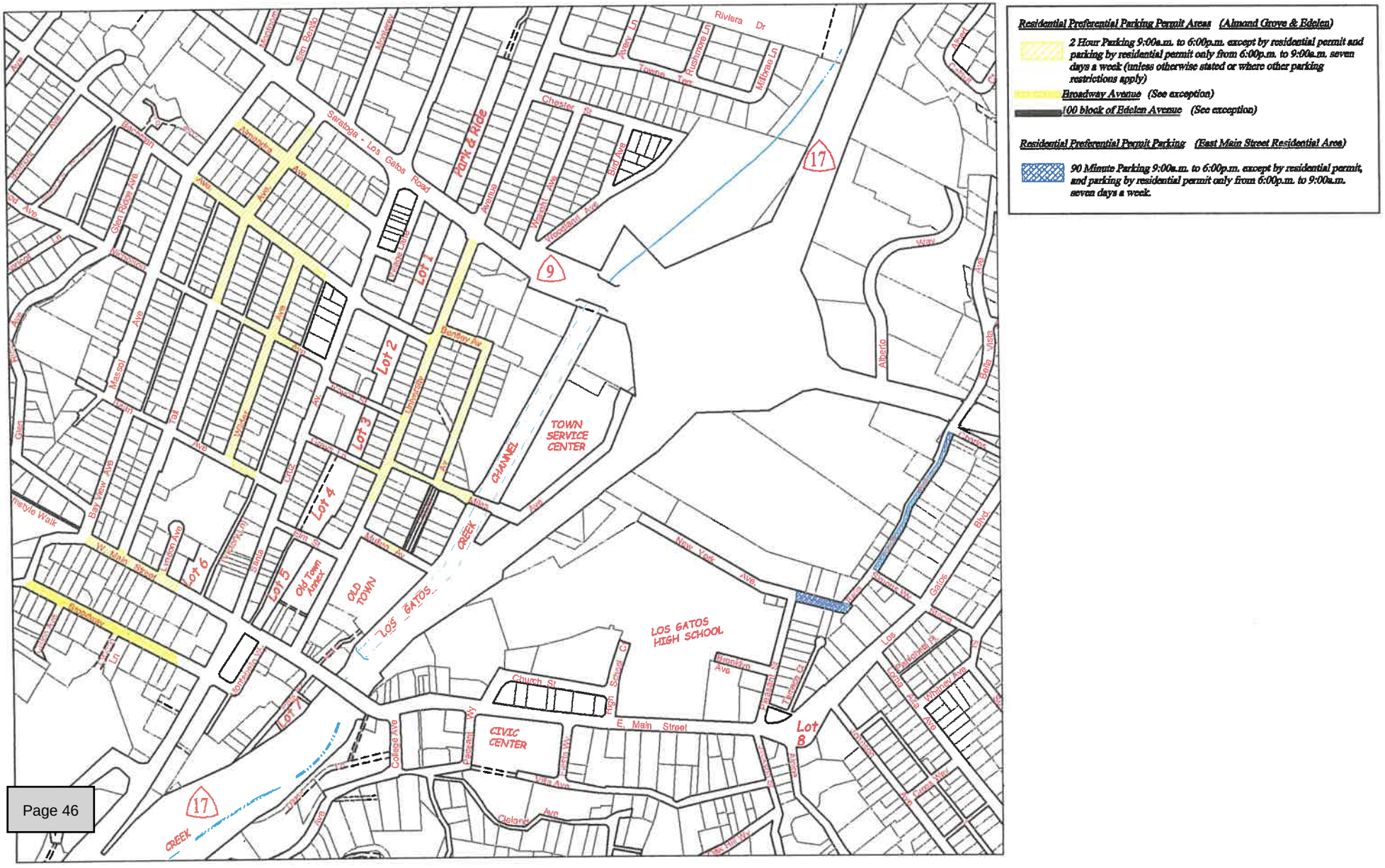
2 Hour Parking 9:00a.m. to 9:00p.m. except Sundays & Holidays

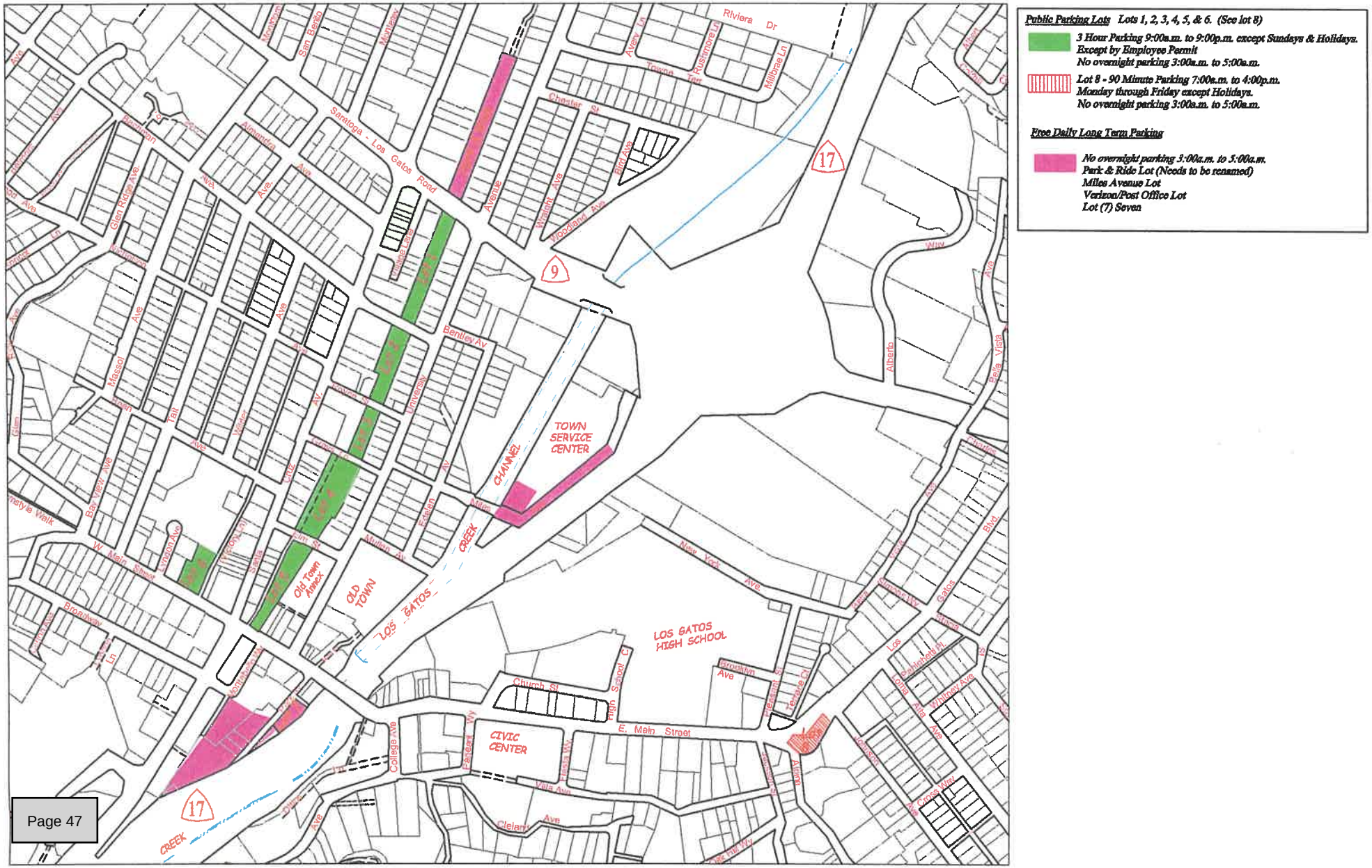
90 Minute Parking Zones

No Parking Zones

Loading Zone


Employee Permit Parking
EW = Employee Permit West
EE = Employee Permit East (TE Permit Allowed)
PE = Premium Employee Permit (Lower Level)
TE = Town Employee Permit
LGHS = Los Gatos High School Permit
Park & Ride
Lot 1
Lot 2
Lot 3
Lot 5
Lot 6
Lot 7
Lot 8
TOWN SERVICE CENTER
CHANNEL
OLD TOWN
LOS GATOS CREEK
LOS GATOS HIGH SCHOOL
CIVIC CENTER
Old Town Annex
Saratoga - Los Gatos Road
Bentley Av
E. Main Street
W. Main Street
College Ave
Broadway
Clelane Ave
Riviera Dr
Chester St
Bird Ave
Woodland Ave
Alberto Way
Bella Vista Ave
New York Ave
Brooklyn Ave
Whitney Ave
Los Gatos Blvd
Bay View Ave
Massol Ave
Glen Ridge Ave
Alpaugh Ave
Alpaugh Ln
Lynden Ave
Broadway Ln
Creek Ln
Collegeview Way
Dittmar Ave
Creek Rd
17
9


Residential Preferential Parking Permit Areas (Almond Grove & Edelen)
2 Hour Parking 9:00a.m. to 6:00p.m. except by residential permit and parking by residential permit only from 6:00p.m. to 9:00a.m. seven days a week (unless otherwise stated or where other parking restrictions apply)
Broadway Avenue (See exception)
100 block of Edelen Avenue (See exception)
Residential Preferential Permit Parking: (East Main Street Residential Area)
90 Minute Parking 9:00a.m. to 6:00p.m. except by residential permit, and parking by residential permit only from 6:00p.m. to 9:00a.m. seven days a week.
Park & Ride
Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7
Lot 8
TOWN SERVICE CENTER
CHANNEL
OLD TOWN
Old Town Annex
LOS GATOS HIGH SCHOOL
CIVIC CENTER
CREEK
Los Gatos Creek
Saratoga - Los Gatos Road
Riviera Dr
Chester St
Bird Ave
Woodland Ave
Wright Ave
Alberto Way
Bella Vista Ave
Blossom Hill Rd
Los Gatos Blvd
New York Ave
Church St
E. Main Street
Villa Ave
Cleland Ave
Broadway
W. Main Street
Almeria Ave
Alta Vista
Glen Ridge Ave
Mesa Vista
Bay View Ave
Union Ave
Santa Lucia
Kennedy Rd
College Ave
Pleasant Way
High School Ct
Blossom Ave
Whitney Ave
Lilita Ave
Montalvo Rd
San Benito
Monterey
Alvin Ln
Towne Ln
Rushmore Ln
Midbrae Ln
Alma Ct
Glen Ridge
Almeria
Mesa
Main
Tait
Winder
Alta
Elm St
Miles Ave
Gardner Ave
University Ave
Lyndon Ln
Shelley Walk
Bachman Ln
Kennedy Ln
Pleasant Ln
Lilita Ave
Whitney Ave
Los Gatos Blvd
Alberto Way
Bella Vista Ave
Blossom Hill R



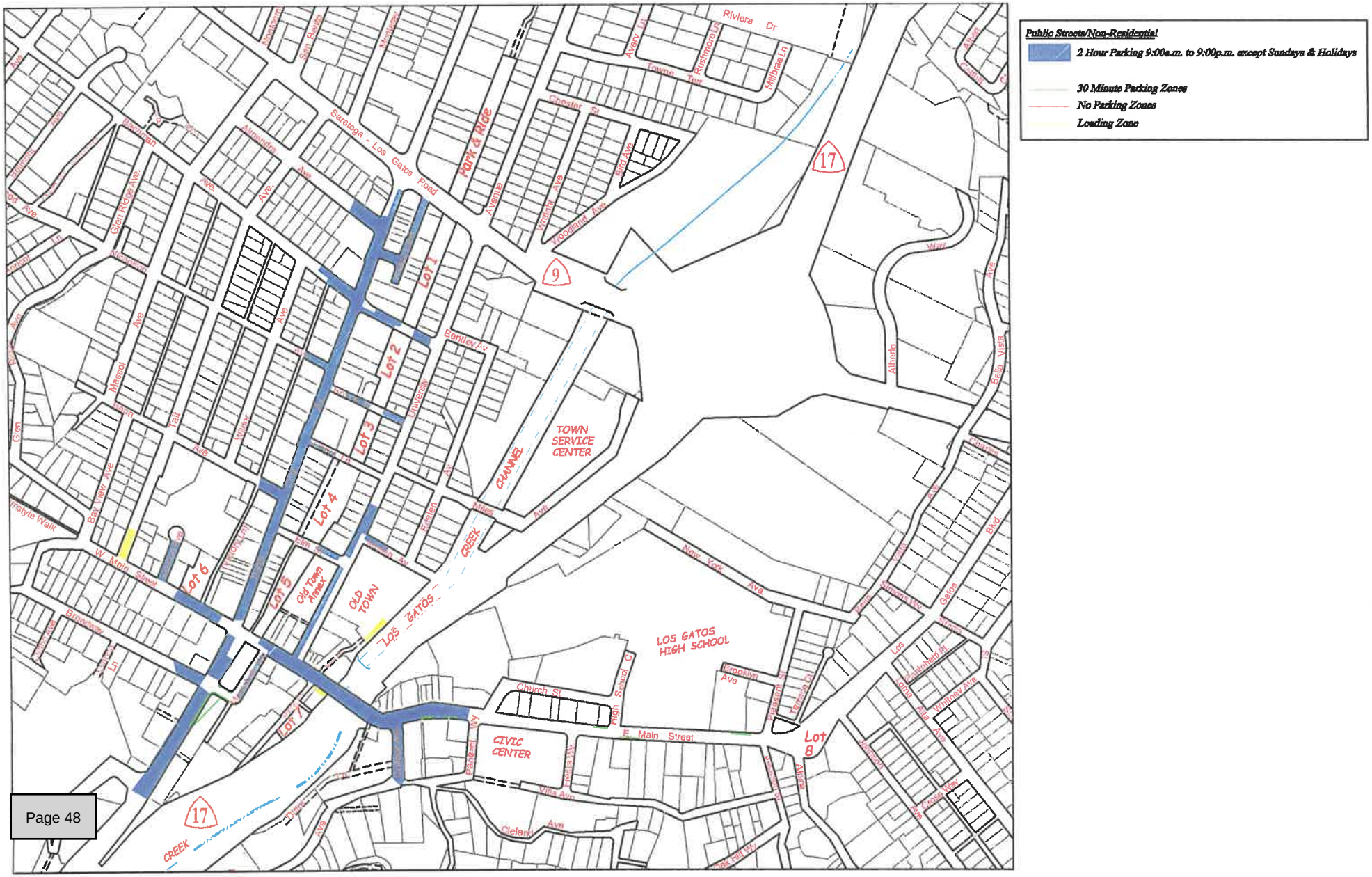
Public Parking Lots Lots 1, 2, 3, 4, 5, & 6. (See lot 8)

3 Hour Parking 9:00a.m. to 9:00p.m. except Sundays & Holidays.
Except by Employee Permit
No overnight parking 3:00a.m. to 5:00a.m.

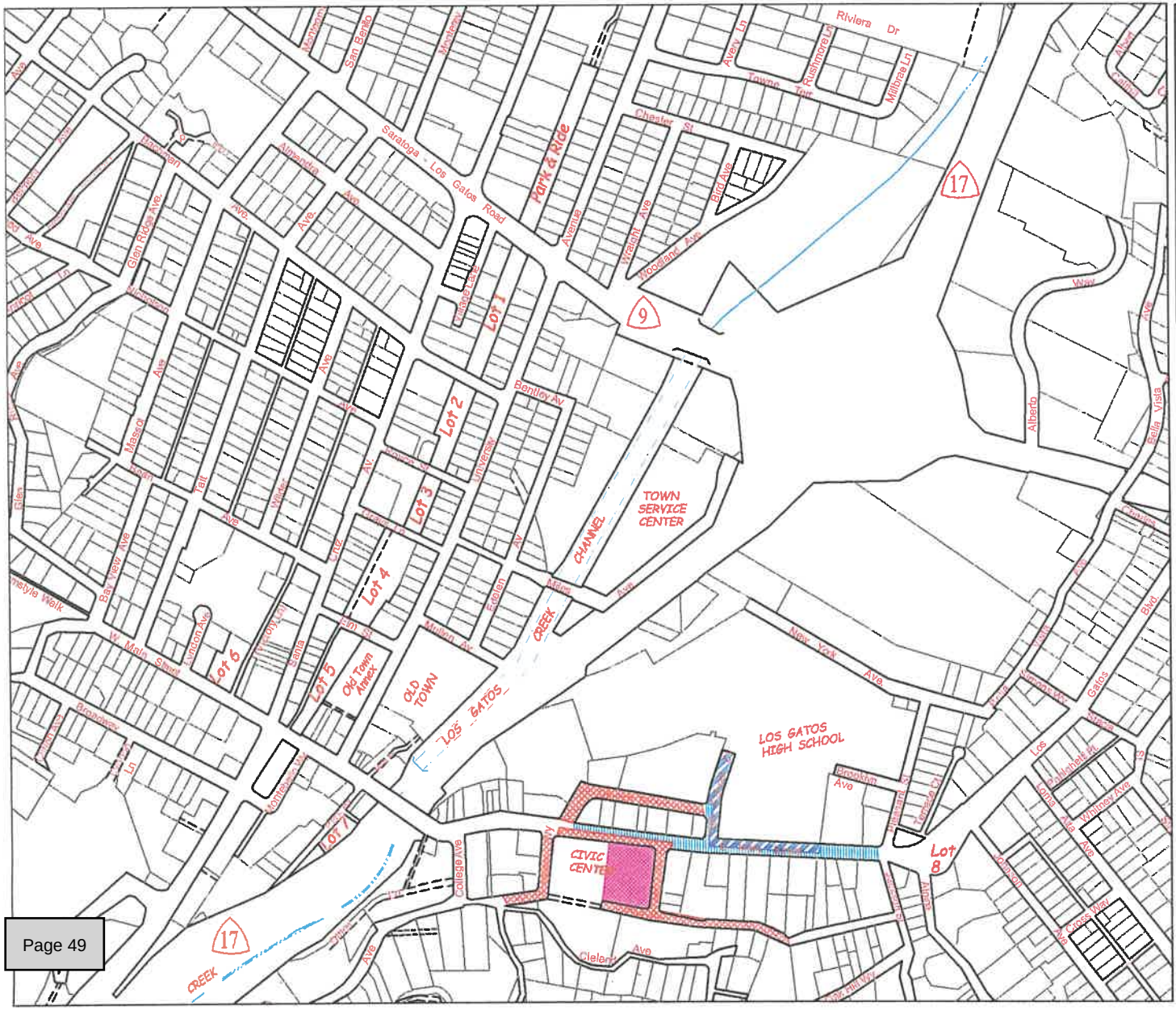
Lot 8 - 90 Minute Parking 7:00a.m. to 4:00p.m.
Monday through Friday except Holidays.
No overnight parking 3:00a.m. to 5:00a.m.

Free Daily Long Term Parking

No overnight parking 3:00a.m. to 5:00a.m.
Park & Ride Lot (Needs to be renamed)
Miles Avenue Lot
Verizon/Post Office Lot
Lot (7) Seven



August 18, 2026
ATTACHMENT 1


Park & Ride
Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7
Lot 8
TOWN SERVICE CENTER
CHANNEL
OLD TOWN
LOS GATOS
LOS GATOS HIGH SCHOOL
CIVIC CENTER
CREEK
Saratoga - Los Gatos Road
Bentley Av
Main St
College Ave
Clelland Ave
Alberto Way
Riviera Dr
Bird Ave
Wright Ave
Woodbank Ave
Cheater St
Rushmore Ln
Millbrae Ln
Towne Ter
Avery Ln
Glen Ridge Ave
Mesa Ln
Mesa Rd
Bachelor Ln
Bachelor Walk
Bay View Ave
London Ave
Santa Lucia Ln
Old Town Annex
Broadway
Montclaire Ln
Montclaire Dr
Montclaire Walk
Montalvo Ln
Montalvo Rd
Montalvo Way
Montalvo Ct
Montalvo Pl
Montalvo Cir
Montalvo Walk
Montalvo Terrace
Montalvo Ave
Montalvo Dr
Montalvo Blvd
Montalvo Circle
Montalvo Court
Montalvo Lane
Montalvo Road
Montalvo Street
Montalvo Way
Montalvo Avenue
Montalvo Boulevard
Montalvo Drive
Montalvo Place
Montalvo Terrace
Montalvo Walk

RESOLUTION 2025-061

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS ADJUSTING HOURS OF ENFORCEMENT OF PASSENGER LOADING PARKING RESTRICTIONS ON PORTIONS OF EAST MAIN STREET IN FRONT OF LOS GATOS HIGH SCHOOL

WHEREAS, California Vehicle Code Section 22507 and Town Code Sections 15.40.015 authorize the Town Council to enact local regulations of parking prohibitions by resolution; and

WHEREAS, the current hours of passenger loading restrictions on East Main Street, in front of Los Gatos High School, no longer closely align with the high school's current bell schedule and exceed the reasonable amount of time necessary for student pick-up and drop-off activities; and

WHEREAS, the Town Council seeks to adjust the hours of enforcement of passenger loading zones on portions of East Main Street in front of Los Gatos High School, as depicted in the attached map (Exhibit A), to accommodate the current demand for student pick-up and drop-off and to promote more efficient use of these valuable public parking spaces.

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Los Gatos does adopt Exhibit A, attached hereto. The parking regulations adopted herein shall not invalidate any existing posted parking restrictions that apply outside of the days and hours designated for passenger loading in Exhibit A. The parking regulations, as described in Exhibit A, become effective only upon the erection of appropriate signs giving adequate notice of such regulations.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos, California, held on the 2nd day of December, 2025, by the following vote:

COUNCIL MEMBERS:

AYES:	Maria Ristow, Rob Rennie, Rob Moore, Mary Badame, Mayor Matthew Hudes
NAYS:	None
ABSENT:	None
ABSTAIN:	None

SIGNED:

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

ATTEST:

TOWN CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

EXHIBIT A

MAP OF EAST MAIN STREET PASSENGER LOADING ZONES



RESOLUTION 2025-007

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS ESTABLISHING PARKING REGULATIONS, INCLUDING TIME LIMITS, DATE AND TIME OF ENFORCEMENT, AND PARKING PERMIT EXEMPTIONS FOR PUBLIC PARKING AREAS DOWNTOWN AND IN THE OLIVE ZONE

WHEREAS, the Downtown Parking Management Plan, as adopted in Resolution 2001-145 on December 17, 2001, established various parking management strategies for downtown commercial areas and near the high school and Civic Center; and

WHEREAS, the parking regulations provided in the Downtown Parking Management Plan have been adjusted over the years, as authorized by action of the Town Council; and

WHEREAS, California Vehicle Code Section 22507 and Town Code Sections 15.40.015 and 15.40.080 authorize Town Council to enact local regulation of parking prohibitions and preferential parking zones by resolution, respectively; and

WHEREAS, the Town Council seeks to reaffirm current parking regulations downtown and near the high school and civic center (now known as the Olive Zone), as depicted in the attached map of Downtown and Olive Zone parking regulations (Exhibit A), in compliance with state and local laws.

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Los Gatos does adopt Exhibit A, attached hereto. The parking regulations adopted herein shall not invalidate any currently posted parking regulations or curb markings indicating restrictions for short-term parking or passenger and commercial loading activities. The parking regulations, as described in Exhibit A, become effective only upon the erection of appropriate signs giving adequate notice of such regulations.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos, California, held on the 4th day of March, 2025, by the following vote:

COUNCIL MEMBERS:
AYES: Maria Ristow, Rob Rennie, Rob Moore, Mary Badame, Mayor Matthew Hudes
NAYS: None
ABSENT: None
ABSTAIN: None

SIGNED:

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

ATTEST:

TOWN CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

CURRENT DOWNTOWN AND OLIVE ZONE PARKING RESTRICTIONS

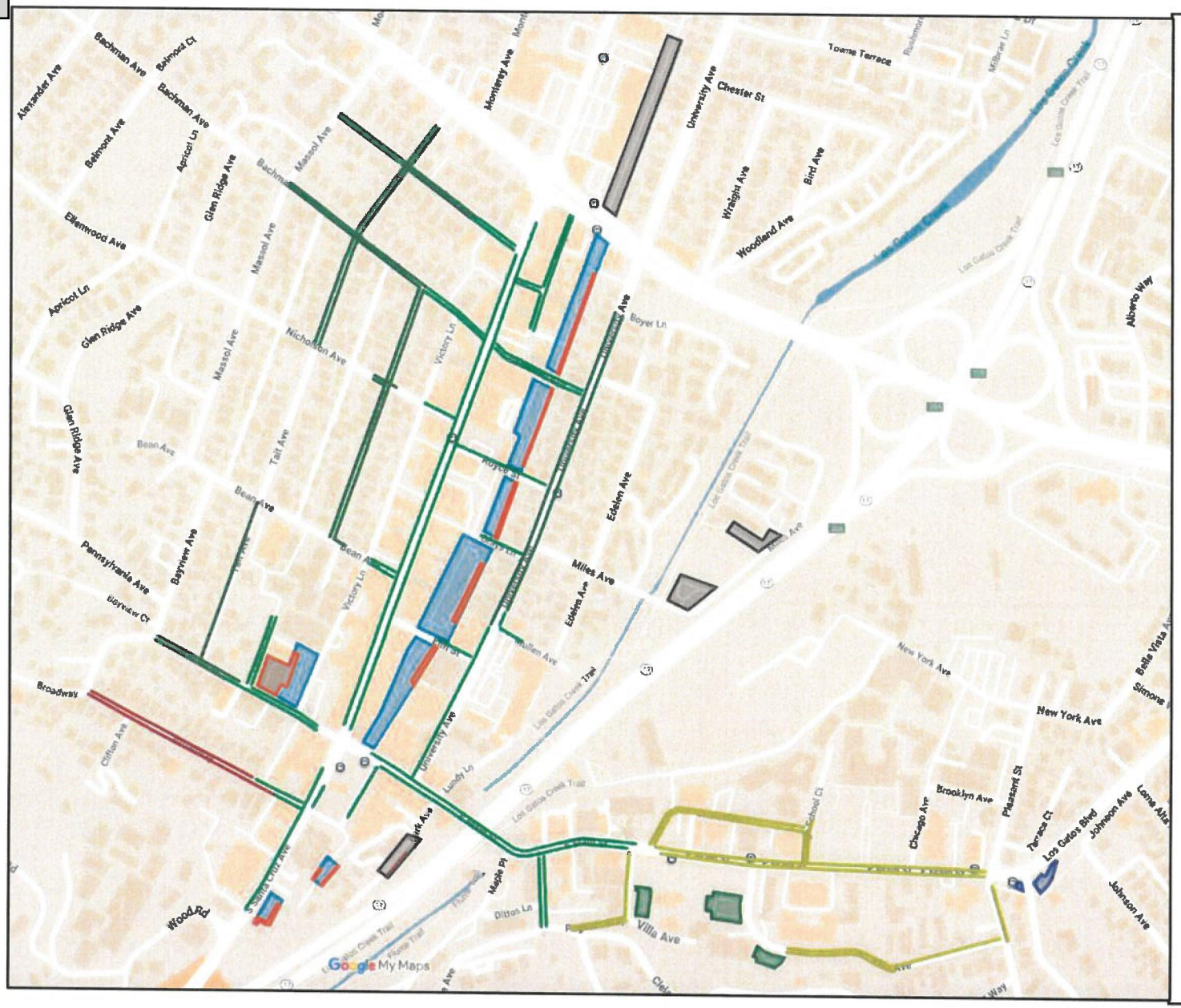


EXHIBIT A

RESOLUTION 2026-xx

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS ESTABLISHING PREFERENTIAL PARKING ON HIGH SCHOOL COURT AND BROOKLYN AVENUE

WHEREAS, the Downtown Parking Management Plan (DPMP), as adopted in Resolution 2001-145 on December 17, 2001, established various parking management strategies for downtown commercial areas and near Los Gatos High School (LGHS) and the Civic Center; and

WHEREAS, the DPMP recommended establishing preferential parking restrictions for LGHS parking on portions of High School Court and East Main Street, adjacent to LGHS property, between the hours of 7:00 AM and 4:00 PM on school days when LGHS is in session; and

WHEREAS, such permit parking regulations were later removed from East Main Street in lieu of passenger loading zones to better facilitate student pick up and drop off periods, while the permit parking regulations remained on the west side of High School Court north of Church Street, to accommodate high school and district staff parking needs; and

WHEREAS, permit parking regulations and waiver of individual parking permit requirements for parking on the west side of High School Court were memorialized in a Memorandum of Understanding (MoU) Agreement between the Town of Los Gatos and the Los Gatos-Saratoga Union High School District (District), signed on April 9, 2019; and

WHEREAS, the MOU requires that the District remit to the Town an annual payment of five thousand dollars ($5,000) for the twenty (20) spaces High School Court currently designated for permit parking only during school days (EXHIBIT A); and

WHEREAS, there are currently twenty-six (26) designated parking spaces on the north side of Brooklyn Avenue adjacent to the LGHS property that are posted as LGHS staff or volunteer parking only during school days (EXHIBIT B); and

WHEREAS, the District has expressed a need to maintain the spaces on Brooklyn Avenue for a period of two years while additional parking is constructed on LGHS property in accordance with the school's Master Plan; and

DRAFT

WHEREAS, California Vehicle Code Section 22507 and Town Code Sections 15.40.015 and 15.40.080 authorize Town Council to enact local regulation of parking prohibitions and preferential parking zones by resolution so long as there are permits issued for that preferential parking and that the Town Council makes a finding that the use of the permits will not adversely affect parking conditions for residents and merchants in the area; and

WHEREAS, the Town Council seeks to re-state and adopt specific preferential parking restrictions and time-limited parking regulations on the portions of High School Court and on Brooklyn Avenue described herein, consistent with parking regulations to provide clear instruction to users, promote parking space turnover, and increase compliance with posted parking restrictions.

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Los Gatos does hereby declare, determine, and order as follows:

Section 1. Pursuant to state and local law, the following parking regulations are established in the designated streets or portions thereof:

a. Twenty (20) parking spaces located on the west side of High School Court, north of Church Street, shall have the following parking regulations:
    1. LGHS permit parking only from 7:00 AM to 4:00 PM on school days, when LGHS is in session.
    2. Ninety (90) minute parking when LGHS is not in session; no time limit on Saturdays, Sundays, and holidays. Vehicles with a valid employee parking permit for the area are exempt from weekday time limits.
    3. The designated spaces shall be public parking at all other times.
b. Twenty-six (26) spaces on the north side of Brooklyn Avenue, adjacent to LGHS property, shall have the following parking regulations:
    1. LGHS permit parking only from 7:00 AM to 4:00 PM on school days, when LGHS is in session.
    2. Ninety (90) minute parking when LGHS is not in session; no time limit on Saturdays, Sundays, and holidays. Vehicles with a valid employee parking permit for the area are exempt from weekday time limits.
    3. The designated spaces shall be public parking at all other times.

Section 2. The parking regulations described for High School Court in Section 1(a) reflect the terms and provisions of the existing Memorandum of Understanding Agreement between the Town and the Los Gatos-Saratoga Union High School District as it relates to parking on High School Court, and the parking regulations established herein shall not modify, adjust, or invalidate the terms or provisions of the Agreement.

DRAFT

Section 3. The parking regulations for the portion of Brooklyn Avenue described in Section 1.b shall sunset after two (2) years, unless otherwise extended by resolution of the Town Council.

Section 4. The District shall remit to the Town a payment of six thousand five hundred dollars ($6,500) annually for the two-year term established in Section 3, for the use of the designated twenty-six (26) parking spaces on Brooklyn Avenue during permit-restricted hours.

Section 5. The parking regulations described in Section 1 shall become effective only upon the erection of appropriate signs giving adequate notice of such regulations.

Section 6. The District shall reimburse the Town of Los Gatos for the cost of roadway striping, regulatory signage, and installation required to implement the preferential parking regulations established herein, totaling ten thousand nine hundred fifty-three dollars ($10,953).

Section 7. The Town Council finds that the use of preferential parking permits will not adversely affect parking conditions for residents or merchants in the area because parking on Brooklyn Avenue by Los Gatos High School staff is a continuation of the existing use of these parking spaces. If these spaces were not available for staff parking, staff vehicles would likely seek parking in other nearby residential or commercial areas, potentially increasing parking demand in those areas.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos, California, held on the 1st day of September, 2026, by the following vote:

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

_____

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DRAFT

ATTEST:

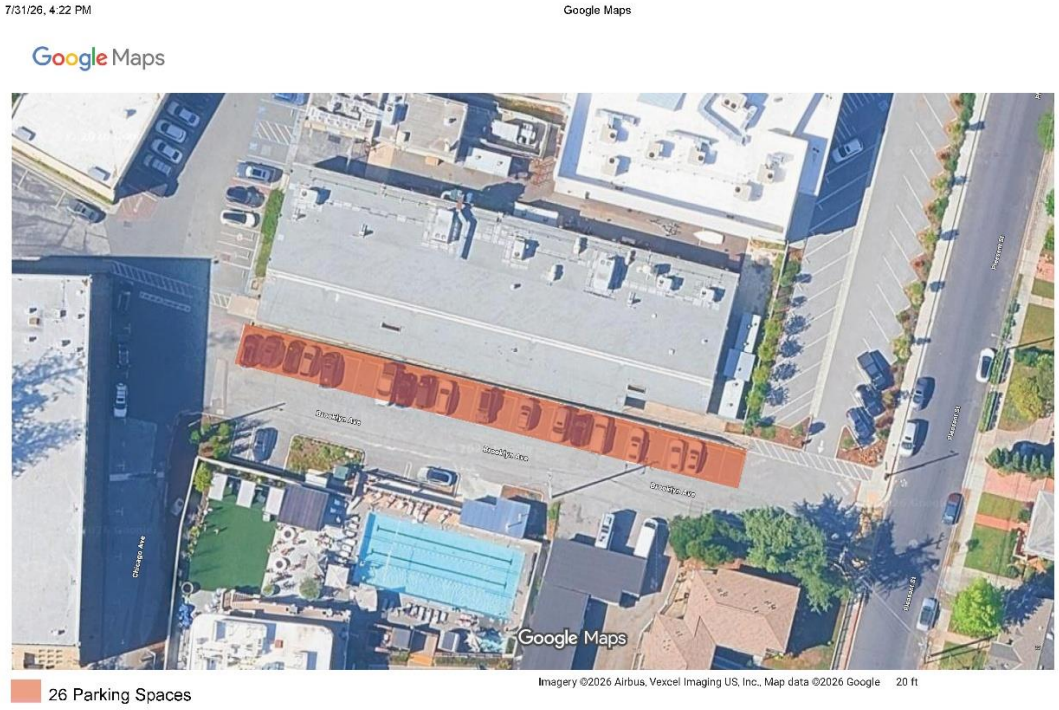
_____
TOWN CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DRAFT

EXHIBIT A – PARKING SPACES ON HIGH SCHOOL CT



EXHIBIT B – PARKING SPACES ON BROOKLYN AVE



TOWN OF LOS GATOS
COUNCIL AGENDA REPORT

MEETING DATE: 09/01/2026
ITEM NO: 8

DATE: September 1, 2026

TO: Mayor and Town Council

FROM: Chris Constantin, Town Manager

SUBJECT: **Authorize the Town Manager to Execute a Consultant Agreement for Executive Recruitment Services with Bob Murray & Associates in an Amount Not to Exceed $29,900**

RECOMMENDATION: Authorize the Town Manager to execute a consultant agreement for executive recruitment services with Bob Murray & Associates in an amount not to exceed $29,900.

FISCAL IMPACT:

Approving the agreement for executive recruitment services will result in an expenditure of up to $29,900. Sufficient funds are included in the FY 2026–27 Operating Budget within the Human Resources budget to fund the recruitment services. No additional appropriation or budget transfer is required as a result of this action.

This is a one-time recruitment expense and is not expected to result in an ongoing or recurring fiscal impact in future fiscal years.

STRATEGIC PRIORITY:

This item is not related to a strategic priority.

BACKGROUND:

The Town was recently informed of the Town Attorney's intent to retire from Town service in November 2026. Town Council has directed staff to conduct an executive recruitment for a new Town Attorney with the assistance of an executive recruiting firm, to ensure that the most

PREPARED BY: Cheryl Parkman
Human Resources Director

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and Administrative Services Director

qualified applicants from a targeted search are located to apply. The Town conducted a Request for Qualifications (RFQ) process and received two responses. Upon review of the proposals and based on Bob Murray's excellent reputation and extensive experience providing public sector executive recruitment services specifically for City Attorney positions, the firm was selected to manage the Town's upcoming Town Attorney recruitment, including advertising, candidate outreach, interview assistance, and selection services.

DISCUSSION:

The candidate pool for executive level positions is typically smaller, so it is not unusual for public sector agencies to outsource these recruitment processes to executive recruitment search firms. Based on the necessary qualifications for a Town Attorney, the pool of qualified applicants is more limited. Because executive search firms focus solely on recruitment, they have a vast number of contacts. They also have the resources and relationships to proactively contact candidates that may not be actively searching for a new opportunity and encourage those candidates to compete in a specific recruitment process.

CONCLUSION:

Based on the Town's recent successful RFQ process and solid reputation of Bob Murray & Associates to successfully fill executive level recruitments, staff requests authorization for the Town Manager to execute an agreement for services in an amount not to exceed $29,900 for this recruitment.

COORDINATION:

This memorandum has been coordinated with the Town Attorney's Office and the Administrative Services Department.

ENVIRONMENTAL ASSESSMENT:

This is not a project defined under CEQA, and no further action is required.

Attachments:
1. Agreement for Consultant Services – Bob Murray & Associates
2. Exhibit A – Scope of Services

AGREEMENT FOR SERVICES

PREAMBLE

THIS AGREEMENT is by and between TOWN OF LOS GATOS, a California municipal corporation, ("Town") and Bob Murray and Associates ("Contractor"), a corporation, and whose address is 1544 Eureka Road, Ste. 280, Roseville, CA 95661. This Agreement is made with reference to the following facts.

I. RECITALS

A. For the services described in this Agreement, there are several Contractors who provide the same Service, but there are compelling reasons to choose this Contractor.

B. Contractor represents and affirms that it is willing to perform the desired work pursuant to this Agreement.

C. Town desires to engage Contractor to provide executive recruiting services for the Town Attorney position.

D. Contractor warrants it possesses the distinct professional skills, qualifications, experience, and resources necessary to timely perform the services described in this Agreement. Contractor acknowledges Town has relied upon these warranties to retain the Contractor.

II. AGREEMENT

A. Scope of Services. Contractor shall provide services as described in the Scope of Services, which is hereby incorporated by reference and attached as Exhibit A.

B. Term. The term of this Agreement shall be from September 1, 2026 through February 28, 2027.

C. Compliance with Laws. The Contractor shall comply with all applicable laws, codes, ordinances, and regulations of governing federal, state and local laws. Contractor represents and warrants to Town that it has all licenses, permits, qualifications and approvals of whatsoever nature which are legally required for the Contractor to practice its profession. Contractor shall maintain a Town of Los Gatos business license as required in Chapter 14 of the Code of the Town of Los Gatos.

D. Sole Responsibility. Contractor shall be responsible for employing or engaging all persons necessary to perform the services under this Agreement.

E. Information/Report Handling. All documents furnished to the Contractor by the Town and all reports and supportive data prepared by the Contractor under this Agreement are the Town's property and shall be delivered to the Town upon the completion of services or at the Town's written request. All reports, information, data, and exhibits prepared or assembled by the Contractor in connection with the performance of its services pursuant to this Agreement are confidential until released by the Town to the public, and the Contractor shall not make any of these documents or information available to any individual or organization not employed by the Contractor or the Town without the written consent of the Town before such release. The Town acknowledges that the reports to be prepared by the Contractor pursuant to this Agreement are for the purpose of evaluating a defined project, and Town's use of the information contained in the reports prepared by the Contractor in connection with other projects shall be solely at Town's risk, unless Contractor expressly consents to such use in writing. Town further agrees that it will not appropriate any methodology or technique of Contractor which is and has been confirmed in writing by Contractor to be a trade secret of the Contractor.

F. Compensation: Compensation for services at the rates set forth in Exhibit A and in the amount **not to exceed $29,900**, inclusive of all costs subject to appropriation of funds, notwithstanding any other pro this agreement. Payment shall be based upon Town approval of each task.

G. Billing. Billing shall be monthly by invoice within thirty (30) days of the rendering of the service and shall be accompanied by a detailed explanation of the work performed by whom at what rate and on what date. Also, plans, specifications, documents or other pertinent materials shall be submitted for Town review, even if only in partial or draft form.
Payment shall be net thirty (30) days. All invoices and statements to the Town shall be addressed as follows:
Invoices: Town of Los Gatos
Attn: Accounts Payable
P.O. Box 655
Los Gatos, CA 95031-0655
Email (preferred): AP@losgatosca.gov

H. Availability of Records. Contractor shall maintain the records supporting this billing for not less than three years following completion of the work under this Agreement. Contractor shall make these records available to authorized personnel of the Town at the Contractor offices during business hours upon written request of the Town.

I. Assignability and Subcontracting. The services to be performed under this Agreement are unique and personal to the Contractor. No portion of these services shall be assigned or subcontracted without the written consent of the Town.

J. Independent Contractor. It is understood that the Contractor, in the performance of the work and services agreed to be performed, shall act as and be an independent contractor and not an agent or employee of the Town. As an independent contractor he/she shall not obtain any rights to retirement benefits or other benefits which accrue to Town employee(s). With prior written consent, the Contractor may perform some obligations under this Agreement by subcontracting, but may not delegate ultimate responsibility for performance or assign or transfer interests under this Agreement. Contractor agrees to testify in any litigation brought regarding the subject of the work to be performed under this Agreement. Contractor shall be compensated for its costs and expenses in preparing for, traveling to, and testifying in such matters at its then current hourly rates of compensation, unless such litigation is brought by Contractor or is based on allegations of Contractor's negligent performance or wrongdoing.

K. Conflict of Interest. Contractor understands that its professional responsibilities are solely to the Town. The Contractor has and shall not obtain any holding or interest within the Town of Los Gatos. Contractor has no business holdings or agreements with any individual member of the Staff or management of the Town or its representatives, nor shall it enter into any such holdings or agreements. In addition, the Contractor warrants that it does not presently and shall not acquire any direct or indirect interest adverse to those of the Town in the subject of this Agreement, and it shall immediately disassociate itself from such an interest, should it discover it has done so and shall, at the Town's sole discretion, divest itself of such interest. Contractor shall not knowingly and shall take reasonable steps to ensure that it does not employ a person having such an interest in this performance of this Agreement. If after employment of a person Contractor discovers it has employed a person with a direct or indirect interest that would conflict with its performance of this Agreement, Contractor shall

promptly notify Town of this employment relationship, and shall, at the Town's sole discretion, sever any such employment relationship.

L. Non-Discrimination. Contractor warrants that it is an equal opportunity employer and shall comply with applicable regulations governing equal employment opportunity. Neither the Contractor nor its subcontractors do and neither shall discriminate against persons employed or seeking employment with them on the basis of age, sex, color, race, marital status, sexual orientation, ancestry, physical or mental disability, national origin, religion, or medical condition, unless based upon a bona fide occupational qualification pursuant to the California Fair Employment & Housing Act.

III. INSURANCE AND INDEMNIFICATION

A. Minimum Scope of Insurance:

1. Contractor agrees to have and maintain, for the duration of the contract, General Liability insurance policies insuring him/her and his/her firm to an amount not less than: two million dollars ($2,000,000) combined single limit per occurrence for bodily injury, personal injury and property damage.

2. Contractor agrees to have and maintain for the duration of the contract, an Automobile Liability insurance policy ensuring him/her and his/her staff to an amount not less than one million dollars ($1,000,000) combined single limit per accident for bodily injury and property damage.

3. Contractor shall provide to the Town all certificates of insurance, with original endorsements effecting coverage. Contractor agrees that all certificates and endorsements are to be received and approved by the Town before work commences.

B. General Liability:

1. The Town, its elected and appointed officials, employees, and agents are to be covered as insured as respects: liability arising out of activities performed by or on behalf of the Contractor; products and completed operations of the Contractor, premises owned or used by the Contractor.

2. The Contractor's insurance coverage shall be primary insurance as respects the Town, its elected and appointed officials, employees, and agents. Any insurance or self-insurances maintained by the Town, its officers, officials, employees or agents shall be excess of the Contractor's insurance and shall not contribute with it.

3. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Town, its officers, officials, employees or agents.

4. The Contractor's insurance shall apply separately to each insured against whom a claim is made or suit is brought, except with respect to the limits of the insurer's liability.

C. All Coverages. Each insurance policy required in this item shall be endorsed to state that coverage shall not be suspended, voided, cancelled, reduced in coverage or in limits except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the Town. Current certification of such insurance shall be kept on file at all times during the term of this agreement with the Town Clerk.

D. Workers' Compensation. In addition to these policies, Contractor shall have and maintain Workers' Compensation insurance as required by California law and shall provide evidence of such policy to the Town

before beginning services under this Agreement. Further, Contractor shall ensure that all subcontractors employed by Contractor provide the required Workers' Compensation insurance for their respective employees. As required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than one million dollars ($1,000,000) per accident for bodily injury or disease.

E. Indemnification. The Contractor shall indemnify the Town its elected and appointed officials, employees and agents from all damages, liabilities, penalties, costs, or expenses in law or equity that may at any time arise or be set up because of damages to property or personal injury received by reason of, or in the course of performing work which may be occasioned by any act or omissions of the Contractor, or any of the Contractor's officers, employees, or agents or any subcontractor. Contractor shall defend the Town against any such claims.

IV. GENERAL TERMS

A. Waiver. No failure on the part of either party to exercise any right or remedy hereunder shall operate as a waiver of any other right or remedy that party may have hereunder, nor does waiver of a breach or default under this Agreement constitute a continuing waiver of a subsequent breach of the same or any other provision of this Agreement.

B. Governing Law. This Agreement, regardless of where executed, shall be governed by and construed to the laws of the State of California. Venue for any action regarding this Agreement shall be in the Superior Court of the County of Santa Clara.

C. Mediation. Should any dispute arise out of this Agreement, any party may request that it be submitted to mediation. The parties shall meet in mediation within 30 days of a request. The mediator shall be agreed to by the mediating parties. In the absence of an agreement, the parties shall each submit one name from mediators listed by either the American Arbitration Association, the California State Board of Mediation and Conciliation, or other agreed-upon service. The mediator shall be selected by a blind draw. The cost of mediation shall be borne equally by the parties. Neither party shall be deemed the prevailing party. No party shall be permitted to file a legal action without first meeting in mediation and making a good faith attempt to reach a mediated settlement. The mediation process, once commenced by a meeting with the mediator, shall last until agreement is reached by the parties but not more than 60 days, unless the maximum time is extended by the parties.

D. Termination of Agreement. The Town and the Contractor shall have the right to terminate this agreement with or without cause by giving not less than fifteen days (15) written notice of termination. In the event of termination, the Contractor shall deliver to the Town all plans, files, documents, reports, performed to date by the Contractor. In the event of such termination, Town shall pay Contractor an amount that bears the same ratio to the maximum contract price as the work delivered to the Town bears to completed services contemplated under this Agreement, unless such termination is made for cause, in which event, compensation, if any, shall be adjusted in light of the particular facts and circumstances involved in such termination.

E. Amendment. No modification, waiver, mutual termination, or amendment of this Agreement is effective unless made in writing and signed by the Town and the Contractor.

F. Notices. Any notice required to be given shall be deemed to be duly and properly given if mailed postage prepaid, and addressed to:

Town of Los Gatos
Attn: Town Clerk
110 E. Main Street, Los Gatos, CA 95030

Bob Murray & Associates
1544 Eureka Road, Ste. 280
Roseville, CA 95661

or personally delivered to the Contractor to such address or such other address as Contractor designates in writing to Town.

G. Order of Precedence. In the event of any conflict, contradiction, or ambiguity between the terms and conditions of this Agreement in respect of the Products or Services and any attachments to this Agreement, then the terms and conditions of this Agreement shall prevail over attachments or other writings.

H. Entire Agreement. This Agreement, including all Exhibits, constitutes the complete and exclusive statement of the Agreement between the Town and the Contractor. No terms, conditions, understandings or agreements purporting to modify or vary this Agreement, unless hereafter made in writing and signed by the party to be bound, shall be binding on either party.

IN WITNESS WHEREOF, the Town and the Contractor have executed this Agreement.

TOWN OF LOS GATOS:

SIGNATURE

Chris Constantin

FULL NAME

Town Manager

TITLE

DATE SIGNED

CONTRACTOR: Bob Murray & Associates

SIGNATURE

Gary Phillips

Chief Executive Officer

DATE SIGNED

Approved as to form:

SIGNATURE

Gabrielle Whelan

FULL NAME

Town Attorney

TITLE

DATE SIGNED

The execution date is the date on which the last party has signed.

BOB MURRAY & ASSOCIATES

Experts In Executive Search

A Proposal to Conduct an Executive Recruitment

for the Position of

TOWN ATTORNEY

on behalf of the

TOWN OF LOS GATOS

INCORPORATED 1887

1544 Eureka Road, Suite 180
Roseville, CA 95661
(916) 784-9080
(916) 784-1985 fax

Attachment 2

July 21, 2026

Mayor Rob Moore and Members of the Town Council
Town of Los Gatos
110 E. main Street
Los Gatos, CA 95030

Submitted via email to: CParkman@losgatosca.gov

Dear Mayor Moore and Council Members:

Bob Murray & Associates is pleased to submit a proposal to conduct the Town Attorney recruitment for the Town of Los Gatos. The following details our unique qualifications and describes our systematic–yet flexible–method of identifying, recruiting, and screening outstanding candidates on your behalf. Bob Murray & Associates is proud to offer straightforward, ***all-in pricing***, eliminating surprises and making the experience simple and stress-free. This proposal includes information on our proven process, a timeline, and a guarantee.

As the premier public sector executive search firm specializing in positions that report directly to elected boards/councils, we understand the unique dynamics, high expectations, and political acumen required of leaders in these critical roles. We don't just fill positions–we ensure the candidates we present to Town of Los Gatos are well-aligned with your organization's goals, values, and culture. Our team is composed of experienced executive recruiters and former public-sector executives–professionals who are passionate about public service and attuned to current trends in government leadership. With over 34 years of experience and a network of more than 40,000 professionals and organizations, we've built a strong reputation for delivering exceptional candidates and achieving repeat success with our clients.

Bob Murray & Associates recognizes that we work at the pleasure of the Town Council and our job is to facilitate the Council in finding the Town's next Town Attorney. Our best practice is to establish a strong partnership with the Council, to ensure the placement of a Town Attorney who is ideally suited to its needs. In developing this collaborative approach, we will seek the opportunity to meet with the council members individually to discuss their expectations for the Town's new Town Attorney. The feedback received from the council members will be essential in providing guidance when recruiting and screening candidates for the position.

Current and recent recruitments we have completed similar in scope to your upcoming search include the following:

- County of Marin, CA (County Counsel) – *Current*
- City of Redding, CA (City Attorney)

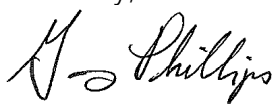
- City of Morgan Hill, CA (City Attorney)
- County of Sonoma, CA (County Counsel)
- County of Monterey, CA (Public Defender)
- City of Livermore, CA (City Attorney)
- State Bar of California, CA (General Counsel)
- County of Dallas, TX (Chief Public Defender)
- City of Ventura, CA (City Attorney)
- Alameda-Contra Costa Transit District (General Counsel)
- County of Monterey, CA (County Counsel)
- Yuba County Water Agency, CA (General Counsel)
- City of Downey, CA (City Attorney)
- City of Merced, CA (City Attorney)
- City of Santa Clara, CA (City Attorney)
- City of Santa Rosa, CA (City Attorney)
- County of San Diego, CA (Public Defender)

We work as a team on every search at Bob Murray & Associates. Your Project Lead would be Valerie Gaeta Phillips, Yasmin Beers, Stacey Stevenson, Jon, Lewis, or Jeff Mori, who would not only direct and supervise the project team from beginning to end but also serve as the Recruiter for the project as well.

To learn first-hand about the quality of our services and why the majority of our engagements come from repeat and referred clients, we invite you to contact the references listed on page 16 of the attached proposal.

We look forward to your favorable consideration of our qualifications. Please do not hesitate to contact us at (916) 784-9080 with any questions.

Sincerely,



Gary Phillips
Executive Vice President
Bob Murray & Associates

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THE RECRUITMENT PROCESS

Bob Murray & Associates' recruiters are specialists in finding positive placements and providing security and fairness to candidates and clients while ensuring the integrity of the search process. Outlined below are the steps in our proven recruitment process, refined through our 34+ years of experience in executive recruiting.

STEP 1 DEVELOP THE CANDIDATE PROFILE

Our understanding of the Town of Los Gatos's needs will be key to a successful search. Valerie Gaeta Phillips, Yasmin Beers, Stacey Stevenson, Jon, Lewis, or Jeff Mori will meet virtually with the Town Council and key stakeholders to learn as much as possible about the ideal candidate for the Town Attorney position. Key stakeholders often include:

- Council/Board Members – up to five virtual one-on-one meetings with the Recruiter
- Internal Stakeholders (e.g. Department Heads) – up to two virtual group meetings with the Recruiter
- External Stakeholders (e.g. Chamber of Commerce, Community Groups) – one virtual one-on-one or group meeting with the Recruiter

Internal and External Stakeholders

We find that many of our clients value a recruitment process that opens the opportunity for employees, community members, business leaders, and organization representatives to provide input regarding the ideal candidate. Our recruiters are skilled in virtually facilitating group staff meetings, forums for the business community, and/or town hall meetings that provide for equitable involvement from a variety of constituencies.

If the Town of Los Gatos desires, we will work with the Town Council to create a customized virtual community and/or staff input process. *Please note: Virtual facilitation of stakeholder meetings is included in the professional fee. On-site Recruiter facilitation is available for an additional fee – please refer to "Costs and Guarantee" on page 7 for pricing information.*

Online Stakeholder Surveys

Sometimes clients are seeking input from a wider range of stakeholders—such as community members, business leaders, and organization representatives—online surveys are ideal to solicit input regarding qualities of the ideal candidate. Our experienced recruiters excel at crafting targeted, thoughtful, open-ended questions and can design a customized survey, providing a link for easy sharing on your website. After closing, your dedicated Recruitment Coordinator will send you the survey

response data for your review and analysis. This proposal includes **one** Online Survey. Additional Online Surveys are available under Optional Services (please refer to page 8).

We want to become familiar with the values and culture of the organization, as well as to understand the current and future issues, challenges, and opportunities in the Town of Los Gatos.

Valerie Gaeta Phillips, Yasmin Beers, Stacey Stevenson, Jon, Lewis, or Jeff Mori will review and help define the Town's wish-list regarding the ideal candidate's personality, management style, knowledge, skills, and abilities and will work with the Town to identify expectations regarding education and experience. The Town Council and Ms. Gaeta Phillips, Ms. Beers, Ms. Stevenson, Mr. Lewis, or Mr. Mori will discuss compensation, benefits, and other key information necessary to ensure that outstanding candidates are attracted to this opportunity. The profile we develop together at this stage will drive subsequent recruitment efforts.

Step 2 Design/Distribute Brochure and Advertisements

Your Recruiter and your dedicated Recruitment Coordinator will use the candidate profile developed with the Town of Los Gatos to create a professional recruitment brochure, with the assistance of our professional graphic designer. The four-page, full-color brochure will describe the community, organization, position, ideal candidate, and compensation and will include pictures provided by the Town of Los Gatos that you feel best represent your organization and your community.

Upon your approval, Your Recruiter will send the brochure by email (and postal mail if desired) to a targeted audience, personally inviting potential candidates to apply for the Town Attorney position. We will also place the recruitment brochure on our website, which attracts over 11,000 unique hits weekly and is a trusted resource for candidates seeking executive and professional positions. Two sample brochures are included in this proposal package for your reference.

Ms. Gaeta Phillips, Ms. Beers, Ms. Stevenson, Mr. Lewis, or Mr. Mori will also design an effective advertising campaign appropriate for the Town Attorney recruitment. Our broadest outreach comes through our active social media involvement on LinkedIn as well as our monthly newsletter where upcoming and current positions are featured. Sources such as *Western Town Magazine,* PublicCEO, and the Careers in Government website will be used to reach an extensive local government audience, while position-specific postings will be chosen to attract candidates who have built their careers in and are committed to the Town Attorney field.

Suggested Town Attorney-specific advertising sources for the Town of Los Gatos's search include but are not limited:

- American Bar Association
- National Bar Association
- California Association of Black Lawyers
- Hispanic National Bar Association
- League of California Cities – Western City Magazine

Bob Murray & Associates does not typically place ads with job aggregators or general job posting sites such as CareerBuilder, Monster, or Indeed, as we have found that the broad reach of these sites does not necessarily lead to quality candidates for executive and professional positions.

Reaching Diverse Candidates

Bob Murray & Associates, a woman- and minority-owned business, is **proud of its commitment to attracting and placing diverse candidates**. Nearly 50% of our last 100 placements were women; Hispanic placements 25%; African American placements 13%; Asian placements 21%; and Native American placements at 1%. Not only do we place advertisements with websites designed to attract minority and female candidates, but our President, Valerie Phillips, is a member herself of many diversity-focused organizations including the Local Government Hispanic Network, the League of Women in Government, the Professional Women's Network, Mexican Professionals, and Women Leading Government. She networks frequently with fellow members to gain insight into which potential candidates are leaders in their field.

Ms. Gaeta Phillips, Ms. Beers, Ms. Stevenson, Mr. Lewis, or Mr. Mori will seek to reach candidates in communities and organizations with demographic profiles and populations served like that of the Town of Los Gatos, to maximize the potential for individuals from a wide variety of backgrounds, cultures, and life experiences to be considered for the Town Attorney position.

STEP 3 RECRUIT CANDIDATES

The strongest candidates are often those who are successful and content in their current positions and need to be sold on a new opportunity. Our extensive network of contacts, developed through **over 2,100 successful placements**, is a primary source for identifying and obtaining referrals for these candidates. Our in-house database of 40,000 current and former executive and professional candidates is a valuable resource that can only be built over time—time that we have invested into perfecting our process for finding the right candidates for our clients. Our aggressive outreach efforts are focused on phone calls to personally invite potential applicants, answer questions, and allay any reservations, and these efforts are essential to the success of the Town Attorney recruitment.

Step 4 Screen Candidates

Following the closing date for the recruitment, Ms. Gaeta Phillips, Ms. Beers, Ms. Stevenson, Mr. Lewis, or Mr. Mori will screen all resumes we have received, using the criteria established in the candidate profile as a basis upon which to narrow the field of candidates. Internal candidates receive sensitive consideration, and your Recruiter will discuss with the Town Council how the Town of Los Gatos wishes to proceed with these candidates.

Step 5 Conduct Preliminary Interviews

Ms. Gaeta Phillips, Ms. Beers, Ms. Stevenson, Mr. Lewis, or Mr. Mori will personally interview the top 10 to 15 candidates from the resume screening, with the goal of determining which candidates have the greatest potential to succeed in your organization. To reduce travel-related expenses to our clients and increase efficiency in the search process, these interviews are typically conducted via Zoom, Teams, or other convenient videoconferencing applications.

Step 6 Search Public Records

Under the direction of Ms. Gaeta Phillips, Ms. Beers, Ms. Stevenson, Mr. Lewis, or Mr. Mori, your dedicated Recruitment Coordinator will conduct a review of published print and online articles for each recommended candidate. Sources include Lexis-Nexis™, Google, social media, and our contacts in the field. This will alert your Recruiter to any further detailed inquiries we may need to make before our recommendations are finalized.

Step 7 Make Recommendations

Based on our findings during the preliminary interview process, Your Recruiter will meet with the Town Council virtually or on site to share the complete applicant list and recommend a limited number of candidates for your further consideration. Your Recruiter will make specific recommendations and will help facilitate discussions regarding the candidate pool, but the final determination of interviewees will be up to you.

We typically recommend 6-8 candidates that we feel best match your expectations and prepare a detailed report on each candidate. This virtual "Recommended Finalist" eBook is provided to each member of the decision-making body and includes:

- Candidate list with Recommended Finalists identified in *Group 1* and *Group 2* (primary and secondary recommendations), as well as *Internal* candidates
- Summary of experience and education for each Recommended Finalist candidate

- Complete cover letter and resume for each Recommended Finalist candidate
- List of *Other Applicants* (those who did not meet minimum qualifications or were otherwise unsuitable, based on our screening process)

Bob Murray & Associates maintains all search records for a period of seven (7) years following each recruitment, and we are happy to forward cover letters and resumes for each applicant by postal mail or email as soon as the recruitment closes to new applications.

Step 8 Facilitate Panel Interviews

Our years of experience will be invaluable as we help you develop an interview process that objectively assesses the qualifications of each candidate. We will work with the Town of Los Gatos to craft and implement an interview approach that fits your needs. This may include panel and/or individual interviews by the Town Council; key stakeholders, community/employee interview panels; writing and presentation samples; meet-and-greets; or other specialized process elements Your Recruiter helps the Town of Los Gatos to design.

Ms. Gaeta Phillips, Ms. Beers, Ms. Stevenson, Mr. Lewis, or Mr. Mori will be present on-site during the panel interviews to facilitate as necessary during the process and to guide discussion to consensus regarding final candidates. Bound interview books will be provided for each interview panel member containing:

- Recruitment brochure with candidate profile
- Interview schedule
- Suggested interview questions
- Experience summary, cover letter, resume, and rating form for each candidate
- Ranking forms for use during the panel interview process

We will work closely with your staff to coordinate and schedule interviews. Our goal is to ensure that each candidate has a positive experience, as the way the entire process is conducted will influence the final candidates' perception of your organization.

Step 9 Conduct Background and Reference Checks

Your Recruiter and your Recruitment Coordinator will conduct detailed reference checks for up to two (2) final candidates. To gain an accurate and honest appraisal of the candidates' strengths and weaknesses, we will talk candidly with people who have direct knowledge of their work and management style. In addition to gaining a 360-degree view of candidates from the perspective of their supervisors, subordinates and peers for the past several years, we will make a point of speaking confidentially to

individuals who may have further insight into a candidate's abilities but who may not be on their preferred list of contacts.

Your Recruitment Coordinator will work with the two (2) final candidates and our professional backgrounding firm, HireRight, to conduct credit, civil litigation, and motor vehicle record checks and verify candidates' degrees.

Step 10 Assist in Negotiations

We recognize the critical importance of successful negotiations and can serve as your representative during this process. Your Recruiter will know what other organizations have done to put deals together with great candidates and what the current market is like for Town Attorney positions in organizations like the Town of Los Gatos's. Your Recruiter will be available to advise you regarding current approaches to difficult issues, such as housing and relocation. We will represent your interests and advise the chosen candidate and you regarding salary, benefits, and employment agreements, with the goal of putting together a deal that results in the appointment of your chosen candidate. With our proven experience and vested interest in a positive outcome, we can turn a very difficult aspect of the recruitment into one that is straightforward and agreeable for all parties involved.

COMPLETE ADMINISTRATIVE ASSISTANCE

We receive many unsolicited testimonials each year from clients and candidates alike noting our prompt, considerate, accurate, and professional service during the search process. Throughout the recruitment, in time intervals that suit the Town of Los Gatos, we will provide you with updates on the status of the search and attend to all administrative details on your behalf.

Candidates receive immediate acknowledgement of their applications, as well as personal phone calls and/or emails (as appropriate) advising them of their status at each critical point in the recruitment. Candidates who receive preliminary or final interviews and are not chosen to move forward in the interview process will receive personal calls from Your Recruiter on behalf of the Town of Los Gatos.

It is our internal company standard that all inquiries from clients and candidates receive a response within the same business day whenever possible, and certainly within 24 hours if the inquiry is received during the work week. Ms. Gaeta Phillips, Ms. Beers, Ms. Stevenson, Mr. Lewis, or Mr. Mori will be available to the Town of Los Gatos by office phone, cell phone, and email at any time to ensure a smooth and stress-free recruitment process.

COSTS AND GUARANTEE

PROFESSIONAL FEE AND EXPENSES

The **all-inclusive professional services fee** for conducting the Town Attorney recruitment on behalf of the Town of Los Gatos is **$29,900**. Services provided for in this fee consist of all steps outlined in this proposal, including design and distribution of the recruitment brochure, advertising, marketing and promotion, administrative support, public records research, comprehensive background reporting on the final candidates, postage, technology, and two days of on-site meetings. This proposal is valid for 60 days from the date of the proposal.

Optional Services are listed below and are in addition to the professional services fee. Expense reimbursement for **Consultant travel** *related to additional on-site meeting days is billed at the actual rate (airfare/mileage, lodging) and is the responsibility of the Town of Los Gatos.*

The professional fee does not limit the amount of time invested by Bob Murray & Associates in promoting a successful outcome for this project. In fact, our mission for this project is to ensure we assist in identifying the right candidate for the Town of Los Gatos. Therefore, Ms. Gaeta Phillips, Ms. Beers, Ms. Stevenson, Mr. Lewis, or Mr. Mori will contact the Town at the first anniversary of the placement to confirm an effective transition has occurred.

Optional Services

- **Additional virtual stakeholder meetings**: $250/meeting
- **Additional on-site meeting days**: $1,500/day/Consultant, plus travel expenses
- **Online Surveys**: $500/each (includes preparing recommended questions, preparing and sharing the survey link, closing the survey, and sending the survey response data for your review and analysis
- **Additional background checks**: $300/candidate
- **Additional reference checks**: $500/candidate
- **Additional hires**: $9,000/candidate

GUARANTEE

In the event a candidate recommended by our firm resigns or is terminated within the first 12 months of employment, Bob Murray & Associates will provide the Town of Los Gatos with professional services to secure a replacement. Services will be provided at no cost, aside from the following *reimbursable* expenses incurred on the Town of Los Gatos's behalf during the new search:

- Brochure design and distribution ($695 reprint only, $1,275 edit/reflow/reprint)(*if needed*)
- Advertising actual costs (estimated at $2,975)
- Public records search for all new candidates ($500)
- Background Checks ($300/candidate)
- Reference Checks ($500/candidate)
- Consultant travel reimbursement (if travel is needed)
- *Plus any applicable Optional Services, if desired*

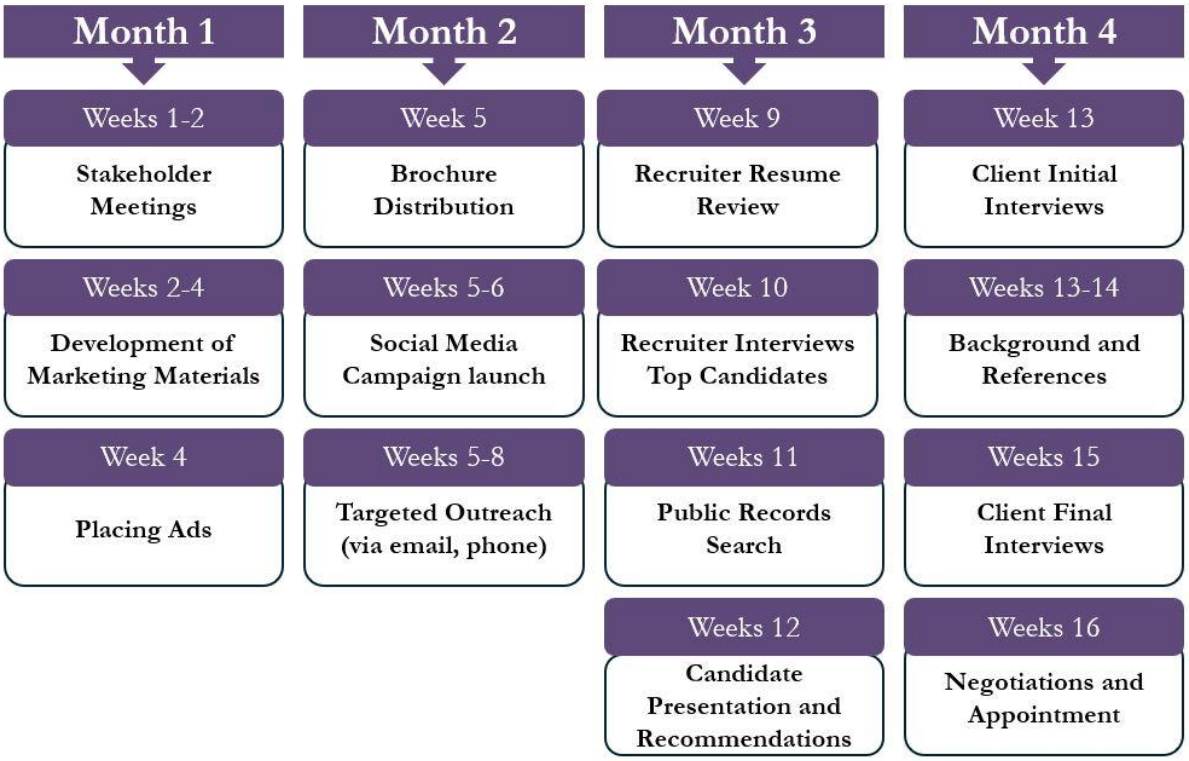
In the event that a placement is not made from the initial recruitment, Bob Murray & Associates will provide professional services to conduct one additional recruitment. Services will be provided at no cost. However, the Town of Los Gatos will be responsible for the *reimbursable* expenses as noted above.

We are confident in our ability to recruit outstanding candidates and do not expect the Town to find it necessary to exercise this provision of our proposal.

RECRUITMENT SCHEDULE

We are prepared to start work on this assignment upon receipt of a signed professional services agreement or other written, authorized notification. A full search can be completed in 13-16 weeks from the date of initial meetings with our client.

The final recruitment schedule will be determined in collaboration with Town of Los Gatos. A typical timeline of tasks and events is included here for reference.



FIRM PROFILE

OUR STAFF

Bob Murray & Associates is a small firm focusing exclusively on executive search services. We have a team of seventeen (17):

- Bob Murray, *Founder*
- Valerie Gaeta Phillips, *President*
- Gary Phillips, *Executive Vice President*
- Joel Bryden, *Vice President*
- Yasmin Beers, *Senior Executive Recruiter*
- Adele Fresé, *Senior Executive Recruiter*
- Stacy Stevenson, *Senior Executive Recruiter*
- Jon Lewis, *Executive Recruiter*
- Stephanie Dietz, *Executive Recruiter*
- Melanie Richardson, *Executive Recruiter*
- Jeff Mori, *Executive Recruiter*
- Michael Ishii, *Executive Recruiter*
- Ian Schmutzler, *Executive Recruiter*
- Alexandria Kopack, *Recruitment and Operations Manager*
- Kathy Lolas, *Senior Recruitment Coordinator*
- Grace Marshall, *Senior Recruitment Coordinator*
- Steph Souza, *Recruitment Coordinator*

Please see your lead recruiter's biography below:

VALERIE GAETA PHILLIPS, PRESIDENT AND RECRUITER



Ms. Gaeta Phillips has over 18 years of recruiting experience, including more than a decade of recent experience in executive search for public, private, and startup companies nationwide. Since joining Bob Murray & Associates, Valerie has completed over 160 searches in a diverse range of fields, including city and general management, planning, finance, human resources, transportation, communication and public relations, community and economic development, information technology, parks and recreation, and operations. She has recruited at all levels of municipal and non-profit organizations, from technicians and engineers to Executive Directors and Chief Executive Officers.

Valerie is valued for her passion for finding and retaining the most outstanding candidates for even the most difficult or untraditional assignments and for her commitment to her clients' success; she is also active in a variety of industry

organizations and in diversity-focused associations. Valerie is called upon often to serve as an expert speaker on topics such as managing one's online reputation, diversity issues in municipal and non-profit leadership, and how to identify a positive placement for the organizational culture.

Ms. Gaeta Phillips, along with Executive Vice President Gary Phillips, has a passion for helping people, evidenced by fundraising, sponsorship, and involvement in raising awareness for organizations such as Autism Speaks, the UC Davis M.I.N.D. Institute, and the Northern California Special Olympics.

YASMIN BEERS, EXECUTIVE VICE PRESIDENT & SENIOR EXECUTIVE RECRUITER



Yasmin Beers brings over 33 years of municipal government experience to Bob Murray and Associates. Yasmin retired as the City Manager for Glendale with a population of over 200,000. She served as Chief Executive Officer overseeing close to 2,000 employees serving in Police, Fire, Public Works, Parks, Community Development, Library Arts & Culture, Innovation Performance & Audit, and Water & Power to name a few.

Yasmin's three decades of experience in public service brings extensive background in public sector finance, human resources management, contract negotiations, strategic planning & organizational leadership, policy development, emergency response & planning, team building and performance improvement. Throughout her career, Yasmin has had a great deal of experience in recruiting, selecting and hiring employees for executive and management level positions with a focus on the organizational needs and culture.

Yasmin currently serves on the Glendale Memorial Hospital Community Board of Directors and the Advisory Board for Village Christian School. Yasmin is a past member of Soroptimist International of Glendale where she served as President in 1999/2000. She is a past board member of Glendale Healthy Kids, Salvation Army and the American Red Cross. In 2011 the Glendale Chamber of Commerce recognized Yasmin as Woman of the Year; in 2013 she was the recipient of The Armenian American Woman of Excellence Award; in 2014 Yasmin was recognized by the Glendale Educational Foundation for her distinguished service and philanthropic efforts; in 2015, YWCA awarded Yasmin with the Heart & Excellence Award; in 2017, she was recognized by Business Life Magazine as a Women Achiever; and in 2018 the California State Senate recognized Yasmin as one of the Woman of the Year, each a tribute to her core values that represent her civic responsibilities, volunteerism and community service.

Yasmin has a Bachelor of Arts degree in Political Science from California State University, Northridge and a Master's degree in Organizational Leadership from Woodbury University.

STACEY STEVENSON, SENIOR EXECUTIVE RECRUITER



In Ms. Stevenson's 32 years of service in municipal government, she worked for the California cities of San Diego, National City, and Murrieta. Ms. Stevenson began her professional career in City of San Diego as a Personnel Analyst and went on to work in the Personnel, Metropolitan Wastewater, Engineering, and Contracting departments; as well as the City Manager's office, progressing from Analyst to Deputy Director. She also assumed special projects such as the creation and opening of the City's neighborhood service centers and Liaison to the City Council.

From San Diego she joined the City of National City where she served as the Director of Human Resources, the Director of Administrative Services, and Deputy City Manager. She oversaw Community Services, Finance, Human Resources, and Information Technology; and managed special projects such as the balloting and passage of the City's local sales tax and the implementation of a new payroll module.

In the City of Murrieta, Ms. Stevenson served as Administrative Services Director and Deputy City Manager, again overseeing Community Services, Finance, Human Resources, and Information Technology, and managing special projects. Ms. Stevenson has also served as a commissioner on both the Child Care and Civil Service Commissions for the City of Chula Vista.

Ms. Stevenson holds a Bachelor's degree in Industrial Organizational Psychology as well as a Master of Business Administration degree with an emphasis in Human Resource Management.

JON LEWIS, SENIOR EXECUTIVE RECRUITER



Jon Lewis brings over 30 years of municipal government experience to Bob Murray and Associates. Jon began his career in public service in 1991 with the City of Newport Beach, an iconic coastal community of 53 square miles in Southern California. After successfully working his way through the ranks of the Police Department, he honorably retired in December of 2022 after serving as the Chief of Police for nearly seven years. Jon is known for his commitment to selfless service, ethical leadership and maintaining longstanding community partnerships. During his tenure as Chief of Police, the Newport Beach Police Department achieved reduction in crime to historic lows through effective, data-driven community policing strategies as well as excellence in emergency response and 911 call answer times.

Jon graduated with honors from California State University Long Beach with a Bachelor of Science degree in Criminal Justice and Speech Communication and holds a Master of Arts degree in Criminal Justice from Chapman University. He is a graduate of several

advanced law enforcement training courses including the California Commission on Peace Officer Standards and Training Command College. Jon has authored two university-level textbooks in criminal justice and is an instructor with the Center for Criminal Justice Research and Training at California State University Long Beach.

He and his wife, Darcy, have two children and reside in Orange County.

Jeff Mori, Executive Recruiter



Jeff Mori has 31 years of local government experience he brings to Bob Murray and Associates, having retired as the Vancouver, WA Chief of Police in October 2024.

Jeff started his career at the Washington County Sheriff's Office in Hillsboro, OR, finishing his tenure as the Undersheriff. He joined the Vancouver Police Department in 2019.

He has significant experience working and collaborating with a variety of government and public stakeholders. Jeff develops strong relationships and assists others in reaching their full potential and goals.

Whether working as a government executive, volunteer sports coach, or professional instructor, Jeff quickly recognizes talent. He understands the importance of providing meaningful feedback and helping people navigate complex processes.

Jeff is a graduate of the FBI National Academy, Harvard Kennedy School's Senior State and Local Executives program, and PERF's Senior Management Institute for Police. He obtained his Bachelor of Science Degree from Oregon State University. He and his wife reside in southwest Washington State, and have three adult children.

Corporation

Bob Murray & Associates was founded in May 2000 and operated under the corporation name MBN Services, Inc. until June 2014; our new corporation name is GVP Ventures, Inc., incorporated in California in 2014. Contact information for the corporation and the firm is as follows:

GVP Ventures, Inc. OR Bob Murray & Associates
1544 Eureka Road, Ste. 180
Roseville, CA 95661
(916) 784-9080
apply@bobmurrayassoc.com

Our corporation and firm are financially sound (and have been so since 2000), with documentation from our accountant available to your organization prior to final execution of a professional service agreement. We have never been involved in any litigation, aside from our personnel serving as expert witnesses when called to do so.

Professional Associations

Our firm, represented by either our President or our Executive Vice President, are involved in the following organizations to remain engaged with current and future issues relevant to the work we conduct on behalf of clients like Town of Los Gatos:

- California Special Districts Association
- California City Management Foundation (CCMF)
- Engaging Local Government Leaders (ELGL)
- International City/County Management Association (ICMA)
- International Network of Asian Public Administrators (I-NAPA)
- League of California Cities
- League of Women in Government
- Municipal Management Association of Northern California (MMANC)
- Municipal Management Association of Southern California (MMASC)
- National Forum for Black Public Administrators (NFBPA)

Members of our leadership team not only attend events sponsored by these associations but are also frequently called upon to serve as panel members and to provide specialized lectures regarding industry-specific issues. Recent and upcoming speaking engagements and trainings provided by our staff include:

- "Role of the Chief" class, annually presented by Jon Lewis on behalf of the California Police Chiefs Association;
- MMANC and MMASC annual mock interviews;
- Annual League of California Cities Booth; and
- Annual League of California Cities Town Manager's Conference (Town Manager hosted event).

REFERENCES

Clients and candidates are the best testament to our ability to conduct quality searches. Clients for whom Bob Murray & Associates has recently conducted similar searches are listed below:

CLIENT:	City of Morgan Hill, CA
POSITION:	City Attorney
REFERENCE:	Mr. Michael Horta, Human Resources Director (408) 310-4455
CLIENT:	City of Livermore, CA
POSITION:	Assistant City Attorney
POSITION:	City Attorney
REFERENCE:	Mr. Jason Alcala, Retired City Attorney (209) 612-3626
CLIENT:	The State Bar of California
POSITION:	General Counsel
REFERENCE:	Mr. Brandon Stallings, Board Chair (213) 765-1000
CLIENT:	Marin County, CA
POSITION:	County Counsel
REFERENCE:	Ms. Christina Cramer, Human Resources Director (707) 696-4935, or Ms. Diane Ooms, Principal Personnel Analyst (415) 473-3045

We appreciate the Town of Los Gatos's consideration of our proposal and look forward to working with you.

BOB MURRAY & ASSOCIATES
EXPERTS IN EXECUTIVE SEARCH

TOWN OF LOS GATOS
COUNCIL AGENDA REPORT

MEETING DATE: 09/01/2026
ITEM NO: 9

DATE: August 27, 2026

TO: Mayor and Town Council

FROM: Chris Constantin, Town Manager

SUBJECT: **Approve and Ratify the Accounts Payable Check Registers and Payroll Reports**

RECOMMENDATION: Approve the Accounts Payable Check Registers dated August 14, 2026 and August 21, 2026 and ratify and approve the Payroll Report dated August 21, 2026

FISCAL IMPACT:

Approval and ratification of the reports will have no additional fiscal impact. The reports document $3,469,275.09 in payments previously issued, consisting of $2,487,440.09 in accounts payable payments and $981,835.00 in payroll payments. Staff represents that all payments were charged to accounts authorized in the Town Council approved budgets and were within available appropriations.

STRATEGIC PRIORITY:

This item supports the Town's amended 2025 to 2027 Top Strategic Priority to ensure prudent financial management, under the Fiscal Stability Core Goal.

BACKGROUND:

Pursuant to Town Municipal Code section 2.30.020 (d) payroll warrants need not be audited by the Town Council prior to payment. Payrolls shall be presented to the Town Council for ratification and approval at the regular meeting after delivery of the payroll warrants.

The Town Code does not provide specific direction on accounts payable. However, Government Code Section 37208 provides the following guidance:

PREPARED BY: Diane Howard
Finance Division Manager

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and Administrative Services Director

(a) Payroll warrants or checks need not be audited by the legislative body prior to payment. Payrolls shall be presented to the legislative body for ratification and approval at the first meeting after delivery of the payroll warrants or checks.

(b) Warrants or checks drawn in payment of demands certified or approved by the city clerk as conforming to a budget approved by ordinance or resolution of the legislative body need not be audited by the legislative body prior to payment.

(c) Notwithstanding subdivisions (a) and (b), budgeted payrolls and demands paid by warrants or checks may be presented to the legislative body for ratification and approval in the form of an audited comprehensive annual financial report.

DISCUSSION:

Administrative Services staff presents biweekly payroll reports to the Council on consent, as prescribed in the Municipal Code.

Although not specifically required under Municipal Code or the Government Code, it is considered good practice to report on checks paid by a government agency. As such, staff provides accounts payable check registers, along with payroll reports, on a biweekly basis as part of the consent calendar for regular council meetings.

Accounts payable and payroll for the following periods have been audited and approved by staff for the following payments:

Type	Check Date	Amount
Accounts Payable	August 14, 2026	$ 435,340.44
Accounts Payable	August 21, 2026	$ 2,052,099.65
Payroll	August 21, 2026	$ 981,835.00
Combined Accounts Payable and Payroll Total		**$ 3,469,275.09**

ALTERNATIVES:

The Council may request clarification or correction of a specified register and continue consideration of that portion of the item. Because the payroll warrants have already been delivered, staff recommends that any requested correction be narrowly identified and returned promptly for Council ratification and approval.

CONCLUSION:

Presenting the payroll reports for Council ratification and approval complies with the Town Code and Government Code. Presenting the accounts payable registers provides additional transparency and Council oversight as an administrative best practice.

ENVIRONMENTAL ASSESSMENT:

This is not a project defined under CEQA, and no further action is required.

ATTACHMENTS:
1. Accounts Payable Register for 08/14/2026
2. Accounts Payable Register for 08/21/2026
3. Payroll by Location for 08/21/2026

ACCOUNTS PAYABLE CHECK REGISTER
CHECK DATE 08-14-26

CHECK NUMBER	CHECK DATE	VENDOR NAME	INVOICE	DESCRIPTION	ORG	OBJECT	AMOUNT
163346	08/14/2026	AMAZON CAPITAL SERVICES INC	1F3PQC79PV93	SUPPLIES	1117201	61191	$ 85.42
163346	08/14/2026	AMAZON CAPITAL SERVICES INC	1FLQJ469JCNX	SUPPLIES	1117101	61111	$ 9.32
163346	08/14/2026	AMAZON CAPITAL SERVICES INC	1KVTL3GLVYF9	SUPPLIES	1117201	61191	$ 36.26
163346	08/14/2026	AMAZON CAPITAL SERVICES INC	1MG1FPHRDNDY	SUPPLIES	1117201	61191	$ 29.66
163346	08/14/2026	AMAZON CAPITAL SERVICES INC	1WFMY61H3KJW	SUPPLIES	1117201	61191	$ 29.55
163346	08/14/2026	AMAZON CAPITAL SERVICES INC	1WMRCG4DCR97	SUPPLIES	2617301	62424	$ 442.98
163346 Total							$ 633.19
163347	08/14/2026	ANVIL BUILDERS INC	5	PERIOD ENDING 030126	4118507	82405	$ 27,500.00
163347	08/14/2026	ANVIL BUILDERS INC	7	PERIOD ENDING 050126	4118507	82405	$ 6,875.00
163347	08/14/2026	ANVIL BUILDERS INC	8	PERIOD ENDING 060126	4118507	82405	$ 6,875.00
163347 Total							$ 41,250.00
163348	08/14/2026	BAY AREA PL SERVICES	35573	063026 SERVICE	1114303	63322	$ 1,630.00
163348 Total							$ 1,630.00
163349	08/14/2026	BLACKSTONE AUDIO INC	2240856	CDS	1117201	61191	$ 252.26
163349 Total							$ 252.26
163350	08/14/2026	BRIDGETTE A FALCONIO	073126	REIMB-SUBPOENA DOCUMENTS	1111301	61114	$ 12.90
163350 Total							$ 12.90
163351	08/14/2026	BRIGHTVIEW LANDSCAPE SERVICES INC	9738116	FEBRUARY 2026 SERVICES	1115401	62354	$ 20,010.00
163351 Total							$ 20,010.00
163352	08/14/2026	BYWATER SOLUTIONS	INV-10077	070126-063027 SUPPORT & HOSTING	1117204	63332	$ 18,254.00
163352 Total							$ 18,254.00
163353	08/14/2026	CALIFORNIA MUNICIPAL STATISTICS INC	26071602	STATISTICAL PACKAGE	1112301	63211	$ 1,250.00
163353 Total							$ 1,250.00
163354	08/14/2026	CAPITOL DEL GRANDE 4 INC	267447	AUTO PARTS	1115402	61265	$ 689.31
163354 Total							$ 689.31
163355	08/14/2026	CITYGOVAPP INC	2081	070126-073126 SERVICE	1113301	63332	$ 689.00
163355 Total							$ 689.00
163356	08/14/2026	COBRA ADVANTAGE INC.	195290	FEBRUARY 2026 SERVICE	1111201	62113	$ 962.00
163356	08/14/2026	COBRA ADVANTAGE INC.	196405	MARCH 2026 SERVICES	1111201	62113	$ 962.00
163356	08/14/2026	COBRA ADVANTAGE INC.	197517	APRIL 2026 SERVICES	1111201	62113	$ 962.00
163356	08/14/2026	COBRA ADVANTAGE INC.	198672	MAY 2026 SERVICES	1111201	62113	$ 962.00
163356	08/14/2026	COBRA ADVANTAGE INC.	199812	JUNE 2026 SERVICE	1111201	62113	$ 962.00
163356 Total							$ 4,810.00
163357	08/14/2026	DUDEK	202606697	052326-062626 SERVICES	1112105	63219	$ 12,297.50
163357 Total							$ 12,297.50
163358	08/14/2026	ECOSANITATION LLC	1585	072326 POWER WASHING SERVICES	1115401	63365	$ 5,000.00
163358 Total							$ 5,000.00
163359	08/14/2026	EOA INC	LS0311-0326	030126-033126 BILLING	1115999	68618	$ 3,225.00
163359	08/14/2026	EOA INC	LS0311-0426	040126-043026 BILLING	1115999	68618	$ 1,117.50
163359 Total							$ 4,342.50
163360	08/14/2026	ERIC G LEMON	070626	MILEAGE-BADAWI ANNUAL TRAINING SEMINAR	1112301	64211	$ 88.77
163360	08/14/2026	ERIC G LEMON	073126	MILEAGE-MAZE LIVE 2026	1112301	64211	$ 93.18
163360 Total							$ 181.95
163361	08/14/2026	FRONTIER CALIFORNIA INC	1970013-080626	080626-090526 PERIOD	6212502	62614	$ 770.00

ACCOUNTS PAYABLE CHECK REGISTER
CHECK DATE 08-14-26

CHECK NUMBER	CHECK DATE	VENDOR NAME	INVOICE	DESCRIPTION	ORG	OBJECT	AMOUNT
163361 Total							$ 770.00
163362	08/14/2026	GABRIELLE P WHELAN	072926	REIMB-CAPRI LITIGATION HEARING PARKING	1111301	64211	$ 4.00
163362	08/14/2026	GABRIELLE P WHELAN	072926M	MILEAGE-CAPRI LITIGATION CASE	1111301	64211	$ 18.24
163362 Total							$ 22.24
163363	08/14/2026	GOODYEAR AUTO SERVICE CENTER	0000108772	AUTO PARTS	1115402	61265	$ 565.08
163363 Total							$ 565.08
163364	08/14/2026	GRAINGER	9014554456	SUPPLIES	1115401	61275	$ 172.98
163364	08/14/2026	GRAINGER	9016053390	SUPPLIES	1115402	61265	$ 251.92
163364 Total							$ 424.90
163365	08/14/2026	HALEY & ALDRICH INC	9071632	SERVICES THROUGH 052926	4118106	82405	$ 68,251.45
163365	08/14/2026	HALEY & ALDRICH INC	9071633	SERVICES THROUGH 052926	4118106	82303	$ 21,928.75
163365	08/14/2026	HALEY & ALDRICH INC	9072843	SERVICES THROUGH 062626	4118106	82405	$ 52,784.14
163365	08/14/2026	HALEY & ALDRICH INC	9072844	SERVICES THROUGH 062626	4118106	82303	$ 6,911.25
163365 Total							$ 149,875.59
163366	08/14/2026	HOMER T HAYWARD LUMBER	1415439	SUPPLIES	1115401	61275	$ 1,547.08
163366 Total							$ 1,547.08
163367	08/14/2026	HOUSEKEYS INC	LG260716	JULY 2026 HOUSING PROGRAM ADMINISTRATION	1113501	63383	$ 12,500.00
163367 Total							$ 12,500.00
163368	08/14/2026	JENNA L DELONG	06/14/26-06/19/26	REIMB-MMC INSTITUTE PER DIEM/LODGING/TRAVEL	1112401	64211	$ 954.82
163368	08/14/2026	JENNA L DELONG	06/14/26-06/19/26	REIMB-MMC INSTITUTE PER DIEM/LODGING/TRAVEL	1112401	64111	$ 300.75
163368 Total							$ 1,255.57
163369	08/14/2026	LEHR UPFITTERS OPCO LLC	SI134876	AUTO PARTS	1115402	61265	$ 152.96
163369 Total							$ 152.96
163370	08/14/2026	LIEBERT CASSIDY WHITMORE	323099	APRIL 2026 SERVICES	1112201	63214	$ 1,794.00
163370 Total							$ 1,794.00
163371	08/14/2026	MAPS SERVICE AGENCY INC	2025110289	Advanced Reporting BACKGROUNDS	1112201	63213	$ 352.00
163371	08/14/2026	MAPS SERVICE AGENCY INC	2026010307	BACKGROUNDS	1112201	63213	$ 70.00
163371 Total							$ 422.00
163372	08/14/2026	MARUNDEE ELECTRIC INC	1591	072126 PLAZA PARK AED ELECTRICAL	6335423	63354	$ 510.98
163372 Total							$ 510.98
163373	08/14/2026	MIDWEST MOTOR SUPPLY CO., INC.	104666141	SUPPLIES	1115402	61265	$ 733.46
163373	08/14/2026	MIDWEST MOTOR SUPPLY CO., INC.	104666249	SUPPLIES	1115402	61265	$ 1,005.27
163373 Total							$ 1,738.73
163374	08/14/2026	MIDWEST TAPE	509177904	DVDS	1117201	61191	$ 42.87
163374 Total							$ 42.87
163375	08/14/2026	NINYO & MOORE GEOTECHNICAL & ENVIRONMENTAL	323820	SERVICES THROUGH 062626	4118120	82405	$ 4,305.00
163375 Total							$ 4,305.00
163376	08/14/2026	O'BRIEN CODE CONSULTING, INC,	2026001074	B26-0474 17331 WEDGEWOOD AVE	1113999	68416	$ 628.21
163376	08/14/2026	O'BRIEN CODE CONSULTING, INC,	2026001037TM	B26-0285 91 W MAIN ST	1113999	68416	$ 450.00
163376	08/14/2026	O'BRIEN CODE CONSULTING, INC,	2026001040TM	B26-0258 73 MARIPOSA AVENUE	1113999	68416	$ 300.00
163376	08/14/2026	O'BRIEN CODE CONSULTING, INC,	2026001067A	B26-0423 17445 ZENA AVENUE	1113999	68416	$ 3,686.11
163376	08/14/2026	O'BRIEN CODE CONSULTING, INC,	2026001067B	B26-0424 17445 ZENA AVENUE	1113999	68416	$ 4,532.11
163376	08/14/2026	O'BRIEN CODE CONSULTING, INC,	2026001067C	B26-0425 17445 ZENA AVENUE	1113999	68416	$ 966.95
163376	08/14/2026	O'BRIEN CODE CONSULTING, INC,	2026001078TM	B25-1351 119-A HARDING AVENUE	1113999	68416	$ 225.00

ACCOUNTS PAYABLE CHECK REGISTER
CHECK DATE 08-14-26

CHECK NUMBER	CHECK DATE	VENDOR NAME	INVOICE	DESCRIPTION	ORG	OBJECT	AMOUNT
163376 Total							$ 10,788.38
163377	08/14/2026	O'REILLY AUTO ENTERPRISES, LLC	2572-114016	AUTO PARTS	1115402	61265	$ 49.33
163377	08/14/2026	O'REILLY AUTO ENTERPRISES, LLC	2572-114257	AUTO PARTS	1115402	61265	$ 297.99
163377	08/14/2026	O'REILLY AUTO ENTERPRISES, LLC	2572-114354	AUTO PARTS	1115402	61265	$ 10.83
163377 Total							$ 358.15
163378	08/14/2026	ODP BUSINESS SOLUTIONS	477060969001	SUPPLIES	1115101	61111	$ 10.87
163378	08/14/2026	ODP BUSINESS SOLUTIONS	477064839001	SUPPLIES	1115101	61111	$ 6.19
163378	08/14/2026	ODP BUSINESS SOLUTIONS	477064840001	SUPPLIES	6335423	61112	$ 98.25
163378	08/14/2026	ODP BUSINESS SOLUTIONS	477064841001	SUPPLIES	6335423	61112	$ 47.67
163378	08/14/2026	ODP BUSINESS SOLUTIONS	477064840001-01	SUPPLIES	1115101	61111	$ 19.91
163378 Total							$ 182.89
163379	08/14/2026	OPENGOV INC	INV27153-1	070126-063027 SERVICE PERIOD	1115101	63332	$ 18,735.00
163379	08/14/2026	OPENGOV INC	INV27153-2	070126-063027 SERVICE PERIOD	1115201	63332	$ 11,241.02
163379	08/14/2026	OPENGOV INC	INV27153-3	070126-063027 SERVICE PERIOD	2225203	63332	$ 11,241.02
163379	08/14/2026	OPENGOV INC	INV27153-4	070126-063027 SERVICE PERIOD	6335423	63332	$ 11,241.02
163379	08/14/2026	OPENGOV INC	INV27153-4	070126-063027 SERVICE PERIOD	1115401	63332	$ 11,241.02
163379	08/14/2026	OPENGOV INC	INV27153-4	070126-063027 SERVICE PERIOD	1115301	63332	$ 11,241.02
163379 Total							$ 74,940.10
163380	08/14/2026	ERIK HAYDEN	REFUND9926466	REFUND 9926466 14789 OKA RD	1113999	48415	$ 460.00
163380 Total							$ 460.00
163381	08/14/2026	DAVIDON HOMES	REFUND9916079	REFUND 9916079 15343 SANTELLA - LOT 7	1115999	48615	$ 1,850.00
163381 Total							$ 1,850.00
163382	08/14/2026	EMERALD LAKE INVESTMENTS	REFUND9917108	REFUND 9917108 16100 GREENRIDE TERRACE	1115999	48612	$ 2,197.50
163382 Total							$ 2,197.50
163383	08/14/2026	GROSVENOR USA LIMITED	REFUND9916210	REFUND 9916210 NORTH 40 - PHASE 1	1115999	48615	$ 855.00
163383 Total							$ 855.00
163384	08/14/2026	SAMIR SHARMA	REFUND9916078	REFUND 9916078 304 CHARLES	1115999	48615	$ 2,493.40
163384 Total							$ 2,493.40
163385	08/14/2026	TAYLOR MORRISON OF CALIFORNIA LLC	REFUND9916080	REFUND 9916080 375 KNOWLES	1115999	48615	$ 1,960.00
163385 Total							$ 1,960.00
163386	08/14/2026	VALLEYONE INVESTMENT LLC	REFUND9913221	REFUND 9913221 258 UNION AVENUE	1115999	48618	$ 1,661.25
163386 Total							$ 1,661.25
163387	08/14/2026	PACIFIC GAS & ELECTRIC	02259-080426	062726-072726 SERVICE	1115401	62621	$ 153.33
163387	08/14/2026	PACIFIC GAS & ELECTRIC	26130-080526	071626-072926 SERVICE	6335423	62611	$ 24.41
163387	08/14/2026	PACIFIC GAS & ELECTRIC	26130-080526	071626-072926 SERVICE	6335423	62612	$ 3.52
163387	08/14/2026	PACIFIC GAS & ELECTRIC	53773-080626	070226-073026 SERVICE	1115401	62621	$ 10.38
163387	08/14/2026	PACIFIC GAS & ELECTRIC	64101-080626	070226-073026 SERVICE	1115401	62621	$ 152.30
163387	08/14/2026	PACIFIC GAS & ELECTRIC	70739-080726	070326-080226 SERVICE	1115301	62611	$ 22.73
163387	08/14/2026	PACIFIC GAS & ELECTRIC	73832-080426	070426-080326 SERVICE	6335423	62612	$ 13.67
163387	08/14/2026	PACIFIC GAS & ELECTRIC	89638-080626	070126-072926 SERVICE	1115301	62611	$ 263.75
163387 Total							$ 644.09
163388	08/14/2026	PAPE MACHINERY	17055703	AUTO PARTS	1115402	61265	$ 225.21
163388 Total							$ 225.21
163389	08/14/2026	PERFORMANCE SYSTEMS INTEGRATION INC	3949601	LG NUMU SEMI-ANNUAL INSPECTION	6335423	61232	$ 374.08

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163389 Total							$ 374.08
163390	08/14/2026	PERMANENTE MEDICAL GROUP INC	8807132026	072225-111125 Medical exam SERVICE	1112201	64431	$ 1,899.00
163390 Total							$ 1,899.00
163391	08/14/2026	POLARIUM INC	257237	CREEKSIDE FIELD CLOSED POSTERS	1115301	61214	$ 79.11
163391 Total							$ 79.11
163392	08/14/2026	REED & GRAHAM, INC.	140621	SUPPLIES	4818101	82405	$ 207.49
163392 Total							$ 207.49
163393	08/14/2026	RURAL SUPPLY HARDWARE INC	7673	SUPPLIES	1115301	61214	$ 12.08
163393	08/14/2026	RURAL SUPPLY HARDWARE INC	7684	SUPPLIES	1115401	61275	$ 82.46
163393	08/14/2026	RURAL SUPPLY HARDWARE INC	7688	SUPPLIES	1115401	61275	$ 177.93
163393	08/14/2026	RURAL SUPPLY HARDWARE INC	7691	SUPPLIES	1115401	61275	$ 147.21
163393	08/14/2026	RURAL SUPPLY HARDWARE INC	7697	SUPPLIES	1115401	61275	$ 29.80
163393	08/14/2026	RURAL SUPPLY HARDWARE INC	7715	SUPPLIES	1115401	61275	$ 130.72
163393 Total							$ 580.20
163394	08/14/2026	SAN JOSE WATER COMPANY	02227-080626	060326-080326 SERVICE	1115301	62613	$ 991.99
163394	08/14/2026	SAN JOSE WATER COMPANY	04652-080626	060326-080326 SERVICE	1115301	62613	$ 965.98
163394	08/14/2026	SAN JOSE WATER COMPANY	08619-080426	060226-073126 SERVICE	1115301	62613	$ 1,176.48
163394	08/14/2026	SAN JOSE WATER COMPANY	12509-080426	060226-073126 SERVICE	6335423	62613	$ 851.67
163394	08/14/2026	SAN JOSE WATER COMPANY	21355-080626	060326-080326 SERVICE	1115301	62613	$ 912.95
163394	08/14/2026	SAN JOSE WATER COMPANY	61049-080626	060426-080326 SERVICE	1115301	62613	$ 831.32
163394	08/14/2026	SAN JOSE WATER COMPANY	73767-080626	060326-080326 SERVICE	1115301	62613	$ 1,279.84
163394	08/14/2026	SAN JOSE WATER COMPANY	79843-080426	060226-073026 SERVICE	6335423	62613	$ 1,247.00
163394	08/14/2026	SAN JOSE WATER COMPANY	81062-080626	060326-080326 SERVICE	1115301	62613	$ 973.55
163394	08/14/2026	SAN JOSE WATER COMPANY	85439-080426	060226-073026 SERVICE	1115301	62613	$ 2,447.11
163394 Total							$ 11,677.89
163395	08/14/2026	SAN JOSE WATER COMPANY	31364-080426	060226-073026 SERVICE	1115301	62613	$ 593.47
163395	08/14/2026	SAN JOSE WATER COMPANY	32258-080426	060226-073126 SERVICE	1115301	62613	$ 511.79
163395	08/14/2026	SAN JOSE WATER COMPANY	40270-080426	060226-073026 SERVICE	1115301	62613	$ 801.69
163395	08/14/2026	SAN JOSE WATER COMPANY	43051-080526	060326-073126 SERVICE	1115301	62613	$ 503.33
163395	08/14/2026	SAN JOSE WATER COMPANY	49851-080426	060226-073026 SERVICE	6335423	62613	$ 801.69
163395	08/14/2026	SAN JOSE WATER COMPANY	56951-080426	060226-073026 SERVICE	1115301	62613	$ 812.37
163395	08/14/2026	SAN JOSE WATER COMPANY	65604-080426	060226-073126 SERVICE	1115301	62613	$ 830.91
163395	08/14/2026	SAN JOSE WATER COMPANY	73515-080426	060226-073126 SERVICE	1115301	62613	$ 511.79
163395	08/14/2026	SAN JOSE WATER COMPANY	75738-080426	060226-073026 SERVICE	1115301	62613	$ 801.69
163395	08/14/2026	SAN JOSE WATER COMPANY	80831-080626	060326-080326 SERVICE	1115301	62613	$ 681.42
163395 Total							$ 6,850.15
163396	08/14/2026	SAN JOSE WATER COMPANY	08613-080426	060226-073026 SERVICE	6335423	62613	$ 253.94
163396	08/14/2026	SAN JOSE WATER COMPANY	11090-080626	060426-080326 SERVICE	1115301	62613	$ 263.31
163396	08/14/2026	SAN JOSE WATER COMPANY	19072-080426	060226-073126 SERVICE	1115301	62613	$ 273.50
163396	08/14/2026	SAN JOSE WATER COMPANY	34764-080626	060426-080326 SERVICE	1115301	62613	$ 263.31
163396	08/14/2026	SAN JOSE WATER COMPANY	35898-080426	060226-073126 SERVICE	2515408	62613	$ 308.12
163396	08/14/2026	SAN JOSE WATER COMPANY	38001-080426	060226-073126 SERVICE	1115301	62613	$ 258.42
163396	08/14/2026	SAN JOSE WATER COMPANY	49286-080426	060226-073026 SERVICE	1115301	62613	$ 299.20
163396	08/14/2026	SAN JOSE WATER COMPANY	67713-080426	060226-073126 SERVICE	1115301	62613	$ 258.42

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163396	08/14/2026	SAN JOSE WATER COMPANY	80336-080426	060226-073126 SERVICE	1115301	62613	$ 258.42
163396	08/14/2026	SAN JOSE WATER COMPANY	97721-080426	060226-073126 SERVICE	2355505	62613	$ 258.42
163396 Total							$ 2,695.06
163397	08/14/2026	SAN JOSE WATER COMPANY	13712-080426	060226-073026 SERVICE	1115301	62613	$ 253.94
163397	08/14/2026	SAN JOSE WATER COMPANY	20719-080426	060226-073026 SERVICE	6335423	62613	$ 253.94
163397	08/14/2026	SAN JOSE WATER COMPANY	25281-080426	060226-073026 SERVICE	6335423	62613	$ 161.86
163397	08/14/2026	SAN JOSE WATER COMPANY	35473-080426	060226-073026 SERVICE	1115301	62613	$ 154.33
163397	08/14/2026	SAN JOSE WATER COMPANY	49771-080426	060226-073026 SERVICE	6335423	62613	$ 161.86
163397	08/14/2026	SAN JOSE WATER COMPANY	76074-080426	060226-073026 SERVICE	1115301	62613	$ 154.33
163397	08/14/2026	SAN JOSE WATER COMPANY	80400-080426	060226-073026 SERVICE	1115301	62613	$ 253.94
163397	08/14/2026	SAN JOSE WATER COMPANY	93322-080426	060226-073026 SERVICE	6335423	62613	$ 154.33
163397 Total							$ 1,548.53
163398	08/14/2026	SHIRLEY NG	012926	MILEAGE-BAY AREA MUNICIPAL STORMWATER FORUM	1115302	64211	$ 56.55
163398	08/14/2026	SHIRLEY NG	032526	MILEAGE-NCRA RECYCLING UPDATE	1115302	64211	$ 51.48
163398 Total							$ 108.03
163399	08/14/2026	SILICON VALLEY COMMUNITY NEWSPAPERS	0006978870	JULY 2026 ADS	1115101	62306	$ 384.20
163399 Total							$ 384.20
163400	08/14/2026	SILVARADO HUNKS	11335690	042826 SERVICE	1115401	61275	$ 636.00
163400 Total							$ 636.00
163401	08/14/2026	UNDERGROUND SERVICE ALERT OF	1764352026	MEMBERSHIP FEES	1115201	63356	$ 9,125.93
163401 Total							$ 9,125.93
163402	08/14/2026	SUN AUTO TIRE & SERVICE	341112249	AUTO PARTS	1115402	61265	$ 1,631.50
163402	08/14/2026	SUN AUTO TIRE & SERVICE	341112249	AUTO PARTS	1115402	62378	$ 370.00
163402 Total							$ 2,001.50
163403	08/14/2026	T-MOBILE USA, INC	L2606250250	100125-062326 SERVICES	1114201	62622	$ 100.00
163403 Total							$ 100.00
163404	08/14/2026	URBAN37 INC	2180	071026 SERVICE	1113999	68416	$ 618.05
163404	08/14/2026	URBAN37 INC	2181	071026 SERVICE	1113999	68416	$ 939.85
163404	08/14/2026	URBAN37 INC	2182	071026 SERVICE	1113999	68416	$ 658.70
163404	08/14/2026	URBAN37 INC	2183	071426 SERVICE	1113999	68416	$ 389.40
163404	08/14/2026	URBAN37 INC	2205	071526 SERVICE	1113999	68416	$ 1,786.69
163404 Total							$ 4,392.69
163405	08/14/2026	VICKI L BLANDIN	LG17-26	TRANSCRIPTION SERVICES	1113201	62310	$ 3,650.00
163405 Total							$ 3,650.00
163406	08/14/2026	WHITLOCK & WEINBERGER TRANSPORTATIO	34688	BILLING THROUGH 053126	1115999	68611	$ 3,185.00
163406 Total							$ 3,185.00
Grand Total							**$ 435,340.44**

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163421	08/21/2026	CLASSIC CAR WASH	0485	JUNE 2026 CAR WASHES	1114301	62392	$ 155.00
163421 Total							$ 155.00
163451	08/21/2026	NHA ADVISORS LLC	02118	060126-063026 FISCAL IMPACT ANALYSIS	1111201	63219	$ 1,865.00
163451 Total							$ 1,865.00
163431	08/21/2026	FRONTIER CALIFORNIA INC	5157	SEPTEMBER 2026 SERVICE	1111201	62521	$ 6,047.13
163431 Total							$ 6,047.13
163428	08/21/2026	DIXON RESOURCES UNLIMITED	5271	JULY 2026 SERVICES	1115201	63264	$ 8,240.00
163428 Total							$ 8,240.00
163461	08/21/2026	QLM INC	6200	060126-063026 SERVICE	111	21116	$ (14,746.90)
163461	08/21/2026	QLM INC	6200	060126-063026 SERVICE	4118120	82405	$ 294,938.00
163461 Total							$ 280,191.10
163463	08/21/2026	RURAL SUPPLY HARDWARE INC	7743	SUPPLIES	1115301	61214	$ 29.66
163463	08/21/2026	RURAL SUPPLY HARDWARE INC	7804	SUPPLIES	1115301	61214	$ 36.24
163463 Total							$ 65.90
163455	08/21/2026	O'GRADY PAVING INC	9576	070626-073126 SERVICE	111	21116	$ (75,960.19)
163455	08/21/2026	O'GRADY PAVING INC	9576	070626-073126 SERVICE	4818101	82405	$ 1,519,203.85
163455 Total							$ 1,443,243.66
163439	08/21/2026	JARVIS FAY LLP	22368	072726 SERVICE	1111301	63215	$ 513.50
163439	08/21/2026	JARVIS FAY LLP	22369	070126-072926 SERVICE	1111301	63215	$ 3,515.50
163439 Total							$ 4,029.00
163472	08/21/2026	TOWNSEND PUBLIC AFFAIRS INC	25804	AUGUST 2026 SERVICES	1111201	63219	$ 4,000.00
163472 Total							$ 4,000.00
163445	08/21/2026	LWP CLAIMS SOLUTIONS INC	26766	AUGUST 2026 CLAIMS ADMINISTRATION	6122202	65521	$ 5,025.58
163445 Total							$ 5,025.58
163415	08/21/2026	ATCHISON, BARISONE & CONDOTTI	35118	050126-053126 SERVICES	1111301	63215	$ 17,256.42
163415	08/21/2026	ATCHISON, BARISONE & CONDOTTI	35144	060126-063026 SERVICES	1111301	63215	$ 28,418.60
163415 Total							$ 45,675.02
163425	08/21/2026	DANNY THOMAS PARTY RENTALS	38677	4TH OF JULY SERVICE	1112106	62437	$ 8,581.05
163425 Total							$ 8,581.05
163429	08/21/2026	FRANK AND GROSSMAN LANDSCAPE	41721	JULY 2026 MISCALCULATION	6335423	63351	$ 403.75
163429	08/21/2026	FRANK AND GROSSMAN LANDSCAPE	41911	AUGUST 2026 JANITORIAL SERVICES	6335423	63351	$ 16,278.75
163429 Total							$ 16,682.50
163468	08/21/2026	SUMMIT UNIFORMS LLC	43931	UNIFORMS	1114301	61165	$ 1,045.00
163468 Total							$ 1,045.00
163473	08/21/2026	TRUEPOINT SOLUTIONS, LLC	50098	JULY 2026 SUPPORT	6212502	63331	$ 330.00
163473 Total							$ 330.00
163436	08/21/2026	H A BOWEN ELECTRIC INC	66862	VISUAL INSPECTION/WALKED THE ROOF AREA	6335423	63354	$ 1,368.81
163436 Total							$ 1,368.81
163447	08/21/2026	MGT IMPACT SOLUTIONS LLC	69235	FY26 ANNUAL AND NEW SB90 CLAIMING 2ND HALF INVOICE	1111201	63211	$ 2,625.00
163447 Total							$ 2,625.00

ATTACHMENT 2

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163419	08/21/2026	CALIFORNIA MULTI AGENCY SUPPORT S	071626	102626-102826 UAS BASIC PILOTS COURSE REGISTRATION	1114301	64111	$ 3,897.00
163419 Total							$ 3,897.00
163416	08/21/2026	BOBBY L DEHERRERA	072126	PER DIEM-IAEI SOUTHWESTERN SECTION MEETING	1113301	64111	$ 260.00
163416 Total							$ 260.00
163423	08/21/2026	COLANTUONO HIGHSMITH & WHATLEY	72224	SERVICES THRU 063026	1111301	63215	$ 187.50
163423 Total							$ 187.50
163410	08/21/2026	ALLEN C MEYER	081026	PER DIEM - CACEO MODULE ONE ACADMEY	1113401	64111	$ 368.50
163410 Total							$ 368.50
163452	08/21/2026	NOAL D GROVER	081026	PER DIEM-IAPMO CONFERENCE	1113301	64111	$ 169.50
163452 Total							$ 169.50
163443	08/21/2026	LOS GATOS PUBLIC MEDIA INC DBA KCA	081426	2026-Q2 PEG MONEY	111	23813	$ 19,860.63
163443 Total							$ 19,860.63
163434	08/21/2026	GOODYEAR AUTO SERVICE CENTER	0000108946	AUTO PARTS	1115402	61265	$ 565.17
163434 Total							$ 565.17
163471	08/21/2026	TOWN EMPLOYEES ASSOCIATION	110821	TEA DUES PPE 08/15/26	111	21261	$ 1,375.90
163471 Total							$ 1,375.90
163407	08/21/2026	AFSCME COUNCIL 57	110822	AFSCME DUES PPE 08/15/26	111	21263	$ 301.86
163407 Total							$ 301.86
163444	08/21/2026	LOS GATOS TOWN EMPLOYEES FOUND.	110823	LGTEF DUES PPE 08/15/26	111	21264	$ 438.00
163444 Total							$ 438.00
163462	08/21/2026	REED & GRAHAM, INC.	141320	ASPHALT	4818101	82405	$ 234.00
163462	08/21/2026	REED & GRAHAM, INC.	141440	ASPHALT	4818101	82405	$ 238.60
163462 Total							$ 472.60
163440	08/21/2026	JONES & MAYER	143896	073126 SERVICE	1111301	63215	$ 94.50
163440 Total							$ 94.50
163450	08/21/2026	NEW IMAGE LANDSCAPE COMPANY	154884	JULY 2026 LANDSCAPE MAINTENANCE	2365506	63363	$ 140.00
163450	08/21/2026	NEW IMAGE LANDSCAPE COMPANY	154884	JULY 2026 LANDSCAPE MAINTENANCE	2355505	63363	$ 375.00
163450	08/21/2026	NEW IMAGE LANDSCAPE COMPANY	154884	JULY 2026 LANDSCAPE MAINTENANCE	2345504	63363	$ 559.00
163450	08/21/2026	NEW IMAGE LANDSCAPE COMPANY	154884	JULY 2026 LANDSCAPE MAINTENANCE	2335503	63363	$ 46.00
163450	08/21/2026	NEW IMAGE LANDSCAPE COMPANY	154884	JULY 2026 LANDSCAPE MAINTENANCE	2325502	63363	$ 609.00
163450	08/21/2026	NEW IMAGE LANDSCAPE COMPANY	154884	JULY 2026 LANDSCAPE MAINTENANCE	2315501	63363	$ 93.00
163450	08/21/2026	NEW IMAGE LANDSCAPE COMPANY	154884	JULY 2026 LANDSCAPE MAINTENANCE	1115301	63363	$ 12,220.00
163450 Total							$ 14,042.00
163432	08/21/2026	GLOBAL WATER TECHNOLOGY INC	199267	JULY 2026 SERVICE	6335423	61219	$ 459.43
163432 Total							$ 459.43
163422	08/21/2026	COBRA ADVANTAGE INC.	200953	JULY 2026 SERVICE	1111201	62113	$ 962.00
163422 Total							$ 962.00
163442	08/21/2026	LIEBERT CASSIDY WHITMORE	323098	APRIL 2026 SERVICES	1112201	63214	$ 4,755.50
163442	08/21/2026	LIEBERT CASSIDY WHITMORE	326091	MAY 2026 SERVICES	1112201	63214	$ 7,384.50
163442	08/21/2026	LIEBERT CASSIDY WHITMORE	326092	MAY 2026 SERVICES	1112201	63214	$ 46.50

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163442	08/21/2026	LIEBERT CASSIDY WHITMORE	326093	MAY 2026 SERVICES	1112201	63214	$ 2,036.50
163442	08/21/2026	LIEBERT CASSIDY WHITMORE	326094	MAY 2026 SERVICES	1112201	63214	$ 3,280.00
163442	08/21/2026	LIEBERT CASSIDY WHITMORE	328519	JUNE 2026 SERVICES	1112201	63214	$ 1,258.50
163442 Total							$ 18,761.50
163470	08/21/2026	THE ALARM COMPANY INC	365929	080126-083126 MONITORING	6335423	63362	$ 253.00
163470 Total							$ 253.00
163418	08/21/2026	BURKE, WILLIAMS, SORENSEN LLP	372764	SERVICES THROUGH 063026	1111301	63215	$ 2,304.00
163418	08/21/2026	BURKE, WILLIAMS, SORENSEN LLP	373018	SERVICES THROUGH 063026	1111301	63215	$ 720.15
163418 Total							$ 3,024.15
163433	08/21/2026	GOLDFARB & LIPMAN	494640	SERVICES THRU 043026	1111301	63215	$ 1,852.00
163433	08/21/2026	GOLDFARB & LIPMAN	494716	SERVICES THRU 043026	1111301	63215	$ 6,581.00
163433	08/21/2026	GOLDFARB & LIPMAN	494730	SERVICES THRU 043026	1111301	63215	$ 3,387.00
163433	08/21/2026	GOLDFARB & LIPMAN	495515	SERVICES THRU 053126	1111301	63215	$ 624.00
163433	08/21/2026	GOLDFARB & LIPMAN	495592	SERVICES THRU 053126	1111301	63215	$ 4,372.50
163433	08/21/2026	GOLDFARB & LIPMAN	495604	SERVICES THRU 053126	1111301	63215	$ 1,007.00
163433 Total							$ 17,823.50
163467	08/21/2026	SPECIALIZED ELEVATOR CORP	511360	070126-073126 ELEVATOR MAINTENANCE	6335423	63353	$ 1,625.00
163467	08/21/2026	SPECIALIZED ELEVATOR CORP	513098	AUGUST 2026 MAINTENANCE	6335423	63353	$ 1,625.00
163467 Total							$ 3,250.00
163459	08/21/2026	PEARCE SERVICES LLC	1438028	062626 SERVICE	6335423	63354	$ 7,500.00
163459 Total							$ 7,500.00
163417	08/21/2026	BRIGHTVIEW LANDSCAPE SERVICES INC	6670974	JUNE 2026 SERVICES	1115401	62354	$ 29,058.00
163417 Total							$ 29,058.00
163466	08/21/2026	SILICON VALLEY COMMUNITY NEWSPA	0006976066	JULY 2026 ADS	1111201	62227	$ 107.35
163466 Total							$ 107.35
163413	08/21/2026	AT&T CALNET 3	000025569261	062026-071926 SERVICE	1114201	62622	$ 402.66
163413	08/21/2026	AT&T CALNET 3	000025569332	062026-071926 SERVICE	1114201	62622	$ 58.69
163413 Total							$ 461.35
163438	08/21/2026	INGRAM LIBRARY SERVICE LLC	98288950	BOOKS	1117202	61192	$ 2,261.98
163438	08/21/2026	INGRAM LIBRARY SERVICE LLC	98288950	BOOKS	1117201	61191	$ 4,879.40
163438 Total							$ 7,141.38
163448	08/21/2026	MIDWEST MOTOR SUPPLY CO., INC.	104693726	SUPPLIES	1115402	61214	$ 886.42
163448 Total							$ 886.42
163449	08/21/2026	MIDWEST TAPE	509207685	DVDS	1117201	61191	$ 99.09
163449 Total							$ 99.09
163408	08/21/2026	AIR SYSTEMS INC	961021254	SERVICE ORDER 61039257 SERVICE DATES 070626-070726	6335423	63352	$ 2,818.10
163408	08/21/2026	AIR SYSTEMS INC	961021469	SERVICE ORDER 61039279 SERVICE DATE 070826	6335423	63352	$ 642.00
163408 Total							$ 3,460.10
163457	08/21/2026	OCLC, INC.	1000515879	080126-073127 SUBSCRIPTION	1117204	63332	$ 3,260.21
163457	08/21/2026	OCLC, INC.	1000516529	070126-073126 EBOOK/EAUDIOBOOKS	1117201	61191	$ 803.47

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CHECK NUMBER	CHECK DATE	VENDOR NAME	INVOICE	DESCRIPTION	ORG	OBJECT	AMOUNT
163457	08/21/2026	OCLC, INC.	1000516566	070126-073126 EAUDIOBOOK/EBOOK	1117201	61191	$ 1,318.36
163457 Total							$ 5,382.04
163454	08/21/2026	O'BRIEN CODE CONSULTING, INC,	2026001073	B26-0450 16845 HICKS ROAD	1113999	68416	$ 1,380.21
163454 Total							$ 1,380.21
163446	08/21/2026	MAPS SERVICE AGENCY INC	2026030625	BACKGROUNDS	1112201	63213	$ 99.00
163446	08/21/2026	MAPS SERVICE AGENCY INC	2026040622	BACKGROUNDS	1112201	63213	$ 222.00
163446	08/21/2026	MAPS SERVICE AGENCY INC	2026070587	072126 ADVANCED REPORTING BACKGROUND SERVICE	1112201	63213	$ 55.00
163446 Total							$ 376.00
163409	08/21/2026	AIRGAS INC	5526635417	SUPPLIES	1115402	61265	$ 109.12
163409 Total							$ 109.12
163435	08/21/2026	GRAINGER	9022255492	SUPPLIES	6335423	61214	$ 1,019.05
163435	08/21/2026	GRAINGER	9022255500	SUPPLIES	6335423	61214	$ 45.87
163435	08/21/2026	GRAINGER	9022255518	SUPPLIES	6335423	61214	$ 211.10
163435 Total							$ 1,276.02
163426	08/21/2026	DELL MARKETING LP	10886171210	DELL PRO 14 PLUS	1115101	61133	$ 1,937.74
163426 Total							$ 1,937.74
163475	08/21/2026	WEX HEALTH INC	0002435657-IN	JULY 2026 PERIOD	1111201	62116	$ 94.90
163475 Total							$ 94.90
163441	08/21/2026	KEARA JOHNSON	02/09/26-02/13/2	MUNICIPAL CLERKS INSTITUE - PER DIEM AND LUGGAGE	1112401	64211	$ 70.00
163441	08/21/2026	KEARA JOHNSON	02/09/26-02/13/2	MUNICIPAL CLERKS INSTITUE - PER DIEM AND LUGGAGE	1112401	64111	$ 218.25
163441 Total							$ 288.25
163411	08/21/2026	AMAZON CAPITAL SERVICES INC	116FFMF3KT7D	SUPPLIES	1117201	61191	$ 34.06
163411 Total							$ 34.06
163412	08/21/2026	AMAZON CAPITAL SERVICES INC	13N61LM976HD	SUPPLIES	1117202	61192	$ 13.88
163412 Total							$ 13.88
163411	08/21/2026	AMAZON CAPITAL SERVICES INC	13W6M3JQPG1H	SUPPLIES	1117201	61191	$ 71.29
163411	08/21/2026	AMAZON CAPITAL SERVICES INC	146D6J79CGPW	SUPPLIES	1117201	61191	$ 132.28
163411	08/21/2026	AMAZON CAPITAL SERVICES INC	16YPX3HXPTCX	SUPPLIES	1117201	61191	$ 125.23
163411	08/21/2026	AMAZON CAPITAL SERVICES INC	17CLK7Y7DLCV	SUPPLIES	1115301	61214	$ 54.26
163411 Total							$ 383.06
163414	08/21/2026	AT&T MOBILITY	18445X071026	060326-070226 SERVICE	1114201	62631	$ 4,009.36
163414 Total							$ 4,009.36
163411	08/21/2026	AMAZON CAPITAL SERVICES INC	191JGGFYYLRL	SUPPLIES	2617301	62421	$ 133.37
163411 Total							$ 133.37
163412	08/21/2026	AMAZON CAPITAL SERVICES INC	19JMW7K6NJ91	SUPPLIES	1115101	61111	$ 21.96
163412	08/21/2026	AMAZON CAPITAL SERVICES INC	1FQVVPCG3FYR	SUPPLIES	1117101	61111	$ 10.96
163412 Total							$ 32.92
163411	08/21/2026	AMAZON CAPITAL SERVICES INC	1NYHL4C9NT7P	SUPPLIES	1117201	61191	$ 124.59
163411	08/21/2026	AMAZON CAPITAL SERVICES INC	1PJVH1VNKLG4	SUPPLIES	1117201	61191	$ 130.86
163411	08/21/2026	AMAZON CAPITAL SERVICES INC	1XNLWKFLQ7GG	SUPPLIES	1115101	61111	$ 24.82

ACCOUNTS PAYABLE CHECK REGISTER
CHECK DATE 08-21-26

CHECK NUMBER	CHECK DATE	VENDOR NAME	INVOICE	DESCRIPTION	ORG	OBJECT	AMOUNT
163411	08/21/2026	AMAZON CAPITAL SERVICES INC	1YQ43V1K96XP	HEALTH AND WELLNESS FAIR SUPPLIES	1112201	64122	$ 210.11
163411 Total							$ 490.38
163454	08/21/2026	O'BRIEN CODE CONSULTING, INC,	2026001075TM	B25-1293 320 LGB	1113999	68416	$ 450.00
163454	08/21/2026	O'BRIEN CODE CONSULTING, INC,	2026001081TM	B24-1002 15805 IZORAH WAY	1113999	68416	$ 225.00
163454	08/21/2026	O'BRIEN CODE CONSULTING, INC,	2026001082TM	B24-0505 323 PENNSYLVANIA AVENUE	1113999	68416	$ 225.00
163454 Total							$ 900.00
163456	08/21/2026	O'REILLY AUTO ENTERPRISES, LLC	2572-114896	AUTO PARTS	1115402	61265	$ 529.25
163456 Total							$ 529.25
163427	08/21/2026	DISABILITY ACCESS CONSULTANTS LLC	26-265	JULY 2026 ADA SUPPORT SERVICES	4118734	82303	$ 1,680.00
163427 Total							$ 1,680.00
163430	08/21/2026	FRONTIER CALIFORNIA INC	3540009-081226	081226-091126 SERVICE	6335423	62631	$ 394.33
163430	08/21/2026	FRONTIER CALIFORNIA INC	3564957-080426	080426-090326 PERIOD	1114201	62622	$ 141.06
163430 Total							$ 535.39
163458	08/21/2026	PACIFIC GAS & ELECTRIC	47593-081026	070326-080226 SERVICE	2515408	62611	$ 6,634.73
163458	08/21/2026	PACIFIC GAS & ELECTRIC	47593-081026	070326-080226 SERVICE	2515408	62612	$ 8.38
163458 Total							$ 6,643.11
163464	08/21/2026	SAN JOSE WATER COMPANY	76870-081126	060926-080626 SERVICE	1115301	62613	$ 155.23
163464 Total							$ 155.23
163458	08/21/2026	PACIFIC GAS & ELECTRIC	81107-081426	070926-080926 SERVICE	6335423	62611	$ 11.23
163458 Total							$ 11.23
163465	08/21/2026	SAVIANO CO., INC.	9281-2	072726-072926 SERVICE	4118414	82405	$ 8,001.25
163465 Total							$ 8,001.25
163420	08/21/2026	CDW GOVERNMENT, INC.	AK37L8I	ABNORMAL SECURITY	6212502	63332	$ 25,855.49
163420 Total							$ 25,855.49
163460	08/21/2026	PLACER LABS INC	INUS11104	070326-070227 SERVICE	1112106	63332	$ 22,989.00
163460 Total							$ 22,989.00
163469	08/21/2026	SUNWEALTH PROJECT POOL 5 LLC	INV-14295	JULY 2026 POLICE ELECTRICITY	6335423	62611	$ 2,051.51
163469 Total							$ 2,051.51
163437	08/21/2026	IMPERIAL COUNTY OFFICE OF EDUCATI	INV26-01074	APRIL-JUNE 2026 BILLING	1117204	63332	$ 1,166.13
163437 Total							$ 1,166.13
163453	08/21/2026	NWESTCO LLC	INV612267	062926 TESTING COMPLETION	1115402	61266	$ 972.75
163453 Total							$ 972.75
163474	08/21/2026	VICKI L BLANDIN	LG20-26	TRANSCRIPTION SERVICES	1113201	62310	$ 62.50
163474 Total							$ 62.50
163424	08/21/2026	CORODATA RECORDS MANAGEMENT IN	RS3806038	070126-073126 STORAGE	1111201	62303	$ 155.32
163424 Total							$ 155.32
Grand Total							**$ 2,052,099.65**

Town of Los Gatos | Check Date 08/21/26 | Total Number of Employees

Location	Total Payroll	
1101 - TOWN COUNCIL	1,425.00	5
1301 - TOWN ATTORNEY	13,919.00	2
2101 - TOWN MANAGER	39,136.00	7
2105 - EMERGENCY PREPAREDNESS	10,548.00	3
2106 - ECONOMIC VITALITY	5,990.00	1
2201 - HUMAN RESOURCES	23,359.00	4
2301 - FINANCE	49,660.00	9
2401 - CLERK ADMINISTRATION	18,123.00	3
2501 - INFORMATION TECHNOLOGY	16,522.00	3
3101 - COMMUNITY DEVELOPMENT	116,302.00	21
4101 - POLICE	433,220.00	59
5101 - PARKS AND PUBLIC WORKS	185,784.00	42
7101 - LIBRARY	67,847.00	26
Total Payroll by Location	981,835.00	185

TOWN OF LOS GATOS
COUNCIL AGENDA REPORT

MEETING DATE: 09/01/2026
ITEM NO: 10

DATE: September 1, 2026

TO: Mayor and Town Council

FROM: Chris Constantin, Town Manager

SUBJECT: **Approve a Revenue Budget Adjustment of $3,674,187 for the Proceeds Received from the Sale of 4 Tait Avenue and Allocate Net Proceeds.**

RECOMMENDATION: Approve a revenue budget adjustment of $3,674,187 for the proceeds received from the sale of 4 Tait Avenue and allocate net proceeds of $565,187 to the Long-Term Community Benefit Fund.

FISCAL IMPACT:

Approval of the recommended budget adjustment would recognize $3,674,187 in one time proceeds from the sale of 4 Tait Avenue. Of this amount, $3,109,000 would benefit the General Fund, including $3,000,000 to replenish unassigned fund balance previously allocated to the Long-Term Community Benefit Capital Fund and $109,000 to reimburse sale related staff and special counsel costs. The remaining $565,187 is recommended to be allocated to the Long-Term Community Benefit Capital Fund, increasing the total amount allocated to that fund to $3,565,187.

STRATEGIC PRIORITY:

This item supports the strategic priority related to prudent financial management.

BACKGROUND:

On February 26, 2026, 4 Tait was listed on the public real estate market with a listing price of $3,500,000. On June 16, 2026, the Town Council authorized a sale agreement accepting an offer of $3,800,000 for the property. On August 3, 2026, the sale of 4 Tait closed, and the Town received $3,674,186.89 in net revenue to the Town after paying closing costs, including the broker fee of $114,000.

PREPARED BY: Katy Nomura
Assistant Town Manager

Reviewed by: Town Manager, Town Attorney, and Administrative Services Director

DISCUSSION:

As part of the FY 2026-27 budget process on May 19, 2026, the Town Council allocated $3,000,000 of unassigned fund balance to a new capital fund, referred to as the Long-Term Community Benefit Fund, in anticipation of potential one-time revenue in Fiscal Year 2026-27. In August 2026, the 4 Tait Avenue property (4 Tait) sold for $3,800,000, resulting in $3,674,186.89 in proceeds to the Town after closing costs, including the $114,000 broker fee. In addition, the Town incurred costs of approximately $75,000 in staff time and $34,000 for special counsel in connection with the sale of 4 Tait.

It is recommended that the Town Council recognize this revenue with a revenue budget adjustment of $3,674,187. Of these proceeds, $3,000,000 would be used to replenish the General Fund unassigned fund balance to offset the allocation made to the Long-Term Community Benefit Capital Fund on May 19, 2026. Of the remaining $674,187, it is recommended that $109,000 be used to reimburse the General Fund for the estimated staff time and special counsel costs related to the sale of the 4 Tait property (preparation of the Surplus Land Act exemption, the historic covenant, escrow instructions, contract addenda, etc.). The remaining $565,187 is recommended to be allocated to the Long-Term Community Benefit Capital Fund.

These recommendations would reimburse the General Fund for costs incurred for the sale of 4 Tait and the allocation made on May 19, 2026, and allocate $565,187 of the remaining net proceeds to the Long-Term Community Benefit Capital Fund. If approved, the $565,187 allocation combined with the May 19, 2026, allocation, would result in a total of $3,565,187 being allocated to the Long-Term Community Benefit Capital Fund.

Uses of the Long-Term Community Benefit Fund can be discussed during the CIP budgeting process.

CONCLUSION:

It is recommended that the Town Council approve a revenue budget adjustment of $3,674,187 for the proceeds received from the sale of 4 Tait Avenue and allocate $565,187 to the Long-Term Community Benefit Capital Fund.

COORDINATION:

This staff report was developed in coordination with the Town Attorney's Office and the Administrative Services Director.

ENVIRONMENTAL ASSESSMENT:

This is not a project defined under CEQA, and no further action is required.

TOWN OF LOS GATOS
COUNCIL AGENDA REPORT

MEETING DATE: 09/01/2026
ITEM NO: 11

DATE: August 27, 2026

TO: Mayor and Town Council

FROM: Chris Constantin, Town Manager

SUBJECT: **Consider a Recommendation of Approval by the Planning Commission on Proposed Changes and Additions to the Town's Objective Design Standards for Multi-Family and Mixed-Use Projects. Not Subject to CEQA Review Pursuant to CEQA Guidelines Section 15061 (b)(3) Because It Can Be Seen with Certainty That There Is No Possibility that the Changes and Additions to the Town's Objective Design Standards for Multi-Family and Mixed-Use Projects Would Have a Significant Effect on the Environment. All Projects for Which the Objective Design Standards for Multi-Family and Mixed-Use Projects Will Apply Will Undergo Separate CEQA Review and Approval. Project Location: Town Wide. Applicant: Town of Los Gatos. Project Planner: Sean Mullin.**

RECOMMENDATION: Accept the Planning Commission's recommendation and adopt the Resolution approving changes and additions to the Town's Objective Design Standards for Multi-Family and Mixed-Use Projects.

FISCAL IMPACT:

There is no fiscal impact associated with this action. Adopting the draft Resolution would not in itself result in an impact on the Town's budget.

STRATEGIC PRIORITY:

The changes and additions to the Town's Objective Design Standards for Multi-Family and Mixed-Use Projects (ODS) supports the Town's core goal of Community Character and the strategic priority to preserve the Town's small-town charm and provide a range of housing opportunities and historic neighborhoods, while diligently maintaining and implementing the

PREPARED BY: Sean Mullin, AICP
Planning Manager

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and Administrative Services Director

Housing Element.
BACKGROUND:

On November 15, 2022, the Town Council adopted Resolution 2022-072 adopting the ODS. Adoption of the ODS was the culmination of a three-year effort involving the Town Council, Planning Commission, Planning Commission Subcommittee, and the Los Gatos community. Planning staff led the effort and worked with a consultant, M-Group, to write the ODS.

The preparation of the ODS was in response to State legislation (Senate Bill (SB) 167, SB 35, and SB 330) requiring jurisdictions to adopt Objective standards and to implement them in a streamlined review of qualifying housing development applications, such as multi-family and residential mixed-use developments. Objective standards are defined under State law as "standards that involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal" (California Government Code, Section 65913.4).

The purpose of the ODS is to:

- Comply with State housing legislation;
- Implement the State-required streamlined and ministerial review processes for qualifying housing proposals;
- Ensure that qualifying proposals align with the Town's expectations and vision to maintain and support the character of the Town;
- Provide a set of clear criteria to guide development; and
- Establish an Objective framework by which a qualifying project is evaluated.

Since their adoption, the Town's ODS have been implemented in the review of many qualifying Planning applications.

On May 7, 2024, the Town Council voted to direct staff to approach M-Group, the consultant that assisted in drafting the Town's current ODS, and ask for a proposal to work on additional standards related to view standards, architectural styles, and high-quality building design. Further, the Town Council asked that M-Group speak to their experience developing ODS for these topics.

On August 6, 2024, staff and M-Group provided feedback on additional standards. The Council requested that staff issue a Request for Proposals (RFP) to qualified providers to address the development of additional ODS in the following areas:

- High-quality building design: ODS are to focus on façade materials to ensure high-quality building design that reflects the existing character of the Town.

- Architectural style: ODS must evaluate the architecture within the immediate neighborhood to determine the architectural styles that are consistent and appropriate for the neighborhood.
- Height transitions: ODS shall provide effective strategies for appropriate massing transitions between zones/densities (i.e., from new multi-story buildings to single-family neighborhoods). Consideration of solar access impacts are also to be evaluated.
- All new ODS should also consider small, multi-family housing.

The Town distributed an RFP in September 2024 and received three proposals. Staff interviewed each candidate since all submissions met the qualifications provided in the RFP. After interviewing the three qualified candidates, staff selected Lisa Wise Consulting, Inc. based on the experience, timeline, and qualifications provided in their proposal. Through an existing partnership with Lisa Wise Consulting, the consultant team also includes staff from Urban Planning Partners, who provide many opportunities for community engagement and collaboration to ensure all voices are heard.

In April 2025, staff and the consultant initiated the ODS project. Initial timelines and an engagement plan were established to guide the development of updated and additional ODS.

On September 9, 2025, the consultant conducted focus groups where participants provided observations and suggestions to help identify trends and patterns in existing and recent development. A summary of the findings from the focus groups is included as Attachment 4, Exhibit 3.

On October 22, 2025, the consultant delivered a Technical Analysis and Evaluation Memo examining the regulatory framework, input collected, example projects, and initial analysis for revisions (Attachment 4, Exhibit 4). The analysis and evaluation helped set the direction for the development of the updated and additional ODS. The consultant also prepared a Recommendations Memo providing recommendations on specific text, graphics, and implementation updates (Attachment 4, Exhibit 5).

On December 4, 2025, staff and the consultant conducted a community open house at the Los Gatos Adult Recreation Center. Attendees provided thoughts and insights on the ODS project objectives: high-quality building design and site design; building massing and height transitions; and architectural character and details. A Summary Memo for the Community Open House is included as Attachment 4, Exhibit 6.

On March 17, 2026, the Town Council and Planning Commission held a Joint Study Session to provide the consultant team with Town Council, Planning Commission, and community input and direction prior to the preparation of the Administrative Draft ODS. During the Study Session, the consultant team introduced the ODS project; provided an overview of community outreach and feedback; and presented several topics for consideration by the Council,

Commission, and community. The feedback and direction from the Study Session was essential in shaping the Administrative Draft ODS. A Summary Memo for the Joint Study Session is included as Attachment 4, Exhibit 7.

On June 18, 2026, the Draft ODS was posted on the Town's website. Staff notified the public through social media outlets and direct email to architects and designers.

On June 24, 2026, the Planning Commission received the staff report and considered public comments on the Draft ODS (Attachment 4). The Planning Commission discussed the matter and forwarded suggested edits in their recommendation of approval to Town Council (see Verbatim Minutes in Attachment 5).

DISCUSSION:

On June 24, 2026, the Planning Commission forwarded a recommendation of approval of the draft ODS to the Council (Attachments 4 and 5). The recommendation included 18 suggested edits to the draft ODS. In response, staff prepared an errata document identifying all 18 suggested edits, providing staff's comments on each proposed edit, and detailing the corresponding revisions made to the Draft ODS, as provided in Attachment 6.

PUBLIC OUTREACH:

Throughout the process and prior to the June 24, 2026, Planning Commission meeting and the September 1, 2026, Town Council meeting, staff and the consultant conducted several outreach opportunities, as detailed above, to solicit feedback on the project from the community and stakeholders. Additionally, staff contacted professional organizations, design professionals, developers, and residents to inform them about the Planning Commission and Town Council meetings; encouraging participation and written comment on the Draft ODS. In addition to the direct contact summarized above, staff notified the public of the September 1, 2026, Town Council meeting on the Town's website through the following media and social media resources:

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

At the time of this report's preparation, the Town has not received any public comment.

CONCLUSION:

At the Council's direction, staff and the consultant developed the updated Draft ODS that addresses high-quality building design, architectural style, and height transitions; as well as consideration for small, multi-family housing (Attachment 2). The updated Draft ODS also includes revisions to existing standards to improve effectiveness and increase clarity. The update efforts incorporated significant public engagement, including: Town Council meetings for project initiation; six consultant-lead focus groups; a community open house; Town Council/Planning Commission joint study session; and public outreach through direct emails, the Town's website, and social media channels. The Planning Commission forwarded a recommendation of approval to the Council that included several suggested edits.

Staff recommends that the Council:

- Receive and consider public comments;
- Complete the review of the updated Draft ODS (Attachment 2);
- Consider the Planning Commission's suggested edits and staff's input as outlined in the errata document (Attachment 6);
- Provide input on any additional modifications to the updated Draft ODS (Attachment 2); and
- Adopt the draft Resolution to approve the updated Draft ODS (Attachment 1).

COORDINATION:

This report was coordinated with the offices of the Town Manager and Town Attorney.

ENVIRONMENTAL ASSESSMENT:

The project is not subject to review under the CEQA pursuant to CEQA Guidelines Section 15061 (b)(3) because it can be seen with certainty that there is no possibility that the changes and additions to the Town's Objective Design Standards for Multi-Family and Mixed-Use Projects would have a significant effect on the environment. All projects for which the Objective Design Standards for Multi-Family and Mixed-Use Projects will apply will undergo separate CEQA review and approval, which includes potential exemptions from CEQA pursuant to Public Resources Code section 21080(b)(1).

ATTACHMENTS:

1. Draft Resolution
2. Draft Objective Design Standards for Multi-Family and Mixed-Use Residential Projects
3. Draft Objective Design Standards for Multi-Family and Mixed-Use Residential Projects in Track Changes
4. June 24, 2026, Planning Commission Staff Report with Exhibits
5. June 24, 2026, Planning Commission Verbatim Minutes
6. Errata of Planning Commission Suggestions
7. LWC Presentation Slides

DRAFT RESOLUTION

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS ADOPTING CHANGES AND ADDITIONS TO THE TOWN OF LOS GATOS OBJECTIVE DESIGN STANDARDS FOR QUALIFYING MULTI-FAMILY AND MIXED-USE RESIDENTIAL DEVELOPMENT

WHEREAS, the State of California (State) adopted Senate Bills (SB) SB 167, SB 35, and SB 330, limiting local jurisdiction reviews on certain housing projects to standards that are objective, involving no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal; and

WHEREAS, the purpose of adopting objective standards is to comply with State legislation, implement streamlined and ministerial review processes for qualifying housing projects, ensure that qualifying projects align with the Town's expectations and vision to maintain and support the character of the Town, provide a set of clear criteria to guide development, and establish an objective framework by which a qualifying project will be evaluated; and

WHEREAS, on November 15, 2022, the Town Council adopted Resolution 2022-072 adopting The Town of Los Gatos Objective Design Standards for Qualifying Multi-Family and Mixed-Use Residential Development; and

WHEREAS, since their adoption, the Town has implemented the Objective Design Standards for Qualifying Multi-Family and Mixed-Use Residential Development in the review of many qualifying applications; and

WHEREAS, on May 7, 2024, the Town Council voted to direct staff to approach the consultant that assisted in drafting the Town's Objective Design Standards for Qualifying Multi-Family and Mixed-Use Residential Development and request a proposal to work on additional standards related to view standards, architectural styles, and high-quality building design; and

WHEREAS, on August 6, 2024, staff provided feedback on additional standards and the Council requested that staff issue a Request for Proposals (RFP) to qualified providers to address the development of additional objective design standards related to high-quality building design, architectural style, and height transitions, while considering small multi-family housing; and

WHEREAS, the Town distributed an RFP in September 2024 and received three proposals. After interviewing the three qualified candidates, staff selected Lisa Wise Consulting, Inc. based on the experience, timeline, and qualifications provided in their proposal; and

WHEREAS, in April 2025, staff and the consultant initiated the project to update the Town's Objective Design Standards (ODS). Initial timelines and an engagement plan were established to guide the development of updated and additional ODS; and

WHEREAS, the consultant provided a Technical Analysis and Evaluation Memo examining the regulatory framework, input collected, example projects, and initial analysis for revisions. The analysis and evaluation helped set the direction for the development of the updated and additional ODS. The consultant also prepared a Recommendations Memo providing recommendations on specific text, graphics, and implementation updates; and

WHEREAS, on September 9, 2025, the consultant conducted focus groups where participants provided observations and suggestions to help identify trends and patterns in existing and recent development;

WHEREAS, on December 4, 2025, staff and the consultant conducted a community open house where attendees provided thoughts and insights on the project objectives: high quality building design and site design; building massing and height transitions; and architectural character and details; and

WHEREAS, on March 17, 2026, the Town Council and Planning Commission held a Joint Study Session to provide the consultant with Town Council, Planning Commission, and community input and direction prior to the preparation of the Administrative Draft ODS. During the Study Session, the consultant introduced the ODS project; provided an overview of community outreach and feedback; and presented several topics for consideration by the Council, Commission, and community. The feedback and direction from the Joint Study Session was essential in shaping the Administrative Draft ODS; and

WHEREAS, on June 18, 2026, the updated Draft Objective Design Standards for Qualifying Multi-Family and Mixed-Use Residential Development was posted on the Town's website. Staff notified the public through social media outlets and direct email to architects and designers; and

WHEREAS, on June 24, 2026, the Planning Commission received the staff report, considered public comments, discussed the matter, and forwarded suggested edits in their recommendation of approval to Town Council; and

WHEREAS, this matter was regularly noticed in conformance with State and Town law and came before the Town Council for public hearing on September 1, 2026.

NOW, THEREFORE, THE TOWN COUNCIL FINDS AND RESOLVES, that the Town Council of the Town of Los Gatos does hereby declare, determine, and order that the following findings are made by the Town Council of the Town of Los Gatos:

1. The Objective Standards are consistent with the Town's General Plan.
2. The Objective Standards are not subject to review under the CEQA pursuant to CEQA Guidelines Section 15061 (b)(3) because it can be seen with certainty that there is no possibility that the changes and additions to the Town's Objective Design Standards for Multi-Family and Mixed-Use Projects would have a significant effect on the environment. All projects for which the Objective Design Standards for Multi-Family and Mixed-Use Projects will apply will undergo separate CEQA review and approval, which includes potential exemptions from CEQA pursuant to Public Resources Code section 21080(b)(1).
3. The Objective Standards attached hereto as Exhibit 1 are adopted.

DRAFT

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos, California, held on the 1st day of September, 2026, by the following vote:

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: _____

ATTEST:

TOWN CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: _____

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TOWN OF LOS GATOS
OBJECTIVE DESIGN STANDARDS FOR
QUALIFYING MULTI-FAMILY AND MIXED-USE RESIDENTIAL DEVELOPMENT
Updated August 10, 2026

PURPOSE AND APPLICABILITY

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

California Government Code Section 65589.5 identifies Qualifying Housing Development Projects to include:

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

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

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

These standards are only to be used for review of qualifying projects where Town review, approval, and/or denial is limited to only objective design standards. Many projects will proceed through the standard review process, in which case the objective design standards included herein would not apply.

ORGANIZATION

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

PREPARATION OF DEVELOPMENT PLANS

Development plans will require additional diagrams and exhibits that demonstrate compliance with the Objective Design Standards. It is the applicant's responsibility to adequately demonstrate how each applicable standard is addressed.

KEY TERMS

Community recreation space in Residential Mixed-Use developments means public gathering spaces, such as: plazas, outdoor dining areas, squares, pocket parks, or other community areas for the use of all residents and the business patrons and tenants.

Community recreation space in multi-family developments means gathering spaces, such as: play areas, pool areas, patios, rooftop decks, or other community areas for the use of all residents.

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

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

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

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

Objective Design Standards means development regulations that are measurable, verifiable, and knowable to all parties prior to submittal of a qualifying project. A planning review process based on objective design standards involves streamlined ministerial review with no personal or subjective judgement by a public official.

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

Private recreation space at ground level means an outdoor enclosed patio or deck accessible from a single dwelling unit.

Private recreation space above ground level means an outdoor balcony, terrace, or rooftop deck, accessible from a single dwelling unit.

Residential Mixed-Use means a development project where a variety of uses such as office, commercial, and institutional, are combined with residential use(s) in a single building or on a single site in an integrated project. Two thirds of the project square footage must be residential uses.

Townhome means a single-family dwelling abutting another single-family dwelling without a side yard or setback on one or two sides, or side to back, depending on design, and using a common wall for the full height of the building to divide each dwelling unit.

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

A. SITE STANDARDS

A.1. Pedestrian Access

1.1 All on-site buildings, entries, facilities, amenities, and vehicular and bicycle parking areas shall be internally connected with a minimum four-foot-wide pedestrian pathway network. Where the most direct connection between two buildings or amenities is a public sidewalk, the sidewalk may serve as the required pedestrian pathway. The pedestrian pathway network shall connect to the public sidewalk along all abutting streets.

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 and in parking garages, where pedestrian circulation occurs in the drive aisle.

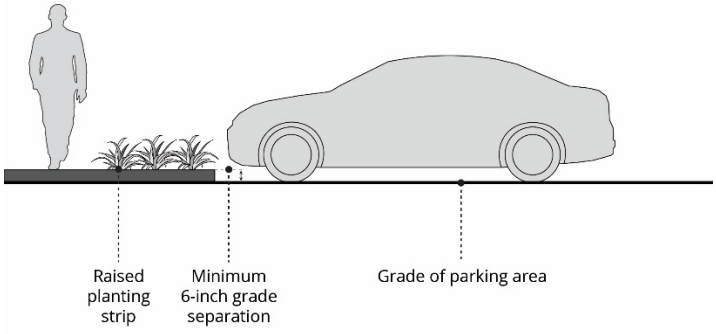


Figure A.1.2a

A.2. Short-Term Bicycle Parking (Class II)

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.

2.1 Short-term bicycle parking space shall be located within 50 feet of the primary pedestrian building entrance.

2.2 Short-term bicycle parking shall be provided at a rate of one space per 10,000 square feet of residential floor area, with a minimum of two spaces. For non-residential floor area, short-term bicycle parking shall be provided at a minimum rate of one space per 3,000 square feet of non-residential floor area, with a minimum of two spaces.

2.3 Each short-term bicycle parking space shall be a minimum of seven feet in length and two feet in width.

A.3. Long-Term Bicycle Parking (Class I)

Long-term bicycle parking facilities (Class I bicycle parking facility) consist of bicycle lockers or bicycle rooms with key access for use by residents.

3.1 Long-term bicycle parking facilities shall be located in below-grade levels of parking structures or on the ground floor, and shall not be located between the building and the street.

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.

3.3 Long-term bicycle parking shall be provided in one or more of the following facilities:

a. An enclosed bicycle locker;

b. A fenced, covered, locked or guarded bicycle storage area; or

c. A rack or stand inside a building.

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.

A.4. Vehicular Access

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.

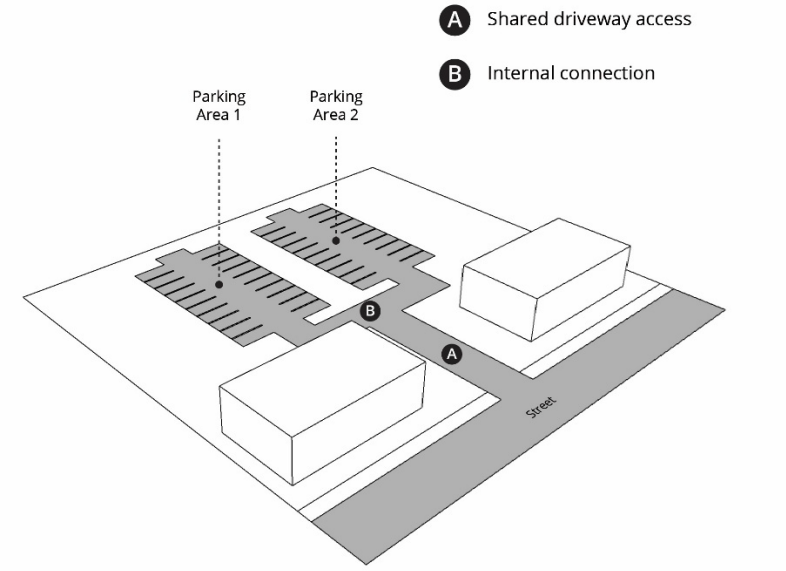


Figure A.4.1a

4.2 A maximum of one curb cut is allowed along every 100 feet of primary street frontage.

A.5. Surface Parking Location and Design

5.1 Surface parking lots and carports shall not be located between the primary building frontage and the street.

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.

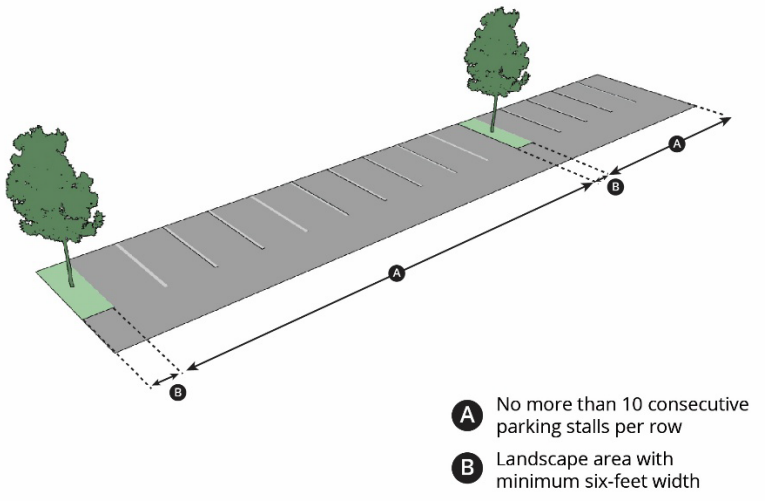


Figure A.5.2

A.6. Parking Structure Access

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.

6.2 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

7.1 Pedestrian-oriented lighting shall be provided to illuminate all pedestrian paths in community open spaces. Exterior lighting fixtures shall be a minimum of three feet and a maximum of 12 feet in height. Fixtures shall be placed along the pedestrian path or on adjacent buildings at a spacing of no more than 30 linear feet unless constrained by the requirements of traffic visibility areas or utilities.

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.

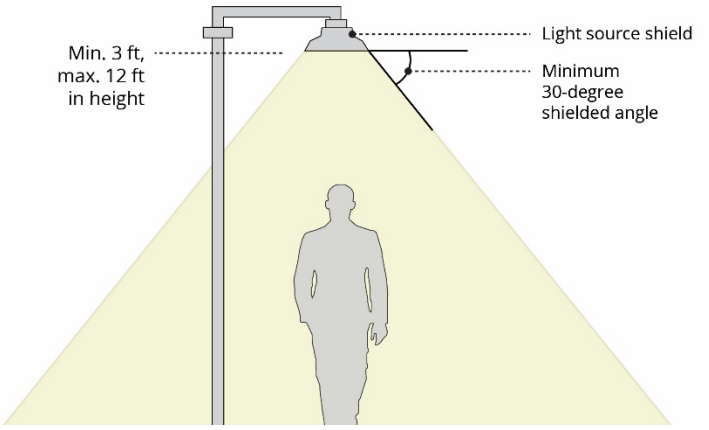


Figure A.7.2

7.3 Street-level views of ground level and wall-mounted utility cabinets, mechanical equipment, trash, and service areas shall be screened from sight with landscape planting, fencing, or a wall, provided the screening does not conflict with applicable sight visibility requirements such Town Code Section 29.40.0315. Where not prohibited, screening shall be at least the same height as the item being screened.

7.4 Rooftop mechanical equipment shall be screened from view from the street using at least one exterior finish material that is also used on the building. Screening materials shall comply with the applicable durability and protection requirements of Subsection B.7.2. Solar equipment is exempt from this requirement.

A.8. Landscaping and Screening

8.1 At least 50 percent of the required front setback area as established in the base zone standards shall be landscaped.

8.2 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:

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

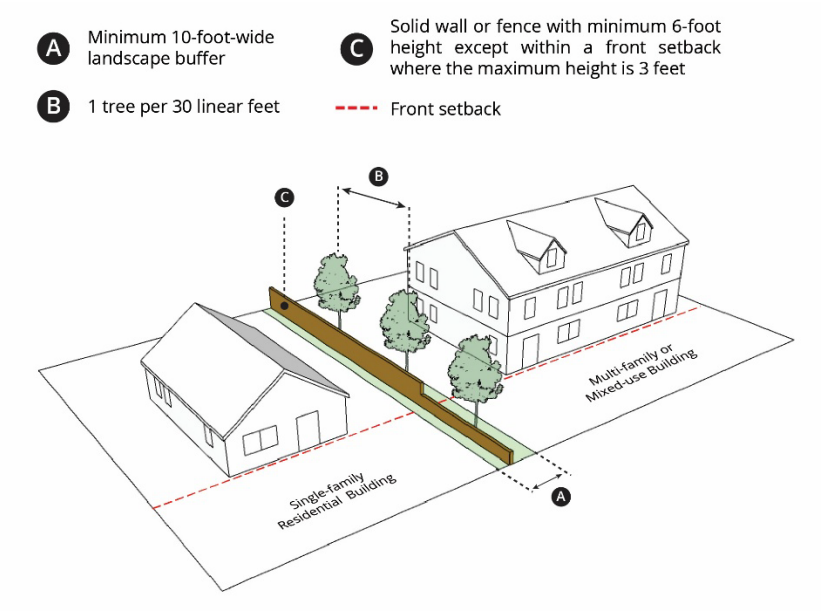


Figure A.8.2

b. Trees shall be 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.

8.3 Surface parking lots shall be screened from view of the street with landscaping, a wall, or a solid fence 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

9.1 Perimeter barrier gates for vehicles and pedestrian entry gates shall have a maximum height of six feet.

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

A.10. Retaining Walls

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

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

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

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

A.11. Landscaped, Private, and Community Recreation Spaces

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 all project site areas 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 dwelling unit shall provide usable private recreation space in accordance with the development standards of the underlying zoning district.

ii. Where multiple balconies are provided for a single unit, the 60-square foot minimum usable private recreation space for each dwelling unit above the ground floor can be an aggregate of all balconies, provided each balcony meets the requirements for minimum horizontal dimensions.

c. Community recreation space: The community recreation space shall be at least 10 feet in length and at least 10 feet in width. 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 overhead structures shall be calculated by using the surface area of the horizontal feature.

i. Community recreation space shall be provided in multi-family and mixed-use residential development projects at a minimum of 100 square feet per residential unit.

ii. A project with eight or fewer residential units is exempt from community recreation space requirements.

iii. Rooftop space can satisfy both required landscaping requirements and community recreation space requirements. However, rooftop space (not including improved areas on top of a parking podium) may not be used to satisfy more than 50 percent of the required landscaping for the site.

iv. Community recreation space shall include a community recreation building or multi-purpose room at least 750 square feet for projects with 50 or more dwelling units.

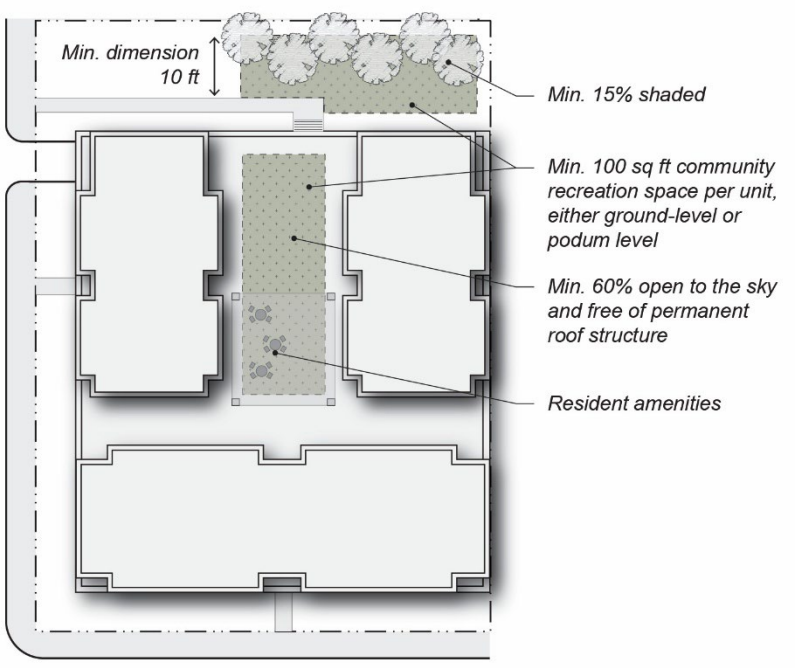


Figure A.11.1

11.2 Elevated Open Space

a. A minimum of 40 percent of the area resulting from required upper-story building step-back shall be designed to be usable open space. This space may take the form of a deck, terrace, or roof garden and may be either private open space or community recreation space.

b. All upper-story step-back areas space shall comply with subsection B.1.3 Adjacency Requirements.

A.12. Building Placement

12.1 To ensure buildings provide a continuous frontage along sidewalks, at minimum 75 percent of all street-facing elevations in commercial zones shall be located on or within five feet of the setback line designated in the Town Code. For the remaining street-facing frontage, which may be up to 25 percent of the building width, the front yard area (required setback plus additional yard area) shall:

a. Be at least 10 feet in depth as measured from the setback line and either landscaped, designed as usable space, or a combination of the two; or

b. Be a usable open space, designed in accordance with the standards of A.11.

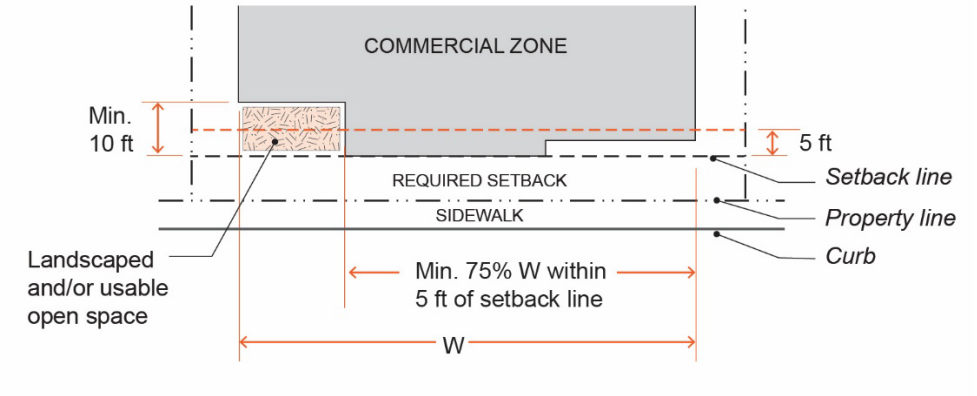


Figure A.12.1

12.2 Residential mixed-use projects with ground-floor non-residential uses shall provide site amenities or landscaping over a minimum of 30 percent of the area between the building and the front or street-side property line. The site amenities shall be comprised of any of the following elements:

a. Landscaping 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.

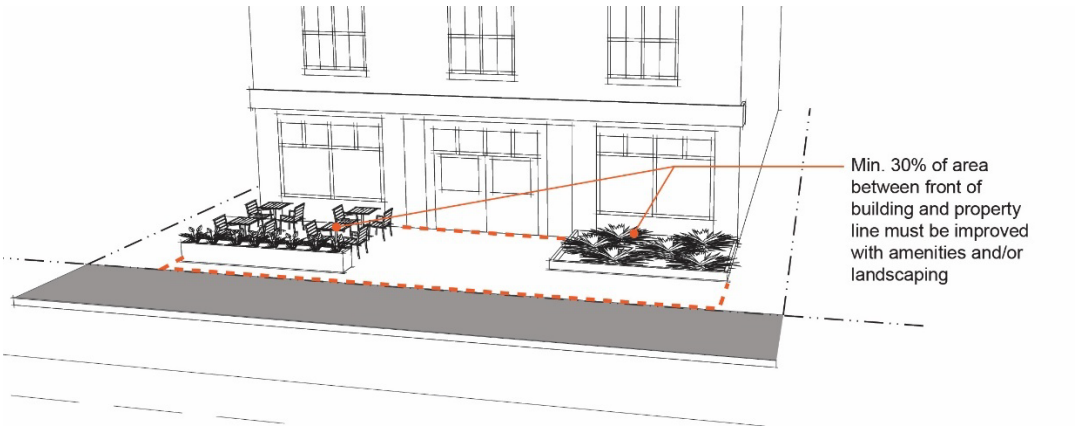


Figure A.12.2

12.3 In a multi-family residential project, all primary building entrances shall face a public right-of-way, a private roadway, or a community open space that complies with the standards of A.11.

B. BUILDING STANDARDS

B.1. Building Massing and Scale

1.1 Multi-family buildings. All multi-family buildings shall incorporate a minimum of one of the following massing changes along all street-facing elevations:

a. A minimum of 40 percent of the length of upper stories is stepped-back from the ground floor or building base by at least five feet. Upper stories are stories above the ground floor.



Figure B.1.1a

b. The front of the building incorporates ground level or podium-level community recreation space that is a minimum of 900 square feet, has a minimum dimension of 30 feet, is enclosed by a minimum of two walls, and is designed with landscaping elements visible from the right-of-way.

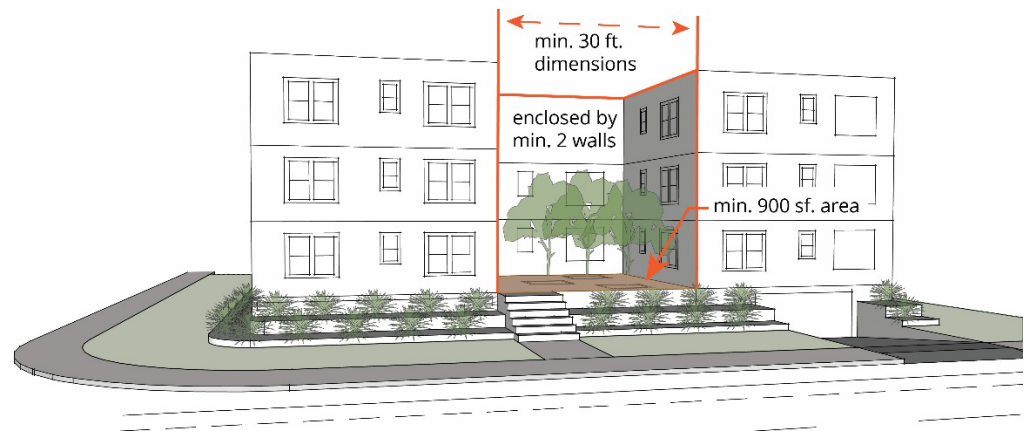


Figure B.1.1b

c. The front of the building does not exceed 65 feet in width.



Figure B.1.1c

1.2 Townhomes shall provide wall plane shifts of two feet minimum between each townhome for the entire height of the building.

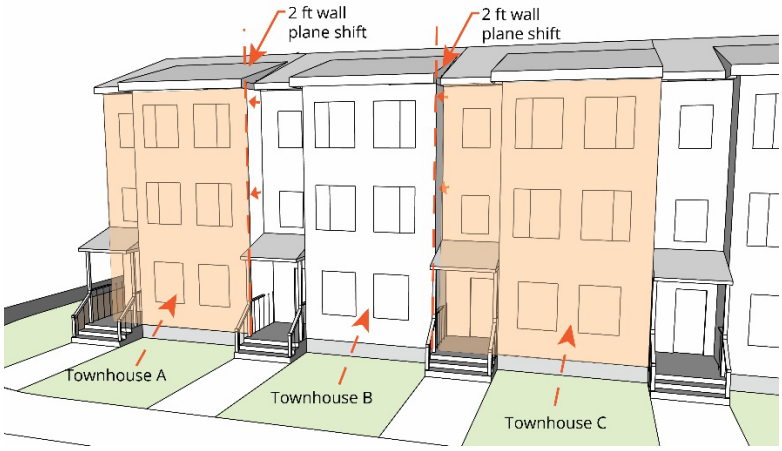


Figure B.1.2a

1.3 Adjacency Requirements. Where a multi-family building or townhome development abuts a single-family residential district:

a. The building height is limited to 25 feet or 2 stories within 40 feet of the property line shared with the single-family district.

b. At 40 feet away from the shared property line, the building may increase to the maximum height allowed per zone.

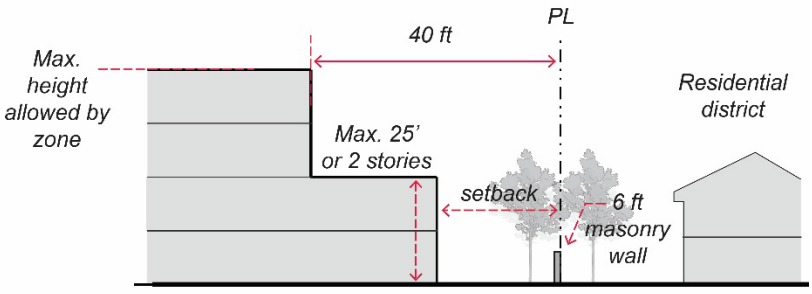


Figure B.1.3a

c. No part of a rooftop or upper floor terrace or deck shall be closer than five feet from the plane of the lower floor facing the shared property line, to prevent views into adjacent residential uses.

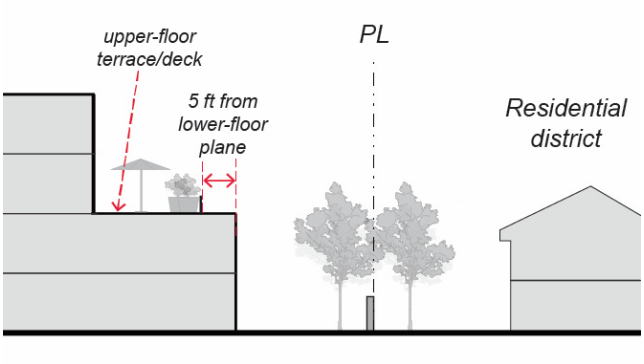


Figure B.1.3b

B.2. Parking Structure Design

2.1 Where structured parking is provided in mixed-use buildings, the parking shall be "wrapped" with ground-floor non-residential uses at least 30 feet deep as measured from the front elevation.

2.2 The portion of the above-ground parking structure visible from any abutting public right-of-way, including entrances, may not exceed 50 percent of the length of the building elevation at the setback line or 60 feet, whichever is greater.

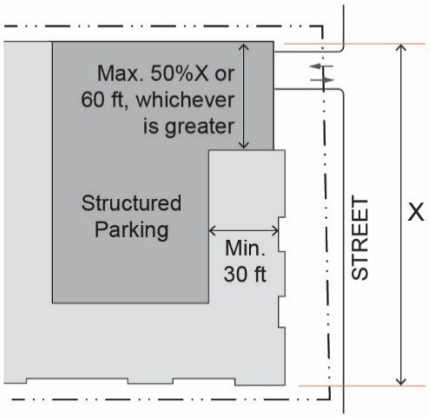


Figure B.2.2

2.3 Above-ground parking structures shall be designed with:

a. Parking structure façade openings shall be individual punched openings that are bounded on all four sides by wall material or structural elements. Continuous horizontal ribbon openings are prohibited.

b. At least one of the following architectural features: cut metal screens, railings, trellises, vertical plantings, louvers, or decorative security grills.

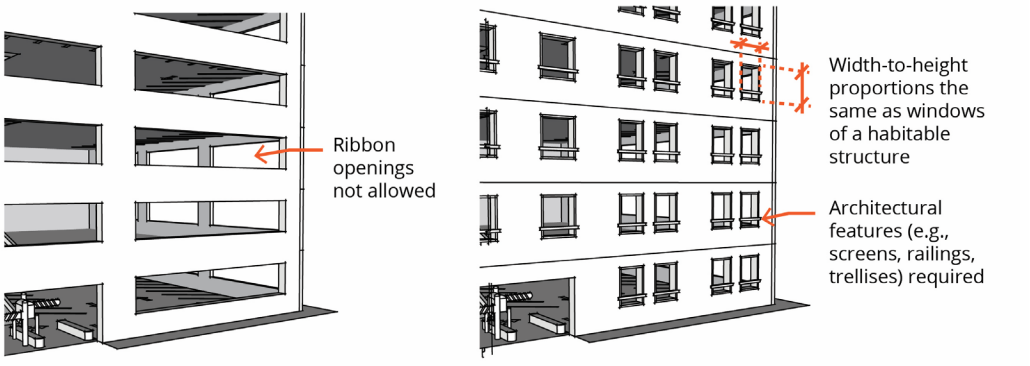


Figure B.2.2

B.3. Roof Design

3.1 At intervals of no more than 75 feet along the building façade, horizontal eaves shall be broken using at least one of the following strategies:

a. Gables;

b. Building projection;

c. Change in façade or roof height;

d. Change in roof pitch or form; or

e. Inclusion of dormers, parapets, and/or varying cornices.

3.2 Skylights shall have a flat profile rather than domed.

3.3 The total width of a single dormer or multiple dormers shall not exceed 50 percent of the total roof length at the street-facing façade. The dormer width shall be measured at dormer roof fascia, or widest part of the dormer.

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

3.5 All sloped roofs shall include eaves at the roof line and fascia/bargeboard at gable ends.

3.6 Flat roofs shall include either a parapet with a cornice or an overhang.

3.7 Where used, applied pitched roofs shall be applied along all street-facing sides of the building. Applied pitched roofs refer to a non-structural pitched roof form at the building perimeter that obscures the flat portion of the roof, or mechanical well, from view from the right-of-way. Applied pitched roofs may not exceed a slope of 6:12.

B.4. Façade Design and Articulation

4.1 Buildings greater than two stories shall be designed with a differentiated base, middle, and top on any street-facing elevation by incorporating a minimum of two of the following design strategies:

a. A separation between the first floor and the upper floor(s) provided by a horizontal change in building material at an inside corner of a belt course, bump out, or overhang with a minimum depth of six inches. The change in building material shall extend along at least 70 percent of the combined horizontal length of all street-facing elevations, measured along the exterior wall plane.



Figure B.4.1a

b. For all stories except the first story, street-facing elevation design incorporates a projection or a recess a minimum of five feet in depth every 35 linear feet.

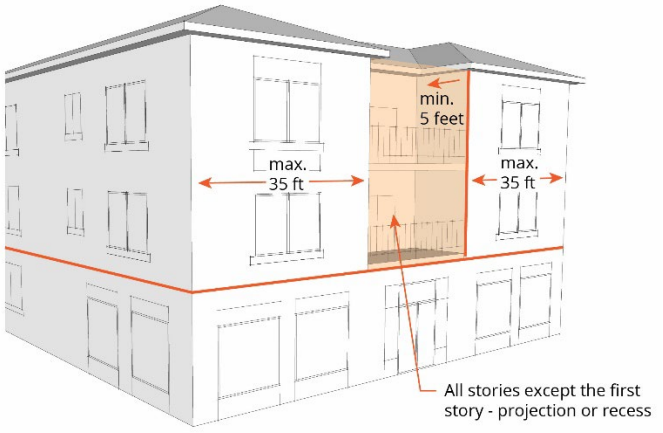


Figure B.4.1b

c. For all stories except the first story, street-facing elevations incorporate balconies or habitable projections a minimum depth of two feet for a minimum of 25 percent of the length of any street-facing façade.



Figure B.4.1c

d. Two-foot deep eaves with regularly spaced supporting corbels or brackets.

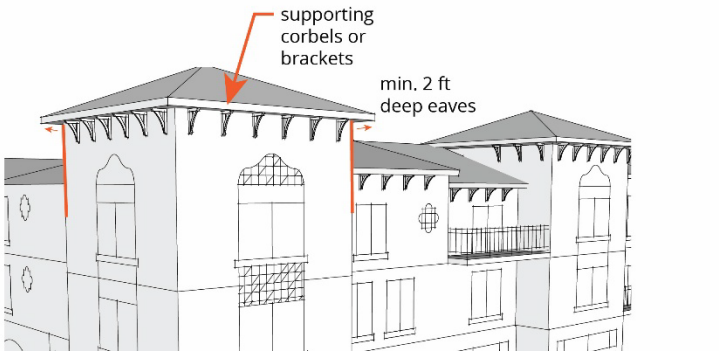


Figure B.4.1d

e. Window boxes or plant shelves under least 60 percent of all upper-story fenestration.

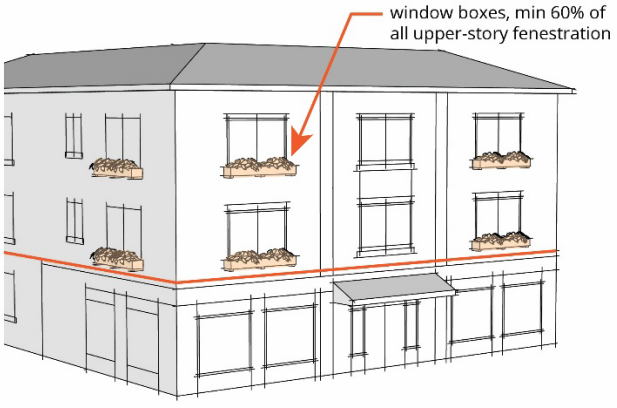


Figure B.4.1e

4.2 All building materials, such as siding, window types, and materials in architectural details, shall be incorporated on all building elevations.

4.3 Changes in building materials shall occur at inside corners.

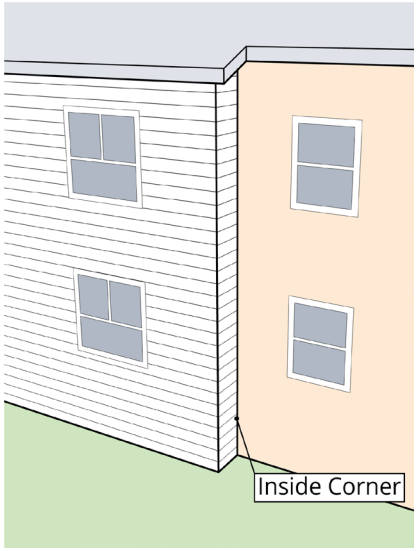


Figure B.4.3

4.4 Balcony locations.

a. Balconies facing single-family residential zones shall be recessed and no part of the balcony may project more than one foot from the façade.

b. Balconies may not be located above shared residential entries.

4.5 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.

4.6 Continuous blank façades.

a. The maximum street-facing ground floor elevation without a window or door is 12 feet.

b. The maximum street-facing upper level elevation without a window or door is 24 feet.

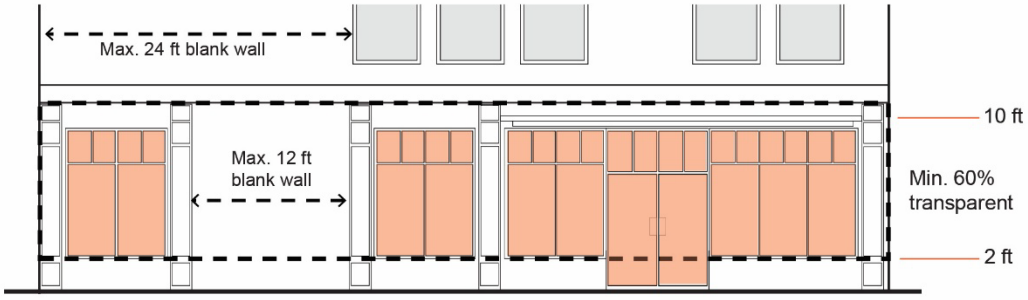


Figure B.4.4

4.7 Awnings shall be subject to the following requirements:

a. Shall not cover transom windows or architectural elements such as belt courses, decorative trim, and similar features;

b. Shall not extend beyond individual storefront bays;

c. Shall not be patterned or striped; and

d. Shall have a minimum vertical clearance of eight feet measured from the pedestrian pathway.

B.5. Entrance Design and Ground Floor Design

5.1 Residential Entries.

a. All residential entrances, individual or shared, shall have a roofed projection or recess or combination thereof with a minimum depth of five feet (e.g. two-foot recess and three-foot projection).

b. Residential entries shall be a minimum five feet in width for individual entrances and eight feet in width for shared entrances.

c. Projections covering building entrances shall be designed with columns or other structural supports. Entries with shed-roof or flat overhangs without supports at the outer edge are prohibited.

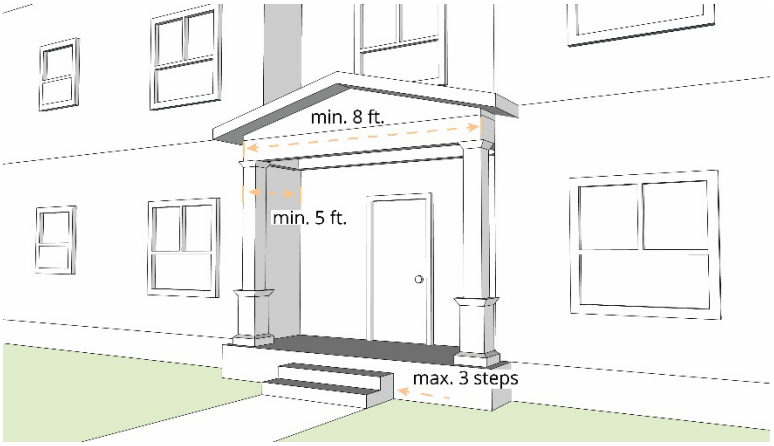


Figure B.5.2

5.2 Non-residential Entries and Storefront Bays.

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 and 6 feet in width; 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. Entrances and storefront bays shall be framed by architectural elements. This may include columns, pilasters, belt courses, an articulated building base, transom windows, a trellis with climbing plants, and/or plant boxes.

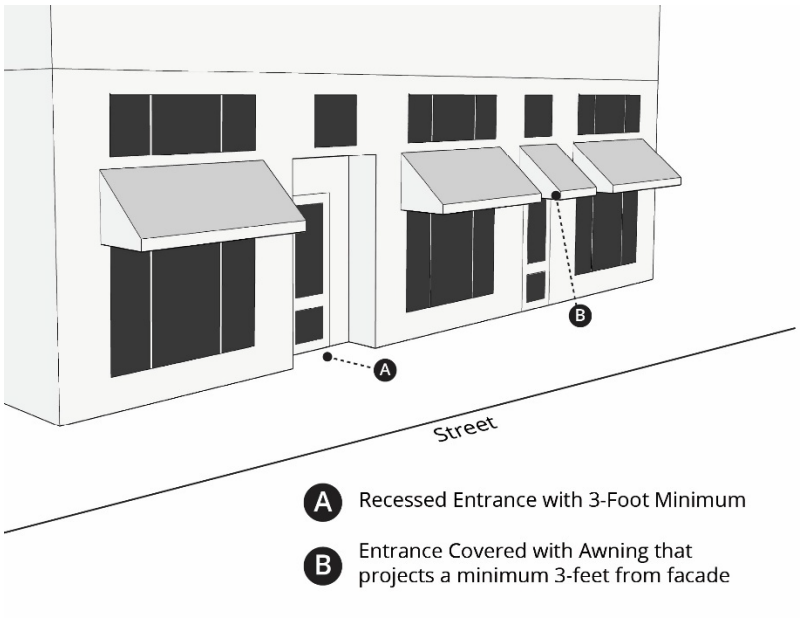


Figure B.5.3

B.6. Windows and Doors

6.1 Fenestration size. Upper floor fenestrations may not exceed 18 square feet without framing or division into smaller panes.

6.2 All windows shall be designed with one of the following:

a. Trim around entire window;

b. Recessed window frame; or

c. Lintels.

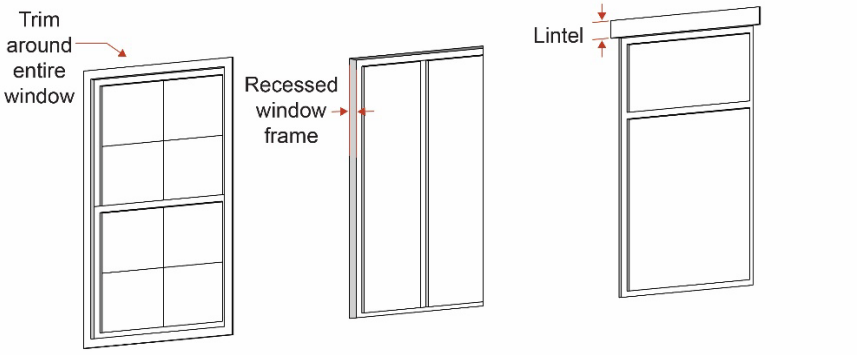


Figure B.6.2

6.3 Materials

a. Window materials, color, and style shall be consistent on all elevations.

b. Prohibited Materials.

i. Mirrored windows are prohibited.

ii. Flat window frames, or window frames flush with the building façade, are prohibited.

iii. Stucco window trims are prohibited.

6.4 Upper-story window glazing shall wrap building corners or be a minimum of 30 inches from a corner.

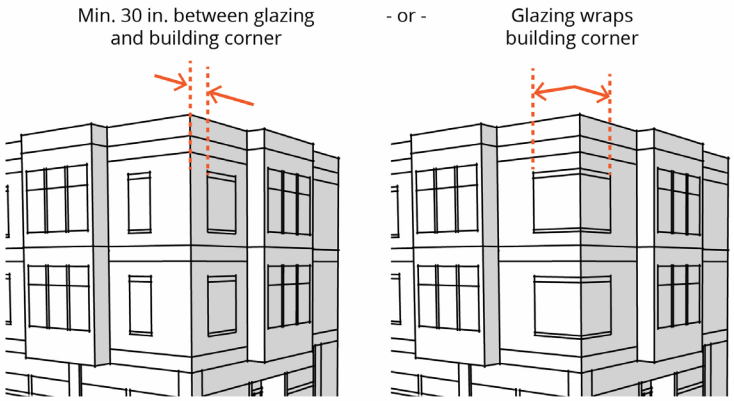


Figure B.6.4

B.7. Materials and Architectural Details

7.1 Primary, secondary, and accent building materials. All buildings shall incorporate a primary building material and a secondary building material. Any number of tertiary/accent materials may be used.

a. Primary materials. Primary materials shall be applied to 50 percent or more of the surface area of any elevation, excluding transparent surfaces.

b. Secondary materials. Secondary materials shall be applied to less than 45 percent of the surface area of any elevation, excluding transparent surfaces. Secondary materials shall be different from primary materials.

c. Accent materials. All additional materials are limited to 25 percent of the surface area of any elevation. Trim for windows, doors, and openings do not count towards the maximum 25 percent area.

7.2 Material durability/protection.

a. Wood, engineered wood, or other wood-based products, even those labeled “ignition-resistant,” are prohibited as primary building materials.

b. Exterior finish materials shall have an expected lifespan of no less than 30 years per manufacturer’s specifications.

c. Exterior ferrous metals shall be protected from corrosion either through the use of galvanized, stainless, or weathering steel.

TOWN OF LOS GATOS
OBJECTIVE DESIGN STANDARDS FOR
QUALIFYING MULTI-FAMILY AND MIXED-USE RESIDENTIAL DEVELOPMENT
Updated August 10~~June 17~~, 2026

PURPOSE AND APPLICABILITY

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

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

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

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

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

These standards are only to be used for review of qualifying projects where Town review, approval, and/or denial is limited to only objective design standards. Many projects will proceed through the standard review process, in which case the objective design standards included herein would not apply.

ORGANIZATION

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

PREPARATION OF DEVELOPMENT PLANS

Development plans will require additional diagrams ~~dimensions~~ and exhibits ~~to~~ that demonstrate compliance with the Objective Design Standards. It is the applicant's responsibility to adequately demonstrate how each applicable standard is addressed.

KEY TERMS

Community recreation space in Residential Mixed-Use developments means public gathering spaces, such as: plazas, outdoor dining areas, squares, pocket parks, or other community areas for the use of all residents and the business patrons and tenants.

Community recreation space in multi-family developments means gathering spaces, such as: play areas, pool areas, patios, rooftop decks, or other community areas for the use of all residents.

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

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

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

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

Objective Design Standards means development regulations that are measurable, verifiable, and knowable to all parties prior to submittal of a qualifying project. A planning review process based on objective design standards involves streamlined ministerial review with no personal or subjective judgement by a public official.

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

Private recreation space at ground level means an outdoor enclosed patio or deck accessible from a single dwelling unit.

Private recreation space above ground level means an outdoor balcony, terrace, or rooftop deck, accessible from a single dwelling unit.

Residential Mixed-Use means a development project where a variety of uses such as office, commercial, and institutional, are combined with residential use(s) in a single building or on a single site in an integrated project. Two thirds of the project square footage must be residential uses.

Townhome means a single-family dwelling abutting another single-family dwelling without a side yard or setback on one or two sides, or side to back, depending on design, and using a common wall for the full height of the building to divide each dwelling unit.

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

A. SITE STANDARDS

A.1. Pedestrian Access

1.1 All on-site buildings, entries, facilities, amenities, and vehicular and bicycle parking areas shall~~must~~ be internally connected with a minimum four-foot-wide pedestrian pathway network. Where the most direct connection between two buildings or amenities is a public sidewalk, the sidewalk may serve as the required pedestrian pathway. The pedestrian pathway network shall connect to the public sidewalk along all abutting streets.

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 and in parking garages, where pedestrian circulation occurs in the drive aisle.

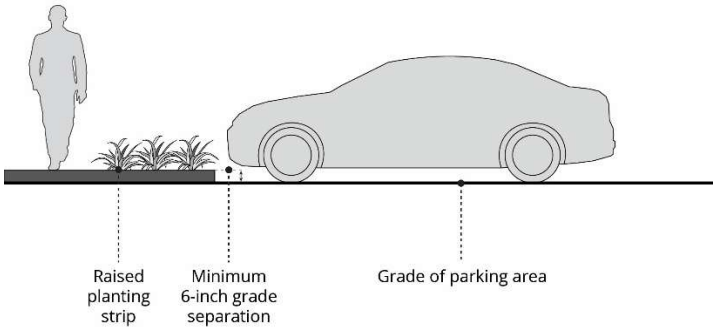


Figure A.1.2a

A.2. Short-Term Bicycle Parking (Class II)

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.

2.1 Short-term bicycle parking space shall be located within 50 feet of the primary pedestrian building entrance.

2.2 Short-term bicycle parking shall be provided at a rate of one space per 10,000 square feet of residential floor area, with a minimum of two spaces. For non-residential floor area, short-term bicycle parking shall~~must~~ be provided at a minimum rate of one space per 3,000 square feet of non-residential floor area~~five percent of new car parking spaces~~, with a minimum of two spaces.

2.3 Each short-term bicycle parking space shall be a minimum of seven feet in length and two feet in width.

A.3. Long-Term Bicycle Parking (Class I)

Long-term bicycle parking facilities (Class I bicycle parking facility) consist of bicycle lockers or bicycle rooms with key access for use by residents.

3.1 Long-term bicycle parking facilities shall be located in below-grade levels of parking structures or on the ground floor, and shall not be located between the building and the street.

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.

3.3 Long-term bicycle parking ~~must~~ shall be provided in one or more of the following facilities:

a. An enclosed bicycle locker;

b. A fenced, covered, locked or guarded bicycle storage area; or

c. A rack or stand inside a building.

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.

A.4. Vehicular Access

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.

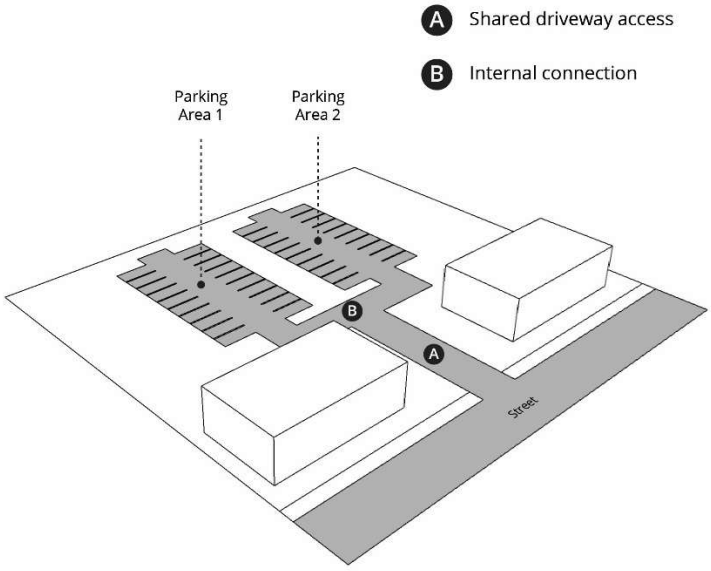


Figure A.4.1a

4.2 A maximum of one curb cut is allowed along every 100 feet of primary street frontage.

A.5. Surface Parking Location and Design

5.1 Surface parking lots and carports shall not be located between the primary building frontage and the street.

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.

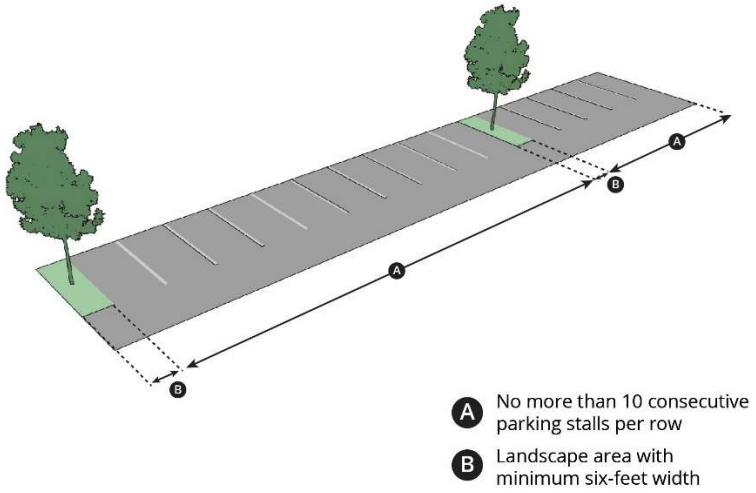


Figure A.5.2

A.6. Parking Structure Access

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.

6.2 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

7.1 Pedestrian-oriented lighting shall be provided to illuminate all pedestrian paths in community open spaces. Exterior lighting fixtures shall be a minimum of three feet and a maximum of 12 feet in height. Fixtures shall be placed along the pedestrian path or on adjacent buildings at a spacing of no more than 30 linear feet unless constrained by the requirements of traffic visibility areas or utilities.

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.

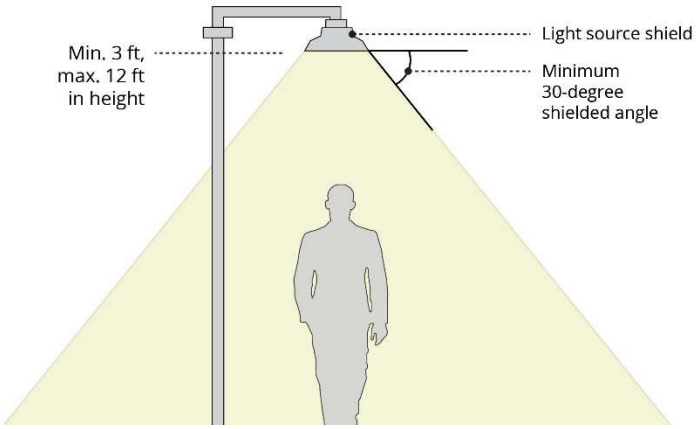


Figure A.7.2

7.3 Street-level views of ground level and wall-mounted utility cabinets, mechanical equipment, trash, and service areas shall be screened from sight with landscape planting, fencing, or a wall, provided the screening does not conflict with applicable sight visibility requirements such Town Code Section 29.40.0315. Where not prohibited, screening shall be at least the same height as the item being screened.

7.4 Rooftop mechanical equipment shall be screened from view from the street using at least one exterior finish material that is also used on the building. Screening materials shall comply with the applicable durability and protection requirements of Subsection B.7.2. Solar equipment is exempt from this requirement.

A.8. Landscaping and Screening

8.1 At least 50 percent of the required front setback area as established in the base zone standards shall be landscaped.

8.2 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:

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

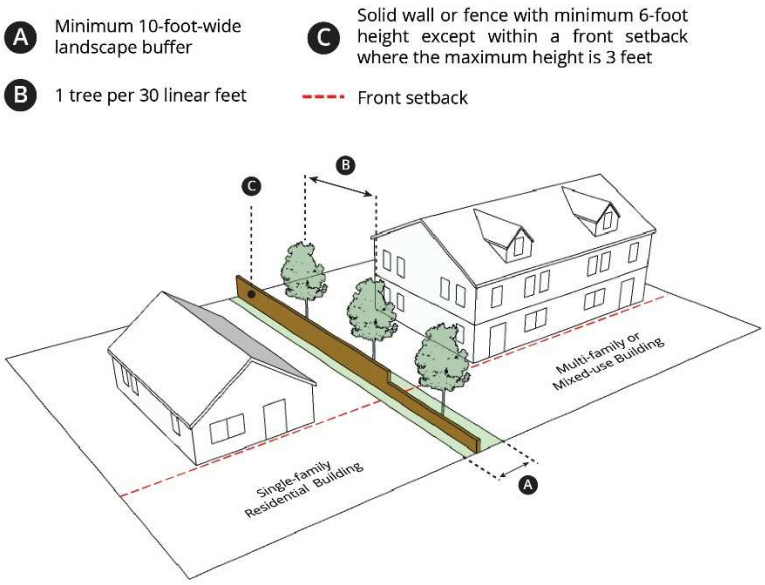


Figure A.8.2

b. Trees ~~must~~ shall be 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.

8.3 Surface parking lots shall be screened from view of the street with landscaping, ~~or~~ a wall, or a solid fence 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

~~9.1 Chain link fencing is prohibited.~~

~~9.2~~9.1 Perimeter barrier gates for vehicles and pedestrian entry gates shall have a maximum height of six feet.

~~9.3~~9.2 Solid vehicular and pedestrian entry gates are prohibited. Entry gates shall be a minimum 50 percent open view.

A.10. Retaining Walls

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

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

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

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

A.11. Landscaped, Private, and Community Recreation Spaces

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 all project site areas 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 dwelling unit shall provide usable private recreation space in accordance with the development standards of the underlying zoning district.

ii. Where multiple balconies are provided for a single unit, the 60-square foot minimum usable private recreation space for each dwelling unit above the ground floor can be an aggregate of all balconies, provided each balcony meets the requirements for minimum horizontal dimensions.

c. Community recreation space: The community recreation space shall be at least ~~minimum dimension is~~ 10 feet in length and at least 10 feet in width. 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 overhead structures shall be calculated by using the surface area of the horizontal feature.

i. Community recreation space shall be provided in multi-family and mixed-use residential development projects at a minimum of 100 square feet per residential unit.

ii. A project with eight or fewer residential units is exempt from community recreation space requirements.

iii. Rooftop space can satisfy both required landscaping requirements and community recreation space requirements. However, r~~R~~ooftop space (not including improved areas on top of a parking podium) may not be used to satisfy more than 50 percent of the required landscaping for the site.

iv. Community recreation space ~~must~~ shall include a community recreation building or multi-purpose room at least 750 square feet for projects with 50 or more dwelling units.

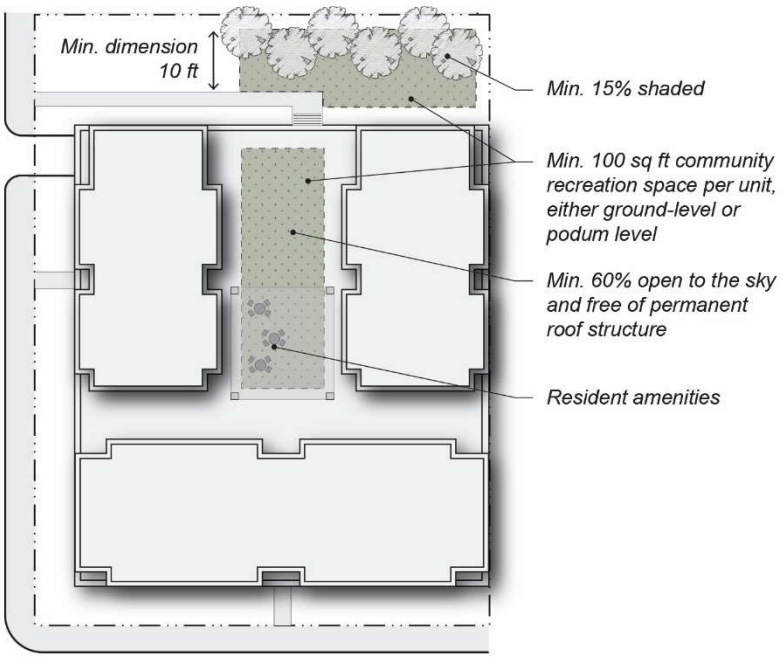


Figure A.11.1

11.2 Elevated Open Space

a. A minimum of 40 percent of the area resulting from required upper-story building step-back ~~must~~ shall be designed to be usable open space. This space may take the form of a deck, terrace, or roof garden and may be either private open space or community recreation space.

b. All upper-story step-back areas space ~~must~~ shall comply with subsection B.1.3 Adjacency Requirements.

A.12. Building Placement

12.1 To ensure buildings provide a continuous frontage along sidewalks, at minimum 75 percent of all street-facing elevations in commercial zones shall be located on or within five feet of the setback line designated in the Town Code. For the remaining street-facing frontage, which may be up to 25 percent of the building width, the front yard area (required setback plus additional yard area) ~~must~~shall:

a. Be at least 10 feet in depth as measured from the setback line and either landscaped, designed as usable space, or a combination of the two; or

b. Be a usable open space, designed in accordance with the standards of A.11.

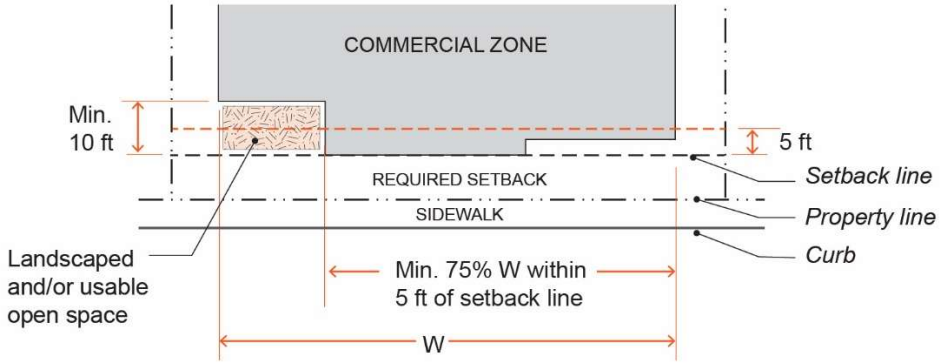


Figure A.12.1

12.2 Residential mixed-use projects with ground-floor non-residential uses shall provide site amenities or landscaping over a minimum of 30 percent of the area between the building and the front or street-side property line. The site amenities shall be comprised of any of the following elements:

a. Landscaping 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.

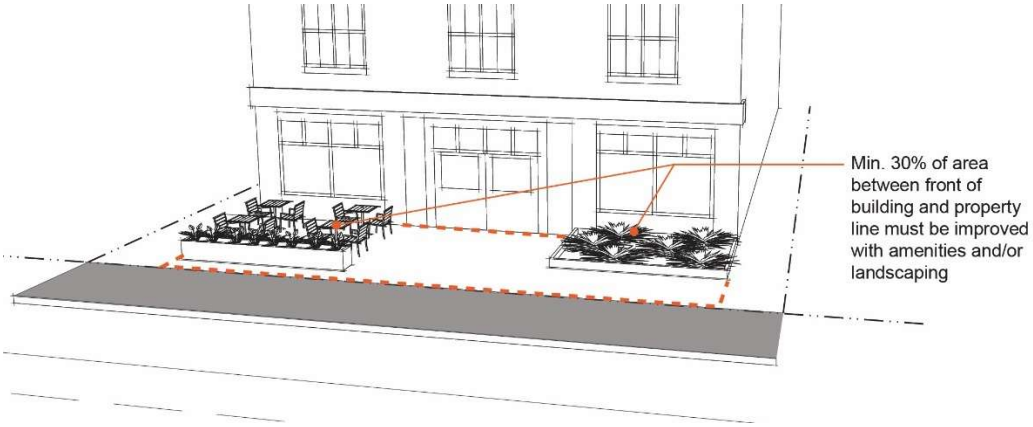


Figure A.12.2

12.3 In a multi-family residential project, all primary building entrances ~~must~~ shall face a public right-of-way, a private roadway, or a community open space that complies with the standards of A.11.

B. BUILDING STANDARDS

B.1. Building Massing and Scale

1.1 Multi-family buildings. All multi-family buildings ~~must~~ shall incorporate a minimum of one of the following massing changes along all street-facing elevations:

a. A minimum of 40 percent of the length of upper stories is stepped-back from the ground floor or building base by at least five feet. Upper stories are stories above the ground floor.



Figure B.1.1a

b. The front of the building incorporates ground level or podium-level community recreation space that is a minimum of 900 square feet, has a minimum dimension of 30 feet, is enclosed by a minimum of two walls, and is designed with landscaping elements visible from the right-of-way.

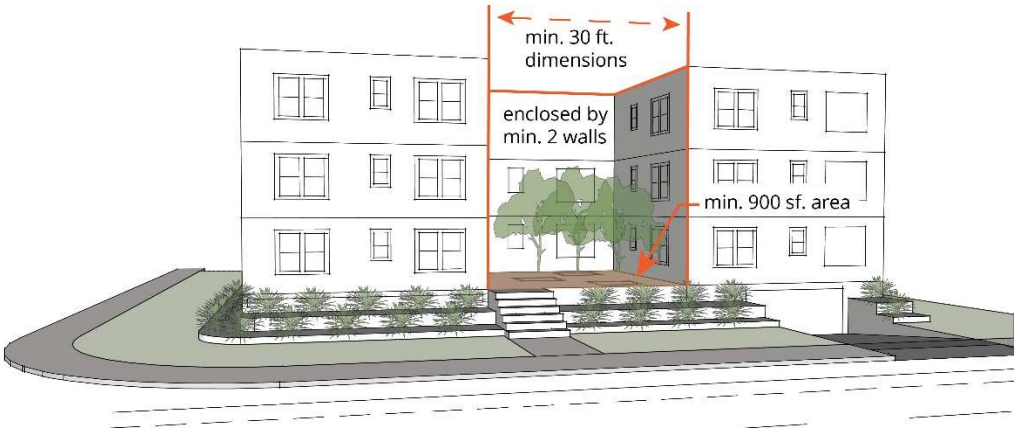


Figure B.1.1b

c. The front of the building does not exceed 65 feet in width.



Figure B.1.1c

1.2 Townhomes ~~must~~ shall provide wall plane shifts of two feet minimum between each townhome for the entire height of the building.

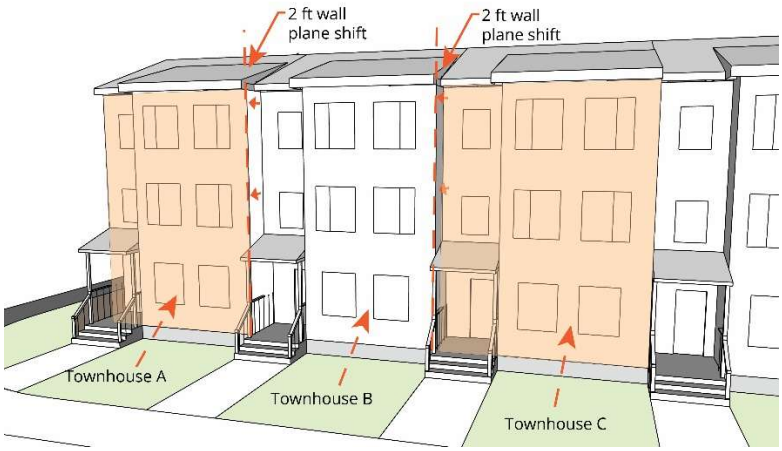


Figure B.1.2a

1.3 Adjacency Requirements. Where a multi-family building or townhome development abuts a single-family residential district:

a. The building height is limited to 25 feet or 2 stories within 40 feet of the property line shared with the single-family district.

b. At 40 feet away from the shared property line, the building may increase to the maximum height allowed per zone.

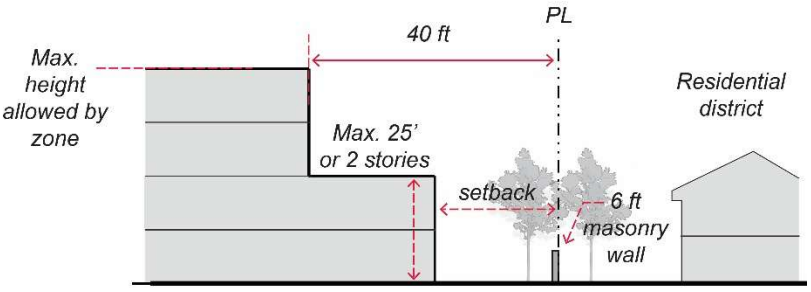


Figure B.1.3a

c. No part of a rooftop or upper floor terrace or deck shall be closer than five feet from the plane of the lower floor facing the shared property line, to prevent views into adjacent residential uses.

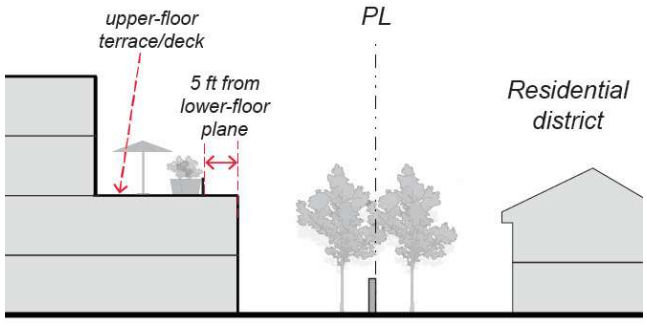


Figure B.1.3b

B.2. Parking Structure Design

2.1 Where structured parking is provided in mixed-use buildings, the parking ~~must~~ shall be "~~lined~~wrapped" with ground-floor non-residential uses at least 30 feet deep as measured from the front elevation.

2.2 The portion of the above-ground parking structure visible from any abutting public right-of-way, including entrances, may not exceed 50 percent of the length of the building elevation at the setback line or 60 feet, whichever is greater.

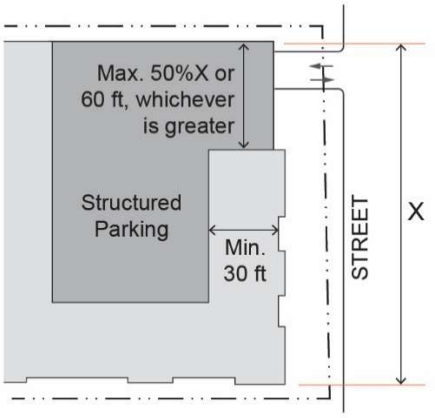
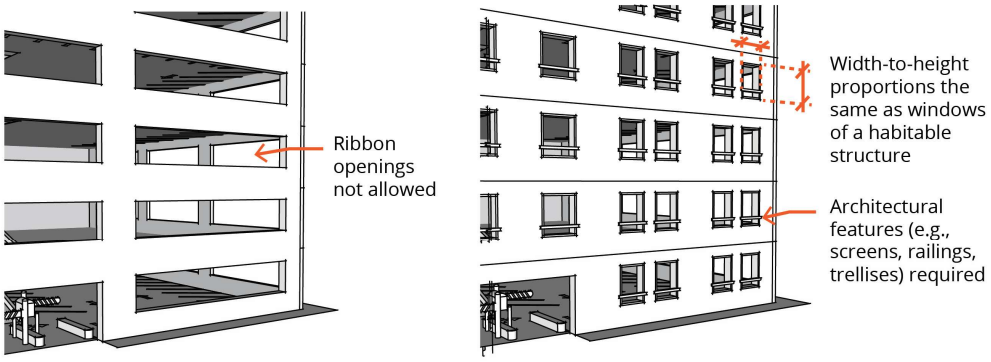


Figure B.2.2

2.3 Above-ground parking structures ~~must~~ shall be designed with:

a. Parking structure facade openings shall be individual punched openings that are bounded on all four sides by wall material or structural elements. Continuous horizontal ribbon openings are prohibited. ~~Punched openings in width-to-height proportions the same as those of the primary structure. Ribbon openings are not allowed.~~

b. At least one of the following architectural features: cut metal screens, railings, trellises, vertical plantings, louvers, or decorative security grills.



~~b.~~ **Figure B.2.2**

B.3. Roof Design

3.1 At intervals of no more than 75 feet along the building façade, horizontal eaves shall be broken using at least one of the following strategies:

a. Gables;

b. Building projection;

c. Change in façade or roof height;

d. Change in roof pitch or form; or

e. Inclusion of dormers, parapets, and/or varying cornices.

3.2 Skylights shall have a flat profile rather than domed.

3.3 The total width of a single dormer or multiple dormers shall not exceed 50 percent of the total roof length at the street-facing façade. The dormer width shall be measured at dormer roof fascia, or widest part of the dormer.

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

3.5 All sloped roofs ~~must~~ shall include eaves at the roof line and fascia/bargeboard at gable ends.

3.6 Flat roofs ~~must~~ shall include either a parapet with a cornice or an overhang.

3.7 Where used, applied pitched roofs ~~must~~ shall be applied along all street-facing sides of the building. Applied pitched roofs refer to a non-structural pitched roof form at the building perimeter that obscures the flat portion of the roof, or mechanical well, from view from the right-of-way. Applied pitched roofs may not exceed a slope of 6:12.

B.4. Façade Design and Articulation

4.1 Buildings greater than two stories shall be designed with a differentiated base, middle, and top on any street-facing elevation by incorporating a minimum of two of the following design strategies:

a. ~~The first floor is distinguished by a material change between the first floor and upper floors along at least 70 percent of the total of all street-facing elevations.~~A separation between the first floor and the upper floor(s) provided by a horizontal change in building material at an inside corner of a belt course, bump out, or overhang with a minimum depth of six inches. The change in building material shall extend along at least 70 percent of the combined horizontal length of all street-facing elevations, measured along the exterior wall plane.



Figure B.4.1a

b. For all stories except the first story, street-facing elevation design incorporates a projection or a recess a minimum of five feet in depth every 35 linear feet.

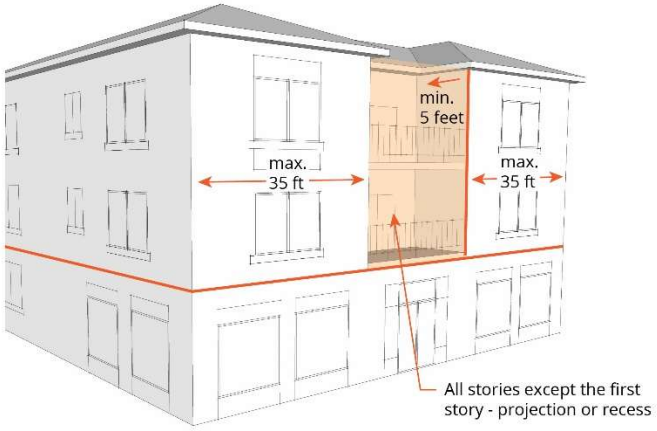


Figure B.4.1b

c. For all stories except the first story, street-facing elevations incorporate balconies or habitable projections a minimum depth of two feet for a minimum of 25 percent of the length of any street-facing façade.



Figure B.4.1c

d. Two-foot deep eaves with regularly spaced supporting corbels or brackets.

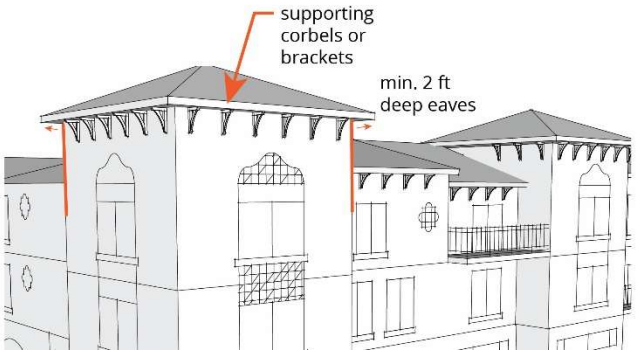


Figure B.4.1d

e. Window boxes or plant shelves under least 60 percent of all upper-story fenestration.

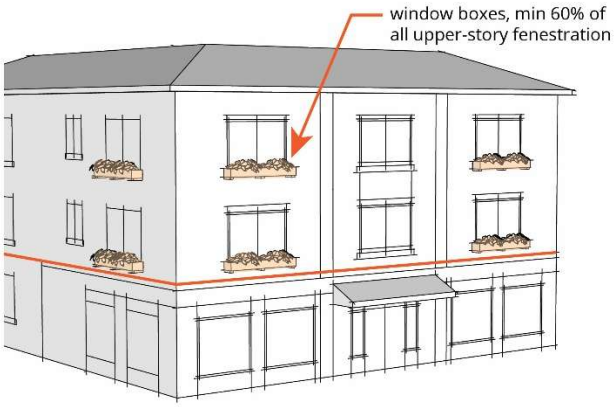


Figure B.4.1e

4.2 All building materials, such as siding, window types, and materials in architectural details, ~~must~~ shall be incorporated on all building elevations.

4.3 Changes in building materials shall occur at inside corners.

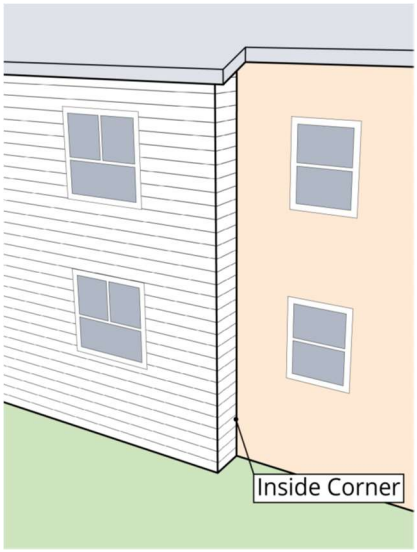


Figure B.4.3

4.4 Balcony locations.

a. Balconies facing single-family residential zones ~~must~~ shall be recessed and no part of the balcony may project more than one foot from the façade.

b. Balconies may not be located above shared residential entries.

4.5 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.

4.6 Continuous blank façades.

a. The maximum street-facing ground floor elevation without a window or door is 12 feet.

b. The maximum street-facing upper level elevation without a window or door is 24 feet.

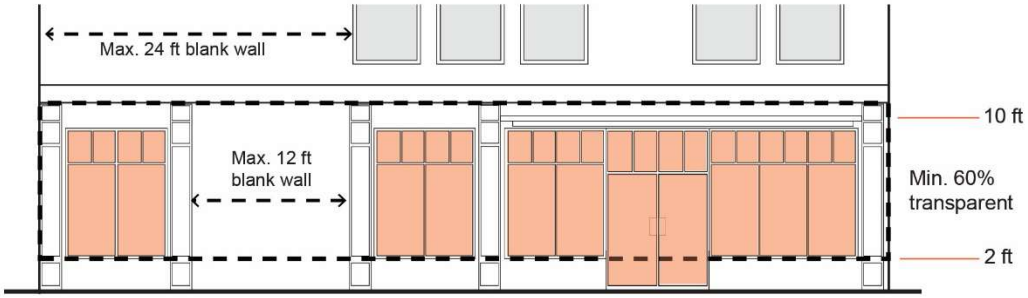


Figure B.4.4

4.7 Awnings shall be subject to the following requirements:

a. Shall not cover transom windows or architectural elements such as belt courses, decorative trim, and similar features;

b. Shall not extend beyond individual storefront bays;

c. Shall not be patterned or striped; and

d. Shall have a minimum vertical clearance of eight feet measured from the pedestrian pathway.

B.5. Entrance Design and Ground Floor Design

5.1 Residential Entries.

a. All residential entrances, individual or shared, ~~must~~ shall have a roofed projection or recess or combination thereof with a minimum depth of five feet (e.g. two-foot recess and three-foot projection).

b. Residential entries ~~must~~ shall be a minimum five feet in width for individual entrances and eight feet in width for shared entrances.

c. Projections covering building entrances ~~must~~ shall be designed with columns or other structural supports. Entries with shed-roof or flat overhangs without supports at the outer edge are prohibited.



Figure B.5.2

5.2 Non-residential Entries and Storefront Bays.

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 and 6 feet in width; 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. Entrances and storefront bays ~~must~~ shall be framed by architectural elements. This may include columns, pilasters, belt courses, an articulated building base, transom windows, a trellis with climbing plants, and/or plant boxes.

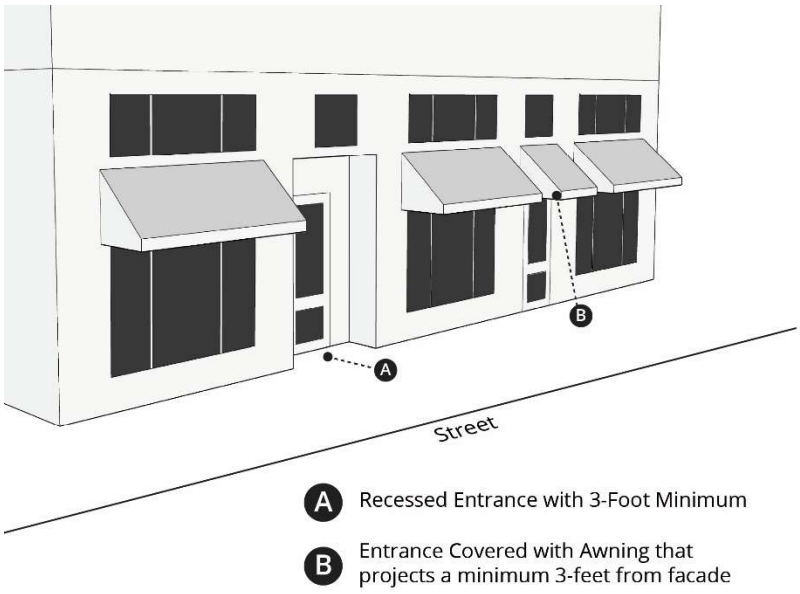


Figure B.5.3

B.6. Windows and Doors

6.1 Fenestration size. Upper floor fenestrations may not exceed 18 square feet without framing or division into smaller panes.

6.2 All windows ~~must~~ shall be designed with one of the following:

a. Trim around entire window;

b. Recessed window frame; or

c. Lintels.

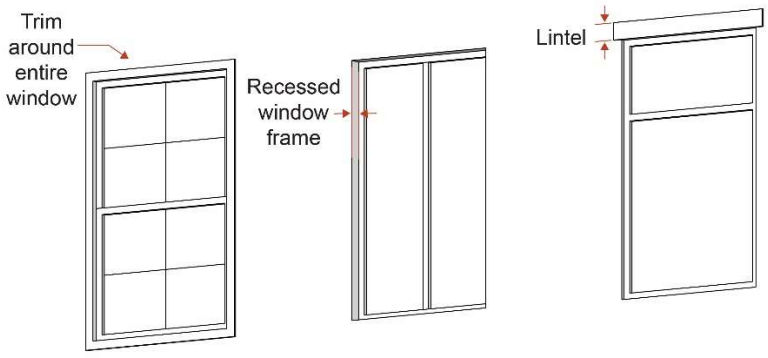


Figure B.6.2

6.3 Materials

a. Window materials, color, and style shall be consistent on all elevations.

b. Prohibited Materials.

i. Mirrored windows are prohibited.

ii. Flat window frames, or window frames flush with the building façade, are prohibited.

iii. Stucco window trims are prohibited.

6.4 Upper-story window glazing ~~must~~ shall wrap building corners or be a minimum of 30 inches from a corner.

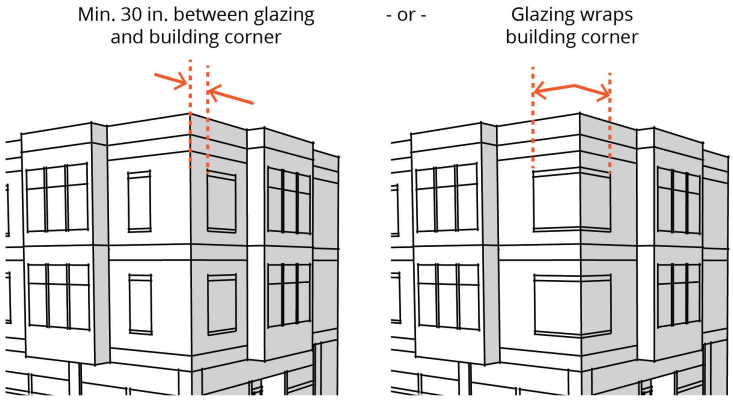


Figure B.6.4

B.7. Materials and Architectural Details

7.1 Primary, secondary, and accent building materials. All buildings ~~must~~ shall incorporate a primary building material and a secondary building material. Any number of tertiary/accent materials may be used.

a. Primary materials. Primary materials ~~must~~ shall be applied to 50 percent or more of the ~~a façade~~ surface area of any elevation, excluding transparent surfaces.

b. Secondary materials. Secondary materials ~~must~~ shall be applied to less than 45 percent of ~~a façade~~ the surface area of any elevation, excluding transparent surfaces. Secondary materials ~~must~~ shall be different from primary materials.

c. Accent materials. All additional materials are limited to 25 percent of the ~~a façade~~ surface area of any elevation. Trim for windows, doors, and openings do not count towards the maximum 25 percent area.

7.2 Material durability/protection.

a. ~~All materials must be fire-resistant.~~ Wood, engineered wood, or other wood-based products, even those labeled "ignition-resistant," are prohibited as primary building materials.

b. Exterior finish materials shall have an expected lifespan of no less than 30 years per manufacturer's specifications.

c. Exterior ferrous metals shall be protected from corrosion either through the use of galvanized, stainless, or weathering steel.

TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

MEETING DATE: 06/24/2026

ITEM NO: 4

DATE: June 18, 2026

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Forward a Recommendation to the Town Council on Proposed Changes and Additions to the Town's Object Design Standards for Multi-Family and Mixed-Use Projects. Not Subject to CEQA Review Under Pursuant to CEQA Guidelines Section 15061 (b)(3) Because it can be seen with Certainty that there is No Possibility that the Changes and Additions to the Town's Object Design Standards for Multi-Family and Mixed-Use Projects Would Have a Significant Effect on the Environment. All Projects for which the Object Design Standards for Multi-Family and Mixed-Use Projects will Apply will Undergo Separate CEQA Review and Approval. **Location: Town Wide**. Project Planner: Sean Mullin.

RECOMMENDATION:

Forward a recommendation to the Town Council on proposed changes and additions to the Town's Object Design Standards for Multi-Family and Mixed-Use Projects.

CEQA:

The project is not subject to review under the CEQA Pursuant to CEQA Guidelines Section 15061 (b)(3) because it can be seen with certainty that there is no possibility that the changes and additions to the Town's Object Design Standards for Multi-Family and Mixed-Use Projects would have a significant effect on the environment. All projects for which the Object Design Standards for Multi-Family and Mixed-Use Projects will apply will undergo separate CEQA review and approval.

BACKGROUND:

On November 15, 2022, the Town Council adopted Objective Design Standards for Qualifying Multi-Family and Mixed-Use Residential Development (ODS). Adoption of the ODS was the

PREPARED BY: Sean Mullin, AICP
Planning Manager

Reviewed by: Community Development Director

culmination of a three-year effort involving the Town Council, Planning Commission, Planning Commission Subcommittee, and the Los Gatos community. Planning staff led the effort and worked with a consultant, M-Group, to write the ODS.

The preparation of the ODS was in response to State legislation [Senate Bill (SB) 167, SB 35, and SB 330] requiring jurisdictions to adopt objective standards and to implement them in a streamlined review of qualifying housing development applications, such as multi-family and residential mixed-use developments. Objective standards are defined under State law as, "standards that involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal" (California Government Code, Section 65913.4).

The purpose of the ODS is to:

- Comply with State housing legislation;
- Implement the State-required streamlined and ministerial review processes for qualifying housing proposals;
- Ensure that qualifying proposals align with the Town's expectations and vision to maintain and support the character of the Town;
- Provide a set of clear criteria to guide development; and
- Establish an objective framework by which a qualifying project is evaluated.

Since their adoption, the Town's ODS have been implemented in the review of many qualifying Planning applications.

On May 7, 2024, the Town Council voted to direct staff to approach M-Group, the consultant that assisted in drafting the Town's current ODS and ask for a proposal to work on additional standards related to view standards, architectural styles, and high-quality building design. Further, the Town Council asked that M-Group speak to their experience developing ODS for these topics.

On August 6, 2024, staff and M-Group provided feedback on additional standards. The Council requested that staff issue a Request for Proposals (RFP) to qualified providers to address the development of additional ODS in the following areas:

- High-quality building design: ODS are to focus on façade materials to ensure high-quality building design that reflects the existing character of the Town.
- Architectural style: ODS must evaluate the architecture within the immediate neighborhood to determine the architectural styles that are consistent and appropriate for the neighborhood.

- Height transitions: ODS shall provide effective strategies for appropriate massing transitions between zones/densities (i.e., from new multi-story buildings to single-family neighborhoods). Consideration of solar access impacts are also to be evaluated.
- All new ODS should also consider small, multi-family housing.

The Town distributed an RFP in September 2024 and received three proposals. Staff interviewed each candidate since all submissions met the qualifications provided in the RFP. After interviewing the three qualified candidates, staff selected Lisa Wise Consulting, Inc. based on their experience, timeline, and qualifications provided in their proposal. Through an existing partnership with Lisa Wise Consulting, the consultant team also includes staff from Urban Planning Partners, who provide many opportunities for community engagement and collaboration to ensure all voices are heard.

In April 2025, staff and the consultant initiated the ODS project. Initial timelines and an engagement plan were established to guide the development of updated and additional ODS.

On September 9, 2025, the consultant conducted focus groups where participants provided observations and suggestions to help identify trends and patterns in existing and recent development. A summary of the findings from the focus groups is included as Exhibit 3.

On October 22, 2025, the consultant delivered a Technical Analysis and Evaluation Memo examining the regulatory framework, input collected, example projects, and initial analysis for revisions (Exhibit 4). The analysis and evaluation helped set the direction for the development of the updated and additional ODS. The consultant also prepared a Recommendations Memo providing recommendations on specific text, graphics, and implementation updates (Exhibit 5).

On December 4, 2025, staff and the consultant conducted a Community Open House at the Los Gatos Adult Recreation Center. Attendees provided thoughts and insights on the ODS project objectives: high quality building design and site design; building massing and height transitions; and architectural character and details. A Summary Memo for the Community Open House is included as Exhibit 6.

On March 17, 2026, the Town Council and Planning Commission held a Joint Study Session to provide the consultant with Town Council, Planning Commission, and community input and direction prior to the preparation of the Administrative Draft ODS. During the Study Session, the consultant, led by Lisa Wise Consulting, introduced the ODS project; provided an overview of community outreach and feedback; and presented several topics for consideration by the Council, Commission, and community. The feedback and direction from the Study Session was essential in shaping the Administrative Draft ODS. A Summary Memo for the Joint Study Session is included as Exhibit 7.

On June 18, 2026, the Draft Objective Design Standards for Qualifying Multi-Family and Mixed-Use Residential Development was posted on the Town's website (Exhibit 1). Staff notified the public through social media outlets and direct email to architects and designers.

DISCUSSION:

The updated Draft ODS document is included as Exhibit 1; a track changes version is included as Exhibit 2. The Draft ODS continues to be organized into two sections: Site Standards (Section A) and Building Standards (Section B). The Site Standards section includes objective standards for site layout and building placement; vehicular access and parking; and outdoor spaces and amenities. The Building Standards section includes objective standards for building form and massing; façade articulation; materials; roof design; windows and doors; and materials and architectural details. Many of the objective standards have corresponding figures to help visualize the standards.

An updated recommendations memo is included as Exhibit 8, providing details of the revisions recommended to address the Council's direction and respond to feedback from the Council, Planning Commission, and community. These changes are reflected in the Draft ODS document (Exhibit 1).

Exhibit 9 includes a summary of how the Draft ODS responds to the Council's direction to update the existing ODS to address high-quality building design, architectural style, and height transitions; as well as consideration for small, multi-family housing.

Lastly, the consultant's slide presentation prepared for the Planning Commission meeting is included as Exhibit 10.

PUBLIC COMMENTS:

Throughout the process and prior to the June 24, 2026, Planning Commission meeting, staff and the consultant conducted several outreach opportunities to solicit feedback on the project from the community and stakeholders. Additionally, staff contacted professional organizations, design professionals, developers, and residents to inform them about the Planning Commission meeting and encourage participation and written comment on the Draft ODS. In addition to the direct contact summarized above, staff notified the public of the June 24, 2026, Planning Commission meeting and that the Draft ODS were available on the Town's website through the following media and social media resources:

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

ENVIRONMENTAL REVIEW:

The project is not subject to review under the CEQA pursuant to CEQA Guidelines Section 15061 (b)(3) because it can be seen with certainty that there is no possibility that the changes and additions to the Town's Object Design Standards for Multi-Family and Mixed-Use Projects would have a significant effect on the environment. All projects for which the Object Design Standards for Multi-Family and Mixed-Use Projects will apply will undergo separate CEQA review and approval.

CONCLUSION:

A. Summary

At the Council's direction, staff and the consultant developed Draft ODS that address high-quality building design, architectural style, and height transitions; as well as consideration for small, multi-family housing. The updated Draft ODS also includes revisions to existing standards to improve effectiveness and increase clarity. The update efforts incorporated significant public engagement, including: Town Council meetings for project initiation; six consultant-lead focus groups; a community open house; Town Council/Planning Commission joint study session; and public outreach through direct emails, the Town's website, and social media channels.

B. Recommendation

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

- Receive and consider public comments;
- Complete the review of the Draft ODS;
- Provide input on any recommended modifications to the Draft ODS; and
- Forward a recommendation to the Town Council to approve the Draft ODS.

C. Alternatives

Alternatively, the Commission can:

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

NEXT STEPS:

Following review and recommendation by the Planning Commission, the Town Council will consider the updated Draft ODS, the Planning Commission recommendation, and any additional public comments.

EXHIBITS:

1. Draft Objective Design Standards for Qualifying Multi-Family and Mixed-Use Residential Development
2. Draft Objective Design Standards for Qualifying Multi-Family and Mixed-Use Residential Development in Track Changes
3. Focus Groups Summary Memo
4. Technical Analysis and Evaluation Memo
5. Recommendations Memo, dated October 22, 2025
6. Community Open House Summary Memo
7. TC-PC Joint Study Session Summary Memo
8. Recommendations Memo, dated June 18, 2026
9. Project Objectives Memo
10. LWC Presentation Slides

TOWN OF LOS GATOS
OBJECTIVE DESIGN STANDARDS FOR
QUALIFYING MULTI-FAMILY AND MIXED-USE RESIDENTIAL DEVELOPMENT
Updated June 18, 2026

PURPOSE AND APPLICABILITY

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

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

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

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

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

These standards are only to be used for review of qualifying projects where Town review, approval, and/or denial is limited to only objective design standards. Many projects will proceed through the standard review process, in which case the objective design standards included herein would not apply.

ORGANIZATION

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

PREPARATION OF DEVELOPMENT PLANS

Development plans will require additional dimensions and exhibits to demonstrate compliance with the Objective Design Standards. It is the applicant's responsibility to adequately demonstrate how each applicable standard is addressed.

KEY TERMS

Community recreation space in Residential Mixed-Use developments means public gathering spaces, such as: plazas, outdoor dining areas, squares, pocket parks, or other community areas for the use of all residents and the business patrons and tenants.

Community recreation space in multi-family developments means gathering spaces, such as: play areas, pool areas, patios, rooftop decks, or other community areas for the use of all residents.

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

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

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

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

Objective Design Standards means development regulations that are measurable, verifiable, and knowable to all parties prior to submittal of a qualifying project. A planning review process based on objective design standards involves streamlined ministerial review with no personal or subjective judgement by a public official.

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

Private recreation space at ground level means an outdoor enclosed patio or deck accessible from a single dwelling unit.

Private recreation space above ground level means an outdoor balcony, terrace, or rooftop deck, accessible from a single dwelling unit.

Residential Mixed-Use means a development project where a variety of uses such as office, commercial, and institutional, are combined with residential use(s) in a single building or on a single site in an integrated project. Two thirds of the project square footage must be residential uses.

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

A. SITE STANDARDS

A.1. Pedestrian Access

1.1 All on-site buildings, entries, facilities, amenities, and vehicular and bicycle parking areas must be internally connected with a minimum four-foot-wide pedestrian pathway network. Where the most direct connection between two buildings or amenities is a public sidewalk, the sidewalk may serve as the required pedestrian pathway. The pedestrian pathway network shall connect to the public sidewalk along all abutting streets.

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 and in parking garages, where pedestrian circulation occurs in the drive aisle.

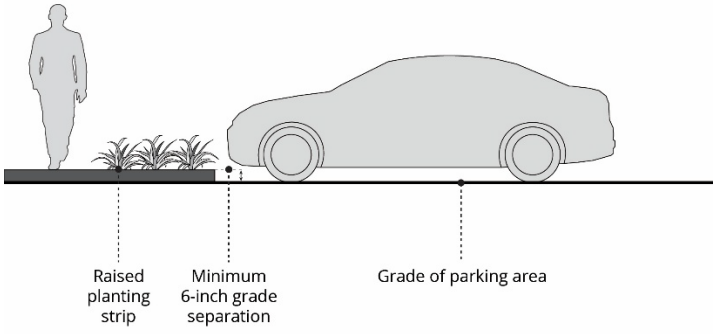


Figure A.1.2a

A.2. Short-Term Bicycle Parking (Class II)

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.

2.1 Short-term bicycle parking space shall be located within 50 feet of the primary pedestrian building entrance.

2.2 Short-term bicycle parking shall be provided at a rate of one space per 10,000 square feet of residential floor area, with a minimum of two spaces. For non-residential floor area, short-term bicycle parking must be provided at a minimum rate of five percent of new car parking spaces, with a minimum of two spaces.

2.3 Each short-term bicycle parking space shall be a minimum of seven feet in length and two feet in width.

A.3. Long-Term Bicycle Parking (Class I)

Long-term bicycle parking facilities (Class I bicycle parking facility) consist of bicycle lockers or bicycle rooms with key access for use by residents.

3.1 Long-term bicycle parking facilities shall be located in below-grade levels of parking structures or on the ground floor, and shall not be located between the building and the street.

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.

3.3 Long-term bicycle parking must be provided in one or more of the following facilities:

a. An enclosed bicycle locker;

b. A fenced, covered, locked or guarded bicycle storage area; or

c. A rack or stand inside a building.

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.

A.4. Vehicular Access

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.

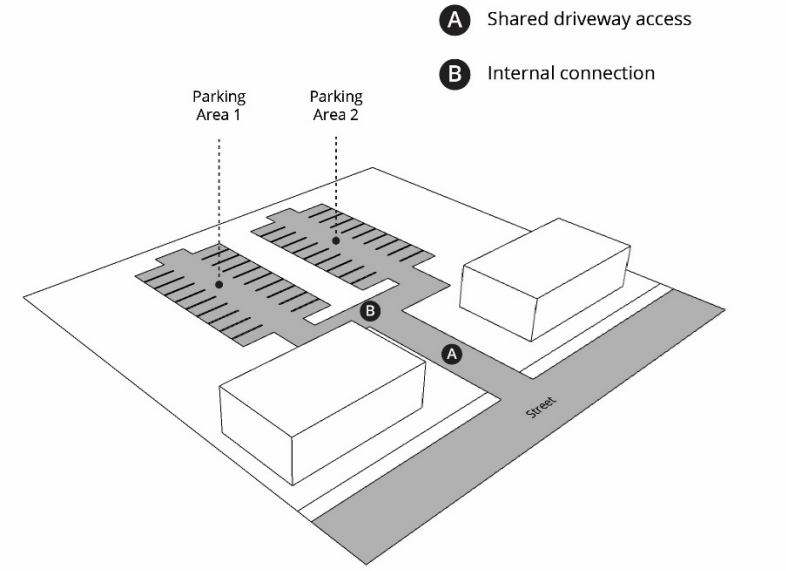


Figure A.4.1a

4.2 A maximum of one curb cut is allowed along every 100 feet of primary street frontage.

A.5. Surface Parking Location and Design

5.1 Surface parking lots and carports shall not be located between the primary building frontage and the street.

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.

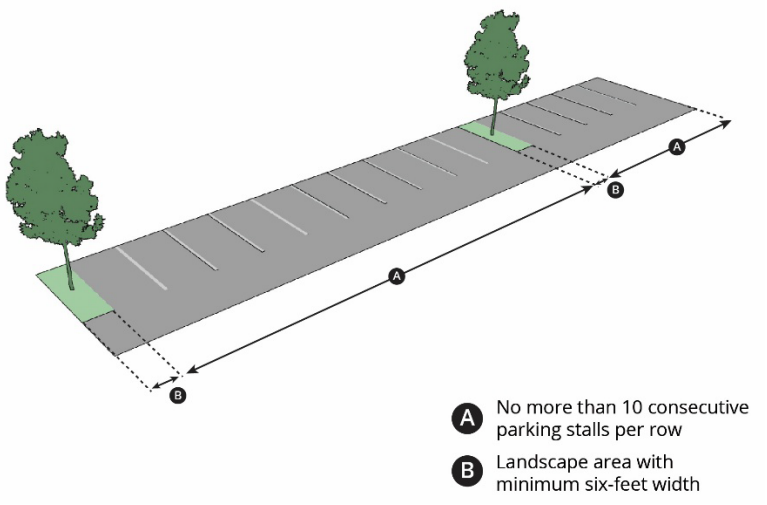


Figure A.5.2

A.6. Parking Structure Access

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.

6.2 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

7.1 Pedestrian-oriented lighting shall be provided to illuminate all pedestrian paths in community open spaces. Exterior lighting fixtures shall be a minimum of three feet and a maximum of 12 feet in height. Fixtures shall be placed along the pedestrian path or on adjacent buildings at a spacing of no more than 30 linear feet unless constrained by the requirements of traffic visibility areas or utilities.

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.

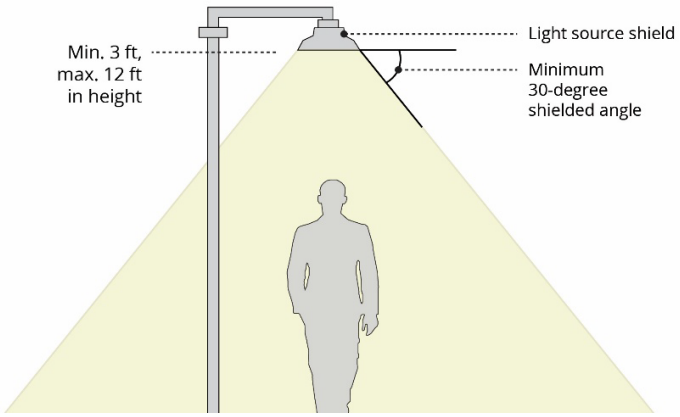


Figure A.7.2

7.3 Street-level views of ground level and wall-mounted utility cabinets, mechanical equipment, trash, and service areas shall be screened from sight with landscape planting, fencing, or a wall, provided the screening does not conflict with applicable sight visibility requirements such Town Code Section 29.40.0315. Where not prohibited, screening shall be at least the same height as the item being screened.

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

8.1 At least 50 percent of the required front setback area as established in the base zone standards shall be landscaped.

8.2 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:

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

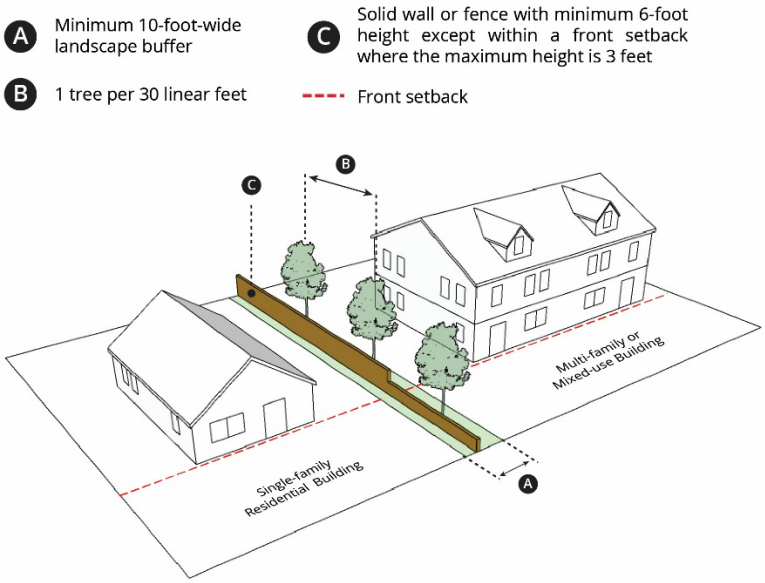


Figure A.8.2

b. Trees must be 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.

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

9.1 Chain link fencing is prohibited.

9.2 Perimeter barrier gates for vehicles and pedestrian entry gates shall have a maximum height of six feet.

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

A.10. Retaining Walls

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

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

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

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

A.11. Landscaped, Private, and Community Recreation Spaces

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 all project site areas 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 dwelling unit shall provide usable private recreation space in accordance with the development standards of the underlying zoning district.

ii. Where multiple balconies are provided for a single unit, the 60-square foot minimum usable private recreation space for each dwelling unit above the ground floor can be an aggregate of all balconies, provided each balcony meets the requirements for minimum horizontal dimensions.

c. Community recreation space: The minimum dimension is 10 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 overhead structures shall be calculated by using the surface area of the horizontal feature.

i. Community recreation space shall be provided in multi-family and mixed-use residential development projects at a minimum of 100 square feet per residential unit.

ii. A project with eight or fewer residential units is exempt from community recreation space requirements.

iii. Rooftop space can satisfy both required landscaping requirements and community recreation space requirements. Rooftop space (not including improved areas on top of a parking podium) may not be used to satisfy more than 50 percent of the required landscaping for the site.

iv. Community recreation space must include a community recreation building or multi-purpose room at least 750 square feet for projects with 50 or more dwelling units.

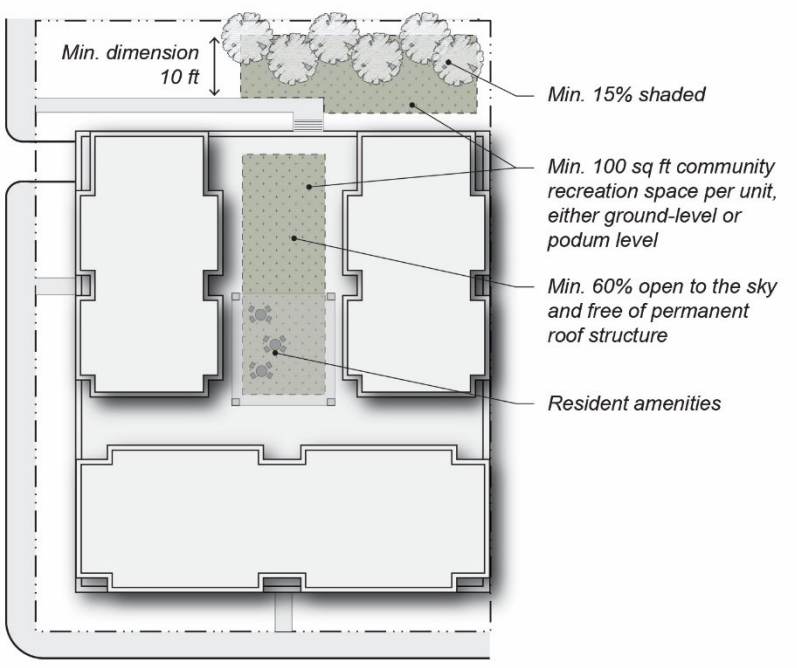


Figure A.11.1

11.2 Elevated Open Space

a. A minimum of 40 percent of the area resulting from required upper-story building step-back must be designed to be usable open space. This space may take the form of a deck, terrace, or roof garden and may be either private open space or community recreation space.

b. All upper-story step-back areas space must comply with subsection B.1.3 Adjacency Requirements.

A.12. Building Placement

12.1 To ensure buildings provide a continuous frontage along sidewalks, at minimum 75 percent of all street-facing elevations in commercial zones shall be located on or within five feet of the setback line designated in the Town Code. For the remaining street-facing frontage, which may be up to 25 percent of the building width, the front yard area (required setback plus additional yard area) must:

a. Be at least 10 feet in depth as measured from the setback line and either landscaped, designed as usable space, or a combination of the two; or

b. Be a usable open space, designed in accordance with the standards of A.11.

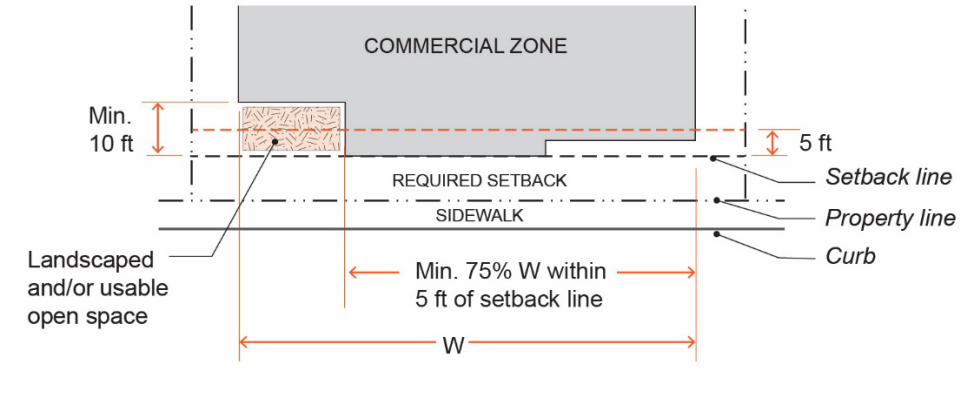


Figure A.12.1

12.2 Residential mixed-use projects with ground-floor non-residential uses shall provide site amenities or landscaping over a minimum of 30 percent of the area between the building and the front or street-side property line. The site amenities shall be comprised of any of the following elements:

a. Landscaping 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.

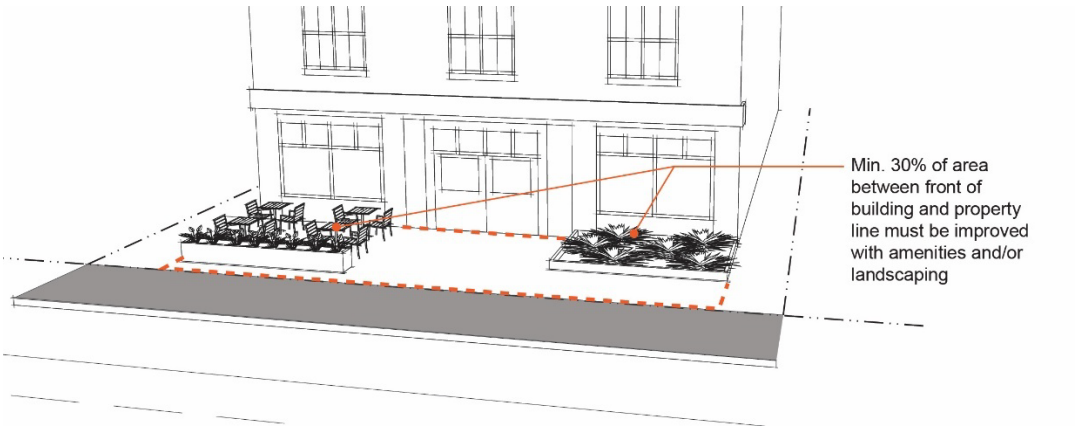


Figure A.12.2

12.3 In a multi-family residential project, all primary building entrances must face a public right-of-way, a private roadway, or a community open space that complies with the standards of A.11.

B. BUILDING STANDARDS

B.1. Building Massing and Scale

1.1 Multi-family buildings. All multi-family buildings must incorporate a minimum of one of the following massing changes along all street-facing elevations:

a. A minimum of 40 percent of the length of upper stories is stepped-back from the ground floor or building base by at least five feet. Upper stories are stories above the ground floor.



Figure B.1.1a

b. The front of the building incorporates ground level or podium-level community recreation space that is a minimum of 900 square feet, has a minimum dimension of 30 feet, is enclosed by a minimum of two walls, and is designed with landscaping elements visible from the right-of-way.

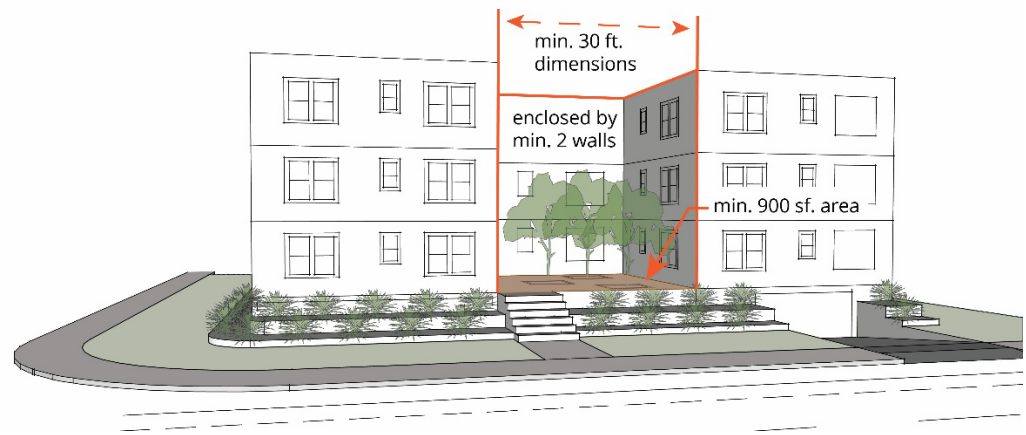


Figure B.1.1b

c. The front of the building does not exceed 65 feet in width.



Figure B.1.1c

1.2 Townhomes must provide wall plane shifts of two feet minimum between each townhome for the entire height of the building.

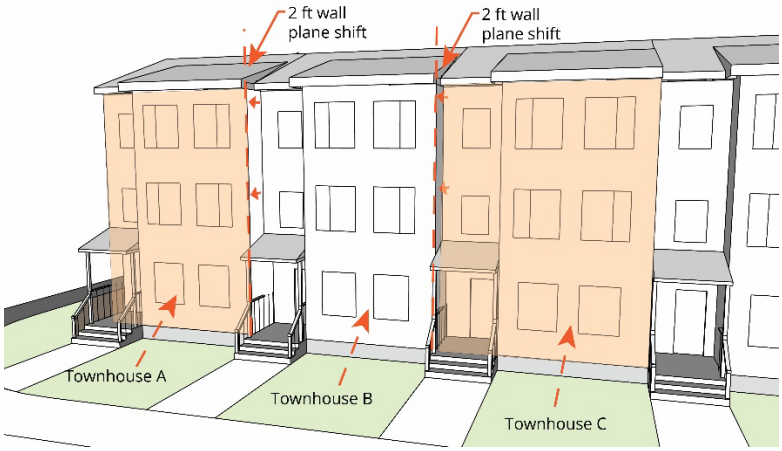


Figure B.1.2a

1.3 Adjacency Requirements. Where a multi-family building or townhome development abuts a single-family residential district:

a. The building height is limited to 25 feet or 2 stories within 40 feet of the property line shared with the single-family district.

b. At 40 feet away from the shared property line, the building may increase to the maximum height allowed per zone.

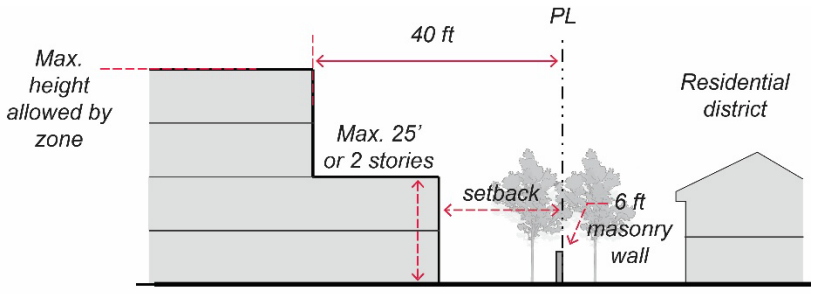


Figure B.1.3a

c. No part of a rooftop or upper floor terrace or deck shall be closer than five feet from the plane of the lower floor facing the shared property line, to prevent views into adjacent residential uses.

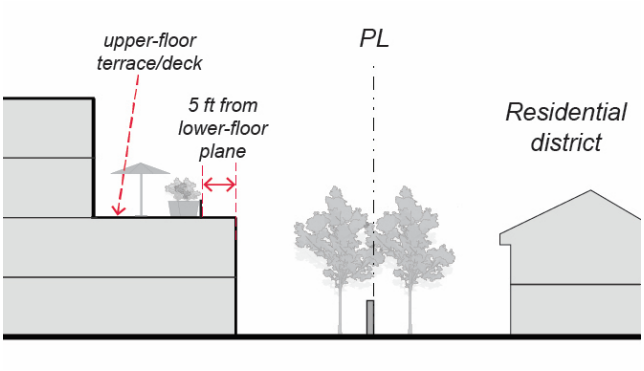


Figure B.1.3b

B.2. Parking Structure Design

2.1 Where structured parking is provided in mixed-use buildings, the parking must be "lined" with ground-floor non-residential uses at least 30 feet deep as measured from the front elevation.

2.2 The portion of the above-ground parking structure visible from any abutting public right-of-way, including entrances, may not exceed 50 percent of the length of the building elevation at the setback line or 60 feet, whichever is greater.

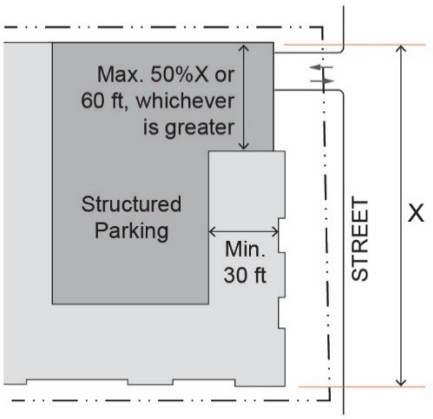


Figure B.2.1

2.3 Above-ground parking structures must be designed with:

a. Punched openings in width-to-height proportions the same as those of the primary structure. Ribbon openings are not allowed.

b. At least one of the following architectural features: cut metal screens, railings, trellises, vertical plantings, louvers, or decorative security grills.

B.3. Roof Design

3.1 At intervals of no more than 75 feet along the building façade, horizontal eaves shall be broken using at least one of the following strategies:

a. Gables;

b. Building projection;

c. Change in façade or roof height;

d. Change in roof pitch or form; or

e. Inclusion of dormers, parapets, and/or varying cornices.

3.2 Skylights shall have a flat profile rather than domed.

3.3 The total width of a single dormer or multiple dormers shall not exceed 50 percent of the total roof length at the street-facing façade. The dormer width shall be measured at dormer roof fascia, or widest part of the dormer.

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

3.5 All sloped roofs must include eaves at the roof line and fascia/bargeboard at gable ends.

3.6 Flat roofs must include either a parapet with a cornice or an overhang.

3.7 Where used, applied pitched roofs must be applied along all street-facing sides of the building. Applied pitched roofs refer to a non-structural pitched roof form at the building perimeter that obscures the flat portion of the roof, or mechanical well, from view from the right-of-way. Applied pitched roofs may not exceed a slope of 6:12.

B.4. Façade Design and Articulation

4.1 Buildings greater than two stories shall be designed with a differentiated base, middle, and top on any street-facing elevation by incorporating a minimum of two of the following design strategies:

a. The first floor is distinguished by a material change between the first floor and upper floors along at least 70 percent of the total of all street-facing elevations.



Figure B.4.1a

b. For all stories except the first story, street-facing elevation design incorporates a projection or a recess a minimum of five feet in depth every 35 linear feet.



Figure B.4.1b

c. For all stories except the first story, street-facing elevations incorporate balconies or habitable projections a minimum depth of two feet for a minimum of 25 percent of the length of any street-facing façade.



Figure B.4.1c

d. Two-foot deep eaves with regularly spaced supporting corbels or brackets.

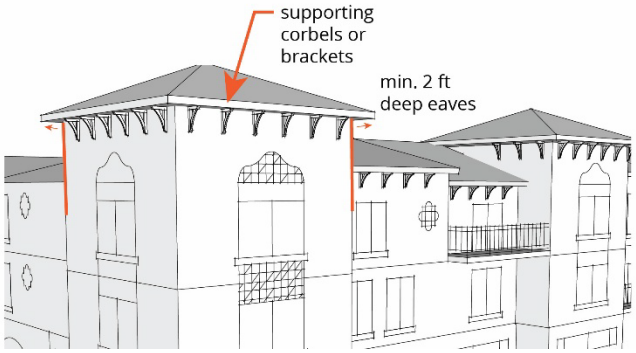


Figure B.4.1d

e. Window boxes or plant shelves under least 60 percent of all upper-story fenestration.

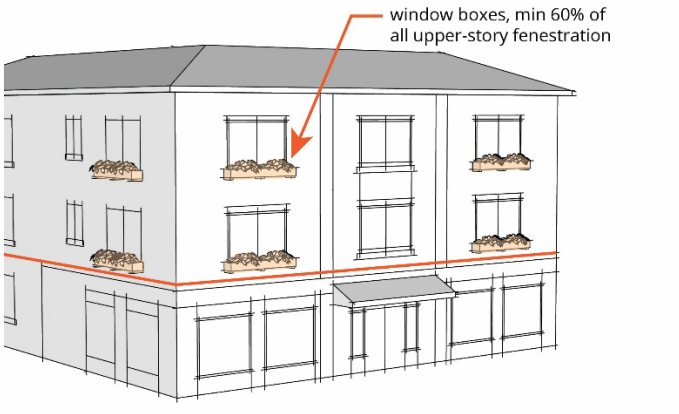


Figure B.4.1e

4.2 All building materials, such as siding, window types, and materials in architectural details, must be incorporated on all building elevations.

4.3 Changes in building materials shall occur at inside corners.

4.4 Balcony locations.

a. Balconies facing single-family residential zones must be recessed and no part of the balcony may project more than one foot from the façade.

b. Balconies may not be located above shared residential entries.

4.5 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.

4.6 Continuous blank façades.

a. The maximum street-facing ground floor elevation without a window or door is 12 feet.

b. The maximum street-facing upper level elevation without a window or door is 24 feet.



Figure B.4.4

4.7 Awnings shall be subject to the following requirements:

a. Shall not cover transom windows or architectural elements such as belt courses, decorative trim, and similar features;

b. Shall not extend beyond individual storefront bays;

c. Shall not be patterned or striped; and

d. Shall have a minimum vertical clearance of eight feet measured from the pedestrian pathway.

B.5. Entrance Design and Ground Floor Design

5.1 Residential Entries.

a. All residential entrances, individual or shared, must have a roofed projection or recess or combination thereof with a minimum depth of five feet (e.g. two-foot recess and three-foot projection).

b. Residential entries must be a minimum five feet in width for individual entrances and eight feet in width for shared entrances.

c. Projections covering building entrances must be designed with columns or other structural supports. Entries with shed-roof or flat overhangs without supports at the outer edge are prohibited.

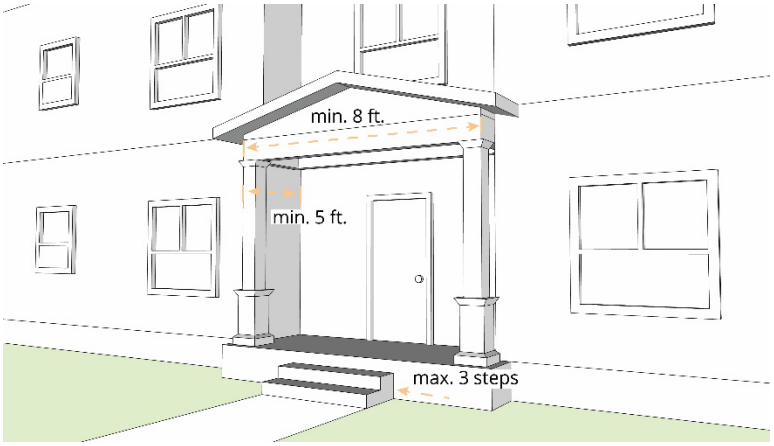


Figure B.5.2

5.2 Non-residential Entries and Storefront Bays.

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 and 6 feet in width; 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. Entrances and storefront bays must be framed by architectural elements. This may include columns, pilasters, belt courses, an articulated building base, transom windows, a trellis with climbing plants, and/or plant boxes.

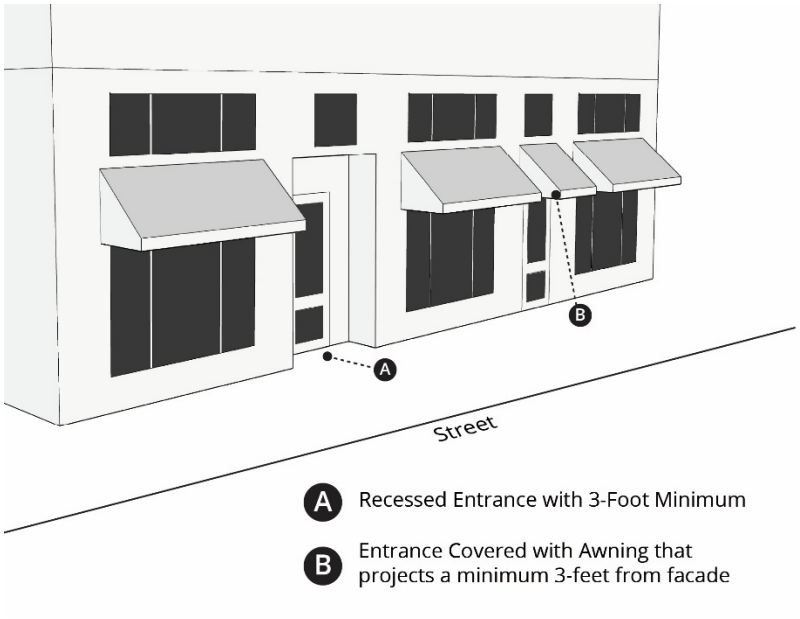


Figure B.5.3

B.6. Windows and Doors

6.1 Fenestration size. Upper floor fenestrations may not exceed 18 square feet without framing or division into smaller panes.

6.2 All windows must be designed with one of the following:

a. Trim around entire window;

b. Recessed window frame; or

c. Lintels.

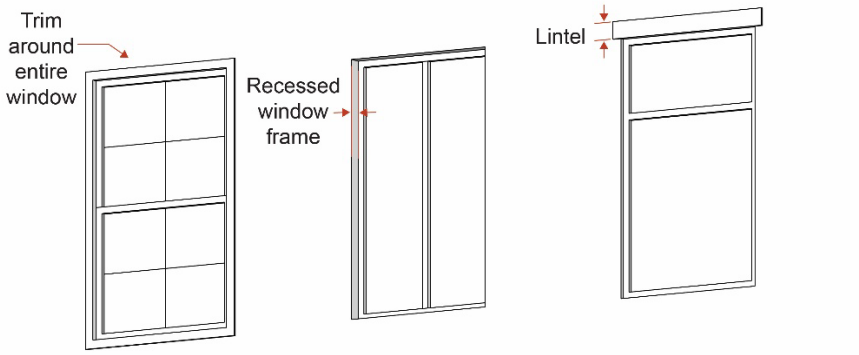


Figure B.6.2

6.3 Materials

a. Window materials, color, and style shall be consistent on all elevations.

b. Prohibited Materials.

i. Mirrored windows are prohibited.

ii. Flat window frames, or window frames flush with the building façade, are prohibited.

iii. Stucco window trims are prohibited.

6.4 Upper-story window glazing must wrap building corners or be a minimum of 30 inches from a corner.

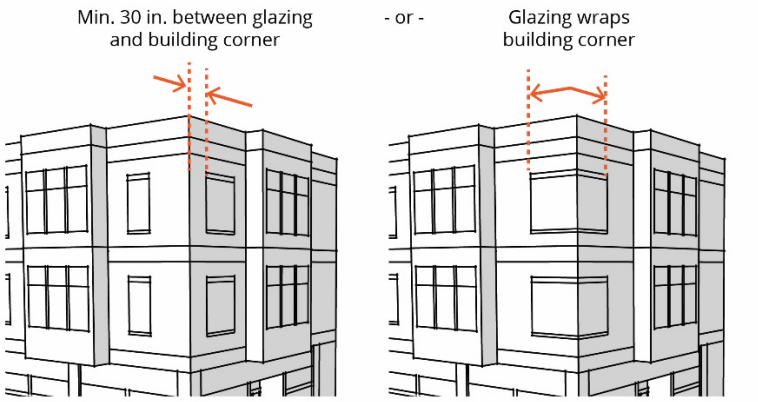


Figure B.6.4

B.7. Materials and Architectural Details

7.1 Primary, secondary, and accent building materials. All buildings must incorporate a primary building material and a secondary building material. Any number of tertiary/accent materials may be used.

a. Primary materials. Primary materials must be applied to 50 percent or more of a façade surface area, excluding transparent surfaces.

b. Secondary materials. Secondary materials must be applied to less than 45 percent of a façade surface area, excluding transparent surfaces. Secondary materials must be different from primary materials.

c. Accent materials. All additional materials are limited to 25 percent of a façade surface area. Trim for windows, doors, and openings do not count towards the maximum 25 percent area.

7.2 Material durability/protection.

a. All materials must be fire resistant. Wood, engineered wood, or other wood-based products, even those labeled “ignition-resistant,” are prohibited as primary building materials.

b. Exterior finish materials shall have an expected lifespan of no less than 30 years per manufacturer’s specifications.

c. Exterior ferrous metals shall be protected from corrosion either through the use of galvanized, stainless, or weathering steel.

TOWN OF LOS GATOS
OBJECTIVE DESIGN STANDARDS FOR
QUALIFYING MULTI-FAMILY AND MIXED-USE RESIDENTIAL DEVELOPMENT
Updated June 17, 2026~~January 31, 2023~~

PURPOSE AND APPLICABILITY

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

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

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

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

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

These standards are only to be used for review of qualifying projects where Town review, approval, and/or denial is limited to only objective design standards. Many projects will proceed through the standard review process, in which case the objective design standards included herein would not apply.

ORGANIZATION

The Objective Design Standards are organized into two primary sections: Site Standards; and Building Design. The Site Standards section includes objective design standards for pedestrian and vehicle access; site layout and building placement; vehicular ~~access~~ and bicycle parking;

EXHIBIT 2

utilities design; and outdoor areas and amenities. The Building Design section includes objective design standards for building form and massing; façade articulation; materials; ~~and~~ roof design; entrance design; and windows and doors.

PREPARATION OF DEVELOPMENT PLANS

Development plans will require additional dimensions and exhibits to demonstrate compliance with the Objective Design Standards. It is the applicant's responsibility to adequately demonstrate how each applicable standard is addressed.

KEY TERMS

Community recreation space in Residential Mixed-Use developments means public gathering spaces, such as: plazas, outdoor dining areas, squares, pocket parks, or other community areas for the use of all residents and the business patrons and tenants.

Community recreation space in multi-family developments means gathering spaces, such as: play areas, pool areas, patios, rooftop decks, or other community areas for the use of all residents.

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

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

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

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

Objective Design Standards means development regulations that are measurable, verifiable, and knowable to all parties prior to submittal of a qualifying project. A planning review process based on objective design standards involves streamlined ministerial review with no personal or subjective judgement by a public official.

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

Private recreation space at ground level means an outdoor enclosed patio or deck accessible from a single dwelling unit.

Private recreation space above ground level means an outdoor balcony, terrace, or rooftop deck, accessible from a single dwelling unit.

Residential Mixed-Use means a development project where a variety of uses such as office, commercial, and institutional, are combined with residential use(s) in a single building or on a

single site in an integrated project. Two thirds of the project square footage must be residential uses.

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

A. SITE STANDARDS

A.1. Pedestrian Access

1.1 All on-site buildings, entries, facilities, amenities, and vehicular and bicycle parking areas mustshall be internally connected with a minimum four-foot-wide pedestrian pathway or pathway network. Where that may include use of the most direct connection between two buildings or amenities is a public sidewalk, the sidewalk may serve as the required pedestrian pathway.. The pedestrian pathway network shall connect to the public sidewalk along all abutting streetseach street.

1.2 Pedestrian pathways within internal parking areas shall be separated from vehicular circulation by a physical barrier, such as a grade separation or a raised planting strip, of at least six inches in height and at least six feet in width. A pedestrian pathway is exempt from this standard where it crosses a parking vehicular drive aisle and in parking garages, where pedestrian circulation occurs in the drive aisle..

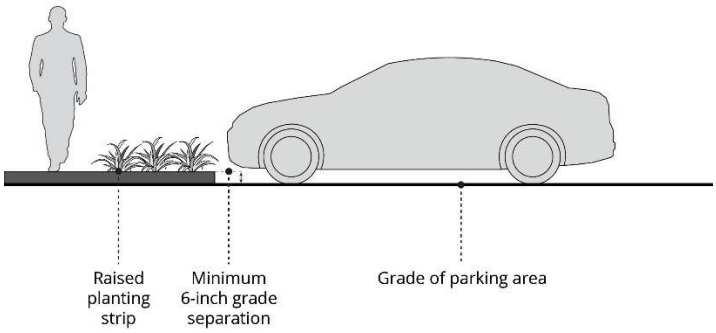


Figure A.1.2a

A.2. Short-Term Bicycle Parking (Class II)

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.

2.1 Short-term bicycle parking space shall be located within 50 feet of the primary pedestrian building entrance.

2.2 Short-term bicycle parking shall be provided at a rate of one space per 10dwelling unit and one space per 2,000 square feet of residential floor area, with a minimum of two spaces. For non-residential floor area, short-term bicycle parking must be provided at a minimum rate of five percent of new car parking spaces, with a minimum of two spaces.

2.3 Each short-term bicycle parking space shall be a minimum of seven feet in length and two feet in width.

~~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)

Long-term bicycle parking facilities (Class I bicycle parking facility) consist~~consists~~ of bicycle lockers or bicycle rooms with key access for use by residents.

3.1 Long-term bicycle parking facilities shall be located in below-grade levels of parking structures or on the ground floor, and shall not be located between the building and the street.

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.

3.3 Long-term bicycle parking must be provided in one or more of the following facilities:

~~3.3~~a. An enclosed ~~Bicycle~~ bicycle locker~~; minimum requirements:~~

b. A fenced, covered, locked or guarded bicycle storage area; or

c. A rack or stand inside a building.

~~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.~~

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

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.

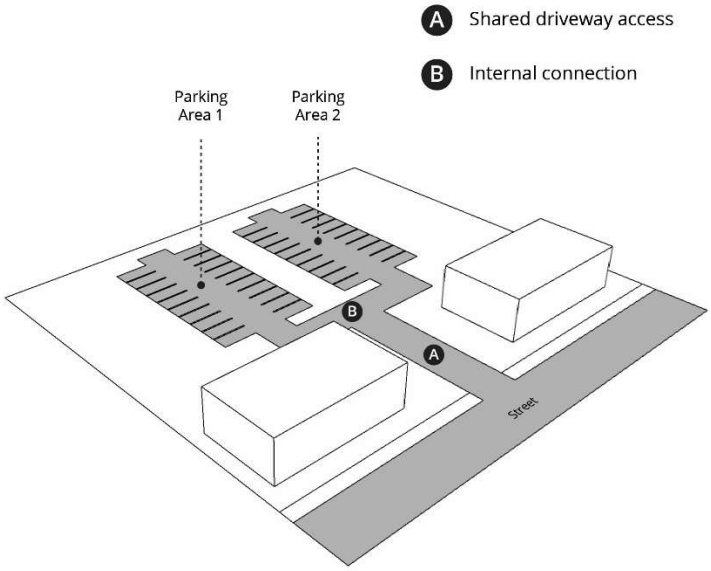


Figure A.4.1a

4.2 A maximum of one curb cut is allowed along every 100 feet of primary street frontage.

A.5. Surface Parking Location and Design

5.1 Surface parking lots and carports shall not be located between the primary building frontage and the street.

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.

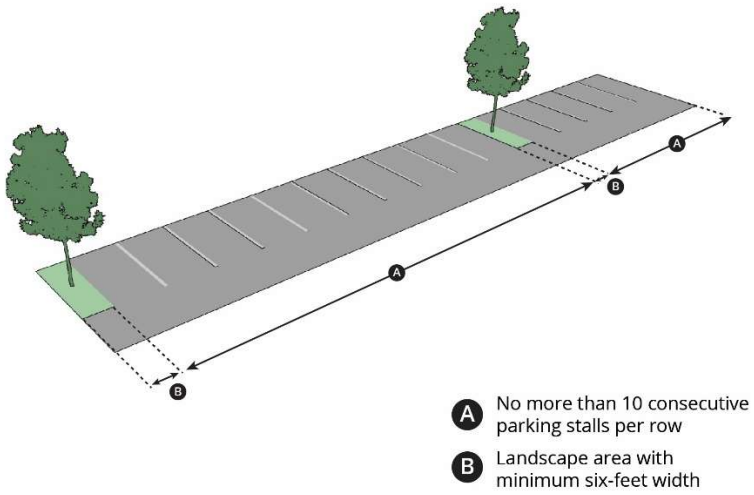


Figure A.5.2

A.6. Parking Structure Access

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.

~~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.~~

~~6.3~~6.2 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

7.1 Pedestrian-oriented lighting shall be provided to illuminate ~~along~~ all pedestrian paths in community open~~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 or on adjacent buildings at a spacing of no more than 30 linear feet unless constrained by the requirements of traffic visibility areas or utilities.

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.

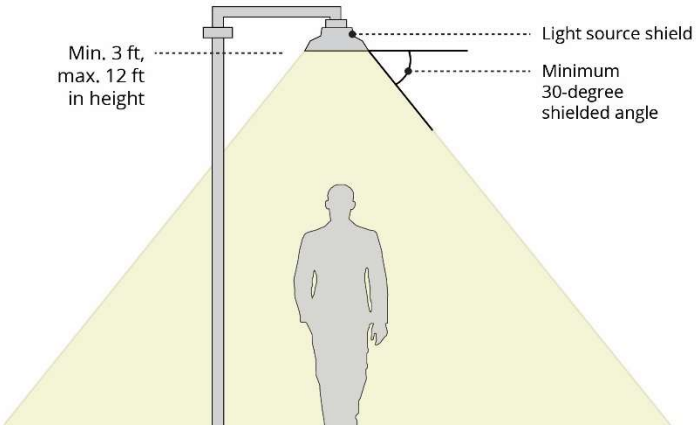


Figure A.7.2

7.3 Street-level views of ground level and wall-mounted utility cabinets, mechanical equipment, trash, and service areas shall be screened from sight with landscape planting, fencing, or a wall, provided~~as allowed by the Town Code.~~ The screening does not conflict with applicable sight visibility requirements such Town Code Section 29.40.0315. Where not prohibited, 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~~.

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

8.1 At least 50 percent of the required front setback area as established in the base zone standards shall be landscaped.

8.2 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:

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

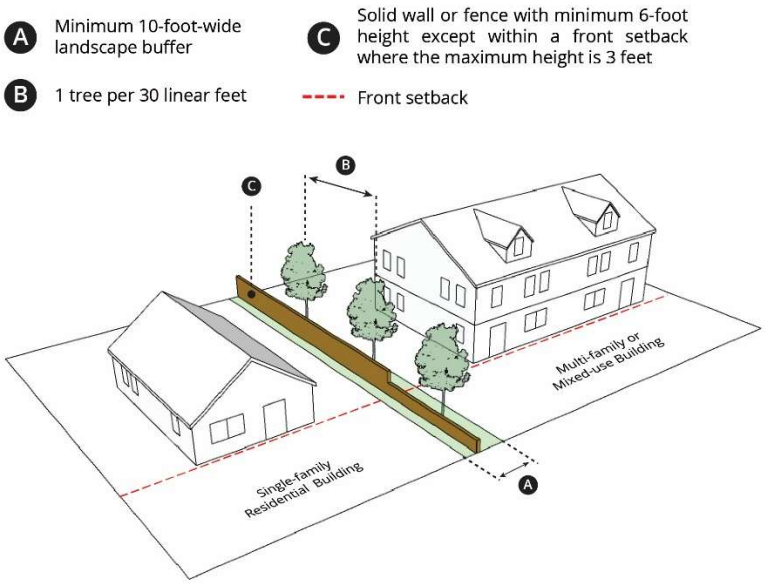


Figure A.8.2

b. Trees must be 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.

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

~~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.~~

~~9.2~~9.1 Chain link fencing is prohibited.

~~9.3~~9.2 Perimeter barrier gates for vehicles and pedestrian entry gates shall have a maximum height of six feet.

~~9.4~~9.3 Solid vehicular and pedestrian entry gates are prohibited. Entry gates shall be a minimum 50 percent open view.

A.10. Retaining Walls

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

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

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

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

A.11. Landscaped, Private, and Community Recreation Spaces

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 all project~~the~~ site areas~~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 provide ~~have a minimum of 120 square feet of~~ usable private recreation space in accordance with the development standards of the underlying zoning district.

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 usable private recreation space for each dwelling unit above the ground floor can be an aggregate of all balconies, provided~~provide~~ each balcony meets the requirements for minimum horizontal dimensions.

c. Community recreation space: The minimum dimension is~~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 overhead~~other built~~ structures shall be calculated by using the surface area of the horizontal~~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.~~i. Community recreation space shall be provided in multi-family and mixed-use residential development projects at a minimum of 100 square feet per residential unit.

~~iii.~~ii. A project with ~~four~~ eight or fewer~~less~~ residential units is exempt from community recreation space requirements.

~~iv.~~iii. Rooftop~~Landscaped roof~~ space can satisfy both required landscaping requirements and community recreation space requirements. Rooftop space (not including improved areas on top of a parking podium) ~~Landscaped roof space~~ may not be used to satisfy more than 50 percent of the required landscaping for the site.

iv. Community recreation space must include a community recreation building or multi-purpose room at least 750 square feet for projects with 50 or more dwelling units.

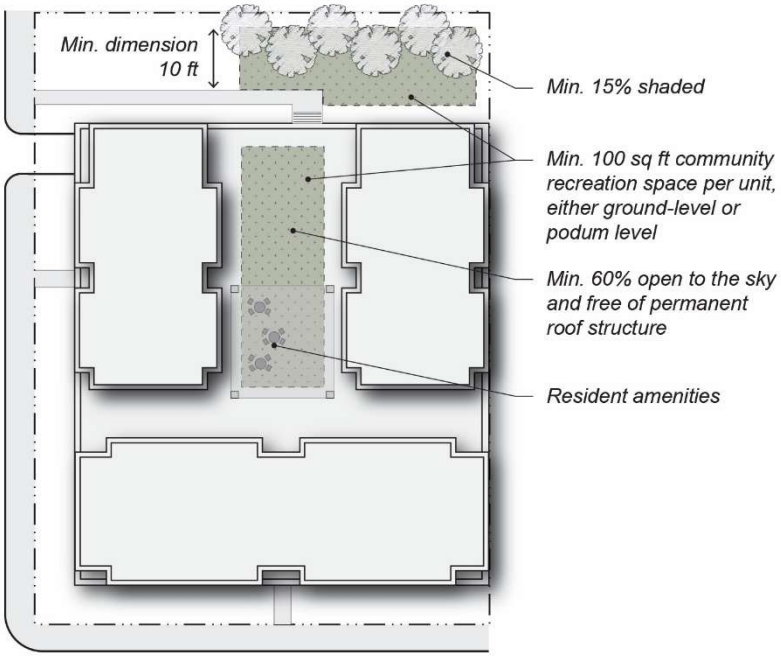


Figure A.11.1

11.2 Elevated Open Space

a. A minimum of 40 percent of the area resulting from required upper-story building step-back must be designed to be usable open space. This space may take the form of a deck, terrace, or roof garden and may be either private open space or community recreation space.

b. All upper-story step-back areas space must comply with subsection B.1.3 Adjacency Requirements.

A.12. Building Placement

12.1 To ensure buildings provide a continuous frontage along sidewalks, at minimum ~~development in commercial zones shall place at least~~ 75 percent of all ~~any ground floor~~ street-facing

elevations in commercial zones shall be located~~façade~~ on or within five feet of the setback line designated in the Town Code. For the remaining street-facing frontage, which may be up to 25 percent of the building width, the front yard area (required setback plus additional yard area) must:

a. Be at least 10 feet in depth as measured from the setback line and either landscaped, designed as usable space, or a combination of the two; or

b. Be a usable open space, designed in accordance with the standards of A.11.

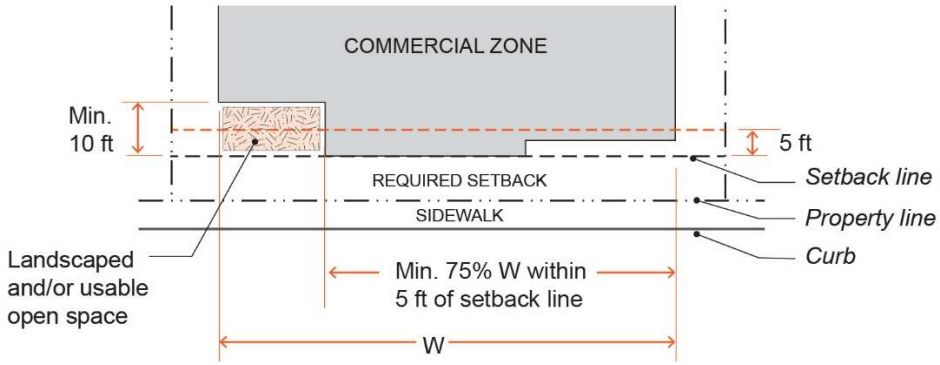


Figure A.12.1

12.2 Residential Mixed-Use projects~~project~~ with ~~a~~ ground-floor non-residential uses~~use~~ shall provide site amenities or landscaping over~~on~~ a minimum of 30~~15~~ percent of the area~~ground plane~~ between the building and the front or street-side property line. The site amenities shall be comprised of any of the following elements:

a. Landscaping~~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.

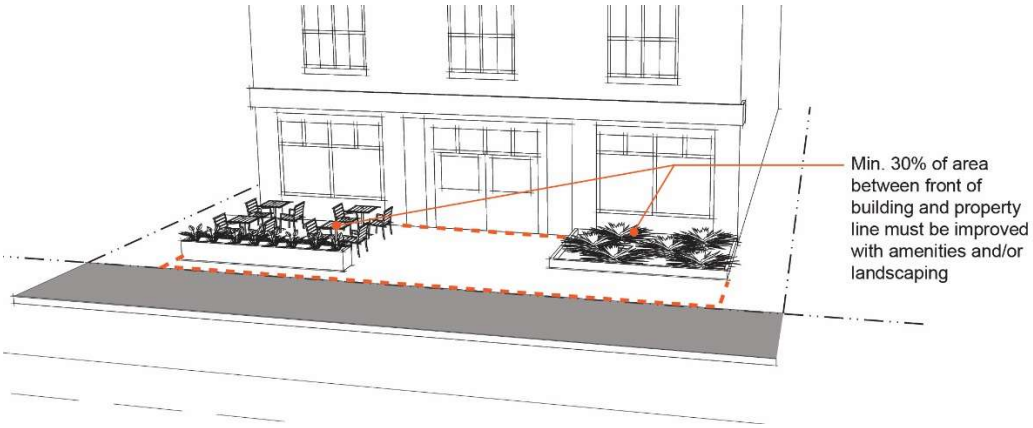


Figure A.12.2

12.3 In a multi-family residential project, all primary building entrances must face a public right-of-way, a private roadway, or a community open space that complies with the standards of A.11.

B. BUILDING STANDARDS

B.1. Building Massing and Scale

1.1 ~~Multiple-story building façades that face a street shall incorporate breaks in the building mass by implementing a minimum of three of the following solutions along the combined façade area of all primary buildings facing the street:~~ Multi-family buildings. All multi-family buildings must incorporate a minimum of one of the following massing changes along all street-facing elevations:

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;~~ A minimum of 40 percent of the length of upper stories is stepped-back from the ground floor or building base by at least five feet. Upper stories are stories above the ground floor.



Figure B.1.1a

~~a.~~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;~~ The front of the building incorporates ground level or podium-level community recreation space that is a minimum of 900 square feet, has a minimum dimension of 30 feet, is enclosed by a minimum of two walls, and is designed with landscaping elements visible from the right-of-way.

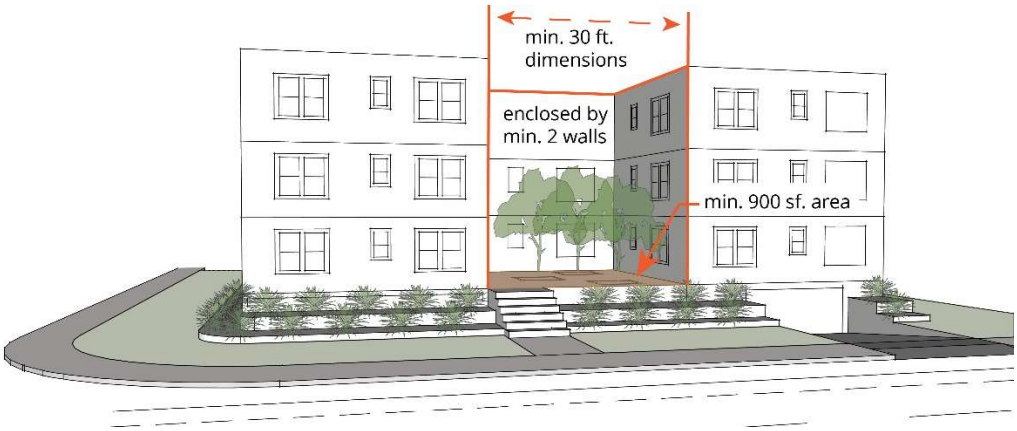


Figure B.1.1b

b.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;~~ The front of the building does not exceed 65 feet in width.



Figure B.1.1c

c.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.~~

d.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.~~

~~1.2 Upper floors above two stories shall be set back by a minimum of five feet from the ground-floor façade.~~

1.2 Townhomes must provide wall plane shifts of two feet minimum between each townhome for the entire height of the building.

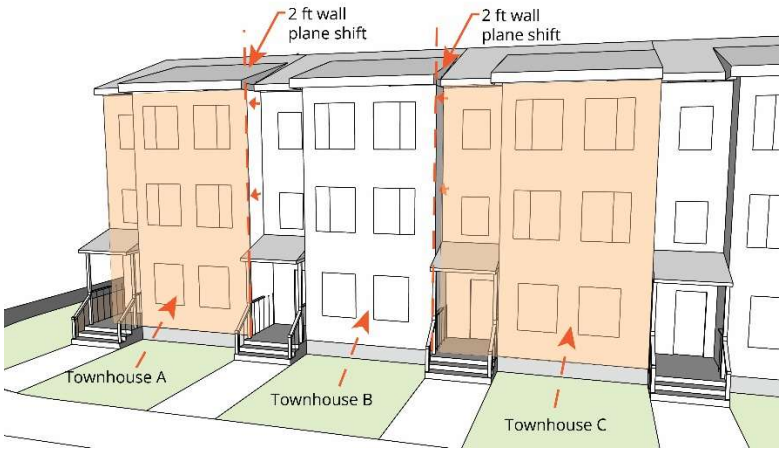


Figure B.1.2a

1.3 Adjacency Requirements. Where a multi-family building or townhome development abuts a single-family residential district:

a. The building height is limited to 25 feet or two stories within 40 feet of the property line shared with the single-family district.

b. At 40 feet away from the shared property line, the building may increase to the maximum height allowed per zone.

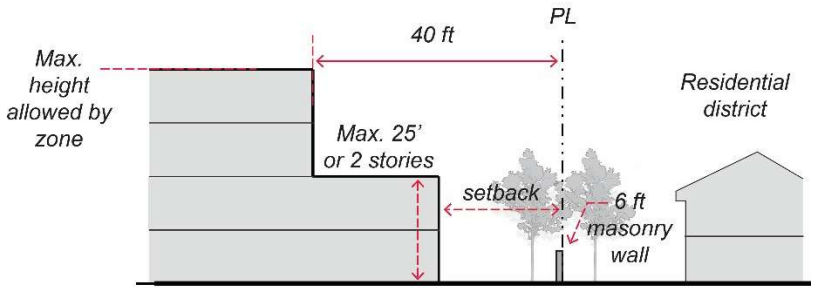


Figure B.1.3a

~~1.3~~1.4 No part of a rooftop or upper floor terrace or deck shall be closer than five feet from the plane of the lower floor facing the shared property line, to prevent views into adjacent residential uses.~~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.~~

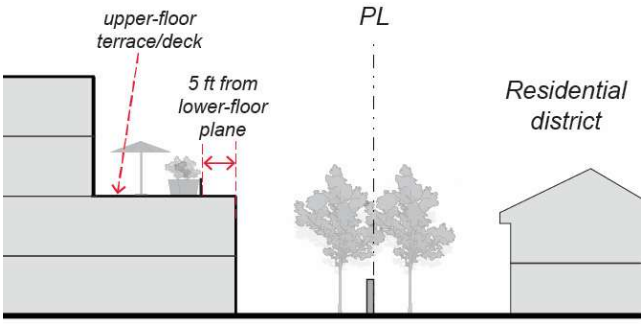


Figure B.1.3b

B.2. Parking Structure Design

2.1 ~~The ground-floor façade of a parking structure facing a street or pedestrian walkway shall be fenestrated on a minimum of 40 percent of the façade.~~ Where structured parking is provided in mixed-use buildings, the parking must be "lined" with ground-floor non-residential uses at least 30 feet deep as measured from the front elevation.

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.~~ The portion of the above-ground parking structure visible from any abutting public right-of-way, including entrances, may not exceed 50 percent of the length of the building elevation at the setback line or 60 feet, whichever is greater.

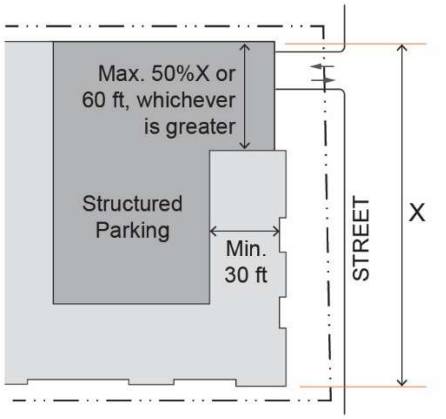


Figure B.2.1

~~2.1 Parking structures facing a street and greater than 40 feet in length shall include landscaping between the building façade and the street, or façade articulation of at least 25 percent of the façade length. The façade articulation shall be implemented by one of the following solutions:~~

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

~~b. A different building material covering the entire façade articulation.~~

2.3 Above-ground parking structures must be designed with:

a. Punched openings in width-to-height proportions the same as those of the primary structure. Ribbon openings are not allowed.

b. At least one of the following architectural features: cut metal screens, railings, trellises, vertical plantings, louvers, or decorative security grills.

B.3. Roof Design

3.1 At intervals of no more than 75~~40~~ feet along the building façade, horizontal eaves shall be broken using at least one of the following strategies:

a. Gables;

b. Building projection ~~with a depth of a minimum of two feet~~;

c. Change in façade or roof height ~~of a minimum of two feet~~;

d. Change in roof pitch or form; or

e. Inclusion of dormers, parapets, and/or varying cornices.

3.2 Skylights shall have a flat profile rather than domed.

3.3 The total width of a single dormer or multiple dormers shall not exceed 50 percent of the total roof length at the street-facing façade. The dormer width shall be measured at dormer roof fascia, or widest part of the dormer.

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

3.5 All sloped roofs must include eaves at the roof line and fascia/bargeboard at gable ends.

3.6 Flat roofs must include either a parapet with a cornice or an overhang.

3.7 Where used, applied pitched roofs must be applied along all street-facing sides of the building. Applied pitched roofs refer to a non-structural pitched roof form at the building perimeter that obscures the flat portion of the roof, or mechanical well, from view from the right-of-way. Applied pitched roofs may not exceed a slope of 6:12.

B.4. Façade Design and Articulation

4.1 Buildings greater than two stories shall be designed to with a differentiated ~~the~~ base, middle, and top ~~of the building~~ on any street-facing elevation~~façade~~ by incorporating a minimum of~~.~~ ~~Each of these elements shall be distinguished from one another using at least~~ two of the following design strategies~~solutions~~:

a. The first floor is distinguished by a material change between the first floor and upper floors along at least 70 percent of the total of all street-facing elevations.



Figure B.4.1a

b. ~~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;~~For all stories except the first story, street-facing elevation design incorporates a projection or a recess a minimum of five feet in depth every 35 linear feet.

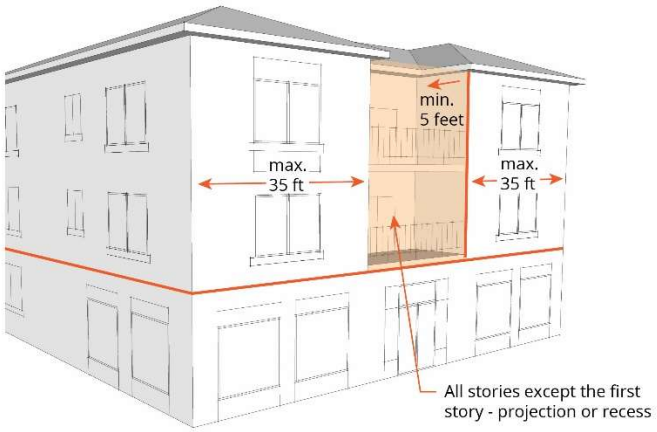


Figure B.4.1b

c. ~~Balconies or habitable projections with a minimum depth of two feet for a minimum of 20 percent length of the street-facing façade;~~For all stories except the first story, street-facing elevations incorporate balconies or habitable projections a minimum depth of two feet for a minimum of 25 percent of the length of any street-facing façade.



Figure B.4.1c

d. Two-foot deep eaves with regularly spaced supporting corbels or brackets.

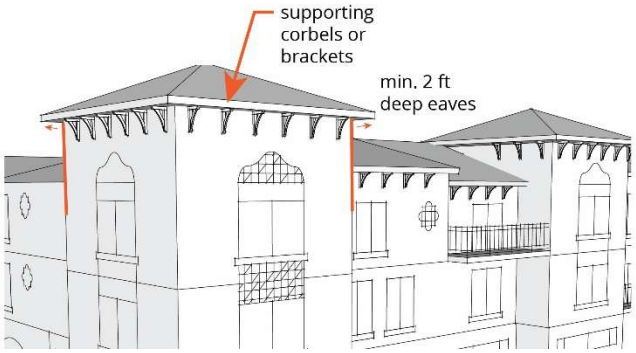


Figure B.4.1d

e. Window boxes or plant shelves under least 60 percent of all upper-story fenestration.

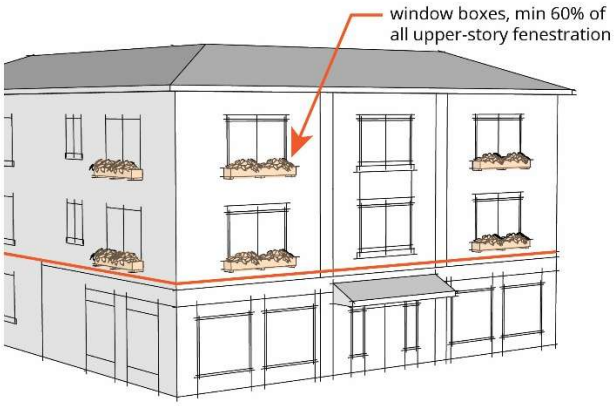


Figure B.4.1e

~~a. 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;~~

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

~~c. 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.~~

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

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

~~a. Architectural features, such as:~~

~~i. Arcade or gallery along the ground floor;~~

~~ii. Awnings or canopies on all ground floor windows of commercial space;~~

~~iii. Building cornice;~~

~~iv. Façade sconce lighting at a minimum of one light fixture per 15 linear feet.~~

~~b. 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;~~

~~c. Balconies or Juliet balconies provided on a minimum of 40 percent of the fenestration on the upper floors of the facade;~~

~~d. Landscaped trellises or lattices extending across a minimum of 65 percent of any level of the facade;~~

~~e. Materials and color changes;~~

~~f. Eaves that overhang a minimum of two feet from the facade with supporting brackets;~~

~~g. Window boxes or plant shelves under a minimum of 60 percent of the fenestration on the upper floors of the facade; or~~

~~h. Decorative elements such as molding, brackets, or corbels.~~

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

~~4.5~~4.3 Changes in building materials shall occur at inside corners.

4.4 Balcony locations.

a. Balconies facing single-family residential zones must be recessed and no part of the balcony may project more than one foot from the façade.

b. Balconies may not be located above shared residential entries.

4.5 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.

4.6 Continuous blank façades.

a. The maximum street-facing ground floor elevation without a window or door is 12 feet.

b. The maximum street-facing upper level elevation without a window or door is 24 feet.

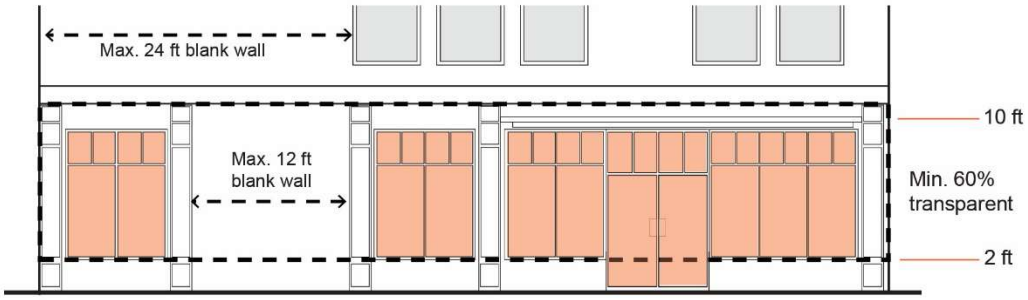


Figure B.4.4

~~4.6~~4.7 Awnings shall be subject to the following requirements:

a. ~~A minimum vertical clearance of eight feet measured from the pedestrian pathway;~~ Shall not cover transom windows or architectural elements such as belt courses, decorative trim, and similar features;

~~a.~~b. Shall not extend beyond individual storefront bays; ~~and~~

~~b.~~c. Shall not be patterned or striped; and

d. Shall have a minimum vertical clearance of eight feet measured from the pedestrian pathway.

B.5. Entrance Design and Ground Floor Design

5.1 Residential Entries.

a. All residential entrances, individual or shared, must have a roofed projection or recess or combination thereof with a minimum depth of five feet (e.g. two-foot recess and three-foot projection).

b. Residential entries must be a minimum five feet in width for individual entrances and eight feet in width for shared entrances.

c. Projections covering building entrances must be designed with columns or other structural supports. Entries with shed-roof or flat overhangs without supports at the outer edge are prohibited.



Figure B.5.2

5.2 Non-residential Entries and Storefront Bays. ~~4.6 A primary building entrance shall be provided facing a street or community recreation space. Additionally, all development shall meet the following requirements:~~

~~c.~~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 plan at least three feet in depth and six feet in width; or

ii. The entrance shall be covered by an awning, portico, or other architectural element projecting from the façade a minimum of three feet.

~~d.~~b. Entrances and storefront bays must be framed by architectural elements. This may include columns, pilasters, belt courses, an articulated building base, transom windows, a trellis with climbing plants, and/or plant boxes.

~~4.7 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.~~ ***Moved to B.4.5 and B.4.6***

~~4.8 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~~

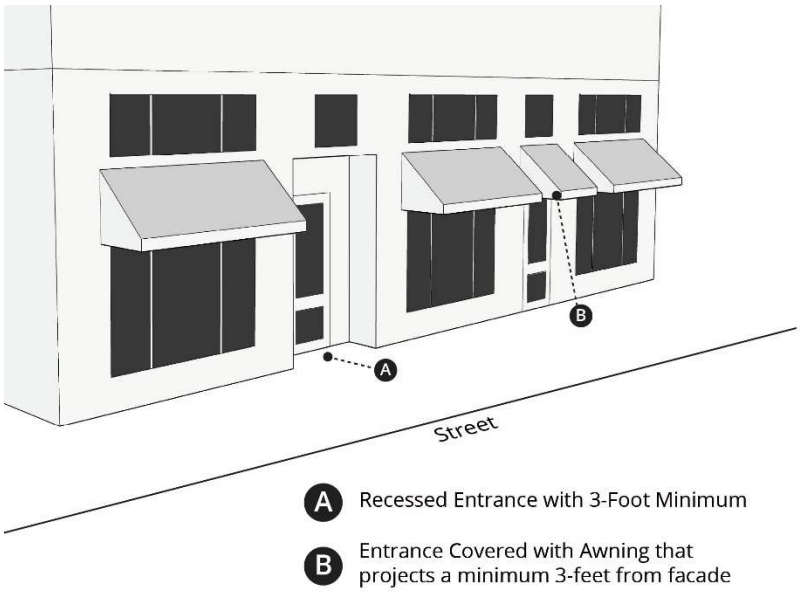


Figure B.5.3

B.6. Windows and Doors

6.1 Fenestration size. Upper floor fenestrations may not exceed 18 square feet without framing or division into smaller panes.

6.2 All windows must be designed with one of the following:

a. Trim around entire window;

b. Recessed window frame; or

c. Lintels.

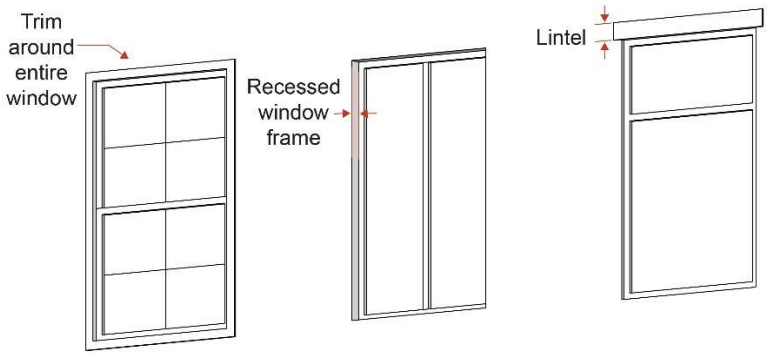


Figure B.6.2

6.3 Materials

a. Window materials, color, and style shall be consistent on all elevations.

b. Prohibited Materials.

~~4.9~~i. Mirrored windows are prohibited.

i. Flat window frames, or window frames flush with the building façade, are prohibited.

ii. Stucco window trims are prohibited.

6.4 Upper-story window glazing must wrap building corners or be a minimum of 30 inches from a corner.

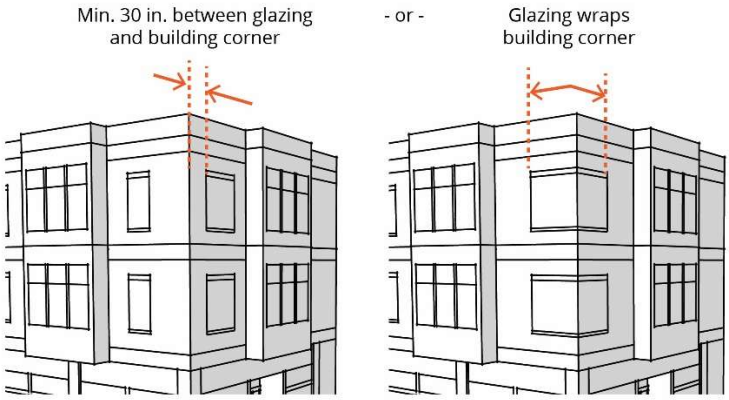


Figure B.6.4

~~a. Shall not extend beyond individual storefront bays; and~~

~~b. Shall not be patterned or striped.~~

~~4.10 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.~~ ***Moved to B.1.3.c***

~~4.11 Residential Mixed-Use buildings shall provide at least one of the following features along street-facing façades where the façade exceeds 50 feet in length:~~

~~a. A minimum five-foot offset from the façade plane for a length of at least 10 feet;~~

~~b. Multiple pilasters or columns, each with a minimum width of two feet; or~~

~~c. Common open space, such as a plaza, outdoor dining area, or other spaces.~~

~~4.12 Continuous blank façades on any floor level shall not exceed 25 percent of the entire façade length along any street.~~

B.7. Materials and Architectural Details

7.1 Primary, secondary, and accent building materials. All buildings must incorporate a primary building material and a secondary building material. Any number of tertiary/accent materials may be used.

a. Primary materials. Primary materials must be applied to 50 percent or more of a façade surface area, excluding transparent surfaces.

b. Secondary materials. Secondary materials must be applied to less than 45 percent of a façade surface area, excluding transparent surfaces. Secondary materials must be different from primary materials.

c. Accent materials. All additional materials are limited to 25 percent of a façade surface area. Trim for windows, doors, and openings do not count towards the maximum 25 percent area.

7.2 Material durability/protection.

a. All materials must be fire resistant. Wood, engineered wood, or other wood-based products, even those labeled “ignition-resistant,” are prohibited as primary building materials.

b. Exterior finish materials shall have an expected lifespan of no less than 30 years per manufacturer’s specifications.

c. Exterior ferrous metals shall be protected from corrosion either through the use of galvanized, stainless, or weathering steel.

URBAN PLANNING PARTNERS INC.
388 17TH STREET
SUITE 230
OAKLAND, CA 94612
510.251.8210
WWW.UP-PARTNERS.COM

Memorandum

DATE	September 25, 2025		
TO	Sean Mullin, Planning Manager Town of Los Gatos SMullin@losgatosca.gov	FROM	**Urban Planning Partners:** Curtis Banks, Project Director Carla Violet, Project Manager Claire Mei, Project Planner **Lisa Wise Consulting:** Monica Szydlik, AICP, Senior Associate David Bergman, Director Jessica Chilingerian, Associate

RE: Los Gatos Objective Design Standards (ODS) Update Focus Groups Summary

This memo describes our findings from the Los Gatos ODS Update Focus Groups held on September 9, 10, and 11, 2025. Across eight virtual meetings, we engaged three participant groups—architects (1 session), developers (1 session), and residents (6 sessions). The feedback presented here includes responses to two icebreaker questions and perspectives on three key topics: high-quality building design, architectural style, and height transitions. Insights are organized by participant type, with a brief summary of participant feedback included at the top of each topic.

Architect Attendees

1. Bess Wiersema, Principal + Owner at Studio 3 Design, Inc., residential and interiors
2. Jaclyn Greenmyer, Kohlsaat & Associates, single-family residential, some multi-family and mixed use
3. Jessie Delucchi, Kohlsaat & Associates
4. Jennifer Kretschmer from Kretschmer Architects

Developer Attendees

1. Annette Seaborn, real estate agent/developer, owns 8 rentals and a 4-unit cottage in Los Gatos
2. Leumas (left the call early)

RESIDENT ATTENDEES

1. David Fradin, Los Gatos resident, has experience in environmental design.
2. Mary Pope-Handy has been a realtor for 20 years. She is concerned about fires and dense housing near the exits; she thinks Los Gatos needs more multi family.
3. Edgardo Laber is a resident of Los Gatos. He doesn't want to see unnecessary requirements that prevent quick building. He wants the Town to be a place where his kids can afford to live.
4. Mitzi Anderson is a resident of Los Gatos. She is somewhat familiar with the guidelines.
5. Linda, resident, multigenerational household with a young person's perspective and a disabled person's perspective.
6. Susan, resident, HPC and Planning Commission member
7. Ryan Rosenberg, GP and HEU advisory committee member.
8. Jeffrey Barnett, Planning Commission member, participated in developing original ODS.
9. Julie Southern, resident, house burned down in 1997 wildfire.
10. Joya Chatterjee, resident, involved in Chamber of Commerce.
11. Reva Cuthbertson, resident.
12. Daniel Snyder, advisory group to North 40
13. Dan Ross, North 40 advisory committee, General Plan advisory committee
14. Ricardo Avila, priest at St. Luke's Church
15. Lee Ann Wade, residential construction company owner
16. Peter Hertan, involved in various commissions
17. Katherine Schmidt, interested in urban design and planning
18. Kathryn, resident, remodeled an 1887 building
19. Carl, resident, lives in a neoclassical revival mansion home
20. Lee, resident, Historic Preservation Committee
21. Kevin Riley, professional planner
22. Bent Jensen, resident, from Denmark
23. Kevin, resident, lives in the historic district overlay

WHAT ARE YOUR FAVORITE BUILDINGS IN LOS GATOS?

- La Cañada
- Buildings at the NE corner of Highway 9 and University
- Former funeral parlor/current Gardenia restaurant
- Beckwith Block on East Main St (built ca.1893)
- Fretwell building
- Condos near Forbes Mill across pedestrian bridge from town. Blends in with the woods, lots of trees.
- Old Victorian homes
- Eichler homes
- Brick building on main street - southern kitchen location. Historic building, maintained well
- St. Lukes Church

- The new Whole Foods at Los Gatos Blvd and Amaden;
- The library
- Former funeral home, current Gardenia restaurant (great Victorian character)
- Corner N Santa Cruz and Main (distinctive roofline)
- Residential development along Grant Bishop Lane (good design, nice attic windows, and good diversity of design)
- Theatre
- Park side restaurant at 145 W Main Street (has the "Old California adobe" look)
- Robson project off Los Gatos Blvd
- Templeton Lane by Kennedy (Craftsman style, exterior articulation, finishes, colors)
- Los Gatos High School (classical design that doesn't get old)

WHAT ARE YOUR LEAST FAVORITE BUILDINGS IN LOS GATOS?

- Market Hall
- High rise apartment on college avenue - ugly
- North 40
    - Materials: poor quality
    - Architecture: Tiny little blocks everywhere, looks like a bunch of shoe boxes, low pitched roofs
    - Not cohesive, not enough articulation, poor quality materials, design exhibits a "coldness," units seem dark, no yard, should've been a 20-story building with open windows and a dog park

GENERAL COMMENTS - SUMMARY

Architects: Found 5-ft frontage rule unworkable; ODS assume single buildings instead of clusters; interpretation inconsistent; planners struggle with drawings; point system encourages low-quality, repetitive design.

Developers: Historic Preservation Committee slows projects; historic rules make buildings unusable.

Residents: Want ODS to be recommendations, not requirements; concerned about costs; standards should vary by neighborhood; need interim solutions for displaced businesses; want designs that create warmth and community.

GENERAL COMMENTS - DETAILED NOTES

Architects

- It's hard to do anything within 5 feet; it doesn't allow for people, decent trees, a bike zone, it's a weird number. (Note, this refers to the required building placement at max. 5 ft from the front setback line for 75% of building frontage.)

- The ODS assume development assume single buildings only. What about when development consists of several small buildings. How do the standards apply, or differ? A few buildings are better than one massive one.
- There are issues with how planners review projects (the writing, the rules, the interpretation). Planners (and Planning Commission) themselves often cannot read drawings.
- Interpreting the standards has been challenging.
- We need different standards for the Downtown proper and the other downtown.
- The current point structure is problematic. Some boxes (e.g., crown molding) are the easiest boxes to check, so those start to dictate the overall style, and that ends up being very limiting. And everyone does it. If everyone is picking the 3 same things, then everyone kind of getting the same style. Plus, some of these "easy points" are not very friendly to smaller buildings, are more tailored to large buildings.
    - Sometimes designers just need the points and end up sacrificing quality.
    - Let the architects explain how they can achieve same goal without the checklist.
    - Attendees are hoping to see the standards become more user friendly and flexible so applicants can actually check the boxes instead of going after waivers.

Developers

- Old and historic things have so many rules, HPC is difficult and if you can't make meeting it takes 3 more months, need their approval they think they know everything.
- Things that make Los Gatos quaint also make them old and unusable.

Residents

- The ODS shouldn't be requirements, only recommendations.
- The ODS should not be cost-prohibitive, require expensive design measures.
- The ODS should require trees between buildings if sidewalks are too small.
- The ODS should create warmth and a feeling of community.
- Need interim solutions for businesses that have to vacate/relocate during construction (e.g., Ace Hardware)
- The standards are not appropriate for all neighborhoods in town.
- There should be a distinction between standards for Los Gatos Blvd vs. the Downtown.
- Consider access. In the new plan for the Lodge site, there is an access issue for route 9. Needs better access, way in/out.
- Should allow developers to develop multiple buildings to make more uniform but different (think of places like Paris, Santana Row, Santa Barbara as good examples)

HIGH QUALITY DESIGN - SUMMARY

Architects: No specific comments.

Developers: Mahogany windows required by the Town were a failure — costly, leaky, impractical; want more durable alternatives.

Residents: Value sustainability, durability, solar access; like traditional styles (Spanish, Victorian, farmhouse) with some modern; want variety in materials/colors, articulation, and porches; dislike boxy, cheap, monotonous designs.

HIGH QUALITY DESIGN - DETAILED NOTES

Architects

NA

Developers

- The Town required mahogany windows, and they leak constantly. It has been 25 years, and the FG participant has redone them 10-15 times and they still leak, are cracked, don't open, and need to be replaced again. Iron clad on the outside and wood on the inside would work better.

Residents

- Likes:
    - **Sustainable design**
        - Energy efficient materials - high ceilings are luxurious but a waste of energy
        - **Durability/longevity**
        - No leaking
        - Attention paid to sunlight access for solar
    - Design
        - Timeless designs: a mix of Spanish styles, Victorian, brick/stone buildings, farmhouse style.
        - There is room for some modern design.
        - Window, door, and porch design are important
    - Materials and Colors
        - **Fire safe materials**
        - Varied use of materials.
            - High-quality stucco
            - **Different colored stucco, brick, wood**
            - Don't like buildings made of steel and glass
            - Materials like wood siding or hardie board, shingles
            - **Don't object to siding materials other than wood**
        - Sturdy railings
    - **Muted, natural colors, earth tones**
    - Articulation
        - Exterior articulation – not just boxes

        - Tall windows, especially on the 2nd and 3rd stories, creates a welcoming feel.
        - Buildings over 3 stories should provide more articulation and variety, considering how they relate to the buildings next to them
        - Porches and other projections are important
        - Heights building to building should vary
    - Several people enjoy the glass and openness of the library
    - Support for the open space and use of stone on the corner of Santa Cruz and Main
    - Support for use of decals and other details
    - Underground parking or parking in the back
- Dislikes:
    - Design
        - Dislike anything boxy, plain, or with weird shapes/curves.
        - No cheap-looking design
            - design that lacks detail, that is not distinctive
            - Corrugated steel, like on North 40, looks cheap
        - Small windows as they create a closed-off feeling
        - Monotony
        - Flat fenestration
    - Materials and Colors
        - T-1 11 – looks cheap, impermanent, low quality
        - Mismatched colors

ARCHITECTURAL STYLE - SUMMARY

Architects: Dislike prescriptive rules (continuous roof pitch, plate heights); want variation and flexibility; question "fake" frontages when parking is hidden.

Developers: Favor taller, larger, more modern mixed-use projects; appreciate Los Gatos' eclectic, mixed style.

Residents: Support broad variety of styles if high-quality and compatible; dislike post-modern 70s designs and flat, monotonous facades; mixed feelings about glass/modern buildings; prefer good articulation and authentic details; okay with well-integrated small multiplexes.

ARCHITECTURAL STYLE – DETAILED NOTES

Architects

- If all of the parking is in the back, then what use is the frontage? It is fake, a movie storefront.
- There are challenges with buildings of 400 – 500 units being pedestrian-friendly. Where can you even put a building that massive? Should it be close to road like in downtown San Jose where they have a walkable downtown? Or should we push it back, so the height is not so intimidating?

- Dislike for the ODS that require continuous plate height and continuous roof pitch. We need more variation!
- The ODS are too specific about ways to conform to rules. They don't represent enough variety in ways to comply so that different styles can work. The Town wants variety and interesting architecture, but this pigeonholes us too much.
- Current ODS not friendly to middle housing.
- Some items in the checklist are too traditional (e.g., 8 ft arcade) and no one is doing that anymore.
- There is a need for more contemporary and modern design.

Developers

- There was a time when you could build the house you wanted and be creative with little bit of everything. The beauty of this Town is that it is a mix of everything.
- Need higher stories and to develop bigger and more mixed-use, likes modern and glass designs

Residents

- Setbacks
    - Architectural compatibility means similar setbacks, similar footprints to some of the classic neighborhoods
    - Do not like buildings with a solid flat wall up against the sidewalk in a neighborhood with a 20 ft setback
- Articulation
    - Windows should have some articulation – flat windows, or windows with minimal trim, look cheap
    - Windows and facades need depth, should not be just flat
    - Defining a better roof is more important than the roofing materials. Overhangs under 1' look visually cheap.
- Support for a variety of architectural styles
    - Los Gatos Blvd has lots of different types of buildings. It's different from El Camino Real, and we should keep it that way. Let's prevent development like we see on El Camino Real in Sunnyvale and Mountain View.
    - Accepting variety. Avoiding monotony.
    - Monolithic styles that lack articulation are not good
    - There is a feeling that people want to preserve what makes Los Gatos what it is.
    - Almost every style/design is appropriate: Eichler/mid-cent modern, Victorians, Pueblo style, Craftsman, Spanish, Victorian, Modern farmhouse, Contemporary
    - Architectural style is not as important
        - Compatibility comes down to how it presents at the street and how it relates to the neighbors behind
        - Don't want fake-looking imitations of historic styles

        - Buildings should use details and features appropriate and authentic to the architectural
        - Compatibility is more about quality of a style than if it looks like your neighbors. Like variety of architectural styles – no need to look like neighbors. Similar massing is good, but style can be varied.
    - Do not like post-modern design from the 70s.
    - Example addition: Miles & University, raised an old Victorian up and brought it closer to the sidewalk – so now it's visually dominating.
    - Some are not bothered by modern buildings with glass and stone in a setting with a lot of trees while others do not like glass buildings in their town
    - House along Alta a few doors in from Los Gatos Blvd that is modern, doesn't fit. But we like the library, so should an applicant be able to build something more modern.
    - Main Street project is a great example of beautiful design that is compatible with the neighborhood and takes cues from the Los Gatos High School design. The Robson homes on Los Gatos Blvd are also more compatible with a variety of materials.
- Small MF
    - 2, 3, and -4-plexes – When done well, they look nice. When they look nice, with appropriate roofs, courtyards, doorways, etc., as opposed to a motel with a flat roof, they are good.
    - Fourplex Example: south on University Ave before bridal shop, before getting Old town on eastern side of the street. May have been a motel. It's ugly and horrible. Small, older cheap homes. 20 feet wide, u-shaped, poor use of space. One parking space, very tight spaces, added parking issues on the street.
    - Townhouses and small multiplexes should be well integrated into the neighborhood they go into
- Don't want to be too prescriptive because that will limit new development
- 6 story condo buildings in San Francisco - all look awful. Something more classic.
- Support tall mixed-use buildings to enable more walkable environment (residential above commercial)
- Balconies big enough to be usable
- Like in Detroit, tall buildings on corridors with single family behind
- Commercial and restaurant usage on ground floor
- Design garages so they can convert to housing in the future
- Specific Design Ideas (Green Building Focused):
    - Energy Efficiency
        - Lighting with motion detectors
        - Reflective paint for roofs
        - Passive cooling; specifically, thicker walls and circulating water through somewhat permeable materials (walls that "sweat" and dispense heat)
    - Water Efficiency

        - Rain guards (Big Basin Way and Cupertino have these). Silicon Valley is sinking because of over-pumping of aquifer.
        - Water barrels and plumbing from laundry room for water recycling
    - Mechanical Equipment
        - Solar
            - Covered parking should have solar panels.
            - Solar electricity-producing windows, locally manufactured
        - Require EV charging
        - Heat pumps
    - Landscaping
        - Vertical gardens on side of the building
        - Planting more trees
        - Edible landscaping/herb gardens (like in Northeast)

HEIGHT TRANSITIONS – SUMMARY

Architects: Concern about new multi-family on commercial lots "sticking out" due to mismatched setbacks with neighbors.

Developers: No specific comments.

Residents: Support for step-backs (e.g., 5 ft per story), especially near neighborhoods; landscaping and trees soften tall buildings; want gradual height increases in neighborhoods but accept taller buildings on boulevards/corridors; concerned about looming walls; some examples (Los Gatos Hotel positive, ACE/Whole Foods negative).

HEIGHT TRANSITIONS – DETAILED NOTES

Architects

- If a multi-family or mixed-use building develops on a commercial lot, then you'll have commercial uses abutting the residential, where the setback is generally deeper. With the building placement standards, the new building will stick out. Especially when there is parking in the front setback of the neighboring commercial buildings.

Developers

NA

Residents

- Step-backs
    - Building should step-back so they don't appear massive. The building across from Los Gatos high school is huge, it should fit in better.
    - Support for upper-story step-backs
    - Support for 5 feet step-back per story

    - Feeling that step-backs create good design and would not limit number of units. Units may get smaller, but developers will still be motivated to get their desired number of units, regardless of the step-back
    - There are locations where no set back or step-back is needed – existing context has no setback
    - The Los Gatos hotel was controversial, but they nestled it in and transitioned well, with setbacks and green space. But the new ACE development has no transition to the surrounding neighborhood.
    - The Whole Foods is too close to the Boulevard – it's a looming building and very modern that would have benefited from greater setbacks.
    - Preference to have building setback away from the lower density home.
    - Los Gatos Blvd, where more density is needed – shouldn't require transitions. Along major boulevards and freeways, no need for rear step-backs. Maximize density there.
- Landscaping
    - Having tall buildings near single family areas or in general should be accompanied by trees, especially evergreen
    - Example: Chase Bank on Santa Cruz Ave – already have tall trees, so it doesn't matter how tall the building is.
- Concentration
    - Los Gatos Blvd, where more density is needed – shouldn't require transitions. Along major boulevards and freeways, no need for rear step-backs. Maximize density there.
    - Support for slowly going up in height
    - A story beyond what is existing in a neighborhood is fine. If the area is two stories, then new buildings at 3 stories are fine. But going up to 4 or 5 stories in a two-story neighborhood is too much
    - Need transitions for larger homes to smaller homes, as well as taller buildings to shorter buildings
    - Preference to have taller buildings on main corridors
- Visual impact of what you see from those roads doesn't matter.
- Solid walls could feel imposing. Important to break it up.
- Support for varying the roof types allowed by the height of the roof

MEMO

To: Sean Mullin, Town of Los Gatos
From: Lisa Wise Consulting, Inc. (LWC)
Date: October 22, 2025
Re: Technical Analysis and Evaluation, Town of Los Gatos Updated/Additional Objective Design Standards for Qualifying Multi-Family and Mixed-Use Residential Development

The Town of Los Gatos launched an update to its objective design standards for multi-family residential and mixed-use development. The revisions to the standards will focus on codifying the perspective of the community on the elements of high-quality building design, architectural style, and height transitions, as well as edits for clarity and usability. This Memo includes the following sections:

- **Section 1: Regulatory Framework** documents relevant policy and regulatory framework;
- **Section 2: Input to Date** documents Staff feedback on the objective design standards and community input related to design, gathered from the Town's previous public outreach events;
- **Section 3: Example Projects** explores how five current development proposals may inform the revised standards; and
- **Section 4**: **Initial Analysis** indicates how the existing standards may be revised in light of current regulations, staff and community feedback, and recent project designs.

Together with staff and community input gathered over the course of this Project, the analysis presented in this Memo will set the direction for the development of the updated objective design standards.

1 Regulatory Framework

This section provides an overview of the Town's existing regulatory framework, including General Plan policies, development standards from Chapter 29 (Zoning Regulations) of the Code of the Town of Los Gatos, and the North 40 Specific Plan which includes standards and guidelines for multi-family residential and mixed-use development.

2040 General Plan

Adopted in 2022, the Los Gatos 2040 General Plan provides the long-term vision for the Town's physical form and development. The General Plan consists of policies that govern and guide Town actions on development regulations and decisions. This section documents existing guiding principles and policies related to the design of multi-family residential and mixed-use development.

In April 2024, the Los Gatos Town Council voted to rescind the Land Use and Community Design Elements of the 2040 General Plan. The 2020 Land Use and Community Design Elements, adopted in 2011, are referenced below.

Land Use Element (2020 General Plan)

The Land Use Element guides the location, form, pattern, and character of new development in the Town.

- **Goal LU-1:** To preserve, promote, and protect the existing small-town character and quality of life within Los Gatos.
  - **Policy LU-1.2:** Ensure that new development preserves and promotes existing commercial centers consistent with the maintenance of a small-scale, small-town atmosphere and image.
- **Goal LU-6:** To preserve and enhance the existing character and sense of place in residential neighborhoods.
  - **Policy LU-6.7:** Continue to encourage a variety of housing types and sizes that is balanced throughout the Town and within neighborhoods, and that is also compatible with the character of the surrounding neighborhood.
  - **Policy LU-6.8:** New construction, remodels, and additions shall be compatible and blend with the existing neighborhood.
- **Goal LU-10:** To preserve Downtown Los Gatos as the historic center of the Town, with goods and services for local residents, while maintaining the existing Town identity, environment, and commercial viability.
  - **Policy LU-10.4:** Encourage mixed uses to increase residential opportunities in commercial zones Downtown, taking into consideration potential impacts to loss of commercial opportunities.
- **Goal LU-13:** To promote appropriate and compatible development along Los Gatos Boulevard that complements the whole Town and serves residents and families.
  - **Policy LU-13.4:** New development along Los Gatos Boulevard shall be designed to minimize adverse impacts on adjacent residential areas.

Community Design Element (2020 General Plan)

The Community Design Element aims to preserve the small-town character of Los Gatos through physical design elements.

Town-Wide Design Principles

- **Goal CD-1:** Preserve and enhance Los Gatos's character through exceptional community design.
  - **Policy CD-1.1:** Building elements shall be in proportion with those traditionally in the neighborhood.
  - **Policy CD-1.2:** New structures, remodels, landscapes, and hardscapes shall be designed to harmonize and blend with the scale and rhythm of the neighborhood and natural features in the area.
  - **Policy CD-1.3:** Buildings, landscapes, and hardscapes shall follow the natural contours of the property.
  - **Policy CD-1.4:** Development on all elevations shall be of high quality design and construction, a positive addition to and compatible with the Town's ambiance. Development shall enhance the character and unique identity of existing commercial and/or residential neighborhoods.

- **Goal CD-3:** To require utilities, landscaping and streetscapes to contribute to Los Gatos's high-quality character.
    - **Policy CD-3.4:** Encourage the use of landscaping such as trees, large shrubs, and trellised vines to mitigate the effects of building mass, lower noise, and reduce heat generation.
    - **Policy CD-3.5:** All landscaping shall be carefully reviewed to ensure that it is aesthetically pleasing, compatible with its neighborhood and natural environment, and water conserving.
    - **Policy CD-3.6:** Utility connections and meters shall be visually unobtrusive from the street.
    - **Policy CD-3.7:** Roof mounted mechanical equipment shall be screened and such screening shall be considered as part of the structure for height limitations.
    - **Policy CD-3.8:** Solid fencing over 3 feet high shall be designed such that it does not isolate the structures from the street, or shall be set back and landscaped.
    - **Policy CD-3.9:** Parking structures and facilities shall have a low profile, be screened from view, and be aesthetically pleasing.
- **Goal CD-4:** To preserve existing trees, natural vegetation, natural topography, riparian corridors and wildlife habitats, and promote high quality, well designed, environmentally sensitive, and diverse landscaping in new and existing developments.
    - **Policy CD-4.5:** New development shall promote visual continuity through tree planting, consistent use of low shrubs, and ground cover.
    - **Policy CD-4.6:** Encourage mixtures of tree species, both deciduous and evergreen, to screen projects, add variety, create a more natural environment, and avoid future problems of insect infestation or other blights that might destroy the desired tree cover.

Residential Neighborhoods

- **Goal CD-6:** To promote and protect the physical and other distinctive qualities of residential neighborhoods.
    - **Policy CD-6.1:** Reduce the visual impact of new construction and/or remodels on the Town and its neighborhoods.
    - **Policy CD-6.4:** New homes shall be sited to maximize privacy, livability, protection of natural plant and wildlife habitats and migration corridors, and adequate solar access and wind conditions. Siting should take advantage of scenic views but should not create significant ecological or visual impacts affecting open spaces, public places, or other properties.
- **Goal CD-7:** To preserve the quality of the private open space throughout Los Gatos.
    - **Policy CD-7.1:** Maximize quality usable open space in all new developments.
    - **Policy CD-7.2:** Multi-family residential developments shall include common open space suitable for group gathering.
    - **Policy CD-7.3:** All residential developments shall include private open space in proportion to the building size.

Historic Preservation

- **Goal CD-12:** To preserve significant historic and architectural features within the Town.
    - **Policy CD-12.6:** New structures within historic districts shall be designed to blend and harmonize with the neighborhood.

Public Facilities, Services, and Infrastructure Element

The Public Facilities, Services, and Infrastructure Element describes the provision and maintenance of public facilities, services, and infrastructure.

Utilities and Alternative Energy

- **Goal PFS-7:** Promote green buildings that minimize consumption of energy and natural resources.
    - **Policy PFS-7.4:** Green Roofs and Community Gardens. Encourage new multi-family construction to include green roofs and common space for community gardens.

Open Space, Parks, and Recreation Element

The Open Space, Parks, and Recreation Element addresses open space for outdoor recreation facilities and preservation.

Parks and Recreation

- **Goal OSPR-7:** Create and maintain open space areas and parks that complement and enhance natural habitats and neighborhoods.
    - **Policy OSPR-7.7:** Recreation Space for Young Children. Encourage new multi-family residential development of eight units or more to include tot lots or similar shared off-street recreation space for young children.

Zoning Code Regulations

Development standards for zoning districts that support multi-family residential and mixed-use development in the Code are summarized below. Table 1 summarizes standards for districts within the Housing Element Overlay Zone (HEOZ), and Table 2 summarizes standards for districts outside of the HEOZ.

Table 1: Standards for Districts Supporting Multi-sFamily and Mixed-Use Development (HEOZ Zones)

District	R-1:8:HEOZ	R-M:HEOZ	C-1:HEOZ	C-2:HEOZ	CH:HEOZ	CM:HEOZ	NF-SP: HEOZ
Density	0-5 du/ac	Where GPLU is HDR, 30-40 du/ac; where GPLU is MRD, 14-22, 5-12 du/ac in VHFSZ	10-20	20-30	30-40 du/ac	-	30-40 du/ac
FAR	n/a	n/a	1.0	2.0	3.0	-	-
Lot Coverage	50%	75%	n/a	n/a	n/a	50%	Mixed-use: 50%; Residential-only: None

Table 1: Standards for Districts Supporting Multi-sFamily and Mixed-Use Development (HEOZ Zones)							
District	**R-1:8:HEOZ**	**R-M:HEOZ**	**C-1:HEOZ**	**C-2:HEOZ**	**CH:HEOZ**	**CM:HEOZ**	**NF-SP: HEOZ**
Height	30 ft	Where GPLU is HDR: 45 ft Where GPLU is MRD: 35 ft	35 ft	45 ft	45 ft	35 ft	35 ft; 45 ft for mixed-use w/ min. 40% affordable; 25 ft w/in 50 ft of Los Gatos Blvd or Lark Ave
Yard, Front	25 ft[1]	25 ft	15 ft; 25 ft abutting or facing an R zone; +1 ft for each foot over 20 ft.	10 ft; 15 ft abutting or facing an R zone; +1 ft for each foot over 20 ft	15 ft; 25 ft abutting or facing an R zone; +1 ft for each foot over 20 ft	25 ft, +1 ft for each foot over 20 ft.	Varies by right-of-way[2]
Yard, Street Side	15 ft	20 ft	15 ft, +1 ft for each foot over 20 ft		15 ft, +1 ft for each foot over 20 ft		
Yard, Interior Side	8 ft	Two-family: 8 ft; Multi-family: 10 ft, 12 ft w/ bedroom windows, 20 ft w/ living room windows	None; 20 ft abutting or facing an R zone, +1 ft for each foot over 20 ft	None; 20 ft abutting or facing an R zone; +1 ft for each foot over 20 ft	None; 15 ft abutting or facing an R zone, +1 ft for each foot over 20 ft	25 ft	Mixed-use on interior streets: none Elsewhere: not specified
Yard, Rear	20 ft	20 ft			None; 20 ft abutting or facing an R zone, +1 ft for each foot over 20 ft	None; 20 ft abutting or facing an R zone, +1 ft for each foot over 20 ft	Mixed-use on interior streets: none; Elsewhere: not specified
Private Open Space	-	120 sf/unit for ground-floor units; 60 sf/unit for upper-story units	-	-	-	-	some form of useful private open space is required
Common Rec. Space	-	100 sf/unit + 2% of non-residential sf	-	-	-	-	100 sf/du (condos) 200 sf/du (other multi-family)

Notes:

[1] Where an entire side of a block is being developed at one time, the minimum front yard requirements may be reduced by 5 feet to create a staggered building line, provided the average of the front yards equals the requirements of this section.

[2] 40 ft (Lark Ave); 20 ft (Los Gatos Blvd with Market Hall at edge); 30 ft (Los Gatos Blvd in all other areas); 12 ft (North A St, Noddin Ave, Burton Rd, C2 Street); 24 ft (South A Street, Lark District); 15 ft (Neighborhood Street); 25 ft (South A Street, Transition District); per Architecture and Site Review (residential on interior streets)

Table 2: Standards for Districts Supporting Multi-Family and Mixed-Use Development (Outside the HEOZ)					
District	**R-M**	**C-1**	**C-2**	**CH**	**O**
Density	5-12 du/ac (R-M:5-12 zone); 5-20 du/ac (R-M:5-20 zone)	-	-	-	-
FAR	-	0.6 when in a parking assessment district	0.6	-	0.6 when in a parking assessment district
Lot Coverage	40%	50%	-	50%	40%
Height	30 ft	35 ft	45 ft	35 ft	35 ft
Yard, Front	25 ft	15 ft; 25 ft abutting or facing an R zone; +1 ft for each foot over 20 ft.	10 ft; 15 ft abutting or facing an R zone; +1 ft for each foot over 20 ft	15 ft; 25 ft abutting or facing an R zone; +1 ft for each foot over 20 ft	25 ft
Yard, Street Side	20 ft	15 ft, +1 ft for each foot over 20 ft		15 ft, +1 ft for each foot over 20 ft	15 ft
Yard, Interior Side	Two-family: 8 ft; Multi-family: 10 ft, 12 ft w/ bedroom windows, 20 ft w/ living room windows	None; 20 ft abutting or facing an R zone, +1 ft for each foot over 20 ft	None; 20 ft abutting or facing an R zone; +1 ft for each foot over 20 ft	None; 15 ft abutting or facing an R zone, +1 ft for each foot over 20 ft	10 ft
Yard, Rear	20 ft			None; 20 ft abutting or facing an R zone, +1 ft for each foot over 20 ft	20 ft
Private Open Space	120 sf/unit for ground-floor units; 60 sf/unit for upper-story units	-	-	-	-
Common Rec. Space	100 sf/unit + 2% of non-residential sf	-	-	-	-

North 40 Specific Plan

The North 40 Specific Plan, adopted in 2015, establishes a comprehensive framework for a 44-acre neighborhood that offers a mix of residential, commercial, and open space uses. The Specific Plan is an opportunity to address the community's needs and preferences in housing, retail, outdoor amenities, and the natural environment while maintaining a small-town feel. The document includes design guidelines that address all residential and mixed-use development in the Specific Plan area. The following is a summary of design guidelines related to high-quality building design, architectural style, and height transitions.

Mixed-Use Design

- **Building Form.** Exterior wall planes should be varied in depth and direction with minimized blank walls and visual bulk. Retail linkages along retail-oriented side streets shall be achieved through corner entries and adjacent display windows.
- **Building Elements and Articulation.**
  - *Architectural Details*. Buildings should include details and elements that add visual interests and alleviate the look of blank walls with unified design around all sides of buildings.
  - *Entrance Design*. Building entries should be well defined and incorporate vestibules.
  - *Window Design and Transparency*. Display windows should provide sufficient transparency. Windows should complement the architectural style of the building and avoid dark or reflective glazing.
  - *Protection*. Install awnings and trellises when weather and sun exposure protection are desired.
  - *Colors and Materials*. Wood window frames are encouraged. Avoid strong colors.

Residential Design

- **Building Elements and Articulation.**
  - *Building and Roof Forms*. Avoid boxy forms with large massing by using a variety of building forms and roof shapes with variations in height, setback, shape, and roof lines.
  - *Entrance Design*. Emphasize entries via projecting porches or other entry elements.
  - *Façade Articulation*. Buildings should include horizontal and vertical offsets and well-defined base, middle, and top to prevent bulk. Avoid repetition of identical façades and roof lines.
  - *Architectural Materials and Details*. All materials and details should be carried around all sides of the building. Architectural features such as bay windows and cornices are encouraged. Provide pedestrian-oriented elements and details on facades facing sidewalks.
  - *Window Design*. The size and proportion of the windows should be appropriate to the building. Window articulation such as sills and trim should be applied.

2 Community Input to Date

This section documents public input and takeaways related to community design from the Town's previous community engagement efforts and subsequent public meetings regarding the need to update the standards.

Community Design Workshop (2020)

In 2020, the Town hosted an online community workshop as part of the 2040 General Plan Update. The objective of the workshop was to collect community input on the topic of community design to inform the Community Design Element of the General Plan. The workshop included a visual preference survey on participants' design priorities. The planning team collected the following observations about multi-family residential and mixed-use project examples:

- Larger buildings need upper-story step-backs that break up the massing and serve as open space. However, certain participants worried that step-backs might waste floor space and create more underutilized decks and patios.
- New construction should incorporate a mix of high-quality materials and colors and avoid a cheap and overly uniform look.
- Building façades should be well articulated to achieve a balanced look without looking too "chopped up."
- New buildings need sufficient transparency and high-quality window design.
- Participants were divided over architectural styles. While some believed that new developments should feature historic-inspired styles compatible with the existing built environment, especially in and near downtown, others preferred more contemporary styles with clean and simple lines.

Objective Design Standards Community Meetings (2022)

In 2022, the Town held two community meetings to discuss the Town's current objective design standards. At these meetings, the community articulated the following priorities related to design:

- Buildings need to provide shading and weather protection.
- There needs to be different standards for various roof types. Standards should allow for diverse roof forms to avoid the uniform look.

Town Council Meeting (2024)

On September 6, 2024, the Town Council discussed the effectiveness and shortcoming of the Town's existing objective sign standards. Key input gathered at that meeting included the following:

- Many of the nine projects that have been subject to the objective standards (SB 330 projects) have requested waivers. This has included waivers for public bike parking, some specific design features, and dimensions of required open space/balconies.
- The standards document does not include specific standards for small multi-family projects. Most Housing Element sites are anticipated to support small multi-family, so this is an oversight.
- The Council is concerned about protecting the character of Los Gatos and is interested in additional standards focused on
    - Height transitions/massing: make sure tall residential buildings are not located too close to single-family homes
    - Architectural style: make sure things don't look out of place
    - High-quality design: ensure that façade materials reflect existing character
    - Small multifamily housing (on the scale of 3 to 8 units). Since the standards seem written for larger developments, there is concern about creating loopholes for smaller projects.
- We need to make sure there attention is paid to details, and that the standards don't take a "one size fits all" approach.

Staff Input on 2023 Objective Design Standards

Last updated in 2023, the Town of Los Gatos Objective Design Standards are the Town's guiding framework for new multi-family and mixed-use residential development projects. The standards aim to preserve the Town's unique character through high-quality architectural and environmental design that integrates with the surrounding built environment. The document includes Purpose and Applicability statements; a glossary of key terms; two sections of design standards; and two appendices.

Below is a summary of the two sections of design standards along with needed revisions and additions as indicated by Town planning staff.

Site Design

- **A.1 Pedestrian Access –** Pedestrian connectivity throughout site plan and within parking areas.
  - Clarify the standard to recognize that pedestrian circulation in parking garages typically utilizes the drive aisle.
  - Add standards that require pedestrian pathway, as opposed to regulating design for a pathway when implemented.
- **A.2 Short Term Bicycle Parking (Class II) –** Short-term bicycle rack design and dimensions, location and weather coverage requirements, and ratio.
  - Ratio is too high. Suggest revising to one short-term bike space per four units. Cite rates from other cities to justify.
  - Permanent solid-roofed weather protection structure is frequently waived for applicants.
- **A.3 Long-Term Bicycle Parking (Class I) –** Long-term bicycle parking facility design, location requirements, and ratio.
  - Add flexibility on location requirement – consider revising to allow the facilities to be located in below-grade parking garages.
  - Applicants are finding difficulty in sourcing a locker that meets these specific dimensions. Revise to increase flexibility based in products on the market.
  - This additional space between aisle and long-term bicycle parking spaces has proven onerous. Reconsider, and revise diagrams as needed.
- **A.4 Vehicular Access –** Internal circulation requirements for off-street parking lots.
- **A.5 Parking Location and Design –** Location and design requirements for parking sites.
- **A.6 Parking Structure Access –** Design criteria to minimize conflicts (access and congestion) between drivers and pedestrians.
- **A.7 Utilities –** Pedestrian-scale lighting; screening of utilities and mechanical equipment.
  - Revise to increase flexibility to allow integrated fixtures such as lights embedded in walls.
  - Revise to recognize the constraints of traffic view areas, and location and clearance requirements dictated by utilities.

- **A.8 Landscaping and Screening –** Measures to buffer residential properties and reduce visibility of surface parking lots.
  - Clarify standard's reference to setback
  - Hyperlink to Master Street Tree List.
- **A.9 Fencing –** Location, height, materials, and transparency of fences and gates.
- **A.10 Retaining Walls –** Height, configuration, and visual treatment of retaining walls.
- **A.11 Landscaped, Private, and Community Recreation Spaces –** Size, dimensions, and distribution of landscaped areas, private recreation spaces, and community recreation spaces for qualifying projects.
  - Add graphic/example.
  - Note that any changes to the standard will require a Code change as well.
- **A.12 Building Placement –** Placement of buildings relative to property lines and site amenities in front setback areas for mixed-use developments.
  - Provide internal clarification on the required "build-to zone" (requirement for building to be located within a specified distance of the minimum setback line).
  - Graphic A.11.1 should be A.12.1.
  - Add graphic/examples showing site amenity elements.

Building Standards

- **B.1 Massing and Scale –** Form and layout of street-facing building façades to break up massing and reduce the visual scale of multi-story buildings. This standard requires compliance with at least three out of a menu of six design options.
  - Reduce to two solutions to incorporate breaks in building mass.
  - Edit to, "A minimum of 40 percent of the upper floor façade length of the floors above the ground floor shall step back from the plane of the ground-floor façade by at least five feet."
  - Revise [b.] to state that the depth changes need to be applied to the full vertical extent of the façade.
  - Delete (d) and figures. Generally, arcades are a poor design choice that hides storefronts or ground floor facades.
  - The standard € should emphasize that the intent is to introduce articulation to the massing. Clarify if each "open area" must be 60 sq ft. Clarify that the open areas can be landscaped.
  - Add graphic for 1.2.
- **B.2 Parking Structure Design –** Façade treatment, transparency, and street-facing design of parking structures.
  - Clarify if 2.2 applies to each opening or across the entire façade. Is it limited to each elevation? Add graphic.
  - Remove, "landscaping between the building façade and the street, or" (2.3).
- **B.3 Roof Design –** Roof form, features, and materials to create variation and consistency with primary structures.

- Add graphic for 3.1.

- **B.4 Façade Design and Articulation –** Building façade composition, material transitions, entry design, and architectural features for all sides of a building, with specific standards for street-facing façades and adjacent residential uses. Standard 4.1, which regulates differentiation of the base, middle and top, requires compliance with at least two out of a menu of five design options. Standards 4.3, which regulates variation in street-facing façade planes, requires a total of 16 points, which may be achieved through a combination of a range of design options with a value of 3 to 8 points each.
  - For 4.1a-d, clarify whether/how standards apply to the base, middle, and/or top. Add dimensions to the exhibits.
  - Remove "arcade or gallery along the ground floor" in 4.3.
  - Add dimensions to the diagram 4.6b.
  - Add diagram for 4.7.
  - For 4.9b, revise language to mirror Commercial Design Guideline 3.3.8(e).
  - The intent of standard 4.11 was to try and eliminate privacy intrusions created by balconies. Develop approach on how best to protect privacy while requiring private recreation space and using balconies as an element of articulation.
  - Reconsider 4.12. Is this redundant? Most of it is addressed elsewhere.

3 Example Projects

This section provides information on several recent multi-family residential and mixed-use projects. All but one are located on sites included in the site inventory of the Town's 6th Cycle Housing Element Update. The profile for each project is summarized in Table 3 below, followed by a brief summary of design features and elements that may inform the revised design standards.

Table 3: Select Multi-Family Residential and Mixed-Use Development Projects

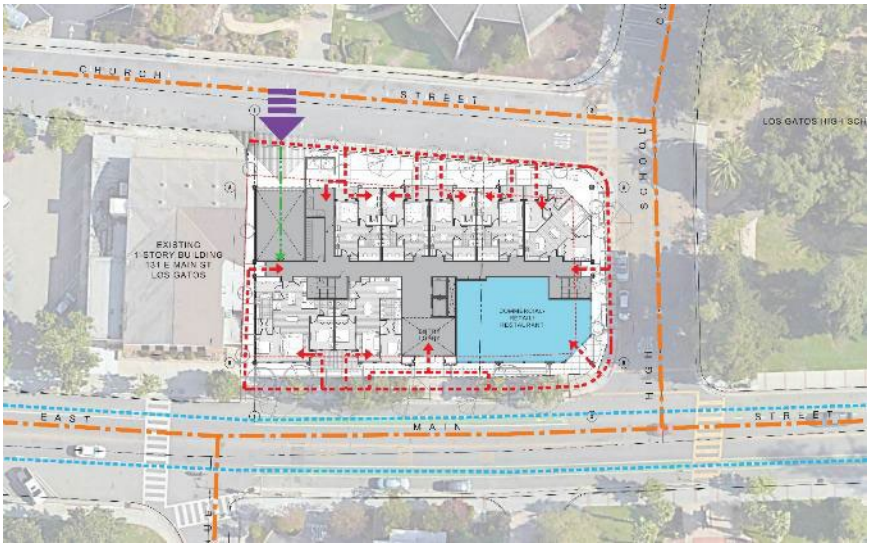
	151 E. Main St (Café Dio)	14789 Oka Road	15367 Los Gatos Blvd (Los Gatos Green, Genuine Automotive)	50 Los Gatos-Saratoga Rd (The Lodge)	16492 Los Gatos Blvd (Happy Cleaners)
Type	Mixed-Use	Multi-family	Multi-family	Multi-family	Mixed-use
Zone	C-2	R-1	CH: HEOZ	CH	C-1
HE Site Inventory Area	n/a	Lark Avenue	Los Gatos Boulevard	Los Gatos Lodge	Los Gatos Boulevard
Lot Area (ac)	0.43	6.71	1.56	8.8	0.60 (over 5 lots)
Units	30	138	55	155	14
Residential Density (du/ac)	71	20.6	35	17.6	16.6
Commercial FAR	0.13 (2,416 sq ft)	-	-	-	0.06 (1,695 sq ft)

Table 3: Select Multi-Family Residential and Mixed-Use Development Projects					
	151 E. Main St (Café Dio)	**14789 Oka Road**	**15367 Los Gatos Blvd (Los Gatos Green, Genuine Automotive)**	**50 Los Gatos-Saratoga Rd (The Lodge)**	**16492 Los Gatos Blvd (Happy Cleaners)**
Height	52' / 4 stories	40'-9" / 3 stories	45' / 3 stories	37'-3.5" / 3 stories	35'-11" / 3 stories
Residential Parking Ratio (spaces/du)	1.6 (opt 1) or 1.3 (opt 2)	2.1/unit (2.0/unit + 20 guest)	1.2/unit (1.0/unit + 9 guest)	2.1/unit	2.0/unit

151 E. Main St (currently Café Dio)



151 E. Main Street, perspective rendering



151 E. Main Street, siteplan

This project at 151 E Main Street may help inform the following design standards, among others:

- Street-facing elevations: how standards may (or may not) vary for facades and other street-facing elevations. This may include design and quality of windows, horizontal articulation, architectural details, and other building elements.
- Upper story step-backs: street wall height, symmetry of step-backs, usability of rooftop space.
- Roof form: incorporating multiple roof forms in one building (e.g., cornice and hip).
- Entry features: dimensions with respect to the rest of the building façade.

- Architectural style: whether particular choices must accompany others (e.g., design integrity/adherence to a recognized style).

14789 Oka Rd



14789 Oka Road, perspective rendering



14789 Oka Road, siteplan

This project at 14789 Oka Road may help inform the following design standards, among others:

- Materials and colors: allowed and prohibited for primary, secondary and accent.
- Ground floor design: required separation between sidewalk elevation and entrance elevation.
- Ground floor vs. upper-story design: height (whether ground floor height must exceed that of upper stories) and articulation specific to the ground floor (building base elements).
- Townhome design: standards for rows of units with identical or similar floor plans. May include variation of units; staggering of units in plan; design of "end" units; vehicular approach/access; entrance design, spacing, and width with respect to façade width; garage door design, spacing, and cumulative width with respect to façade width.

15349 - 15367 Los Gatos Blvd (Los Gatos Green, currently Genuine Automotive)



15349-15367 Los Gatos Boulevard, perspective rendering



15349-15367 Los Gatos Boulevard, siteplan

This project at 15349-15367 Los Gatos Boulevard may help inform the following design standards, among others:

- Transitions in height: step-backs in height adjacent to and/or facing lower-density residential zones.
- Building length: maximum length adjacent to and/or facing lower-density residential zones.
- Materials, textures, and colors: allowed and prohibited for primary, secondary and accent.
- Site design: building separation.
- Townhome design: standards for rows of units with identical or similar floor plans. May include variation of units; staggering of units in plan; design of "end" units; vehicular approach/access; entrance design, spacing, and width with respect to façade width; garage door design, spacing, and cumulative width with respect to façade width.
- Open space design: amenities, dimensions, landscaping.

50 Los Gatos-Saratoga Rd (currently The Lodge)



50 Los Gatos-Saratoga Road, perspective rendering



50 Los Gatos-Saratoga Road, siteplan

This project at 50 Los Gatos-Saratoga Road may help inform the following design standards, among others:

- Architectural style: whether particular choices must accompany others (e.g., design integrity/adherence to a recognized style).
- Site design: building separation.
- Entry design: shared units and individual units.
- Open space design: amenities, dimensions, and landscaping in private open space and common open space.

16492 Los Gatos Blvd (currently Happy Cleaners)



16492 Los Gatos Boulevard, perspective rendering



16492 Los Gatos Boulevard, siteplan

This project at 14692 Los Gatos Boulevard may help inform the following design standards, among others:

- Garage design: visibility from the right-of-way, garage width with respect to façade width.
- Building articulation: vertical and horizontal.
- Entry design: shared units and individual units.
- Materials, textures, and colors: allowed and prohibited for primary, secondary and accent.
- Window design: size, shape, consistency across one or more elevations.

4 Initial Analysis

High-Quality Building Design

The following existing direction and guidance related to building design quality can be expanded upon and illustrated to become objective in nature:

- *Colors and Materials*. Wood window frames are encouraged. Avoid strong colors.

- *Architectural Materials and Details*. All materials and details should be carried around all sides of the building. Architectural features such as bay windows and cornices are encouraged. Provide pedestrian-oriented elements and details on facades facing sidewalks.
- New construction should incorporate a mix of high-quality materials and colors and avoid a cheap and overly uniform look.

Existing standards can be updated, and new standards can be introduced, to become specific in terms of allowed and prohibited material and color palettes for primary, secondary and accent materials and colors, and architectural details (e.g., eave depth, trim, brackets, windows details, columns/pilasters, etc.). Standards may also vary based on zone, location, scale, architectural style, or other features of the development. Specific revisions will reflect community and decision-maker input gathered during the Project's community outreach efforts.

Architectural Character and Details

The following existing direction and guidance related to architectural details and overall character can be expanded upon and illustrated to become objective in nature:

- *Window Design and Transparency*. Display windows should provide sufficient transparency. Windows should complement the architectural style of the building and avoid dark or reflective glazing.
- Design workshop participants were divided over architectural styles. While some believed that new developments should feature historic-inspired styles compatible with the existing built environment, especially in and near downtown, others preferred more contemporary styles with clean and simple lines.

Existing standards can be updated, and new standards can be introduced, to speak to building character, whether or not the building reflects any particular recognizable architectural style. This may involve defining the character-defining features of, and illustrating, design elements that are traditionally found in and appropriate for Los Gatos. Standards may also vary based on zone, location, scale, or other features of the development. Specific revisions will reflect community and decision-maker input gathered during the Project's community outreach efforts.

Height Transitions

Existing direction and guidance related to height transitions is limited to the following:

- *Building and Roof Forms*. Avoid boxy forms with large massing by using a variety of building forms and roof shapes with variations in height, setback, shape, and roof lines.
- *Height Step-back standards.* Step-back requirements in the C-1, CH and CM zones abutting or across from lower-intensity uses or zones.

Existing standards can be updated, and new standards can be introduced, to address all adjacency conditions, anticipating where sites are likely to support development that uses density bonus and exceeds applicable building height limits. Height transition standards may address building length and bulk, sunlight access, and privacy, among other transition concerns. Standards will vary based on zone, location, and specific adjacency. Specific revisions will reflect community and decision-maker input gathered during the Project's community outreach efforts.

Small-Scale Multi-Family Development

Existing direction and guidance related to height transitions is limited to the following:

- *Policy LU-1.2:* Ensure that new development preserves and promotes existing commercial centers consistent with the maintenance of a small-scale, small-town atmosphere and image.

The standards can be updated to small projects that are on the sale of a large single-family house and small apartment building, as well as various configurations of townhomes, cottage court development and other medium-density models that are appropriate in Los Gatos neighborhoods. Design elements may include the location and design of shared vs. individual entries; the location and design of private open space and common open space; vehicular access and circulation; and variation of units. Standards may vary based on zone, location, and specific adjacency. Specific revisions will reflect community and decision-maker input gathered during the Project's community outreach efforts.

Other

Other limitations of the current objective design standards and related requirements include:

- *Clarity and usability for the applicant.* There is a need for graphics that reflect typical Los Gatos development forms and configurations. This may involve updating, replacing, or adding to existing graphics.
- *Clarity and usability for the Town staff.* There is a need for applicants to prepare and submit a drawing that specifically demonstrates compliance with the required standards, wherever compliance can be shown graphically. The Appendix checklist may be modified to note which standards must be shown graphically on the required drawing.

MEMO

To: Sean Mullin, Town of Los Gatos
From: Lisa Wise Consulting, Inc. (LWC)
Date: October 22, 2025
Re: Town of Los Gatos Updated/Additional Objective Design Standards for Qualifying Multi-Family and Mixed-Use Residential Development: DRAFT Recommendations

Below are Recommendations for the Updated/Additional Objective Design Standards for Qualifying Multi-Family and Mixed-Use Residential Development for the Town of Los Gatos. These recommendations, which will guide the development of the Draft Standards, stem from and are informed by:

- The October 2025 Technical Analysis and Evaluation Memo
- Direction provided by Town Staff on needed updates to the 2023 Objective Design Standards
- The body of Community input gathered to date on the 2023 Objective Design Standards, including:
  - Community Design Workshop, conducted as part of the 20240 General Update (2020)
  - Objective Design Standards Community Meetings (2022)
  - Town Council Meeting (2024)
  - September 2025 Focus Groups

Text Updates

Section A: Site Design

- **A.1 Pedestrian Access**
  - Clarify the standard to recognize that pedestrian circulation in parking garages typically utilizes the drive aisle.
  - Add standards that require pedestrian pathway, as opposed to regulating design for a pathway when implemented.
- **A.2 Short Term Bicycle Parking (Class II)**
  - Reduce ratio to one short-term bike space per four units.
  - Remove requirements for permanent solid-roofed weather protection structure.
- **A.3 Long-Term Bicycle Parking (Class I)**
  - Add flexibility on location requirement and allow in below-grade parking garages.
  - Increase flexibility of bike locker standards and spatial requirements.
- **A.4 Vehicular Access**

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- Add standard to limit number of curb cuts along primary frontage.

- **A.5 Parking Location and Design**
  - Rename to Surface Parking Location and Design.
- **A.6 Parking Structure Access**
  - Rename to Parking Structures Access and Visibility.
  - Confirm the requirements for parking structure placement and visibility based on recent project examples.
- **A.7 Utilities**
  - Revise to allow wall-mounted fixtures.
  - Revise to recognize the constraints of traffic view areas, and location and clearance requirements dictated by utilities.
- **A.8 Landscaping and Screening**
  - Clarify reference to building setback established by zone.
  - Ensure that tall buildings are "softened: by enhanced trees and landscaping
  - Add hyperlink to Master Street Tree List.
- **A.9 Fencing** – No change
- **A.10 Retaining Walls** – No change
- **A.11 Landscaped, Private, and Community Recreation Spaces**
  - Add text to clarify that changes to the standards will require a Code change as well.
  - Add a standard to ensure that required upper-story building step-backs are designed to be usable open space (decks, patios, etc.).
  - Add flexibility to required dimensions for required shared and private open spaces, including balconies.
- **A.12 Building Placement**
  - Revise standards related to the "build-to zone." Specifically:
    - Reflect site plans that include multiple buildings located at the frontage of the property
    - Reconsider the "75 percent at within 5 feet" standard to ensure that the standard enforces front street-acing setbacks that are comfortable and usable.
    - Require buildings to "match" the setback of adjacent lower-intensity uses for a specified distance from the abutting lot.

Section B: Building Standards

- **B.1 Massing and Scale**
  - Require compliance with two instead of three building mass strategies.
  - Edit strategy B.1.1.a to "A minimum of 40 percent of the upper floor façade length of the floors above the ground floor shall step back from the plane of the ground-floor façade by at least five feet."

- Revise strategy B.1.1.b to require depth changes be applied to the full vertical extent of the façade.
- Delete strategy B.1.1.d and figures.
- Revise strategy B.1.1.e to emphasize that the intent is to introduce articulation to the massing and clarify requirements for "open area" (size, landscaping, other).
- Re-visit standard B.1.1 to:
  - Clarify its relationship with the existing upper-story setback standards applicable in the C-1:HEOZ, C-2:HEOZ, CH:HEOZ, and CM:HEOZ zones.
  - Clarify the story or height in feet at which a step-back is required.
  - Establish upper-story step-backs options that are sensitive to zone and/or abutting right-of-way, as appropriate.
  - Consider an additional step-back at a specified height for buildings above three stories.
  - Reflect small multi-family development, such as triplexes, quadplexes, small apartment buildings, and a range of townhome configurations.
  - Add standards to address height transitions (e.g., where a multi-family or mixed-use zone abuts a single-family zone).

- **B.2 Parking Structure Design**
  - Revisit screening standard for parking garages (strategies for screening; degree of transparency; linear percent of street-facing elevations requiring screening; linear percent of other elevations requiring screening).
  - Address building configurations where a parking structure is lined with habitable uses.
  - Remove requirements for landscaping between the building façade and the street.
- **B.3 Roof Design**
  - Consider reducing the 40-foot maximum linear dimension allowed without a change in roof form or height.
- **B.4 Façade Design and Articulation**
  - For standards B.4.1.a through B.4.1.d, clarify whether/how standards apply to the base, middle, and/or top.
  - Remove arcade or gallery as design options for standard B.4.3.
  - For B.4.9.b, revise language to mirror Commercial Design Guideline 3.3.8(e).
  - Revise standard B.4.11 to eliminate privacy intrusions created by balconies while protecting privacy, allowing for private recreation space, and using balconies as an element of articulation.
  - Consider revising standard B.4.13 (blank walls on any floor) to be a maximum number of linear feet instead of a percentage of the street-facing elevation.
  - Revise, delete, and/or move standards in this section to avoid redundancy other standards. This includes B.4.8 (windows), B.4.12 (redundant with other standards), and B.4.6.a and B.4.7 (entrance design).

- **Add Section B.5 Entrance Design**
  - Move standards B.4.1.c, B.4.6.a, and B.4.7 to this new section.
  - Add dimensions to ensure spaces are appropriately scaled and usable.
- **Add Section B.6 Windows and Doors**
  - Move standard B.4.8 to this new section and elaborate.
  - Add standards for window glazing and window and door frame materials. This may be a list of permitted materials, or a list of prohibited materials.
  - Regulate glazing for residential uses and for ground floor non-residential uses.
- **Add Section B.7 Materials, Colors, and Architectural Details** (e.g., corrugated metal).
  - Add standards for building materials. This may be a list of permitted materials, or a list of prohibited materials (e.g. corrugated metal). Develop the palette based on historic buildings in the Town and materials currently available to builders. Ensure that allowed materials are durable and high-quality.
  - Add standards for primary, secondary, and accent building colors. Colors to be identified by saturation value, or a combination of saturation value and light reflecting value. This may be a list of permitted colors, or a list of prohibited colors.
  - Establish limits on the number of materials and colors used on any one structure.

Graphics Updates

- Update graphics to reflect typical Los Gatos forms and configurations. This will involve updating existing graphics to be more reflective of Los Gatos project design, replacing graphics, and adding to the set of graphics.
- Add graphics to Section A.11: Landscaped, Private, and Community Recreation Spaces to illustrate standards.
- Fix numbering of graphics and add graphics to standard A.12,2 to show amenities.
- Add graphic to standard B.1.2 (upper story step-back).
- Add graphics for standard B.3.1 (roof design) to illustrate design options.
- Add dimensions to the diagram for standard B.4.1.a through B.4.1.e (façade articulation).
- Add dimensions to the diagram for standard B.4.6.b (ground-floor commercial transparency).
- Add diagram for B.4.7 (building entrance design) and move to Section B.5 Entrance Design.
- Add diagram for B.4.11 (balcony placement and privacy) to illustrate revised standard.

Implementation Updates

- Discuss with the Town and community the effectiveness of the point system for standard B.4.3, consider eliminating.

- Require a drawing that specifically demonstrates compliance with the Objective Design Standards, wherever compliance can be shown graphically. The Appendix checklist may be modified to note which standards must be shown graphically on the required drawing.

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MEMO

To: Sean Mullin, Town of Los Gatos
From: Lisa Wise Consulting, Inc. (LWC) and Urban Planning Partners (UPP)
Date: December 18, 2025
Re: Community Open House Summary Memo

As part of the community outreach effort for the Update to the Multi-Family and Mixed-Use Objective Design Standards, the Town of Los Gatos held a Community Open House on December 4, 2025 at the Adult Recreation Center, located at 208 E. Main Street. The Open House took place prior to the drafting of the updated standards, with the objective of gathering community input to help inform the upcoming standards. Town staff conducted outreach to publicize the event through a posting on the project webpage; an email sent to a group of local architects, designers, and members of the public that have signed up for notifications from the Town; and through various media and social media resources. A total of seven community members participated.

Shortly after 6:00 pm, the Town and Consultant Team gave a brief presentation to describe the project, objectives, and progress as well as to introduce the format of the Open House. At about 6:30, the group began to circulate at four topical "stations" set up around the around the room by the Town and the Consultant Team. Each station included two to three detailed presentation boards to focus the conversation and provide graphic context for the topics at hand. Attendees were urged to share their thoughts in a casual, informal style. The four stations were:

- **Station 1: Project Overview.** The boards prompted participants to review project objectives and design topics and to record initial visual preferences.
- **Station 2: High Quality Building and Site Design.** The boards prompted participants to consider exactly what "high-quality design" means in Los Gatos. The presentation boards focused on a range of topics in site design, roof form and articulation, and windows.
- **Station 3: Building Massing and Height Transitions.** The boards prompted participants to identify their priorities for regulating building massing. The presentation boards focused on building length, upper-story step-backs, and options for transitions to lower-intensity residential areas.
- **Station 4: Architectural Character and Details.** The boards prompted participants to consider the details of design—specifically, four different "detail palettes," details of façade articulation, building entry design, and ranges of building materials and colors—and lend input into which options are the best fit for new development in Los Gatos.

In addition, at each station was a blank flip-chart for recording discussion notes and community feedback. Community participants and planning team members alike noted thoughts and ideas directly on the boards (see p. 5) as well as on flip charts (see p. 9). Below is a summary of the community input.

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Summary of Open House Input

Building Placement

- A maximum setback is not seen as critical because it's unlikely a developer would waste that space.

Massing and Articulation

- More articulation is preferred. We should avoid long, straight, unbroken lines, particularly along roof lines and facades.
- Avoid boxy, "chock-a-block" design.
- Building "modules" should break up bulky facades. Modules should be used in combination with step-backs.
- Step-backs for second and third stories are supported, but not with balconies occupying the stepped-back space.
- Support for street-facing step-backs starting at the second story, similar to 1001 Oak Hill in Lafayette.
- Strong preference for courtyards that break up the massing of larger buildings.
- Of the different step-back options presented, there was a preference for a height limit imposed within a certain distance of an abutting residential property line.
- Usable balconies are preferred over Juliet balconies, except on Spanish-style buildings.
- Recessed balconies are preferred over projecting balconies.
- Balconies should consider the safety of pedestrians and passers-by below.
- Preference for an emphasized building base with a material change and a cornice marking the top of the base.
- Privacy should be considered for all new development.

Roof Design

- False mansard roofs are acceptable if they wrap around all sides of the building and do not have a steep slope.
- All sloped roofs should have eaves.
- Flat roofs without a parapet are discouraged.
- Preference for a well-articulated cornice and overhangs.

Windows

- Windows should have charm. This includes details, trim, lintels, porticos, and awnings. Avoid windows that are flush with the building.
- Flat window frames should not be allowed.
- Trim, recessed windows, or lintels are preferred.

- Support for arched windows.
- Window trim should not be stucco.
- Preference for windows with sills.

Entry Design

- Individual Residential Entries
  - Preference for entries that are emphasized with a recess or projection; however, thin shed-roof overhangs without columns are insufficient and look cheap.
  - Support for two-story porches.
  - Entries should be no more than three steps up from the sidewalk.
- Shared Entry Residential
  - Shared entries below a floating balcony are not supported.
  - Preference for entries that are articulated with gable-end roofs and columns.
- Commercial Frontages
  - Preference for seating and planter boxes to define ground floor commercial frontages.
  - Preference for awnings, recessed entries, and terraces.

Building Materials

- Materials should be mixed; should be used to break up facades and prevent monotony
- Too much variation without any rhyme or reason can look chaotic. For example, townhouses should have material and color changes that correspond to the different units.
- Preference for siding, shakes, brick, and stone.
- Board-form concrete should be used only on a small portion of the building.
- There should be a maximum percentage of stucco allowed on any one façade; too much stucco can create boring facades.
- Metal panels, reflective materials, glass curtain walls, and corrugated metal should not be allowed.

Building Colors

- Muted, earthy, natural colors are preferred. Color palettes should cohere with those of neighboring buildings.
- Bright, saturated colors are not a good fit in Los Gatos.
- No blinding white.

Style and Character

- New development should be consistent with the small-town, cottage-style, Craftsman vibe of Los Gatos.
- Avoid any new development that is “too Modern.”

- Preference for Neoclassical and Italianate styles. Spanish and modern Craftsman/Farmhouse also liked. When Spanish style is used, there shouldn't be repeating bays.
- Contemporary style and agricultural-looking buildings (corrugated siding, minimal windows, shallow eaves) are not liked/not appropriate.
- Support for courtyard-style buildings.
- Avoid big buildings; strong preference for "compact design."
- Developers are often willing to listen to neighbors and refine proposals accordingly.

Parking

- Although we're a small town, people do drive and need parking.
- Parking should be underground, hidden from view, and/or located to the rear of buildings. Safeway is good example.
- Surface parking should be screened from view from the right-of-way with landscaping and two access driveways should be provided where possible.

Landscaping

- More trees and shrubbery.
- Preferences for an expanded sidewalk, and not just in the Downtown.

Public Art

- Murals and public art is a priority. The new Whole Foods is a good example.

Open Space

- Small open spaces, parklets, and shared public spaces should be encouraged/required. Consider seating, barbeque areas, etc. The Newton building is a good example.
- Common open spaces should not be allowed where they can overlook a single-family yard.

Safety/Evacuation

- The Town should consider evacuation strategies when approving any new development.

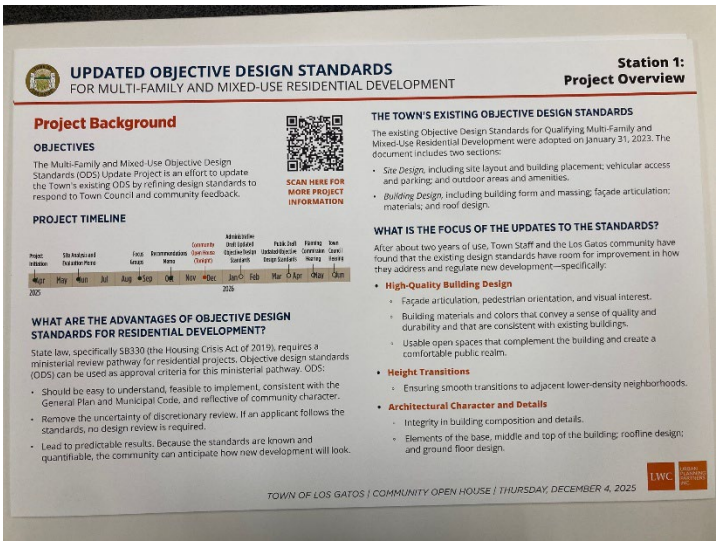
Infrastructure

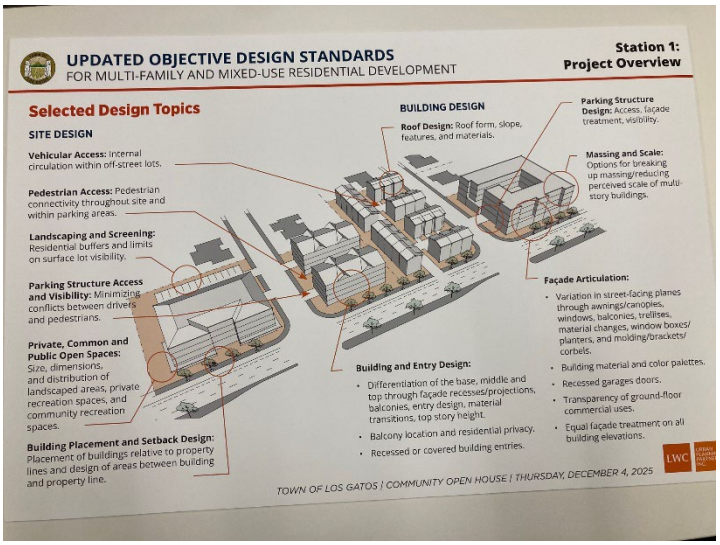
- Los Gatos does not have the civil infrastructure to support much/any new residential development.

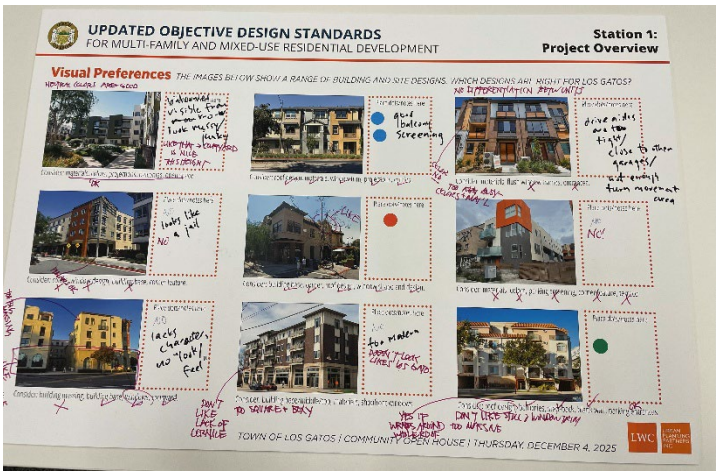
Affordability

- The project should consider that additional design requirements may impact affordability.
- The Town should be able to negotiate to reduce the burden on developers to produce more affordable housing.

Presentation Boards with Feedback (11 total)

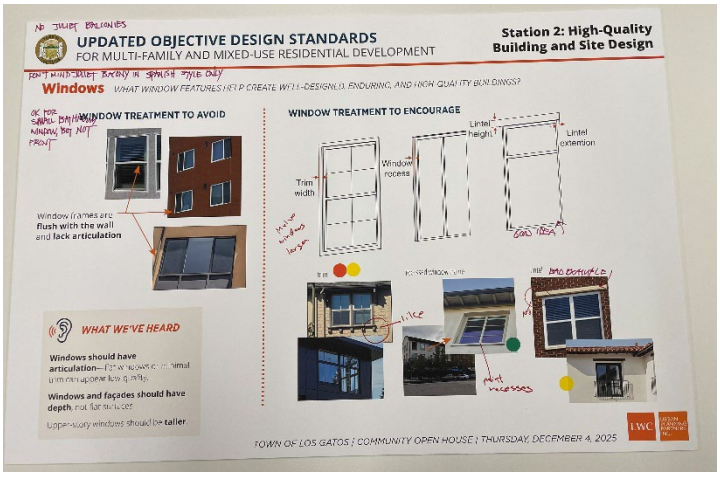




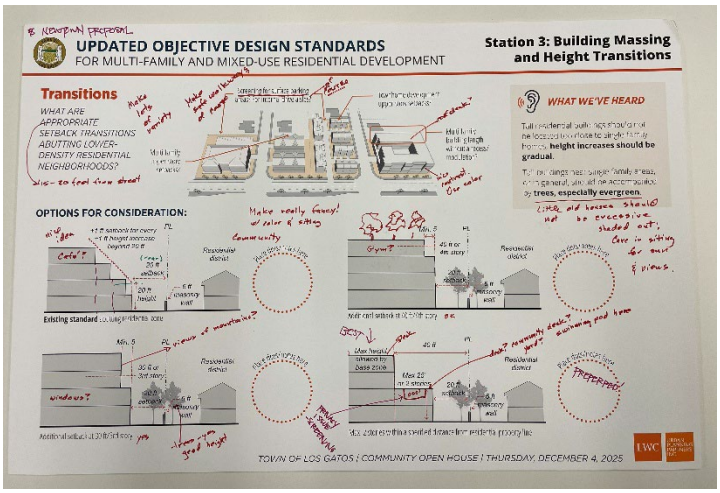


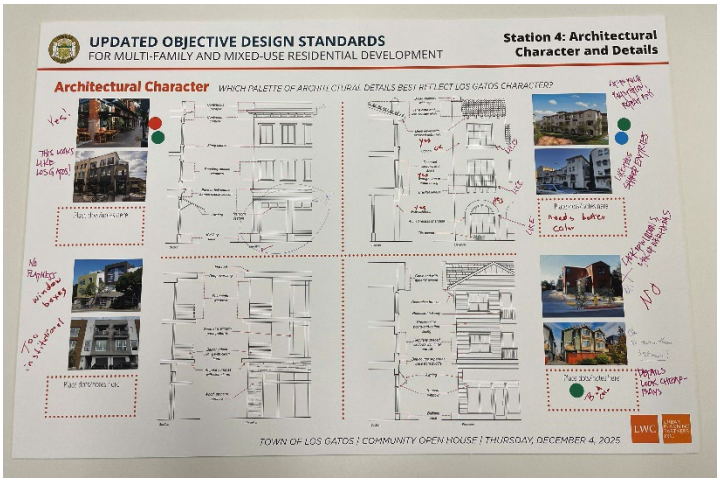

UPDATED OBJECTIVE DESIGN STANDARDS
FOR MULTI-FAMILY AND MIXED-USE RESIDENTIAL DEVELOPMENT
Station 2: High-Quality Building and Site Design
Building Placement, Site Design, and Parking
WHAT DESIGN ELEMENTS AND FEATURES WILL HELP CREATE ATTRACTIVE, ENDURING, AND PEDESTRIAN-FRIENDLY SITES?
BUILDING PLACEMENT
DESIGN OF STREET-FACING SETBACKS
DESIGN OF THE SITE PERIMETER
WHAT WE'VE HEARD
TOWN OF LOS GATOS | COMMUNITY OPEN HOUSE | THURSDAY, DECEMBER 4, 2025


UPDATED OBJECTIVE DESIGN STANDARDS
FOR MULTI-FAMILY AND MIXED-USE RESIDENTIAL DEVELOPMENT
Station 2: High-Quality Building and Site Design
Roof Form and Articulation
WHAT ROOF DESIGNS BEST REFLECT LOS GATOS' CHARACTER, PATTERNS, AND STYLE?
ROOF TYPES AND DETAILS
ROOF DESIGN CONSIDERATIONS
WHAT WE'VE HEARD
TOWN OF LOS GATOS | COMMUNITY OPEN HOUSE | THURSDAY, DECEMBER 4, 2025


UPDATED OBJECTIVE DESIGN STANDARDS
FOR MULTI-FAMILY AND MIXED-USE RESIDENTIAL DEVELOPMENT
Station 2: High-Quality Building and Site Design
Windows
WHAT WINDOW FEATURES HELP CREATE WELL-DESIGNED, ENDURING, AND HIGH QUALITY BUILDINGS?
WINDOW TREATMENT TO AVOID
Window frames are flush with the wall and lack articulation
WINDOW TREATMENT TO ENCOURAGE
Trim width
Window recess
Lintel height
Lintel extention
WHAT WE'VE HEARD
Windows should have articulation
Windows and façades should have depth
TOWN OF LOS GATOS | COMMUNITY OPEN HOUSE | THURSDAY, DECEMBER 4, 2025


UPDATED OBJECTIVE DESIGN STANDARDS
FOR MULTI-FAMILY AND MIXED-USE RESIDENTIAL DEVELOPMENT
Station 3: Building Massing and Height Transitions
Building Massing and Form
HOW CAN STREET-FACING MASSING, BULK, AND FORM BEST FIT IN WITH EXISTING PATTERNS?
BUILDING MASSING/MODULES
STREET-FACING ELEVATIONS
VARIATION IN BUILDING HEIGHT
WHAT WE'VE HEARD
TOWN OF LOS GATOS | COMMUNITY OPEN HOUSE | THURSDAY, DECEMBER 4, 2025

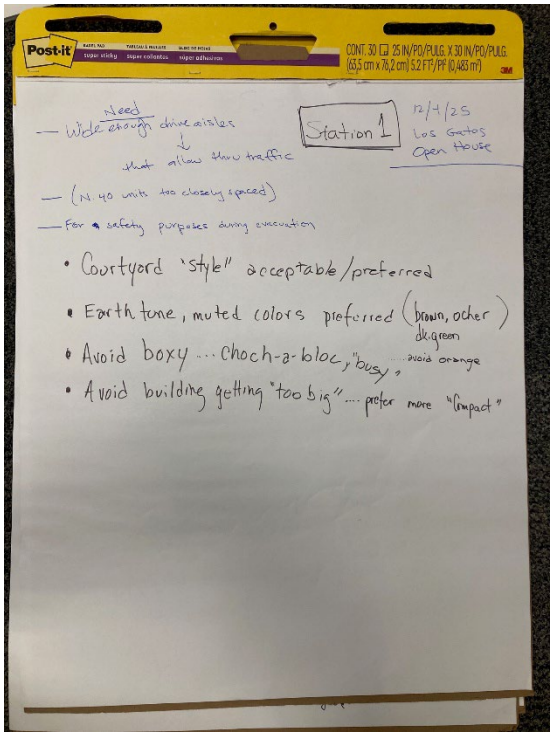

UPDATED OBJECTIVE DESIGN STANDARDS
FOR MULTI-FAMILY AND MIXED-USE RESIDENTIAL DEVELOPMENT
Station 3: Building Massing and Height Transitions
Transitions
WHAT ARE APPROPRIATE SETBACK TRANSITIONS ABUTTING LOWER-DENSITY RESIDENTIAL NEIGHBORHOODS?
OPTIONS FOR CONSIDERATION:
WHAT WE'VE HEARD
TOWN OF LOS GATOS | COMMUNITY OPEN HOUSE | THURSDAY, DECEMBER 4, 2025

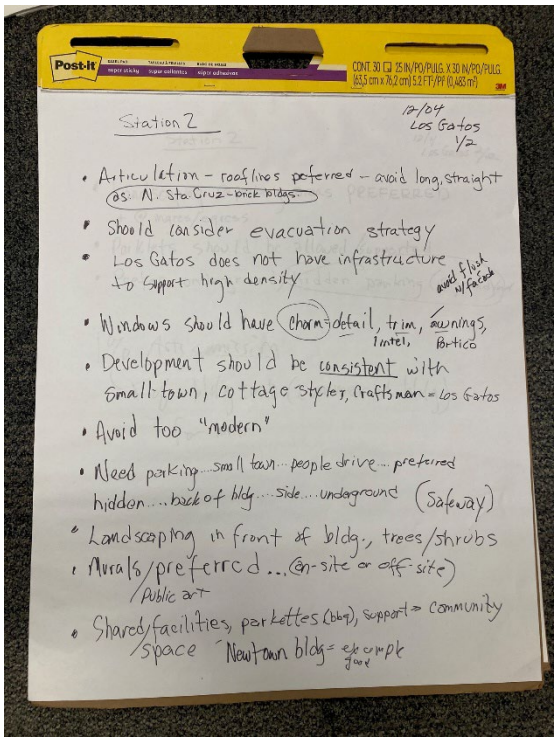

UPDATED OBJECTIVE DESIGN STANDARDS
FOR MULTI-FAMILY AND MIXED-USE RESIDENTIAL DEVELOPMENT
Station 4: Architectural Character and Details
Architectural Character
WHICH PALETTE OF ARCHITECTURAL DETAILS BEST REFLECT LOS GATOS CHARACTER?
TOWN OF LOS GATOS | COMMUNITY OPEN HOUSE | THURSDAY, DECEMBER 4, 2025

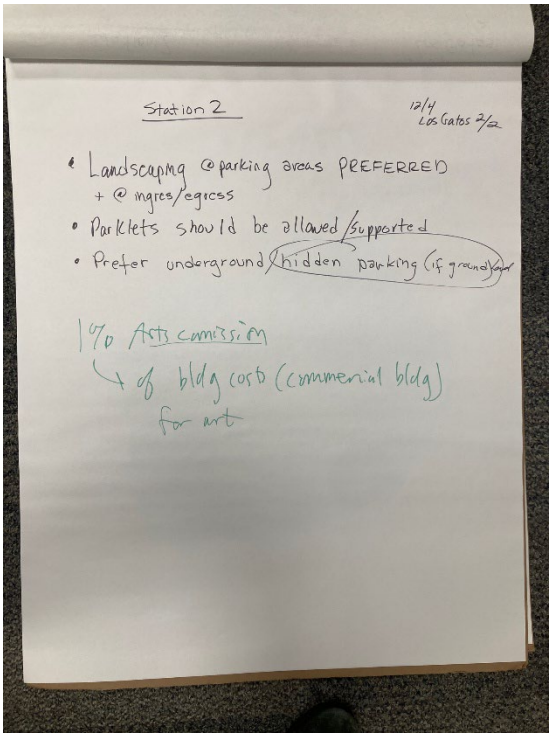

UPDATED OBJECTIVE DESIGN STANDARDS
FOR MULTI-FAMILY AND MIXED-USE RESIDENTIAL DEVELOPMENT
Station 4: Architectural Character and Details
Façade Design and Entrances
WHAT FEATURES HELP CREATE ATTRACTIVE AND PEDESTRIAN-FRIENDLY BUILDINGS AND SITES?
FACADE ARTICULATION
GROUND FLOOR COMMERCIAL FRONTAGES
SHARED RESIDENTIAL ENTRIES
INDIVIDUAL RESIDENTIAL ENTRIES
TOWN OF LOS GATOS | COMMUNITY OPEN HOUSE | THURSDAY, DECEMBER 4, 2025

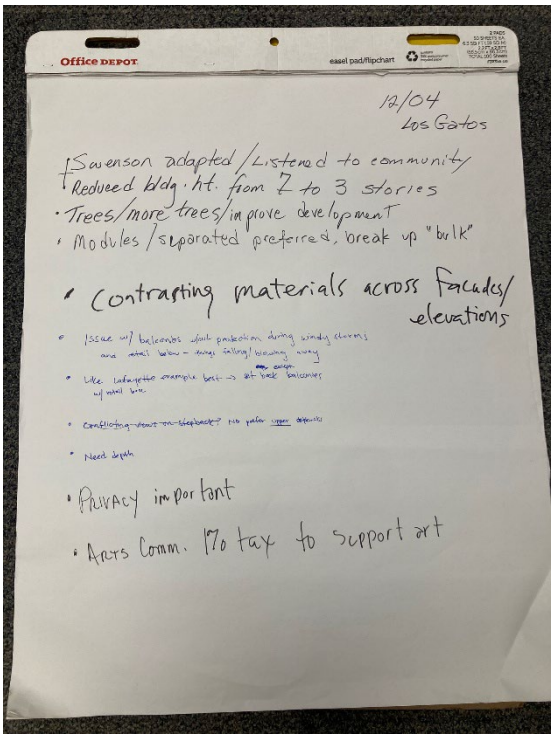

UPDATED OBJECTIVE DESIGN STANDARDS
FOR MULTI-FAMILY AND MIXED-USE RESIDENTIAL DEVELOPMENT
Station 4: Architectural Character and Details
Building Materials and Colors
WHAT MATERIALS AND COLORS REFLECT LOS GATOS CHARACTER AND CONTRIBUTE TO COHESIVE DEVELOPMENT PATTERNS AND STYLE?
WHAT WE'VE HEARD
TOWN OF LOS GATOS | COMMUNITY OPEN HOUSE | THURSDAY, DECEMBER 4, 2025

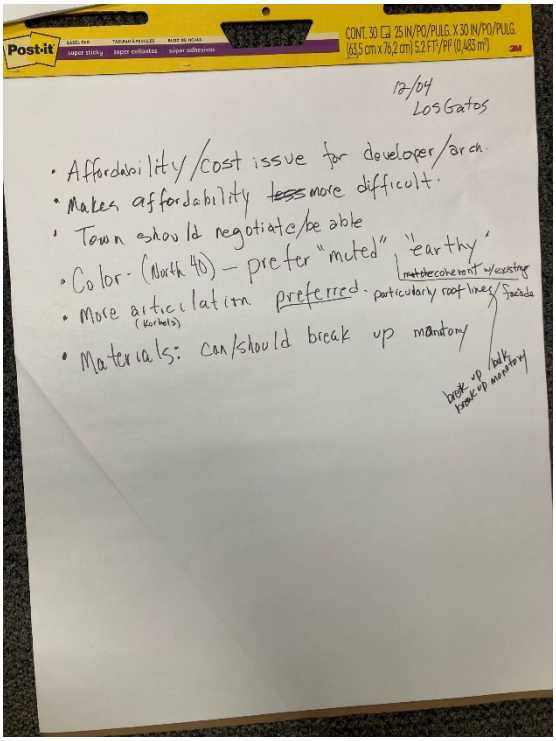
Flip Chart Pages










Post-it
super sticky
super collantes
super adhesivos
CONT. 30 ☐ 25 IN/PO/PULG. X 30 IN/PO/PULG.
(63,5 cm x 76,2 cm) 5.2 FT²/PF (0,483 m²)
3M
12/04
Los Gatos
• Affordability/cost issue for developer/arch.
• Makes affordability less more difficult.
• Town should negotiate/be able
• Color - (North 40) – prefer "muted", "earthy"
not cohesive w/ existing
• More articulation preferred - particularly roof lines/facade
(Korbels)
• Materials: can/should break up monotony
break up / break up monotony

LWC

Objective Design Standards

Town of Los Gatos, CA

Joint Town Council/Planning Commission Study Session

A Joint Study Session on the Revised Los Gatos Objective Design Standards for Multi-Family and Mixed-Use Objective Design Standards (ODS) was held at the Los Gatos Town Hall on Tuesday, March 17, 2026. The objective of the Study Session was for the Town Council, Planning Commission, and community to provide the consultant, Lisa Wise Consulting, Inc., with input and direction prior to the preparation of the Administrative Draft Revised Objective Standards. Below is a summary of the takeaways from the Study Session discussion.

1. **General**
    a. Some preference for point system, but a menu of options is OK as alternative. The most important thing is that requirements are clear and can be verified by staff-level, ministerial review.
    b. Regulating views may become a later phase or a separate project
    c. Health and safety: Town Attorney clarifies that evidence is needed before a design standard can be considered a threat to public health and safety
2. **Site Design**
    a. Open space and landscaping
        i. Open spaces should be meaningful and usable
        ii. Elevated open space is OK
        iii. Forecourts are appropriate for larger sites. But for smaller buildings and sites, they detract.
        iv. Genuine Automotive is a good example of a bioswale becoming usable space; Los Gatos Lodge is not
    b. Require community/common buildings
3. **Height Transitions**
    a. Stepping when adjacent to smaller buildings – but be careful how
    b. Step-backs aren't needed on public-facing elevations; only along shared property line
    c. Strong preference for requiring a maximum height within a set distance of a single-family residence.
        i. Support for a step-back in height at 40 ft from an interior property line. This is similar to the Palo Alto strategy (limits above X ft within 50 feet of property line.)

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ii. Consider a 2-story differential:

1. Limit to 3 story height when abutting 1 story
2. Limit to 4 story height when abutting 2 story
3. Limit to 5 story height when abutting 3 story

4. Apartments/Stacked Flats

a. Massing

i. Privacy, bulk, and mass are most important – see Palo Alto for privacy reference

ii. Massing break-ups shouldn't be random.

1. Forecourt is good because of the rest of the building. Yes to forecourts on large properties only
2. Façade breakups "every X feet" is too much/too prescriptive
3. Too much change/articulation is chaotic.

iii. Along major rights-of-way

1. Elevations facing major rights-of-way (especially Los Gatos Blvd) should not be subject to additional standards
2. It is important to prohibit long blank walls –need deliberate, clear standards to prevent this
3. Need interaction and permeability between sidewalk and building
4. The primary entrance, or at least a primary entrance, must be located along Los Gatos Blvd
5. Café Dio on E Main, however, has the primary entry on Church St, which is the secondary street. Because it's Downtown, this feels appropriate, but is not advised elsewhere.

iv. Massing facing all rights-of-way are the priority. Support for the three massing options provided (forecourt; max façade width; upper story step-back for X%)

b. Materials

i. Too many different materials is chaotic

ii. Don't prohibit materials, as this limits imagination

iii. Materials should be required to be fire-resistant (we're in the WUI)

iv. Regulate quality over type – quality, durability, fireproofing, etc.

5. Townhomes

a. Massing

i. Too much change is chaotic.

   ii. Townhomes mostly look okay, the concern is more about large multi-family projects

b. Materials

   i. Colors could change each townhouse if they're the same form, or form could change each townhouse if they're the same color, but not both

6. **Roof Design**
   a. Yes, require eaves, but don't be too prescriptive
   b. Yes, require cornice or overhang on flat roofs
7. **Windows**
   a. Yes, require trim, recesses, or lintels, but there's no need to provide specific measurements
8. **Entry Design**
   a. Be flexible, not prescriptive
9. **Colors**
   a. Color should not be regulated, as doing so can become a slippery slope
   b. Defer to designers' creativity
   c. Support for primary, secondary, and accent colors
10. **Parking**
   a. Vehicular access: no streets that are so short that you have to back out of it
   b. As few curb cuts as possible on major rights-of-way
   c. Preference for alleys
   d. GP2040 envisions connectivity in the back, connecting parking lots in the rear
   e. Boulevard Specific Plan calls for walkability

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MEMO

To: Sean Mullin, Town of Los Gatos
From: LWC
Date: June 18, 2026
Re: Los Gatos Updated/Additional Objective Design Standards for Qualifying Multi-Family and Mixed-Use Residential Development: Revised Recommendations

Below are Recommendations for the Updated/Additional Objective Design Standards for Qualifying Multi-Family and Mixed-Use Residential Development for the Town of Los Gatos. These recommendations, which guide the Updated draft ODS, stem from and are informed by:

- The October 2025 Technical Analysis and Evaluation Memo
- Direction provided by Town staff on needed updates to the 2023 Objective Design Standards (issues received at the beginning of the project and in a February 20 follow-up email)
- Community input, including:
    - Community Design Workshop conducted as part of the 20240 General Update (2020)
    - Objective Design Standards Community Meetings (2022)
    - Town Council Meeting (2024)
    - September 2025 Focus Groups
    - December 4, 2025 Open House
    - March 17, 2026 Joint TC/CC Study Session

Text Updates

Section A: Site Design

- **A.1 Pedestrian Access**
    - Clarify the standard to recognize that pedestrian circulation in parking garages typically utilizes the drive aisle.
    - Add standards that require pedestrian pathway, as opposed to regulating design for a pathway when implemented.
- **A.2 Short Term Bicycle Parking (Class II)**
    - Reduce ratio to one short-term bike space per four units. (Modified A.2.2, consistent with current CalGreen.)
    - Remove requirements for permanent solid-roofed weather protection structure.
- **A.3 Long-Term Bicycle Parking (Class I)**
    - Add flexibility on location requirement and allow in below-grade parking garages.

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- Increase flexibility of bike locker standards and spatial requirements.

- **A.4 Vehicular Access**
  - Add standard to limit number of curb cuts along primary frontage.
  - *3/17 Joint Study Session:* Driveways should be limited.
- **A.5 Parking Location and Design**
  - Rename to Surface Parking Location and Design.
- **A.6 Parking Structure Access**
  - Confirm the requirements for parking structure placement and visibility based on recent project examples.
  - *12/4 Open House:* Parking should be screened. (Screening is already required in A.8.3; no edits made.)
- **A.7 Utilities**
  - Revise to allow wall-mounted fixtures.
  - Revise to recognize the constraints of traffic view areas, and location and clearance requirements dictated by utilities.
  - Removed requirement that screening uses the same material as the primary building.
- **A.8 Landscaping and Screening**
  - Clarify reference to building setback established by zone.
  - Add hyperlink to Master Street Tree List.
- **A.9 Fencing** – No change
  - *Town staff 2/20 Comments:* Fences over 3' tall in the front setback are prohibited by the ODS but are allowed by the zoning code. (LWC removed existing A.9.1.)
- **A.10 Retaining Walls** – No change
- **A.11 Landscaped, Private, and Community Recreation Spaces**
  - Add a standard to ensure that required upper-story building step-backs are designed to be usable open space (decks, patios, etc.).
  - Elevated Open Space:

    12/4 Open House: Common open space should not be allowed where it can overlook single-family yards.

    3/17 Joint Study Session: Elevated open space is okay.
  - Update applicability of community recreation space to be required for all projects with 9 or more units.
  - Add flexibility to required dimensions for required shared and private open spaces, including balconies.
  - *3/17 Joint Study Session:* Require community recreation buildings.

- **A.12 Building Placement**
    - Revise standards related to the "build-to zone." Specifically:
        - Reflect site plans that include multiple buildings located at the frontage of the property.
        - Reconsider the "75 percent at within 5 feet" standard to ensure that the standard enforces front street-acing setbacks that are comfortable and usable.

Section B: Building Standards

- **B.1 Massing and Scale**
    - Require compliance with two instead of three building mass strategies.
        - *3/17 Joint Study Session:* Supported the reduction of options and menu of options.
    - Edit strategy B.1.1.a to "A minimum of 40 percent of the upper floor façade length of the floors above the ground floor shall step back from the plane of the ground-floor façade by at least five feet."
    - Revise strategy B.1.1.b to require depth changes be applied to the full vertical extent of the façade.
    - Delete strategy B.1.1.d and figures.
    - Revise strategy B.1.1.e to emphasize that the intent is to introduce articulation to the massing and clarify requirements for "open area" (size, landscaping, other).
    - *Town staff 2/20 Comments:* Modify B.1.1.c and/or B.1.1.e to reduce repetition. Consider allowing the recessed façade plane to count towards the open area abutting a street.
    - *Town staff 2/20 Comments:* Specify whether the open area needs to be within a recessed façade plane.
    - Re-visit standard B.1.1 to:
        - Remain consistent with existing upper-story setback standards of the C-1:HEOZ, C-2:HEOZ, CH:HEOZ, and CM:HEOZ zones.
        - Clarify the story or height in feet at which a step-back is required.
        - Establish upper-story step-backs options that are sensitive to zone and/or abutting right-of-way, as appropriate.
        - *3/17 Joint Study Session:* Step-backs are not needed along public-facing elevations and elevations facing major rights-of-way should not be subject to additional standards.
        - Consider an additional step-back at a specified height for buildings above three stories.
        - Reflect small multi-family development, such as triplexes, quadplexes, small apartment buildings, and a range of townhome configurations.
        - *3/17 Joint Study Session:* Not concerned about townhome massing as much as multi-family massing.
        - Add standards to address height transitions (e.g., where a multi-family or mixed-use zone abuts a single-family zone).

- *3/17 Joint Study Session:* Limit allowed building height based on heights of adjacent buildings. (LWC does not recommend regulating buildings based on characteristics of adjacent buildings; no edits made.

- **B.2 Parking Structure Design**
  - Revisit screening standard for parking garages (strategies for screening; degree of transparency; linear percent of street-facing elevations requiring screening; linear percent of other elevations requiring screening).
  - Address building configurations where a parking structure is lined with habitable uses.
  - Remove requirements for landscaping between the building façade and the street.
  - Moved existing Standard A6.2 to this section.
- **B.3 Roof Design**
  - Consider reducing the 40-foot maximum linear dimension allowed without a change in roof form or height.
  - *12/4 Open House:* Require eaves, cornices, or overhangs.
  - *3/17 Joint Study Session:* Require eaves, cornices, or overhangs, but do not be too prescriptive.
- **B.4 Façade Design and Articulation**
  - For standards B.4.1.a through B.4.1.d, clarify whether/how standards apply to the base, middle, and/or top.
  - Remove arcade or gallery as design options for standard B.4.3.
  - *Town staff 2/20 Comments:* Specify that B.4.6 only applies to mixed-use or larger, single buildings with primary entrances. (LWC did not make edits as we consider townhome entrances to be primary entrances.)
  - For B.4.9.b, revise language to mirror Commercial Design Guideline 3.3.8(e).
  - Revise standard B.4.11 to eliminate privacy intrusions created by balconies while protecting privacy, allowing for private recreation space, and using balconies as an element of articulation. (LWC condensed existing B.4.11 into B.1.)
  - Consider revising standard B.4.13 (blank walls on any floor) to be a maximum number of linear feet instead of a percentage of the street-facing elevation.
  - Revise, delete, and/or move standards in this section to avoid redundancy other standards. This includes B.4.8 (windows), B.4.12 (redundant with other standards), and B.4.6.a and B.4.7 (entrance design). (LWC: Removed existing B.4.12 and moved existing B.4.8, B.4.6.a, and B.4.7 to the new B.5 and B.6.)
- **Add Section B.5 Entrance Design**
  - Move standards B.4.1.c, B.4.6.a, and B.4.7 to this new section. (LWC moved existing B.4.1.c, B.4.6.a, and B.4.7 into the new B.5.)
  - Add dimensions to ensure spaces are appropriately scaled and usable.
  - *12/4 Open House:* Entries should be emphasized with a recess or projection. Roof overhangs without columns should be discouraged. Entries should be no more than three steps from the sidewalk.

  - *3/17 Joint Study Session:* Ensure standards are flexible and not too prescriptive.
  - Removed requirement that all primary building entrances face a public or private right-of-way, or a public open space.

- **Add Section B.6 Windows and Doors**
  - Move standard B.4.8 to this new section and elaborate.
  - Add standards for window glazing and window and door frame materials. This may be a list of permitted materials, or a list of prohibited materials.
  - Regulate glazing for residential uses and for ground floor non-residential uses.
  - *3/17 Joint Study Session:* Be less prescriptive above window regulations. (LWC: Did not include window glazing regulations.)
  - *12/4 Open House:* Require trim, recesses, or lintels on windows.
  - *3/17 Joint Study Session:* Require trim, recesses, or lintels, but do not be too prescriptive.
- **Add Section B.7 Materials, Colors, and Architectural Details** (e.g., corrugated metal).
  - Add standards for building materials. This may be a list of permitted materials, or a list of prohibited materials (e.g. corrugated metal). Develop the palette based on historic buildings in the Town and materials currently available to builders. Ensure that allowed materials are durable and high-quality.
  - *12/4 Open House:* Metal panels, reflective materials, glass curtain walls, and corrugated metal should not be allowed.
  - *3/17 Joint Study Session:* Do not prohibit any materials.
  - *3/17 Joint Study Session:* Require that all materials are fire resistant.
  - *3/17 Joint Study Session:* Regulate material quality rather than material type.
  - Add standards for primary, secondary, and accent building colors. Colors to be identified by saturation value, or a combination of saturation value and light reflecting value. This may be a list of permitted colors, or a list of prohibited colors.
  - *12/4 Open House:* Muted colors are preferred and bright, saturated colors should be discouraged.
  - *3/17 Joint Study Session:* Do not regulate color saturation or light reflecting values.
  - Establish limits on the number of materials and colors used on any one structure.
  - *3/17 Joint Study Session:* Regulate primary, secondary, and accent materials.

Graphics Updates

- Update graphics to reflect typical Los Gatos forms and configurations. This involves updating existing graphics to be more reflective of Los Gatos project design, replacing and adding to the set of graphics as needed.
- Add graphics to Section A.11: Landscaped, Private, and Community Recreation Spaces to illustrate standards.
- Fix numbering of graphics and add graphics to standard A.12.2 to show amenities.

- Add graphic to standard B.1.2 (upper story step-back).
- Add graphic to standard B.1.3 (upper story terrace or deck step-back).
- Add graphic to standard B.2.1 (parking structure visibility).
- Add dimensions to the diagram for standard B.4.1.a through B.4.1.e (façade articulation).
- Add dimensions to the diagram for standard B.4.6.b (ground-floor commercial transparency).
- Add diagram for B.4.7 (building entrance design) and move to Section B.5 Entrance Design.
- Add diagram for B.4.11 (balcony placement and privacy) to illustrate revised standard.
- Add diagram for B.6.4 (upper story window glazing) to illustrate the standard.

MEMO

To: Sean Mullin, Town of Los Gatos
From: Lisa Wise Consulting, Inc. (LWC)
Date: June 18, 2026
Re: Town of Los Gatos Updated/Additional Objective Design Standards for Qualifying Multi-Family and Mixed-Use Residential Development - Public Review Draft

The Town of Los Gatos is leading an update to its 2023 Objective Design Standards for Qualifying Multi-Family Residential and Mixed-Use Development. The proposed revisions to the standards focus on codifying the priorities of the community and implementing direction from the Town staff, Planning Commission, and Town Council. This Memo includes the following sections:

- **Section 1: High Quality Building Design** identifies how the proposed revisions ensure high-quality building design that reflects the existing character of the Town.
- **Section 2: Architectural Style** identifies how the proposed revisions ensure that architectural design is consistent with and appropriate to the neighborhood.
- **Section 3: Height Transitions** identifies how the proposed revisions employ strategies for appropriate massing transitions between different zones and densities.
- **Section 4**: **Small, Multi-Family Housing Considerations** identifies how the proposed revisions address housing at different sizes and densities.

1 High Quality Building Design

This section provides an overview of standards in the updated draft ODS regulate façade materials to ensure high-quality building design, reflecting the existing character of the Town.

B.7 Materials and Architectural Details

This new section introduces standards for:

- **Primary, Secondary, and Accent Materials.** All buildings must incorporate a primary building material and a secondary building material. Any number of tertiary/accent materials may be used.
  - *Primary:* 50 percent or more of a façade surface area;
  - *Secondary:* Less than 45 percent of a façade surface area and must be different from primary materials; and
  - *Accent:* Limited to 25 percent of a façade surface area and does not include trim for windows, doors, and openings.

By requiring specific percentages of primary and secondary materials, these standards prevent chaotic facades with too much variation in material.

- **Material Durability/Protection:** Requirements that materials used are:
  - Fire resistant. Wood, engineered wood, or other wood-based products are not allowed as primary materials;
  - Durable, with a minimum lifespan of 30 years, per the manufacturers' specification; and
  - Protected from corrosion either through the use of galvanized, stainless, or weathering steel, as applicable.

Other Sections

New standards in other sections that regulate high-quality building design include:

- **B.2 Parking Garage Design:**
  - Must include one of the following architectural features: cut metal screens, railings, trellises, vertical plantings, louvers, or decorative security grills.
- **B.4 Façade Design and Articulation:** All materials must be incorporated on all building elevations.
- **B.6 Windows and Doors:**
  - Window materials must be consistent on all elevations.
  - Mirrored, flat framed, and stucco windows are prohibited.
  - Upper-story window glazing must wrap around building corners if within 30 inches of a corner.

2 Architectural Style

This section documents updated draft ODS regulations that ensure architecture styles consistent with and appropriate for the surrounding neighborhoods. Town Council and Planning Commission direction, community feedback, staff input, and review of existing residential and non-residential buildings in the Town all helped establish the architectural styles that the standards ensure consistency with.

B.1 Building Massing and Scale

All multi-family buildings must include one of the following massing solutions:

- At least 40 percent of the upper story is stepped back by at least 5 feet;
- The front of the building includes a ground/podium level community recreation space at least 900 square feet in size; or
- A maximum building width of 65 feet.

Additionally, townhomes must include wall plane shifts of two feet minimum between each townhome for the entire height of the building.

B.4 Façade Design and Articulation

All buildings taller than two stories must include strategies to break up facades including at least two of the following:

- A material change between the first floor and upper floors for at least 70 percent of the total street facing-elevations;
- An upper-floor projection or recess at least 5 feet deep every 35 feet;
- Habitable balconies at least two feet deep on at least 25 percent of the street-facing elevations;
- Two-foot deep eaves with regularly spaced supporting corbels or brackets; or
- Window boxes or plant shelves under least 60 percent of all upper-story fenestration.

Other Sections

Standards in other sections that regulate architectural style include:

- **B.2 Parking Structure Design:**
  - Parking structures in mixed-use developments must be lined with non-residential ground floor uses at least 30 feet deep.
  - Parking structures visible from rights-of-way may not exceed 50 percent of the building elevation length or 60 feet.
- **B.3 Roof Design:**
  - At least one of the following strategies must be used to break up the eave every 75 feet:
    - Gables;
    - Building projection;
    - Change in façade or roof height;
    - Change in roof pitch or form; or
    - Inclusion of dormers, parapets, and/or varying cornices.
  - Requirement that sloped roofs include eaves at the roof line and fascia/bargeboard at gable ends.
  - Requirement that flat roofs include a parapet with a cornice or an overhang.
  - Application of pitched roofs along all street-facing sides of the building.

3 Height Transitions

This section provides updated draft ODS regulations that provide strategies for massing transitions between different zones and densities including transitions between multi-story buildings and single-family zones. These height transitions protect privacy, livability, and solar access.

B.1 Building Massing and Scale:

When a multi-family building or townhome development abuts a single-family residential district, it must include the following transitions to reduce impact to the adjacent single-family district:

- **Height Limitations.** Limited the building height to 25 feet or 2 stories within 40 feet of the property line shared with the single-family district; and
- **Upper Story Terrace and Deck Step-Back.** Provide a minimum 5-foot step-back from the plane of the lower floor facing the shared property line, to prevent views into adjacent residential uses and any upper story terraces or decks.

4 Small, Multi-Family Housing Considerations

This section highlights how the updated draft ODS considers different sizes of multi-family housing, including smaller multi-family housing projects. In addition to reviewing smaller multi-family housing projects within the Town when developing the standards, additional exemptions and regulations were developed for different multi-family building sizes and types.

B.1 Building Massing and Scale

All multi-family buildings must include one of the following massing solutions:

- At least 40 percent of the upper-story is stepped back by at least 5 feet;
- The front of the building includes a ground/podium level community recreation space at least 900 square feet in size; or
- A maximum building width of 65 feet.

The third option, the maximum building width of 65 feet, accounts for smaller-scale multi-family building types, such as triplexes, fourplexes, and other multiplexes (3 to 8 units).

Additionally, townhomes must include wall plane shifts of two feet minimum between each townhome for the entire height of the building. This standard requires each townhome to be visually differentiated from its neighboring townhomes. This emphasis on each unit will enable a row of townhomes to read as individual units, rather than as a larger multi-family building.

B.4 Façade Design and Articulation

All buildings taller than two stories must include strategies to break up facades including at least two of the following:

- A material change between the first floor and upper floors for at least 70 percent of the total street facing-elevations;
- An upper-floor projection or recess at least 5 feet deep every 35 feet;
- Habitable balconies at least two feet deep on at least 25 percent of the street-facing elevations;
- Two-foot deep eaves with regularly spaced supporting corbels or brackets; or
- Window boxes or plant shelves under least 60 percent of all upper-story fenestration.

Requiring a minimum of two articulation strategies, coupled with the standards in Section B.1 Building Massing and Scale, will mandate that smaller buildings (3 to 8 units) will be well-articulated, preventing flat, monolithic facades.

A.11 Landscaped, Private, and Community Recreation Spaces

Community Recreation Space

- Projects with eight or fewer residential units are exempt from the community recreation space requirement.

Community Recreation Building

- Larger multi-family developments (50+ units) must provide a community recreation building or multi-purpose room. Smaller multi-family developments are exempt from this requirement.

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LWC

Town of Los Gatos

Multi-Family and Mixed-Use Objective Design Standards Update

Planning Commission Hearing

Wednesday, June 24, 2026

7:00 p.m.

Los Gatos Town Hall







EXHIBIT 10

Introductions

Town Staff

- **Joel Paulson,** Community Development Director
- **Sean Mullin,** Planning Manager

Lisa Wise Consulting, Inc. (LWC)

- **Monica Szydlik,** AICP, Senior Associate
- **Cal Kurtz**, AIA, Lead Associate

Project Objectives

- Update the Town's existing **2023 Objective Design Standards for Multi-Family and Mixed-Use Residential Development** by refining design standards to respond to Town Council and community feedback and priorities.
- Implement the Town's General Plan goals
- Ensure compliance with State law (SB 330)
- Focus on:
  - ✓ High-Quality Building Design
  - ✓ Height Transitions
  - ✓ Architectural Character and Details
  - ✓ Small-scale Multi-family Buildings

What are Objective Standards?

- Involve **no personal or subjective judgement** by a public official and are uniformly **verifiable by reference to an external and uniform benchmark** or criterion available and **knowable by both the development applicant and public official** prior to submittal.

Subjective
Development must be compatible with the character of the neighborhood.

Objective
Blank walls (without doors and windows) of more than 20 linear feet are prohibited along any street-facing elevation.

- Set **clear expectations for approval**.
- **Streamline the review process.**

Project Process and Schedule



Documents:

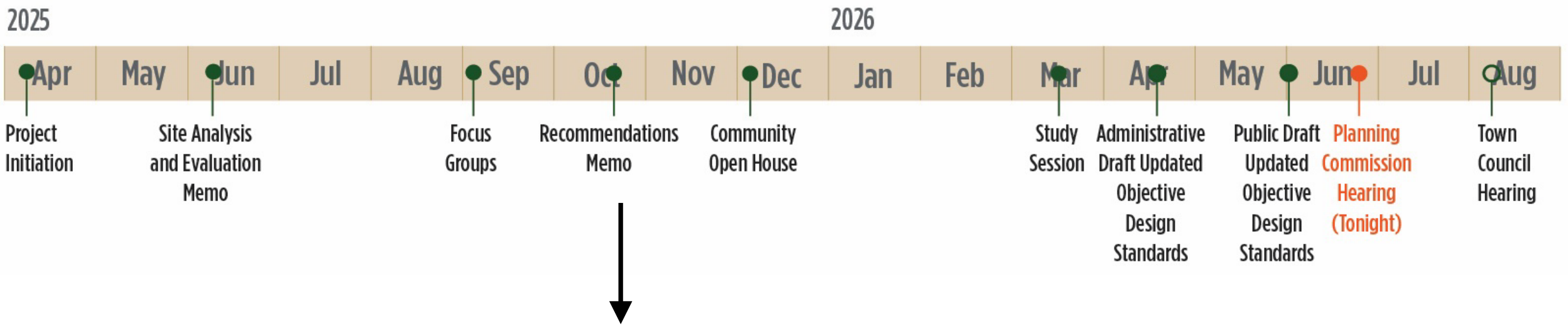
- *Zoning Code development standards*
- *2040 General Plan relevant policy direction*
- *North 40 Specific Plan*
- *Record of community and Council input*
- *Staff input and issues*
- *Analysis of example projects*

Project Process and Schedule



- *Residents, architects, developers*
- *Discussed:*
  - *Existing ODS*
  - *The architectural character of Los Gatos and*
  - *Recommendations for the updated ODS*

Project Process and Schedule



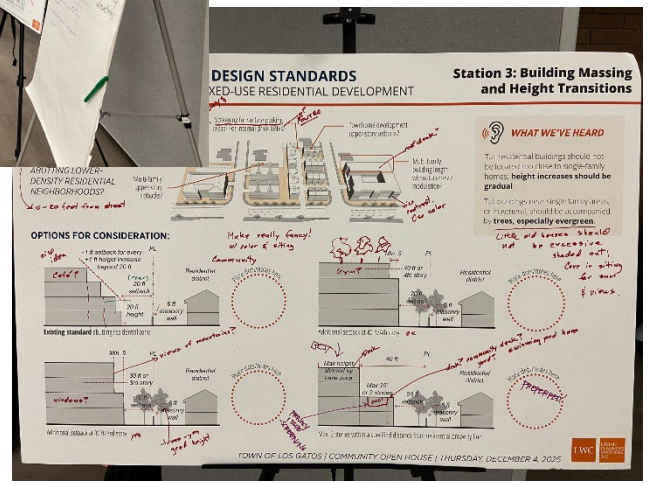
Draws on findings from:

- *Site Analysis and Evaluation Memo*
- *Focus Groups*
- *Staff input*

Project Process and Schedule

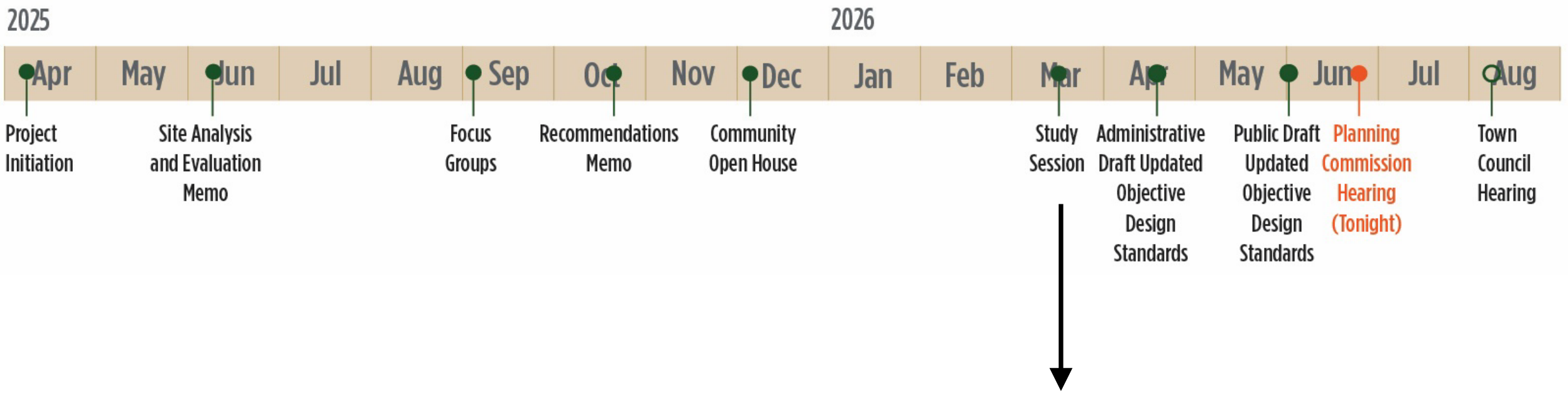






- *Focus on:*
  - *Building placement*
  - *Design of street-facing setbacks and site perimeter*
  - *Building massing and articulation*
  - *Roof types and details*
  - *Height transitions*
  - *Window design and entrance design*
  - *Building materials and colors*
  - *Architectural character*

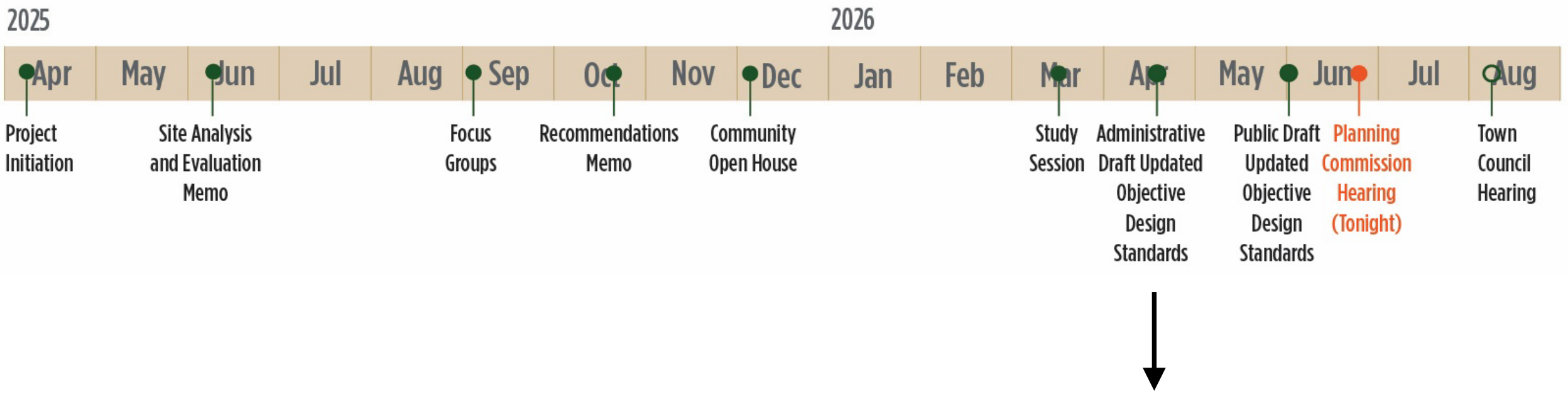
Project Process and Schedule



March 27 Joint PC/CC Study Session:

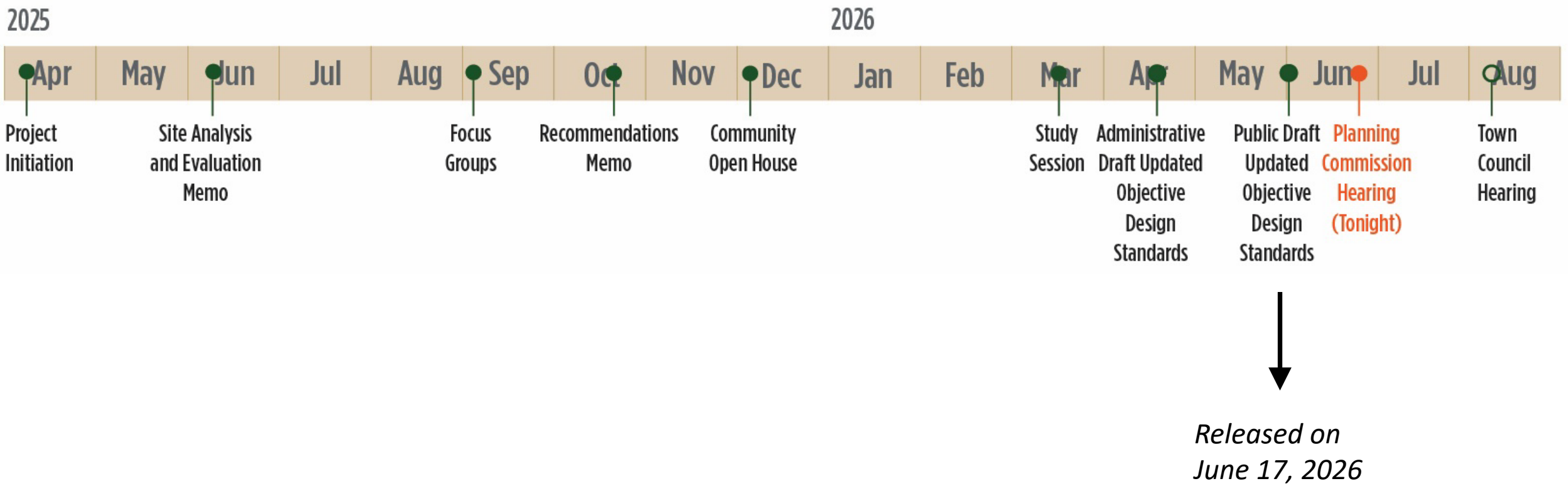
- *Reviewed working design ideas informed by input from all outreach*
- *Gathered PC feedback on specific questions*

Project Process and Schedule



- *Submitted to staff for review; received comments and discussed with staff*

Project Process and Schedule



Source of Updates

- **Community Design Workshop,** part of the 2040 Gene
  Update (2020):
  - Consider upper-story step-backs
  - Require high-quality materials
  - Achieve balanced facades
- **ODS Community Meeting** (2022):
  - Consider shade, weather protection
  - Support diverse roof types
- **Town Council Meeting** (2024):
  - Height transitions/massing
  - Architectural style that reflects existing character
  - High-quality design that reflects existing character
  - Standards for an array of building types and sizes, including small multi-family

Source of Updates, Cont'd

- **Staff list of changes** needed (spring 2025)
- **Focus Groups** (September 2025):
  - Support diverse architectural styles
  - Height transitions adjacent to single-family residential
- **Open House** (December 2025):
  - Preference for more articulation
  - Focus on single-family residential privacy
  - Consider projections/recesses for entries
  - Mix of quality building materials
- **Joint TC/PC Study Session** (March 2025):
  - Preference for reduced height within 40 ft of a single-family district
  - Consider requiring community space/common buildings
  - Prevent excessive/chaotic material changes and articulation

Updates

Section A: Site Standards

- A.1 Pedestrian Access ← Minor edits
- A.2 Short-Term Bicycle Parking
- A.3 Long-Term Bicycle Parking
- A.4 Vehicular Access
- A.5 Surface Parking Location and Design
- A.6 Parking Structure Access ← More substantive edits
- A.7 Utilities
- A.8 Landscaping and Screening
- A.9 Fencing
- A.10 Retaining Walls
- A.11 Landscaped, Private, and Community Recreation Spaces
- A.12 Building Placement

Section B: Building Standards

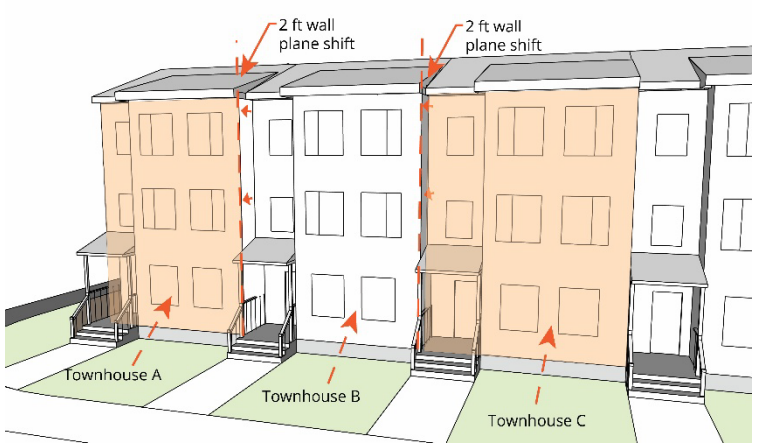
- B.1 Building Massing and Scale
- B.2 Parking Structure Design
- B.3 Roof Design
- B.4 Façade Design and Articulation
- **B.5 Entrance Design and Ground Floor Design** ← **New sections**
- **B.6 Windows and Doors**
- **B.7 Materials and Architectural Details**

Building Massing Options

- Must choose at least one of the following:
  - 40% of upper-story stepped back
  - Ground/podium-level community recreation space enclosed by walls
  - Maximum 65 ft building frontage

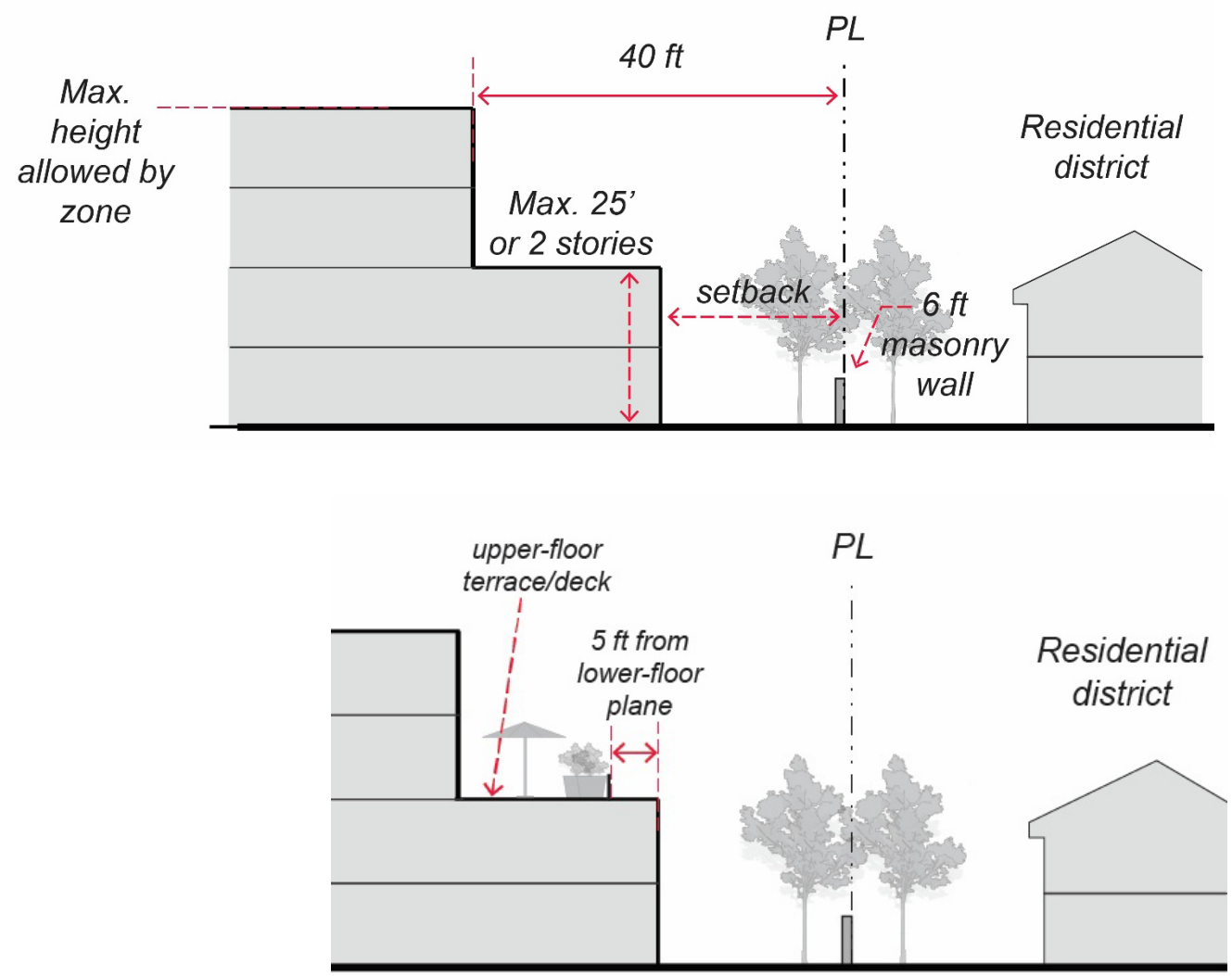


- Townhomes must provide a wall plane shift between units



Adjacency to Single-Family Districts

- Reduced height (25 ft/2 stories) when within 40 ft of a single-family district
- 5 ft step-back for upper-floor terraces/decks

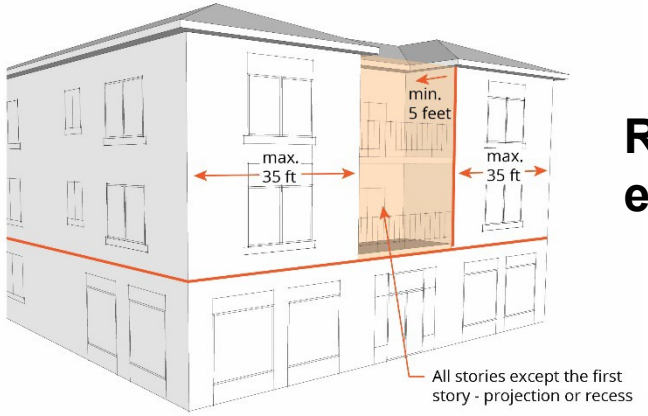


Architectural Articulation

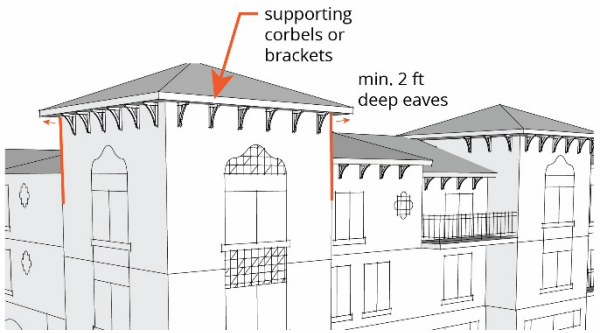
- Differentiate base, middle, and top with at least two of the following:



Material change between first and upper floors

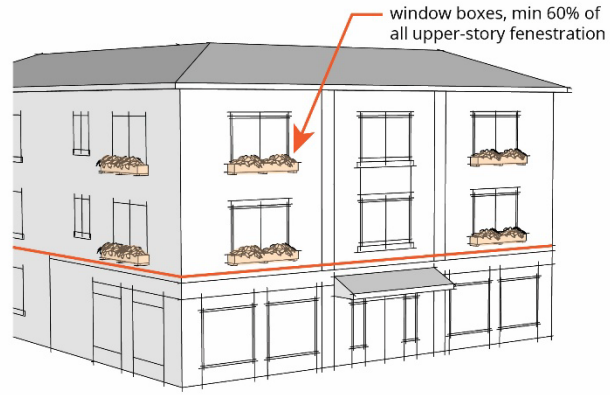


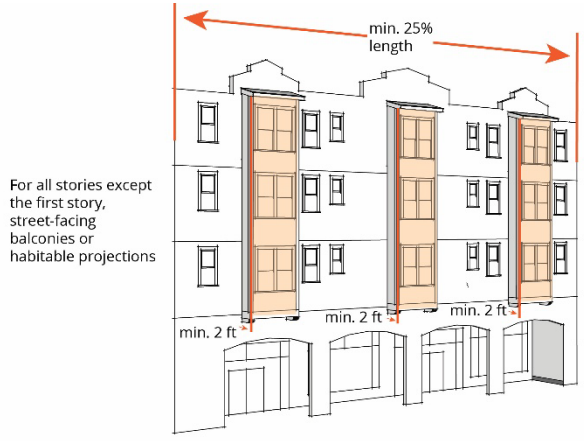
Recesses or projections every 35 ft



Eaves with corbels/brackets

Window boxes

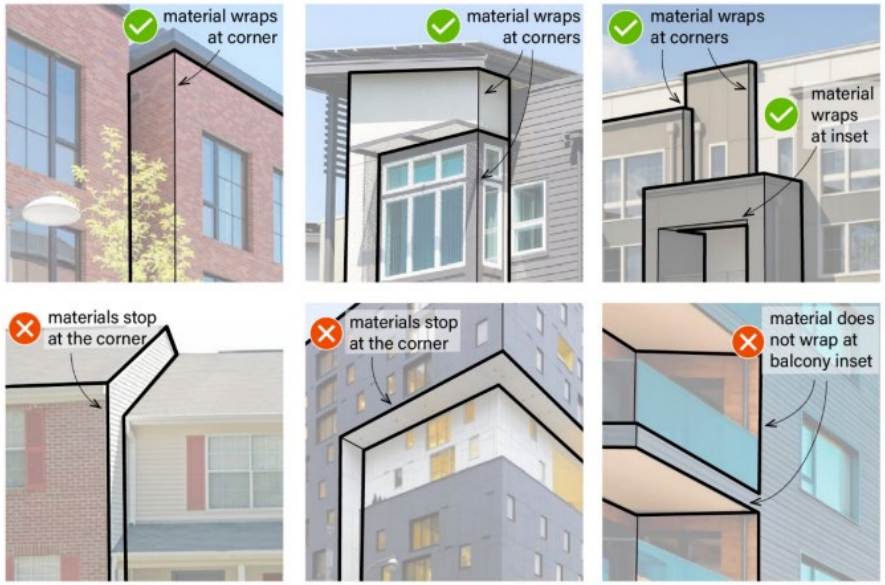


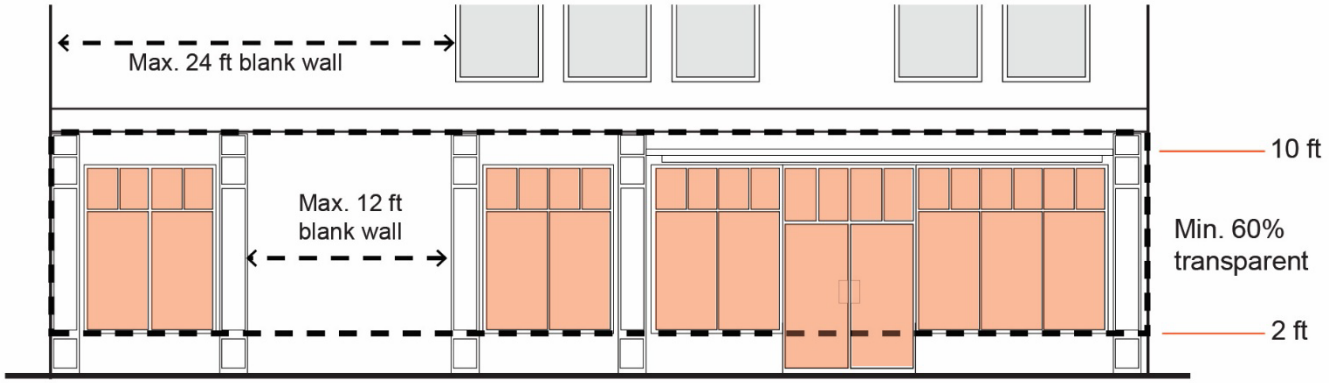


Balconies or habitable projections on street-facing elevations

Architectural Articulation

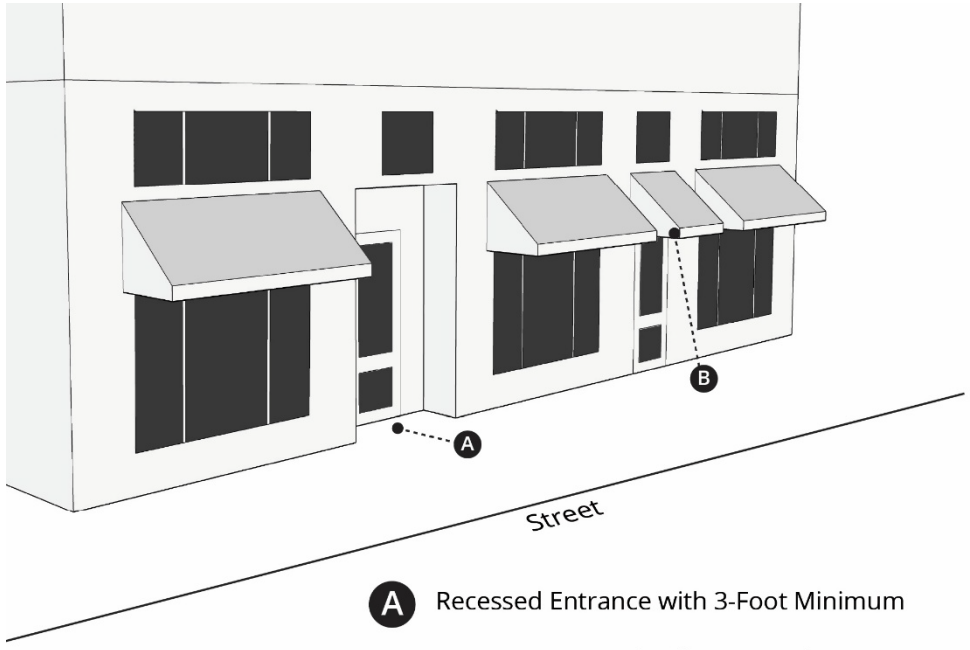
- 360-degree design
  - All materials/details must be incorporated on all building elevations
  - Material changes must occur at inside corners
- Break up blank facades with windows or doors
  - Upper floors: max. 24 ft without a window or door
  - Ground floor: max. 12 ft without a window or door

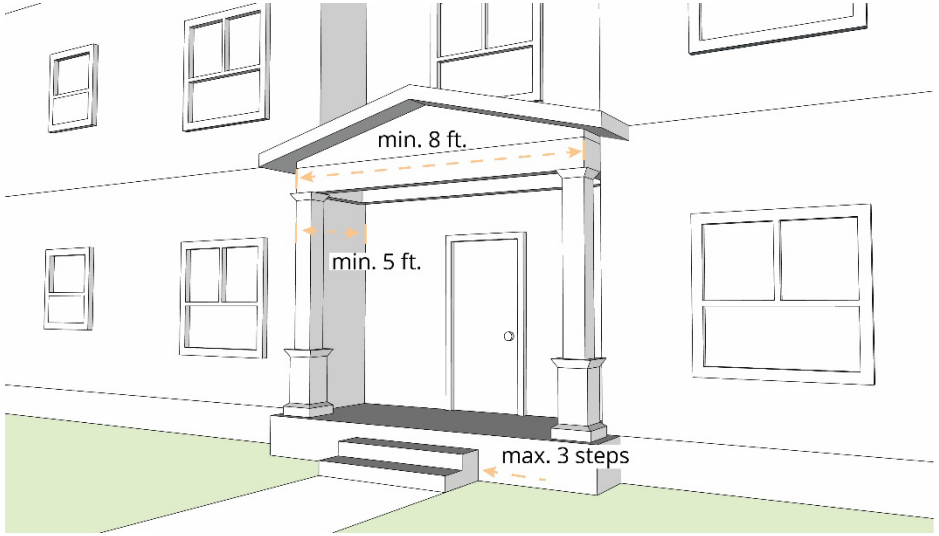




Entrance Design

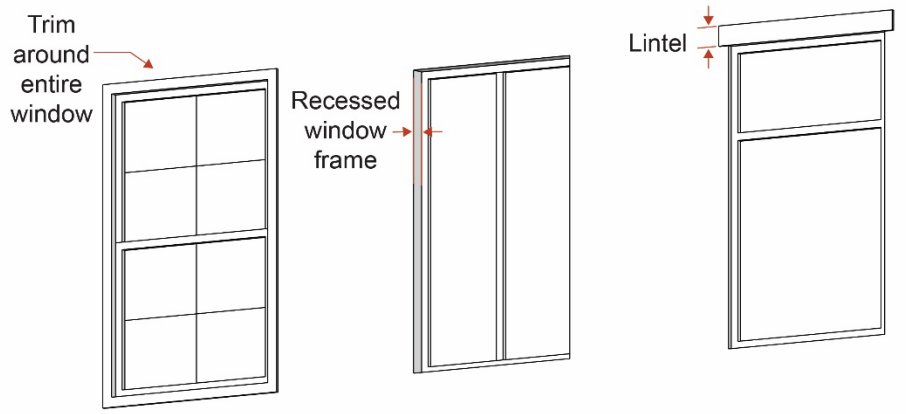
- Residential and non-residential entries must be under a roof supported by columns or a recess
- Must be framed by architectural elements

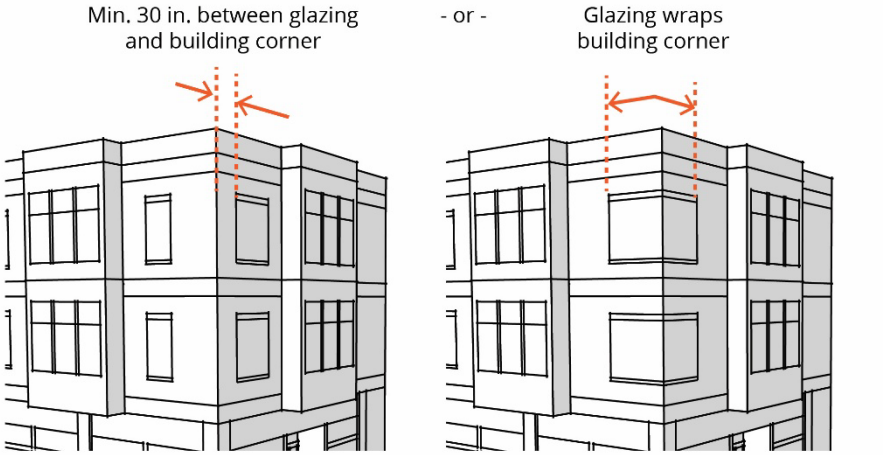




High Quality Design

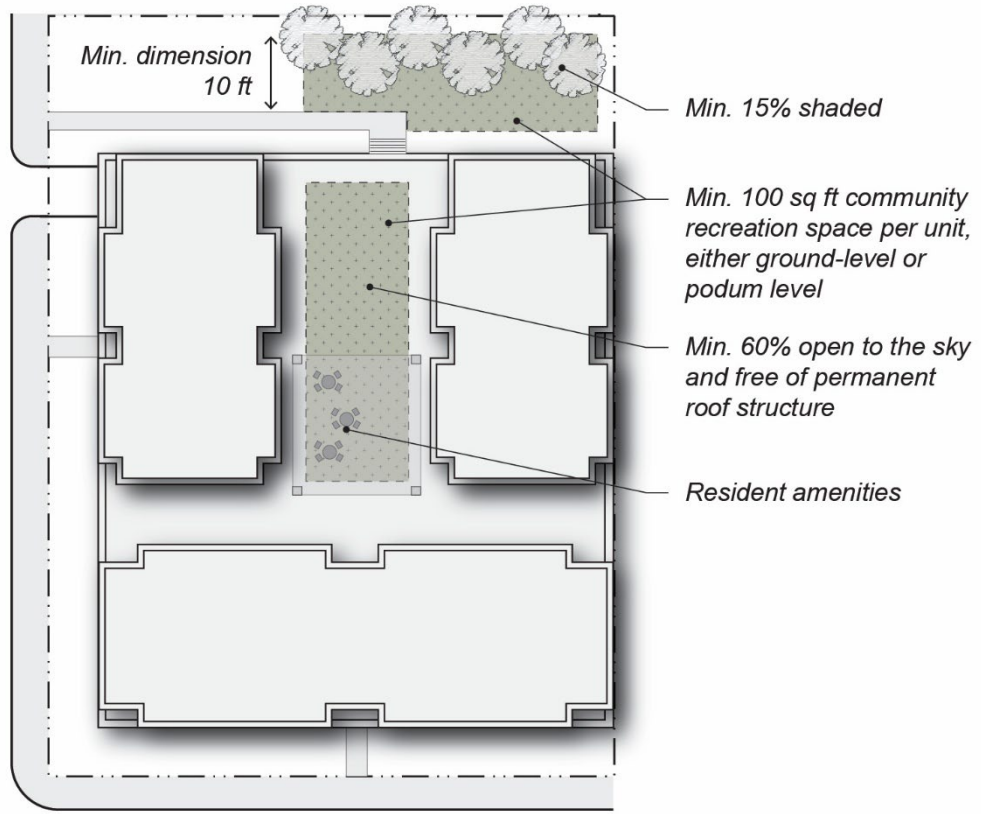
- Windows
  - Break up large window panes
  - Require trim, recesses, or lintels
  - Glazing wraps or is min. 30in from corner
- Materials
  - Primary (max 50%), secondary (max 45%), accent (max 25%)
  - All materials must be fire resistant, protected from corrosion, and have a lifespan of at least 30 years
- Roofs
  - Require eaves and overhangs
  - Gable, projection, change in height, dormer, parapet, or cornice every 75 ft





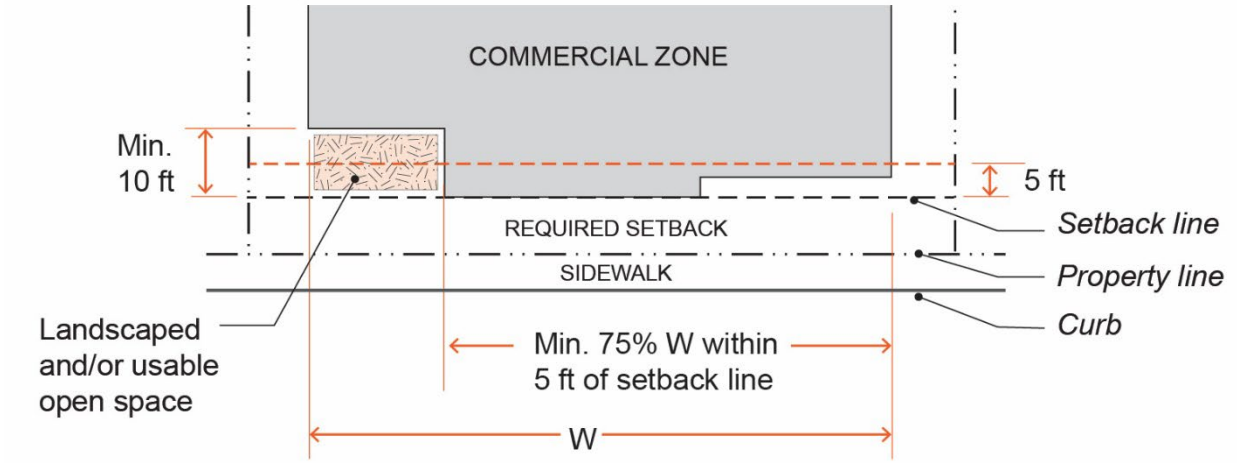
Landscaped and Recreation Space

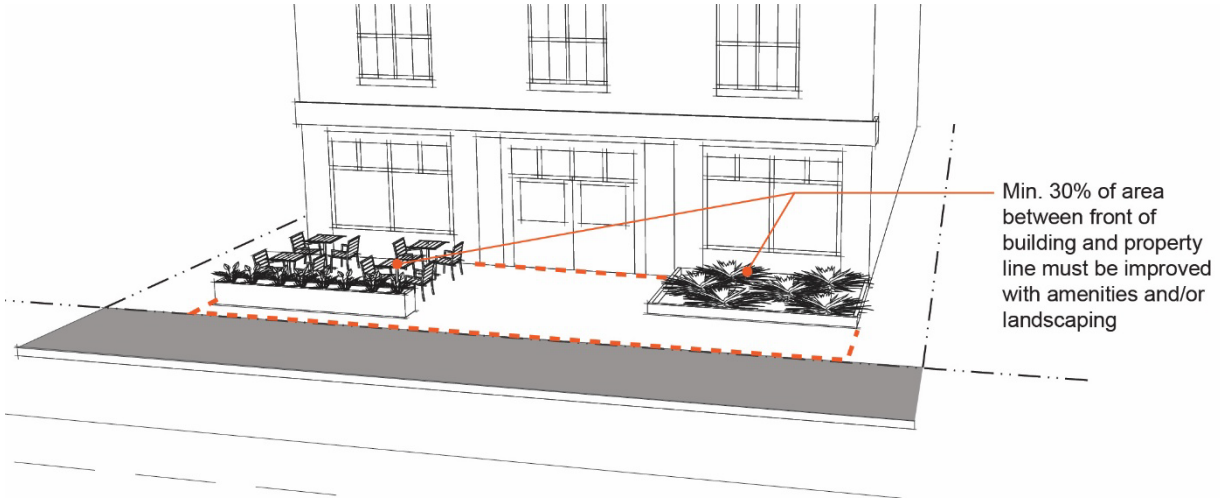
- Landscaped Space: 20% of site
- Private Recreation Space: 60 sq ft per unit, 6 ft in any horizontal direction
- Community Recreation Space:
  - 100 sq ft per unit (developments with >8 units)
  - 60% open to sky, 15% shaded
  - ≤50% may be on a rooftop
  - Community recreation/multi-purpose room required for all buildings with 50+ units
- 40% of upper-story step-backs must be open space and stepped back for neighbors' privacy



Building Placement

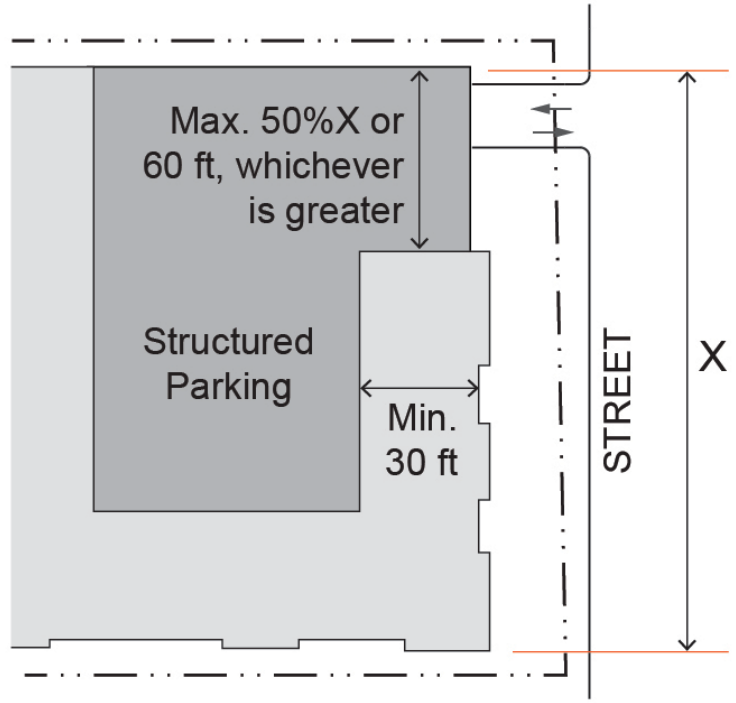
- 75% of frontage within 5 ft of the setback line
- Remaining space must be at least 10 ft deep and usable
- Ground-floor non-residential uses must include site amenities/landscaping on min. 30% of area between the building and the street-facing property line
- Multi-family residential primary entrances must face a public right-of-way or a community open space





Vehicle/Bicycle Parking/Access

- Vehicle/bicycle parking and access
  - Updated bicycle parking consistent with CalGreen
  - Limited number of curb cuts: 1 per 100 ft of frontage
- Above-ground parking structures
  - Lined with 30 ft-deep ground floor non-residential
  - Visibility limited to 50% street-facing facade/60 ft
  - Required architectural features: cut metal screens, railings, trellises, vertical plantings, louvers, or decorative security grills



Thank you!

A P P E A R A N C E S:

Los Gatos Planning Commissioners:	Kendra Burch, Chair Jeffrey Barnett, Vice Chair Susan Burnett Adam Mayer Joseph Sordi Rob Stump Emily Thomas
Community Development Director:	Joel Paulson
Town Attorney:	Gabrielle Whelan
Transcribed by:	Vicki L. Blandin (619) 541-3405

P R O C E E D I N G S:

CHAIR BURCH: We are now going to move into other Business, Item 4, forwarding a recommendation to the Town Council on proposed changes and additions to the Town's Objective Design Standards for multi-family and mixed-use projects.

This is not subject to CEQA review pursuant to CEQA Guideline Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the changes and additions to the Town's Objective Design Standards for Multi-Family and Mixed-Use Projects would have a significant effect on the environment. All projects for which the Objective Design Standards for Multi-Family and Mixed-Use Projects will undergo separate CEQA review and approval.

The location is Town Wide, and our project planner is Mr. Mullin.

SEAN MULLIN: Thank you, once again, and I will start, and then we have our consultant team on board to provide a visual presentation.

For your consideration tonight, Staff presents the changes and additions to the Town's Objective Design Standards for Multi-Family and Mixed-Use Projects, or ODS.

The existing ODS were adopted by the Town Council in November 2022 and have been used in the review of numerous applications. In August 2024 the Council directed Staff to issue an RFP for the development of additional standards addressing high-quality building design, architectural style, height transitions, and consideration of small, multi-family housing.

The Town selected Lisa Wise for service and has worked with their team through the project. We went through project initiation, six consultant-led focus groups, a community open house, a Town Council/Planning Commission joint study session, and an administrative draft review. These efforts culminated in the Draft ODS before you tonight.

The draft continues to be organized into two sections: Site Standards as Section A, and Building Standards as Section B. Updates and additions have been made throughout the document in response to Council direction and community feedback. The document is used in the review of qualifying Multi-Family Residential and Mixed-Use Residential projects throughout the Town.

Staff recommends that the Commission review the Draft ODS, consider public feedback, and forward a recommendation to the Town Council with any modifications.

With that, I'd like to turn it over to our consultant, who will walk you through the changes in more detail.

MONICA SZYDLIK: Thank you, Sean. Good evening, Planning Commissioners. I'm Monica Szydlik, Project Manager, and I'm joined by my colleagues here who I'll introduce in a moment. We'll be presenting the hearing Draft Multi-Family and Mixed-Use Objective Design Standards Update.

CHAIR BURCH: I'm sorry, I'm actually going to have to step in here. Ma'am, are you able to turn up the volume of your microphone?

SEAN MULLIN: And/or KCAT may be able to boost her mic.

CHAIR BURCH: Yes, whichever one. We're having a bit of difficulty hearing you.

MONICA SZYDLIK: I think I can do this. How does that sound? Does that sound better?

SEAN MULLIN: Yes.

MONICA SZYDLIK: Great, okay. Thank you for that reminder. Thank you, Sean. I'm Monica Szydlik. I'm here to present to you the hearing Draft Multi-Family and Mixed-Use Objective Design Standards Update for your review and recommendation to the Town Council.

A brief introduction about the project team. I am the project manager from the lead consultant LWC. I'm joined by my colleagues Cal Kurtz and Po Johnson. Also, on the team as consultants, but not here tonight, are Urban Planning Partners, and throughout the process we worked very closely with Sean Mullin and Joel Paulson.

As you know, this project is an update to the 2023 Objective Design Standards for Multi-Family and Mixed-Use Residential Development. The project implements all established policy and makes sure that the standards are compliant with State law, most notably SB 330, which was effective January 2020.

That's true of all ODS across the State to implement established policy and ensure compliance with State law, but locally the focus of this particular project is to ensure that projects reflect high-quality building design, address height transitions between projects of different scale, acknowledge architecture character and details, ensure that projects express the character and the details desired by the community, and that they apply equality to small scale as well as large scale multi-family buildings.

Of course, we know that you all in the Los Gatos community are aware of what Objective Design Standards are

and the difference between objective and subjective. In short, they are measurable and they support the ministerial process that is required by State law.

I'll go through very quickly our process so far. We kicked off the project in April of last year. We conducted a Site Analysis and Evaluation Memo which looked at everything on the books that would impact the design standards and that we should be cognizant of going forward, in addition to proposals and recent projects that would inform the standards.

We initiated our community outreach. We held a number of focus groups where we discussed everything at hand.

We then developed a set of recommendations based on all of the input that we received.

Then in December we held a community open house where we focused on some key design elements, and we had a series of boards that described some options for the community to consider, and we got a whole lot of great feedback.

We came before you and the Town Council in March of this year to review some working design ideas and get some key input that we needed to develop the Admin Draft Standards, which we submitted in April and Staff reviewed.

Staff reviewed those. The consulting team worked on the draft standards with Staff, and then we just now released the public draft, and we are here tonight to discuss them with you.

Let's talk just for a moment about we want to point out the sources of the recommendations before you, meaning specific direction that we gathered from the community about this particular effort.

We looked closely at the takeaways from a workshop about community design back during the GP update. We looked closely at the takeaways from a community meeting for the initial ODS project, and from the Council meeting where it was determined that an update to the ODS was warranted.

We looked at the list of changes that the Planning Staff suggested, and then from the outreach that we conducted, which included the focus groups, the open house, and the joint session in March. All of this together was essentially our marching orders.

So, what changed, really? This is the existing Table of Contents of the current ODS that was adopted in January 2023. This slide shows in a nutshell what we have suggested that we do to it. The next handful of slides will talk about the recommendations themselves that are in your

packet. The slides summarize major additions and changes, but there is a lot that went into it, and as you know, you have the clean version of the ODS, and then there is also a version that shows in track changes, so everything we did.

One topic that really warranted a fresh look, and also graphics that more closely reflect the forms and kinds of sites that we see in Los Gatos and the sites that support multi-family and mixed-use, is options for building massing. It was important to us that the options we present would work for the range of densities that the multi-family, mixed-use zones support. You may recall we discussed this at the joint session in March, and we arrived at the three options you see on the right side of the slide. We also included a requirement that attached townhomes must appear as separate volumes through a change in plane. We found that these options would work for the range of scales and densities that we expect.

We looked closely at sensitive interior and side and rear adjacencies, and after some discussion at the open house and at the joint session we recommended a reduced height within 40’ of a single-family district, and a 5’ separation step-back for elevated outdoor open space at that adjacency, and then we added some graphics to describe that.

Then we explored with Staff and the community some ways of ensuring that architectural articulation reflects Los Gatos character, the character of Los Gatos neighborhoods. It was important to us that when applicants are presented with options, the options are commensurate in terms of contribution to the neighborhood, and also burden on the applicants, so that they truly are options.

We started with the concepts that are presented in the current draft, and then we worked from there to refine and enhance that section to ensure that they would apply to small multi-family housing as well as larger scale developments, and add to the character as we understood was desired by the community.

We added standards for what we called "360-degree design," so that all building elevations are treated the same and changes in materials reflect high-quality design. You can see what we mean on the upper-right here. And we introduced limits on blank walls, also an effort to require high-quality design and to enhance walkability and pedestrian comfort.

We enhanced and refined the standards for residential entries and also for non-residential entries, essentially assuring that building access is visible and comfortable and enhances the streetscape.

A little bit more on high-quality design. Some specific standards for windows, window design, materials, palettes, and durability and fire resistance. And options for roof design, all which ensure depth, variation, and visual interest of the top of the building.

Looking at site design, we updated the existing design standards to address specific concerns about the amount and design and usability of required open space. We introduced a requirement for community open space, and it's designed for all multi-family and mixed-use projects, and we introduced requirements that upper-story step-backs be improved as usable open space.

Looking at the building placement and the design of the front setback area, this really is the streetscape area. Again, we started with the standards in the current draft, and then we created models that reflect actual site conditions, dimensions, and development standards. Then we refined the design standards based on what we found in the model, what we heard from the community, and what worked with the standards for the building design, the development standards and design standards both.

Then parking, of course, drives the form of any residential building and all the residential building types, so we looked at the parking configurations that we

see and those that we anticipate in multi-family and mixed-use in the future in Los Gatos, and we updated the standards to address bicycle parking, access to vehicular parking, visibility, and the design of visible structured parking areas.

That's our quick summary of the standards before you and how they have been updated from the January 2023 draft. Thank you, and we welcome questions.

CHAIR BURCH: Thank you. Are there any questions of the consultant about the presentation? I would like to say as we go into this and discuss the revisions, I'd like to go through the sections. That ways it's orderly and good notes can be taken. I think right now would be if you've got questions of Staff about the process or about the presentation we just saw.

COMMISSIONER SORDI: Just a quick one. What we're looking at, the red lines that we're looking at, I'm presuming are the changes made since the January 2023 version, which I think was a different consultant; I think that was M-Group. It's not reflective of the changes made since the last time we saw this when we were in the joint study session.

SEAN MULLIN: That correct. It's reflective of changes to the existing document. This is the first time a draft has been put out there of the revised…

COMMISSIONER SORDI: Okay, thank you.

CHAIR BURCH: And I assume that while there were revisions that we're talking about, really can conversations be made about any of the standards that are in here, or do you want us just to focus on the revisions?

SEAN MULLIN: I think feedback across the board is welcomed.

CHAIR BURCH: All right, so then I'm going to say Section 1 is Purpose and Applicability, which I am going to say is also going to include Organization and Key Terms. Are there any notes that anyone (inaudible)? Yes, please.

I didn't have a card, so I didn't think anybody was. Do we have anybody on Zoom that wants to speak? There is no public testimony so far tonight, so I'm going to go ahead and jump on into it.

COMMISSIONER THOMAS: I just have a question. Are we all going to be looking at Exhibit 1 or Exhibit 2? I know they're the same, but one has the tracked changes highlighted and one doesn't.

CHAIR BURCH: I would prefer we look at Exhibit 2, so everybody is very clear on what changes have been made since January 2023.

COMMISSIONER THOMAS: Just wanted to make sure that we were all looking at the same document.

CHAIR BURCH: Good clarification. All right, so Purpose and Applicability, Organization, and Key Terms. Vice Chair Barnett.

VICE CHAIR BARNETT: Before that, I recommend that we change Objective Design Standards in the title to Objective Design and Building Standards, since there are two parts to the document.

CHAIR BURCH: Any discussion among Commissioners? Is there anybody that has anything, comments, like I said, on Purpose and Applicability, Organization, or Key Terms?

COMMISSIONER MAYER: Sorry, Vice Chair, can you explain your thinking behind the title, because it looks like if there are site standards and then there is building standards, so Objective Design Standards.

VICE CHAIR BARNETT: I'm looking at Exhibit 2.

COMMISSIONER MAYER: Yes.

VICE CHAIR BARNETT: Town of Los Gatos Objective Design Standards. It doesn't say Objective Design in… I

know it's in the document; I just wanted to change the title.

CHAIR BURCH: Yes, the document (inaudible), so do you actually want this to say, "Objective Design Site and Building Standards"?

VICE CHAIR BARNETT: Yes.

COMMISSIONER MAYER: Okay.

CHAIR BURCH: All right. Commissioner Sordi.

COMMISSIONER SORDI: Most of the document is really detailed, but yes, starting on page 1, at the bottom where it says, "Preparation of Development Plans," I don't understand that sentence. It says, "Development plans will require additional dimensions to demonstrate compliance…" blah, blah, blah. I mean, dimensions are just like a note that identifies a distance from this to this, so I don't know where that comes from. It doesn't really make sense to me.

CHAIR BURCH: Mr. Mullin.

SEAN MULLIN: I can respond. This is born of direct experience in working with developers and their resistance to providing additional dimensions to show… Let's just take dormers, for example. Dormers are limited to a maximum width of 50% of the primary roofline. Oftentimes they don't provide enough dimensions to

demonstrate that, so we're disclaiming it, essentially saying it's your responsibility to prove that you comply, and sometimes that means more dimensions than you're used to adding to plans, or even specialized exhibits showing that the community recreation space is in fact meeting the design requirements. So, we wanted to put that up front and say it's the developer's responsibility and there is going to be more required of you.

COMMISSIONER SORDI: Okay. What if we added the words "additional plan dimensions in specialized exhibits," those two words? I don't want to make things too complicated; it reads better to me that way.

CHAIR BURCH: Commissioner Mayer.

COMMISSIONER MAYER: I don't know how real estate developers might respond to the language here, but from the architectural profession, we prefer the word "diagram" when describing this kind of drawing. If I saw this and it said, "diagrams and exhibits with dimensions," that would make the most sense to me professionally as an architect.

SEAN MULLIN: Thank you.

CHAIR BURCH: Anything else in these sections? Key Terms? Vice Chair.

VICE CHAIR BARNETT: The term "townhouses" is used in the document, and I would recommend that there be an addition of a definition for that term.

CHAIR BURCH: Okay.

VICE CHAIR BARNETT: In the Civil Code they differentiate condominiums and townhomes, for example.

CHAIR BURCH: Yes, correct. Is there anything else?

COMMISSIONER STUMP: But is condominium in there? Are you suggesting adding both?

VICE CHAIR BARNETT: No, I'm just suggesting a definition be provided so that we know what townhomes means. How inclusive?

CHAIR BURCH: He's asking do you think there should be a definition of condominiums and townhomes to differentiate them?

VICE CHAIR BARNETT: There are other types too, so I just think I would leave it to the Council to provide some expansion of what that term means.

CHAIR BURCH: My thought would be if that housing type is mentioned in this document, there should be a definition. Commissioner Mayer.

COMMISSIONER MAYER: My understanding is that "condominium" is more of a legal term referring to the type

of legal framework around a housing unit, whereas "townhome" is a building type. Yes, I think that probably makes sense maybe to clarify.

CHAIR BURCH: All right, I'm going to move into Site Standards and talk about Pedestrian Access, and Short- and Long-Term Bicycle Parking. Does anyone have any comments on these? Commissioner Thomas.

COMMISSIONER THOMAS: I have a couple of questions about pedestrian access. One, just the change from the "shall" to the "must," can we quickly go over the shall, should, the legal… What is our preferred, and why are we trying to be consistent with…

SEAN MULLIN: I can start, and maybe Monica can jump in, but they both carry the same weight. You have to do it. It's not a should. Shall, you must. I don't recall exactly why we would change this one in particular from shall to must.

COMMISSIONER THOMAS: I mean, I know that legally shall… I think that must is clearer to the general public that is reading this, so I am happy to change other shalls to must in the document if it holds the same weight legally, because I do think that that is clearer. Must does definitely seem to the public that that must happen, and has to happen, versus shall.

DIRECTOR PAULSON: Through the Chair, I think either way, whichever way the Planning Commission decides on the recommendation, we'll just make sure that it's consistent throughout the document.

COMMISSIONER THOMAS: Yes. Do we want to talk about that now, or no?

CHAIR BURCH: Well, I think if we're going to say for what purpose and organization, yes.

COMMISSIONER THOMAS: Just try to be consistent. We want it to be consistent throughout the document, obviously, but if people have a strong preference for must versus shall.

COMMISSIONER MAYER: The Town Attorney is not here tonight, but I would defer to them for the recommendation.

CHAIR BURCH: I, personally, hear a lot of people say that when they come to some of these meetings and they read these that people can interpret these differently. If I had a preference, I would actually prefer must. Obviously, I'll defer to the Town Attorney, but having listened to this for like, I don't know, 14 years, I do know that to a resident reading these, or even somebody that doesn't do this all the time, it gets brought up a

lot, so I don't think that's bad. Obviously, the Town Attorney can weigh in, but I would prefer that.

SEAN MULLIN: We can take a look at it, and we'll check in with the Town Attorney, and then if this is included as part of the recommendation, then we'll respond when we get to Council.

CHAIR BURCH: Okay.

COMMISSIONER THOMAS: Then I had a question. When it says, "A pedestrian pathway network shall connect to…" Hold on, it says must. It should say must, maybe, but "…the public sidewalk along all abutting streets." Will there always be sidewalks on abutting streets I guess is my question?

SEAN MULLIN: Not necessarily. That's based on the built environment.

COMMISSIONER THOMAS: Right, so is there something in here that we need to include that developers make sure to add, provide sidewalks? How does that all connect? Thank you.

DIRECTOR PAULSON: I'll just jump in. In thinking of some of the projects that we have, if they don't already have sidewalks on a public street, then Parks and Public Works is going to require them to add sidewalks, so I think we get there either way. But, again, feel free to have the

conversation. You guys can make whatever recommendations you like, and we'll take those forward and vet them with the Council.

COMMISSIONER THOMAS: Okay, thank you. Yes, I knew that that was what we tried to do, but didn't know how that was incorporated in here.

I do have a recommendation about the bicycle parking, and it is that the… I took my notes on the other document, so let me just go back just confirm that I'm… The first is that for 2.1, what happens if there are multiple entrances? I don't know if that's a question for Staff.

SEAN MULLIN: Most of these buildings, when you get above a certain number of units and you get out of the townhome product, you're going to have multiple entrances. I would say they all have a primary entrance, and whether that's defined architecturally, it's defined, it's more announced. I have not seen of our projects so far something that would be questionable as to whether it's a primary or a secondary entrance. This is just noting that they should be within X feet of that primary entrance.

COMMISSIONER THOMAS: Okay. The goal of it is to require bicycle parking close to the entrance to the buildings, and maybe I'm interpreting it incorrectly, but I feel like this restricts, like on larger developments it

will force bicycles in one location that might not actually make it convenient for most residents or all residents.

SEAN MULLIN: As some feedback I can provide, this is short-term bike parking. This is not for residents per se. There is a separate category of long-term, and that's where I live in the building and I'm storing my bicycle either in the townhome, in the garage, or in a bike room. This is for someone who is coming to visit me, and they're going to be accessing the building through the primary entrance and want to park near the primary entrance, so that they're not out in the rain for a long period of time or out in the weather.

COMMISSIONER THOMAS: Okay, thank you for clarifying. That makes more sense. I didn't want it to be restrictive.

I do think that for 2.2 though that we should eliminate any requirements related to car parking spaces, because one, often that is going to be asked to get waived, and so I think that it is going to be a moot point, and I think that in the future coming down the pipeline from Sacramento it's likely that parking minimums are going to go away, and then we're going to have to back through or this is not going to be relevant, so I recommend that we

base it on something else, or that we remove any bicycle parking that's connected to any number of car spaces.

SEAN MULLIN: To be clear on that one, the requirement that is related to car parking here is for non-residential space, and I'm not too aware of the State going after reductions in commercial space parking requirements as aggressively as they are for residential. So, we have two categories here saying per number of units you should provide this number of short-term bike parking spaces, and per commercial. I'll make sure to note that, because maybe we go back to basing it on square footage of non-residential space rather than the parking requirement of the non-residential space.

COMMISSIONER THOMAS: Okay, thank you. I don't want to overdo that, but I do think that you've heard my concern that the parking is always contentious. Okay, thank you.

VICE CHAIR BARNETT: I have a question about protocol. Since we're making Planning Commission recommendations to the Council, should we be voting separately on each proposed change, would Staff be willing to just somehow take note of our concerns?

CHAIR BURCH: To clarify, I would prefer not to do that.

COMMISSIONER THOMAS: I have a suggestion that we make our comments, and if someone else doesn't fully support that, that we just speak up at that point, and then have a discussion on it and decide to include it or not.

CHAIR BURCH: I think that would be my preference. I think we would be here for days if we did this otherwise. So, I will ask, if somebody mentions something and you don't agree with it, not to be shy and just talk about it now. Does anyone have anything else as far as pedestrian short-term bike and long-term bike? Okay.

Now let's talk about Vehicular Access and Parking Structure Access. Any comments on these? No, okay. Utilities? Landscaping and Screening? I'm going to get there. I thought that's going to be a bigger topic for most people, so I saved it.

COMMISSIONER SORDI: Can I ask one question about curb cut?

CHAIR BURCH: Of course.

COMMISSIONER SORDI: I don't want to go backwards. I don't mean to go backwards.

CHAIR BURCH: Yeah, I know, I need you to keep up with me, Commissioner Sordi.

COMMISSIONER SORDI: Just a very quick question. The 4.2, "A maximum of one curb cut is allowed along every

100’ of primary street frontage,” is that something, because it’s in the public right-of-way, that a developer could waive out of using like a density bonus concession? I’m just curious.

SEAN MULLIN: I’m sorry, I just want to clarify the question. As it’s written here, are you asking if the developer could waive out of that?

COMMISSIONER SORDI: Yes.

SEAN MULLIN: Yes.

COMMISSIONER SORDI: Okay.

SEAN MULLIN: All of these the developers can waive out of. In fact, some of these are being eliminated because they’re constantly waived out of because they’re hard to achieve.

COMMISSIONER SORDI: Okay, thanks.

CHAIR BURCH: On Utilities? Landscaping and Screening? Actually, I’m going to go back up. Well, 7.4, “Rooftop mechanical equipment shall be screened from view from the street.” Do we want to put anything in this about materials? I think we’ve all seen people put in materials that get shredded in a year, and they look worse than the mechanical equipment. Then, I’m also going to ask why Whole Foods doesn’t have mechanical screening?

SEAN MULLIN: I'll jump in on Whole Foods. We're still working with them on that, so we're not done there.

CHAIR BURCH: Thank you.

SEAN MULLIN: And you could certainly specify durable materials that are consistent with the materials used on the building.

CHAIR BURCH: I think we should do something like that. I can't tell you how many times I've honestly been on projects where we put material that you know is going to look horrible on a relatively new building within a year, so if we could put some form of language about the durability.

DIRECTOR PAULSON: Well, you can definitely recommend…

CHAIR BURCH: I'm recommending.

DIRECTOR PAULSON: I mean, durable I would say is not objective, but you can just make that statement that you want…

CHAIR BURCH: Well, no, I think I was going to say I'm not the expert on this. There is somebody who should be probably better at this than me out there. I think perhaps materials that match the building exterior is a very good way to go.

COMMISSIONER THOMAS: Yes, some sort of material that's already existing on the building exterior I think would be…

CHAIR BURCH: Yes.

DIRECTOR PAULSON: Yes, and I think that's a good recommendation from a practical perspective. What we end up running into is we require them to show mechanical screening, then they get into the building drawings and they haven't really thought it through, and then oh, we forgot to put this up, and so now we've got all these penetrations in the roof that we forgot about last minute.

CHAIR BURCH: That sounds like you need to hire a better architect.

DIRECTOR PAULSON: Well, that's a different conversation, but from an implementation perspective, I think the notion is noted and we definitely can work on some language around that.

CHAIR BURCH: Okay, but I honestly would say my stance would be that is a you problem to them; figure it out. I'm sorry it's costly, but it's required. Commissioner Mayer.

COMMISSIONER MAYER: Yes, I agree with you. Mechanical equipment on the roof is pretty unsightly without screening, but there are often times when the

equipment is far enough away from the parapet or the perimeter where you don't really see it at the street, so in those cases you don't need it.

CHAIR BURCH: That's what it says. It "shall be screened from view from the street."

COMMISSIONER MAYER: Gotcha.

CHAIR BURCH: Yes, I'm not making a blanket statement. I agree, you can oftentimes place it in a way that's fine, but then you do have the lengths that it can't, so I think we should think of those.

COMMISSIONER MAYER: Right, when you're too close to the edge.

CHAIR BURCH: Like Whole Foods?

COMMISSIONER MAYER: Yes. I just don't want to get in a situation where, let's say, you have a big stucco wall, right? And then the developer decides just to extend that parapet up to screen it, because in that case then you're stuck with a huge wall instead of…

CHAIR BURCH: I have a lot of faith that Town Staff would not let that happen.

COMMISSIONER MAYER: Okay. I'm just bringing that up.

CHAIR BURCH: No, we've all seen bad examples, but I have faith.

SEAN MULLIN: And to that point, this is one of the examples where we would ask for a diagram showing whether you can see it or not, and we've enforced this as a guideline for 100 years for rooftop equipment, and when folks come in and show that it's not tall enough or it just won't give us that sightline study, we don't require extra screening.

CHAIR BURCH: Okay.

COMMISSIONER THOMAS: I was going to make a recommendation about 8.3. Are we there? Yes, we're in Landscaping. 8.3 with regard to the "Surface parking lots shall be screened from view…with landscaping or a wall…" I think that a solid fence or something. I don't know what the definition of a wall is, but I don't think it… I think there is something between landscaping and a solid wall that exists that maybe needs to be included in that.

CHAIR BURCH: I'm also going to ask why it's only at 3', because 3' doesn't really screen much (inaudible).

COMMISSIONER THOMAS: Because that's consistent with our Fence Ordinance.

SEAN MULLIN: Yes, we run into sightline issues and traffic safety issues.

CHAIR BURCH: Okay, thank you.

COMMISSIONER THOMAS: And it blocks it a little bit.

CHAIR BURCH: No, no, I was just curious. It just felt like a random number to me. All right, anything else on those before we move to Fencing? All right, Fencing. Vice Chair.

VICE CHAIR BARNETT: Mr. Mullin and I had some discussion about this before the meeting, and I understand that—correct me if I'm wrong, and I'm probably wrong—this relates to, or has its origin in, commercial rather than multi-family, is that correct?

SEAN MULLIN: In reading it with a little bit more detail, it also starts to conflict with the aforementioned parking lot screening as well, so in one standard we're saying you've got to screen your parking lots if they're along the street, and then a standard-and-a-half later we're saying you can't do that in a front setback. That just clicked into my head. I can look a little bit more into one of the documents about where we got this.

VICE CHAIR BARNETT: The larger concern is whether that should be removed or not.

COMMISSIONER THOMAS: 9.1, you mean?

VICE CHAIR BARNETT: Yes.

COMMISSIONER THOMAS: The original?

VICE CHAIR BARNETT: The original.

COMMISSIONER THOMAS: Okay.

CHAIR BURCH: Is there anything else on Fencing? Then I want to do—because these go together to me-Retaining Walls and Landscape Spaces. Comments on these? I'm sorry, Commissioner Stump.

COMMISSIONER STUMP: I'm sorry, are you down to Landscaped, Private, and Community Recreation Spaces?

CHAIR BURCH: I'm at Retaining walls, and then Landscaped, Private, and Community Recreation Spaces, yes.

COMMISSIONER THOMAS: I just want to say that there are specific numbers in here, which is great, because that makes it objective, and I just trust that Staff and the consultants were able to work through this, and these numbers and stuff are what makes sense, so I'm happy with this portion.

SEAN MULLIN: A lot of these numbers already came out of Town Code.

CHAIR BURCH: Anything else on these sections? All right, let's go all the way over to the Building Placement, unless you have something.

COMMISSIONER STUMP: I'm sorry, did I miss my famous Landscaped, Private, and Community Recreation Spaces?

CHAIR BURCH: You did. I was there.

COMMISSIONER STUMP: I woke up.

CHAIR BURCH: We are so happy you could join us, Commissioner Stump.

COMMISSIONER STUMP: Thank you. I guess I was eating at the time. 11.1c, can I get clarification? It says community recreation space, the minimum dimension is 10'.

SEAN MULLIN: That's a good question, and this is often something we have to explain to folks.

COMMISSIONER STUMP: Thank you.

SEAN MULLIN: For community recreation space, the regulation and the standard is that you have to provide a certain area; so, let's call that 100 square feet for the sake of argument. We don't want that area to be accommodated as a 1' deep by 100 square-foot stretch. We want it to be usable, so the minimum dimension is 10' in any direction, so that at least if it's 10'x10', then you've got 10'x10' and it's somewhat usable.

COMMISSIONER STUMP: Is there any way to clarify that more? I don't know, I may not be the only person with that question wondering.

SEAN MULLIN: I'll note that and see if we can come up with some language that clarifies that it's a linear dimension of width or length.

COMMISSIONER THOMAS: Yes, at least one dimension as minimum of 10', I guess.

COMMISSIONER STUMP: I'm ready to move on.

CHAIR BURCH: Is there anything else on that section? No? Okay. I would like to move on to Building Placement.

I found it a little odd that we were going at a "minimum of 75% of all street-facing elevations…shall be located on or within 5' of the setback…" When you are that close to the setback, or to the sidewalk right where people walk, 5' for like a large, large building is not a large articulation. I don't want to make this too difficult. A long time ago we had a project that came up, it was on the Boulevard, and it had an extremely long expanse that was right at the setback for the entire way, and it was just a wall; and I think they did do these little articulations in it, but it didn't change the impression just because of the overall sheer size, so if there's a way to clarify like 75% if the vertical space is this size or this size. I don't want to make it too difficult, but having seen that one

application, that's exactly what I thought of when I saw this.

SEAN MULLIN: I think there are some other standards in the Building Design section that would push back against someone just trying to do a 75% long blank wall, so there is required articulation, required fenestration that is going to activate that and make it more human-scale friendly.

The concept of bringing the buildings to the street is obviously a pretty basic urban design principle, and rather than having a parking lot fronting the street like old urban design thinking, the practice is to bring buildings closer to the street. This is still allowing that you're saying that you should meet your setback and that at least the primary chunk of the building should be within 75% of the setback.

We've got site design standards that require setbacks to be landscaped and activated. We've got other standards that, like I said, would require articulation, breaking up of that long, blank mass so that hopefully when you put the whole document together and apply it, you don't end up with that situation.

CHAIR BURCH: Okay, so I, as a developer, come in with a property like that location of the old Whole Foods,

and it was running that length, and I argued that I was meeting this and I wanted to keep it that way because it's more expensive for me to create all these articulations that you guys would be referring them back to, however, you have to go back to these articulation standards.

SEAN MULLIN: So, we would apply the standards and hopefully they work with us on that.

CHAIR BURCH: Okay. Then that's fine. That was just my worry. Vice Chair.

VICE CHAIR BARNETT: On page 274(3)(iii) I wanted to just have the word "however" inserted before "Rooftop," because it would make it smoother and clearer, I think.

CHAIR BURCH: To be clear for the consultant that's listening, you went back up into the Landscaped, Private, and Community Recreation Spaces to a section up here? Where are you?

VICE CHAIR BARNETT: Page 274, sub iii.

CHAIR BURCH: Okay, so it is in Section A.11c, iii.

SEAN MULLIN: I have it, and to clarify, you would want "However" before the second sentence, because both sentences begin with "Rooftop."

VICE CHAIR BARNETT: Correct.

CHAIR BURCH: Okay. I want to make sure we roll on the same page. Anything else, everybody, on Building Placement?

COMMISSIONER SORDI: I had a quick follow-up on the extended frontage that the Chair was just talking about. Are there exceptions if you've got a bus stop? For example, if you're in a situation where you've got a bus stop, and then it's an enclosure that encompasses a portion of the sidewalk, and then all you have between the sidewalk and the building is this tiny little setback, and then you've got kind of like a tunnel. I think in the Design Guidelines in San Jose we have places where if you have a condition like that and VTA won't let you move your bus stop, that you accept out of it.

SEAN MULLIN: When we receive these applications we route them to VTA if there is a bus stop in close proximity, so if VTA makes a comment about you're not going to be allowed to move this, we try to work with the developer to avoid that. We don't have a standard to that point saying that if there is a bus shelter that constrains the passage along the sidewalk to X feet, then you shall do Y, but we do have setback requirements, and we're not talking about building at a zero setback with this standard, we're talking about that the building be within

5’ of the required setback, so even if there is a required setback of zero, it would be within 5’.

COMMISSIONER SORDI: Okay.

MONICA SZYDLIK: If I may?

SEAN MULLIN: Go ahead, Monica, please.

MONICA SZYDLIK: To add onto Sean’s comment, in the initial analysis memo that I mentioned, we documented all the development standards for the zones that support multi-family and mixed-use, and so just looking at that table, and it’s also really to the Commissioner’s comment a moment ago about if the building is at the back of sidewalk. So, the required front setback in these zones is between 15’-25’, so there is an ample setback, it’s not right at the back of sidewalk, and then we have standards for the landscaping design of that required front setback. I hope that provides a little bit of background into that building to street relationship for this placement standard.

COMMISSIONER SORDI: Yes, that helps. So, we have more breathing room, basically, to work with there.

CHAIR BURCH: Thank you for that. Are there any other comments about Building Placement? I want to clarify that that does take us to the end of the Site section, so

if anybody wants to fall back, thought of something in the site… No. Joel says no, you've said your piece.

COMMISSIONER THOMAS: I do have a question about the bus stops in general, because I did notice this the other day with actually Whole Foods. I don't think this is a place that it can be really added, but it felt like there was a missed opportunity, because there is a bus stop along there and then the bench doesn't line up with it. I think it's along the Whole Foods, because I was looking at it the other day and I was like, "Huh, this is weird." Anyway, there was no original bench of sheltered bus stop, so is it appropriate to add in… I mean, it's an improvement along the sidewalk, so maybe this is a Parks and Public Works thing that needs to go into another part of the Town Code, but when those areas are being redeveloped or developed for a first time to require an upgrade to a type of bus stop if VTA supports that.

DIRECTOR PAULSON: Typically, VTA dictates that, so we generally take their recommendations, and as Mr. Mullin mentioned before, these projects generally all go through the VTA.

COMMISSIONER THOMAS: So, it's their fault.

DIRECTOR PAULSON: We'll take a look at that specific scenario and see if there might be some room for

improvement in the future, but we'll definitely let our colleagues at Parks and Public Works know as well.

COMMISSIONER THOMAS: That's good to know that that's a VTA thing. I can go to their meeting and bug them about that.

CHAIR BURCH: Commissioner Burnett.

COMMISSIONER BURNETT: The parking lot situation, and I don't know where that comes in in our Design Guidelines, but I know Whole Foods, there has been quite a controversy because the parking spaces are not the dimension they were supposed to be; a lot of people are not going there because their doors are being dinged. So, is there a place in the Objective Design Standards of how the width of a parking space should be?

DIRECTOR PAULSON: That's addressed in Town Code. We are reviewing the accuracy, or inaccuracy, of the placement of the striping for Whole Foods, but the Town does have a standard, and so we require that standard outside of the Objective Standards.

COMMISSIONER BURNETT: It's not in the Objective Standards?

DIRECTOR PAULSON: It's in the Town Code.

COMMISSIONER BURNETT: Okay, thank you.

CHAIR BURCH: But, someone is actually looking at that, because I do really agree with that. I don't know if they did them all compact. Anything else on Site? Okay, we're going to move into Building Standards, and Building Massing and Scale. Commissioner Mayer.

COMMISSIONER MAYER: I just want to ask a clarifying question about View 1.1c, "The front of the building does not exceed 65' in width." So, that's saying that if the building is not wider than 65', you don't need to do any sort of step-back?

SEAN MULLIN: I'll defer to Monica. She will be better at articulating this than I.

COMMISSIONER MAYER: Okay. You hear that, Monica?

MONICA SZYDLIK: Yes, absolutely. These are the overall building massing options. So, yes, you comply with one of these three, and this is the first step at making sure the buildings aren't too imposing and really massive. And then on top of these, there are articulation standards later on, but that is true, if it's no wider than 65', then upper story step-back is not required.

COMMISSIONER MAYER: Okay, thanks. And then can you explain b, "Elements visible from the right-of-way"?

MONICA SZYDLIK: Okay, so this is where the track changes. When you have a lot of changes, it doesn't work

all that great. I would recommend figuring out what that means, glance at the version that doesn't show track changes. What it's doing is picking up on words that we kept, and it actually goes with the text above.

SEAN MULLIN: If you look at page 258 of your packet, so we're going to get back into Exhibit 1 that reads, "The front of the building incorporates ground level of podium level community recreation space that is a minimum of 900 square feet, has a minimum dimension of 30', is enclosed by a minimum of two walls, and is designed with landscape elements visible from the right-of-way." So, the track changes just failed there. There are some issues when you do large documents.

COMMISSIONER MAYER: Sure, understood. I just wanted to understand the intent of that point.

MONICA SZYDLIK: It's another strategy for breaking up building massing and ensuring that it does so in a way that introduces good design, and it's usable and landscaped.

COMMISSIONER MAYER: Back to c, how did you arrive at the 65' width? I'm most concerned because I understand the intent of this standard of breaking up the massing, and for sure if there are big developments coming along that have big, long walls, we want to break those up,

but there would probably be instances where there are smaller scale infill buildings, and I would hate for it to be a situation where it's 70' wide, it's 5' over the 65', but now it has to push back the second floor or something, or do one of these other options, so I'm just wondering how you arrived at the 65'?

MONICA SZYDLIK: Yes, absolutely. We basically looked at a lot of buildings in the Town and in the region, and we looked at typical lot sizes, and that was where we felt a solid dimension that could support mid-scale, multi-family buildings. It's always the case when we introduce objective numerical standards that there should be some wiggle room, so I would defer to Sean. He would know better if there is a path for minor modifications that can be approved easily.

SEAN MULLIN: Yes, I think a couple of ways that I'd react to this is that if you're building 70' wide and this doesn't work for you, then don't implement c, because one of the things that we heard through our focus groups and community feedback was to give developers more flexibility and options for good design rather than just painting them into a corner and saying, "You have to do this one thing to fix this one problem or this one concern," and so in this standard, B.1.1, the developer is

welcome to implement any of these strategies to satisfy. You only have to do one, and if, honestly, it doesn't work for them and they're under the right application, they're just going to waive it.

That's the reality of the situation. We're approaching this not as, "Oh, they're just going to waive it," we're approaching it more with the carrot of let's write realistic standards that are approachable, easily understood, and do allow for flexibility; and to increase the flexibility that was allowed from the previous version to help entice developers to continue to work with us, and we've had some success, even with the existing document. Obviously, it's not going to be perfect, and maybe 65' is not the right number; that certainly could be up for debate.

COMMISSIONER MAYER: I just want to say as a general comment that I think these are a huge improvement over the current ones. I mean, it's clear, and I think it's more well thought out. I think it was this particular one I'm a little bit on the fence about, but I think your explanation makes sense, Mr. Mullin. Thanks.

DIRECTOR PAULSON: I think the change Mr. Mullin and Ms. Szydlik commented on, any time you're putting a number on some of these things it's not going to be perfect

for every scenario. Here, as was mentioned, we're trying to provide some other options, if you don't get boxed in that corner, and also as Mr. Mullin mentioned, depending on the type of product, there may be other opportunities for creativity to address some of these things.

CHAIR BURCH: All right. I just saw Commissioner Stump first, then Vice Chair.

COMMISSIONER STUMP: This is a question about Fig. B.1.1c. I don't quite understand the scale here, because they both say max building width of 65', but the one on the left, if I'm thinking of scale, looks a lot wider than the one on the right, so what does the scale mean?

CHAIR BURCH: I would rather the consultant answer that; they put this together. Monica?

MONICA SZYDLIK: Right, so were you referring to Figure B.1.1.c?

COMMISSIONER STUMP: Correct.

CHAIR BURCH: Correct. When you look at the scale, both say max of 65', but if you look at the scale of each building, it's quite different. I think there's just some explanation on that on figure.

MONICA SZYDLIK: Yes, it's not intended to be a scale, really, it's an illustrative only as here are some

buildings that would comply with the standard. I should also mention, the 65', we did think about it in terms of missing middle types and kind of like a unit and a staircase and a unit, and so thinking about that kind of configuration, here's one way it could play out. Alternatively, a single unit-wide building might look like the one on the right. So, these are illustrative only to show if you take this option, it could end up looking something like this.

CHAIR BURCH: Commissioner Thomas.

COMMISSIONER THOMAS: Could we maybe make them the same width so that it's less confusing?

SEAN MULLIN: I've noted that the way this is drawn has caused some confusion, so I think that's the feedback we've received, so we'll look at rather than you all trying to come up with a solution on the fly, we'll sit down and look at improvements to that figure to make it less confusing.

COMMISSIONER THOMAS: Perfect.

CHAIR BURCH: All right, Vice Chair.

VICE CHAIR BARNETT: Continuing with my hyper-technical corrections, if we look at page 276, in the middle there is the word "building" that's in bold, and it

connects to the "front of building," so I think we need "the front of *the* building."

CHAIR BURCH: On page 276b, is that (inaudible)?

VICE CHAIR BARNETT: Yes, it only shows the front of, and then it skips to "building."

CHAIR BURCH: Right here, lower case b, if you look at that, the revision is it just says, "The front of the…" Everything else is lined out, and if you go down to c, the next little area, the first part of that is lined out and then it just goes to "building incorporates." So, basically what it reads is "The front of the building incorporates."

VICE CHAIR BARNETT: I guess that's correct. Okay, I withdraw that. Sorry for the waste of your time.

CHAIR BURCH: Nope. Anything else in this section, everyone? All right. I'm moving on to Parking Structure Design, so if somebody still has something about the previous section, please say so now. Commissioner Mayer.

COMMISSIONER MAYER: I really like this townhome wall shift, so thanks for including that.

CHAIR BURCH: That's a good comment. Thank you.

COMMISSIONER MAYER: We'll take that.

CHAIR BURCH: Parking Structure Design. Commissioner Sordi.

COMMISSIONER SORDI: Figure B.2.3, which is entitled "Above-ground parking structures must be designed with," I just want to say that A confuses the heck out of me. Well, I don't know what a punched opening versus a ribbon opening is. I'll just read the whole thing: "Punched openings in width-to-height proportions the same as those of the primary structure." I don't know what the primary structure is referring to.

SEAN MULLIN: I can jump in a little bit, and Monica can help support, and in the end, maybe we need to reword this. What we're trying to avoid are the—I'm going to pick on my hometown of San Jose—old parking structures that just have long, uninterrupted chasms of openings, so they're not traditionally fenestrated like a building would be. What this is saying is the punched openings are fenestration; they're proportional openings that are mimicking the same proportions of the building that it is attached to. And there are other strategies here for mitigating that that we see with the metal screens and other things to help dress up a parking structure.

COMMISSIONER SORDI: Okay, I think I get that. So, what is a ribbon opening?

SEAN MULLIN: Ribbon opening is kind of the same thing. It's just a long, linear stretch with the only thing interrupting it are the columns holding up the building. So, what you see now, and I see a lot of it, a parking structure design is they're fenestrating it more traditionally, or a lot of times because they need so much ventilation, they're putting up metal screens with orate cut-outs. The Kaiser Santa Teresa Hospital just did one that's done pretty well. The airport has one that has the big sculpture on the side with the hands. Those are just hiding the reality behind it that these things have to breath, and so this gives the option of if you're going to put openings in and not dress them up, then they need to have the proportions more like windows, otherwise, you can implement some of these other designs.

COMMISSIONER SORDI: Good, thanks.

COMMISSIONER THOMAS: Maybe a diagram would be helpful for that part, honestly.

CHAIR BURCH: For that one.

SEAN MULLIN: I've noted a diagram and potentially improving the language to reduce confusion.

CHAIR BURCH: Perfect. Anything else on Parking Structure Design?

COMMISSIONER SORDI: Just a quick note on the screen, like it might be good to include examples of those screened parking structures as try to do this.

CHAIR BURCH: Yes, I agree. I've been trying to work through some of this with a couple of different cities, and they do tend to send us to some places like that as examples. If there is a way so that we get something that actually looks nice.

SEAN MULLIN: I think we're leaning towards diagrams to be consistent with the document, so I'll work with the consultant to see if there is a way to put it in the diagram form. If not, then maybe some photo examples would be helpful.

CHAIR BURCH: Exactly. That would be nice. But model screens can be interpreted a lot of different ways. Vice Chair.

VICE CHAIR BARNETT: In 2.1 I had a discussion with Mr. Mullin about what the word "lined" means, and he invited me to come up with some alternative language. Would "setback" work, or not?

SEAN MULLIN: Setback really is a loaded word and implies a no-build zone, where what we're trying to do here is hide the parking structure with an activated like a retail storefront, so that the street isn't lined with just

parking; there's storefront, and then behind it that you can't even see, is the parking garage. I know Commissioner Mayer has his hand up; maybe he's got a suggestion.

CHAIR BURCH: Commissioner Mayer.

COMMISSIONER MAYER: Architecturally, I understand it and I understood immediately what is meant by "lined" here, so there is no confusion for me there.

I just want to say these Parking Structure Design Guidelines 2.1, 2.2, and 2.3 are really, really good, really thoughtful; I'm glad these are here. I think diagrams would definitely help illustrate what is intended here, but I think the intention is, as you said, Mr. Mullin, to not have this parking garage right at street level, and I know there are projects in the pipeline here that are proposing at-grade parking garages in areas of town which I don't think they should belong, so I think this is really important here, and thank you for having that.

DIRECTOR PAULSON: And the architect understands it, but for maybe the general public, I think I've seen "wrapped" or "surrounded by."

COMMISSIONER SORDI: Yes, I was just going to suggest wrapped.

CHAIR BURCH: Yes.

COMMISSIONER SORDI: But wrapped implies you go around the sides.

SEAN MULLIN: And again, we can work on improving this, because there's a balance. They have to have access; they have to have ventilation.

CHAIR BURCH: Right, exactly.

COMMISSIONER MAYER: I think a diagram would probably help clear things up.

SEAN MULLIN: Yes.

CHAIR BURCH: Well, they're kind of is one, but maybe…

SEAN MULLIN: More than elevation or something.

CHAIR BURCH: Yes, and maybe just an example like within that 30', like you just said, could be retail. I don't know, I think there's a few of us that knows what this means, but I think most people would not. Okay, Parking Structure Design. No, I'm not there yet. I was really trying to stick with that one section, but if nobody has anything else, yes, let's go to Roof Design and the Façade Design and Articulation.

VICE CHAIR BARNETT: I had one concern again, and I discussed with Mr. Mullin, which is 3.3, which would allow a single dormer up to 50% of the total roofline at

street-facing façade. To me, that just seems odd. Neither of us were able to find an example.

CHAIR BURCH: It does seem excessive.

SEAN MULLIN: This is one of the existing standards from the original document. Maybe 50% is not the right number. I struggle to find an example of multi-family showing a shed dormer, but I could definitely see farmhouse high-pitched roofs with the dormer popping out so that you're using that roof volume that far exceeds the 50%, and found plenty of examples of what we're trying to not do, which is maybe a repetitive cookie-cutter peak dormer gable facing all the way across, just repetitive.

CHAIR BURCH: Agreed.

SEAN MULLIN: Honestly, this one hasn't been a challenge to implement, and hasn't been a challenge from the developer side to design to, but maybe 50% is not the right number; happy to entertain that.

VICE CHAIR BARNETT: Maybe I need to clarify. I'm fine with multiple dormers, my concern is with a single dormer, which would be allowed up to 50%.

SEAN MULLIN: This is saying single dormer or the collective, multiple dormers, so if someone wanted to do one long shed dormer, you're going to be limited to 50%. If you wanted to do five dormers, we'd add up the width of

those five dormers and see if that's at the 50% threshold or not across that roof length.

VICE CHAIR BARNETT: Yes, that makes a lot of sense to me. Maybe I'm beating a dead horse here, but a single dormer in a multi-family building that covered 50% of the total roofline, I don't think a developer would do that, but it would allow it.

SEAN MULLIN: It would allow it. I agree, we haven't seen it in the multitude of applications that we have. Not saying it couldn't happen, but typically we're not seeing that.

CHAIR BURCH: Commissioner Thomas.

COMMISSIONER THOMAS: I understand what you're saying and what your concern is, and that would be an odd choice, but I do think that just like some of the other things we've brought up, that there are other aspects of the Design Guidelines that would prevent just one really, really long dormer. Like if the building is really, really big and long, it would have to be broken up in another way, right? Okay.

SEAN MULLIN: Yes, there are other standards in here that would require articulating the roof form, but this is specific to dormers and gets back to you're going

to have a primary roof form and dormers are typically subordinate, and you don't want something that's competing.

CHAIR BURCH: It wouldn't be practical in any way, shape, or form.

VICE CHAIR BARNETT: Like a unibrow.

CHAIR BURCH: Exactly. Anything else on roof design, guys? No? Then I'm going to move on to Façade Design and Articulation. Commissioner Thomas.

COMMISSIONER THOMAS: I would just like to say that I think that the changes that were made and what has been incorporated is more specific and provides better guidance, but also better options in a way that we know that that was the intent of this, and again, some of these numbers, I don't know if 70% from my experience, but again, trust consultants and Staff.

CHAIR BURCH: I had a question on page 280b. Maybe I just read this wrong or I'm getting tired, but this sounds like it's reading that the habitable projection could be 2' out, and I just found that to be an odd definition of a habitable projection. Like a 2' balcony basically, is that what that means?

SEAN MULLIN: I can jump in on this. I believe there was an original standard that would not allow balconies to project out from the main body of the

building, which then when you're trying to articulate and build a shadow line, all you're getting is just this flat pasted thing, so we worked to try to find the right number to allow some of that balcony to project out. That doesn't mean that the balcony is 2' deep. The balcony could be 8' feet deep, it just means 6' of it is within the body of the building. The other extreme is we don't want the balcony just completely hanging off the end of the building, so it allows, again, more flexibility here.

CHAIR BURCH: That makes good sense. Thank you. Anybody have anything else? I honestly thought you guys would have more say about this section. Commissioner Mayer.

COMMISSIONER MAYER: So, 4.1, "Buildings greater than two stories shall be designed with a differentiated base, middle, and top on any street-facing elevation…"—I agree with that intent—"…by incorporating a minimum of two of the following design strategies:" Maybe I'm not following the track changes properly here, but I'm trying to figure out which one are the…

SEAN MULLIN: The track changes failed here again. Immediately underneath where it says 4.2, it should be an a, and it's a, b, c, d, and e, so it's providing five options; it's just the track changes skipped here.

COMMISSIONER MAYER: (Inaudible) sixty-one has the not track changes.

SEAN MULLIN: And this is helpful, because we'll try to clean the track changes document up before we head to Council.

COMMISSIONER MAYER: Just give me a second to look at it. Okay, and it's just minimum of two of the following… Okay. The five options, need to pick two, is that correct?

SEAN MULLIN: Yes. And through our outreach, those types of strategies were found to be preferred by the developers rather than like point systems of just giving them one solution.

COMMISSIONER MAYER: Yes, I think this is better. Thanks.

CHAIR BURCH: I have a comment on 4.6, the continuous length facades. I think it's great to say you've got to put windows on there, but much like my favorite project in town, I think a bunch of windows that just have white sheeting behind them and there's zero anything else to them, looks actually worse.

DIRECTOR PAULSON: I'm not sure how successful… We have a few projects that have that scenario where they're facing Main Street, and so what we try to do is

have them have some sort of display or something in those areas.

CHAIR BURCH: You can get those blinds with imagery on them, like put some produce on it. Commissioner Mayer.

COMMISSIONER MAYER: Would these Objective Standards actually apply to a project like the one you're referring to, since it's just a big box retail?

CHAIR BURCH: No, I was just using it as an example.

SEAN MULLIN: No. Although if they put three units of housing on the roof, yes.

CHAIR BURCH: Yes, it would.

SEAN MULLIN: Because it would be mixed-use, multi-family at that point, but no, that's a good point.

CHAIR BURCH: My point is pretty much all of the Boulevard is mixed-use, it's all mixed-use, so those are properties that have a much longer street-facing. I think when you've just two windows somewhere it doesn't have the same impact as just a wall of closed looking windows, so I don't know if there's a way to… And I'm not even going to try to wordsmith this, and you might just say no, but something to say blank stupid window.

SEAN MULLIN: We've noted it and we can explore. It's hard to, because sometimes you're building a building without… If it's retail space, you don't know what the use is going to be, you don't know what the tenant is going to be. The example we keep using is a single tenant, purpose-built building…

CHAIR BURCH: Yes, if you've got multiple.

SEAN MULLIN: …but if you're building a mixed-use building with multiple retail spaces, you don't know who is going to be in there, but we'll talk about that with the consultant.

CHAIR BURCH: Yes, thank you.

COMMISSIONER THOMAS: I don't know if something like a permanent art display could be used instead of a window, like a mural not just painted on a wall, but like a mosaic or something else that…an alternative.

SEAN MULLIN: We'll look at it.

CHAIR BURCH: Okay, thank you. Anything else on this section? I like the additions about the residential entrance, spelling out what it needs to look like so that there's a bit of a presence to it. If everybody stays quiet, I am going to move to the next section.

Windows and Doors. All right, am I missing anything? Did I not get a last page or something? This one

has the Materials and Architectural Details on Exhibit 1. Maybe I just didn't get it in Exhibit 2.

SEAN MULLIN: It's on page 285 of the packet, in Exhibit 2.

CHAIR BURCH: Oh, sorry, it printed really light. My apologies. Materials and Architectural Details. Vice Chair.

VICE CHAIR BARNETT: In 7.1a, should we require the street-facing façade to definitely include those, or am I missing something?

CHAIR BURCH: So, in a way you're trying to say the main façade, the front-facing façade, should include 50% or more of the primary materials?

VICE CHAIR BARNETT: Yes, I guess just by adding main and potentially others, that's the concept I'm trying to capture.

DIRECTOR PAULSON: I don't know if Monica has any input on this, but this seems to be, you know, you kind of have a material palette. You've got a primary, which is going to be the predominant material, you've got the secondary, and you've got the accent stuff, so I think by default, theoretically that would happen. We could definitely explore adding some more specific language as it

relates to street-facing facades or something along those lines.

CHAIR BURCH: By default, the fact that it is the primary material means it is usually predominantly on the front-facing façade.

SEAN MULLIN: And there are other standards that would require the 360 design that all these materials need to be on all elevations, not just the front.

CHAIR BURCH: Okay. Commissioner Thomas.

COMMISSIONER THOMAS: I interpreted it differently, that "to 50% or more of a façade," I assumed that meant like of all facades, even though it doesn't say all.

SEAN MULLIN: We would calculate each façade.

COMMISSIONER THOMAS: Yes, so every façade would require 50% minimum. Okay.

SEAN MULLIN: And then in concert with the other requirements that you put all the materials on all sides of the building; we would look at all these things together.

COMMISSIONER THOMAS: Okay, so maybe that language should be changed, because I think that the Vice Chair interpreted it as one of the facades required 50%. Is that correct, or no?

VICE CHAIR BARNETT: Yes, maybe it should be "all" instead of "a."

COMMISSIONER THOMAS: Yes.

SEAN MULLIN: Okay, thank you.

CHAIR BURCH: Anything else on this section?

MONICA SZYDLIK: If I may, I would agree that changing the word "façade" to "elevation" might clear that up.

CHAIR BURCH: Yes, agreed. I like elevations better anyway. Anything else on this section? If we didn't pick something up, speak now or forever hold your peace for another few months or so.

Does anybody want to make a motion on this item? Commissioner Stump.

COMMISSIONER STUMP: Just going to ask some guidance on a motion, because obviously we've gone and made numerous, you could say, edits, suggested changes, recommendations, so if we're now going to say let's forward this to the Council, the motion is to recommend forwarding this to the Council, does that need to be included noting these edits, changes, suggestions?

DIRECTOR PAULSON: Yes, if you could just walk back through each one. Hopefully, you're keeping track.

COMMISSIONER STUMP: I can. Right here.

DIRECTOR PAULSON: So, no, I think it's as simple as forwarding a recommendation to the Town Council with the direction provided by the Planning Commission this evening.

COMMISSIONER STUMP: Okay, then I move to forward a recommendation to the Town Council on proposed changes and additions to the Town's Objective Design Standards for Multi-Family and Mixed-Use, not subject to CEQA review pursuant to CEQA Guidelines 15061(b)(3) because it can be seen with certainty that there is no possibly that the changes and additions to the Town's Objective Design Standards for Multi-Family and Mixed-Use Projects would have a significant effect on the environment or projects for which the Objective Design Standards for Multi-Family and Mixed-Use Projects will apply will undergo separate CEQA review and approval.

CHAIR BURCH: Okay, great. Is there a second? Commissioner Thomas.

COMMISSIONER THOMAS: I second the motion.

CHAIR BURCH: Is there discussion or an optional motion on the table? Seeing none, I'll call the question. All in favor? Passes unanimously, and as this is a recommendation, there are no appeal rights.

SEAN MULLIN: Correct, and thank you for all the valuable feedback. (END)

Town of Los Gatos - Objective Design Standards Update

Public Hearing Draft - September 2026

ERRATA September 2026

Item	Date of Comment	Name of commenter	Section/Subsection Name	Description of Needed Edit	Notes/Proposed Edit to the ODS	Edit made in final document
General						
1	6/24/2026	PC	General	Consult the Town Attorney on how/when to use 'shall' and 'must.' Ensure consistent application in the document.	This was specifically about the phrase in A.1.1 "All on-site buildings, entries, facilities, amenities, and vehicular and bicycle parking areas must be internally connected…" Updated globally for consistency.	**All uses of 'must' replaced with 'shall.'**
Purpose, Applicability, Organization, Key Terms						
2	6/24/2026	PC	Title	Change the name of the document to "Objective Design and Building Standards"	The design standards are holistic and regulations for both the site and buildings. Recommend keeping the title as "Objective Design Standards…"	**Edit not made. Section A (Site Standards) and Section B (Building Standards) together comprise the Design Standards**
3	6/24/2026	PC	Preparation of Development Plans	Change the sentence "Development plans will require additional dimensions and exhibits to demonstrate compliance with the Objective Design Standards" to "Development plans will require additional ~~dimensions~~ diagrams and exhibits to demonstrate compliance with the Objective Design Standards" or "Development plans will require additional plan dimensions and exhibits to demonstrate compliance with the Objective Design Standards."	Agree with the recommendation to clarify that additional dimensions are requested in submitted materials to prove and ensure compliance with the standards.	**Updated the sentence to be "Development plans will require additional diagrams and exhibits that demonstrate compliance with the Objective Design Standards."**
4	6/24/2026	PC	Key Terms	Add a definition for "townhomes"	Agree with the recommendation that clarity on the building type is needed. Added a definition mirroring what is currently used in Section 29.10.020 (Definitions).	**Added definition of "Townhome."**
Short Term Bicycle Parking (Class II)						
5	6/24/2026	PC	A.2 (Short-Term Bicycle Parking (Class II))	Modify calculation of required bicycle parking for non-residential components to be based off of non-residential square footage instead of vehicle parking requirements.	Agree with the recommendation that bicycle parking should be calculated using a different method rather than relying on the number of provided vehicle spaces.	**Updated the calculation to be based on non-residential floor area and used a ratio from other jurisdictions (1 per 3,000 square feet of non-residential floor area).**

Item	Date of Comment	Name of commenter	Section/Subsection Name	Description of Needed Edit	Notes/Proposed Edit to the ODS	Edit made in final document
Utilities						
6	6/24/2026	PC	A.7.4	Add that screening of rooftop mechanical equipment must be durable and consistent with the exterior materials of the building.	Agree that screening materials should be durable and consistent with other exterior materials used in the building.	**Added a standard that rooftop screening materials must be consistent with the exterior materials used in the building and consistent with the durability requirements of Subsection B.7.2.**
Landscaping and Screening						
7	6/24/2026	PC	A.8.3	Modify “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” to say “Surface parking lots shall be screened from view of the street with landscaping, or a wall, or a solid fence with a minimum three-foot height to screen the parking lot when not already screened by a primary building.”	Agree with the proposed edit that fences should also be included as an option for parking lot screening.	**Added "solid fence" to the list of allowed surface parking lot screening measures.**
Fencing						
8	6/24/2026	PC	A.9 (Fences)	Generally check the fencing standards against the screening standards and residential fencing standards to reduce conflicts.	Checked the standards against Section 29.40.030 (Fences, Walls, Gates, Gateways, Entry Arbors, and Hedges).	**See item 9 below.**
9	6/24/2026	PC	A.9.1	Consider removing this subsection	Agree that this standard is inconsistent with the fencing standards of Section 29.40.030 (Fences, Walls, Gates, Gateways, Entry Arbors, and Hedges).	**Removed A.9.1.**
Landscaped, Private, and Community Recreation Spaces						
10	6/24/2026	PC	A.11.1.c	Reword the standard “The minimum dimension is 10 feet” to say “At least one dimension must be at least 10 feet in length or width” to clarify the intent.	Agree that clarity is needed to note that the standard is referring to minimum length and width of community recreation space.	**Edited to clarify that "The community recreation space shall be at least 10 feet in length and 10 feet in width."**

Item	Date of Comment	Name of commenter	Section/Subsection Name	Description of Needed Edit	Notes/Proposed Edit to the ODS	Edit made in final document
11	6/24/2026	PC	A.11.1.c.iii	Reword “Rooftop space (not including improved areas on top of a parking podium) may not be used to satisfy more than 50 percent of the required landscaping for the site” to read “However, rooftop space (not including improved areas on top of a parking podium) may not be used to satisfy more than 50 percent of the required landscaping for the site.”	Agree that the sentence should be edited to clarify the intent in relation to the first sentence.	**Edited to add "However," to the start of the second sentence in the subparagraph.**
Building Placement						
12	6/24/2026	PC	A.12.1	Consider revising to discourage long blank walls near sidewalks and make sure the standard can provide space for bus stops, when present.	Subsection B.4.6 already requires a window or door every 12 feet to discourage continuous blank facades. Provisions of bus stops is to be decided by the Public Works Department and is not needed in the zoning code.	**Edit not made.**
Building Massing and Scale						
13	6/24/2026	PC	Figure B.1.1c	Update the figure to clarify the standard. Consider making the buildings the same width.		**Graphic modified to remove notation for building on the right. This way, the floor area of the development show in options a, b and c all stay about the same.**
Parking Structure Design						
14	6/24/2026	PC	B.2.1	Consider replacing the word “lined” with “wrapped”. Add a diagram.	Agree that the sentence should be edited to better align with the intent.	**Replaced "lined" with "wrapped."**
15	6/24/2026	PC	B.2.3	Add a figure and potential text edits to clarify the standards.		**Graphic added.**
Façade Design and Articulation						
16	8/4/2026	LWC	B.4.3	Add back in existing Figure B.4.5, since the standard hasn't changed.	Re-numbered to B.4.3	**Existing Figure B.4.5 (material change at inside corners only) added back in.**
17	6/24/2026	PC	B.4.6 (Continuous blank facades)	Consider clarifying that curtains/sheeting behind windows include a design or require a permanent art display.	This recommended edit is not under the purvue of the zoning code.	**Edit not made.**

Item	Date of Comment	Name of commenter	Section/Subsection Name	Description of Needed Edit	Notes/Proposed Edit to the ODS	Edit made in final document
Materials and Architectural Details						
18	6/24/2026	PC	B.7.1.a	Replace “Primary materials must be applied to 50 percent or more of a façade surface area, excluding transparent surfaces” with “Primary materials must be applied to 50 percent or more of an elevation ~~façade~~ surface area, excluding transparent surfaces.”	Agree that the sentence should be edited to clarify the standards apply to all elevations rather than just the façade.	**Edited to replace the use of "façade" with "elevation" in the paragraph.**

LWC

Town of Los Gatos

Multi-Family and Mixed-Use Objective Design Standards Update







Town Council Hearing

Tuesday, September 1, 2026

7:00 p.m.

Los Gatos Town Hall

ATTACHMENT 7

Introductions

Town Staff

- **Joel Paulson,** Community Development Director
- **Sean Mullin,** Planning Manager

Lisa Wise Consulting, Inc. (LWC)

- **Monica Szydlik,** AICP, Senior Associate
- **Cal Kurtz,** AIA, Lead Associate
- **Po Johnson,** Associate

Project Objectives

- Update the Town's existing **2023 Objective Design Standards for Multi-Family and Mixed-Use Residential Development** by refining design standards to respond to Town Council and community feedback and priorities.
- Implement the Town's General Plan goals
- Ensure compliance with State law (SB 330)
- Focus on:
  - ✓ High-Quality Building Design
  - ✓ Height Transitions
  - ✓ Architectural Character and Details
  - ✓ Small-scale Multi-family Buildings

What are Objective Standards?

- Involve **no personal or subjective judgement** by a public official and are uniformly **verifiable by reference to an external and uniform benchmark** or criterion available and **knowable by both the development applicant and public official** prior to submittal.

Subjective
Development must be compatible with the character of the neighborhood.

Objective
Blank walls (without doors and windows) of more than 20 linear feet are prohibited along any street-facing elevation.

- Set **clear expectations for approval**.
- **Streamline the review process.**

Project Process and Schedule



Documents:

- *Zoning Code development standards*
- *2040 General Plan relevant policy direction*
- *North 40 Specific Plan*
- *Record of community and Council input*
- *Staff input and issues*
- *Analysis of example projects*

Project Process and Schedule



- *Residents, architects, developers*
- *Discussed:*
  - *Existing ODS*
  - *The architectural character of Los Gatos and*
  - *Recommendations for the updated ODS*

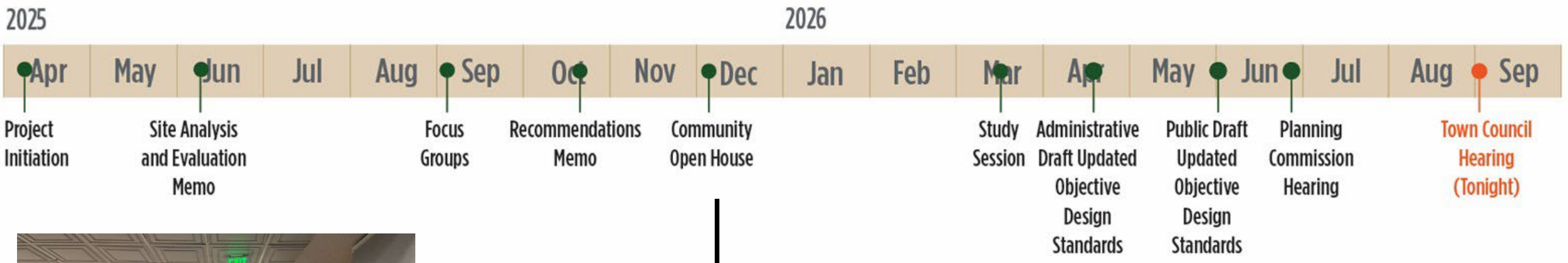
Project Process and Schedule



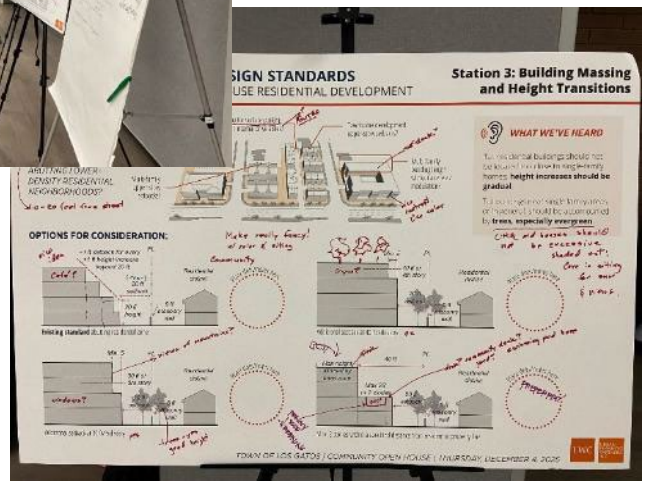
Draws on findings from:

- *Site Analysis and Evaluation Memo*
- *Focus Groups*
- *Staff input*

Project Process and Schedule







- *Focus on:*
  - *Building placement*
  - *Design of street-facing setbacks and site perimeter*
  - *Building massing and articulation*
  - *Roof types and details*
  - *Height transitions*
  - *Window design and entrance design*
  - *Building materials and colors*
  - *Architectural character*

Project Process and Schedule



March 27 Joint PC/TC Study Session:

- *Reviewed working design ideas informed by input from all outreach*
- *Gathered PC feedback on specific questions*

Project Process and Schedule



- *Submitted to Staff for review; received comments and discussed with Staff*

Project Process and Schedule



Released on June 17, 2026

Project Process and Schedule



June 24 PC Hearing:

- *Reviewed Public Draft*
- *Gathered PC feedback*

Source of Updates

- **Community Design Workshop,** part of the 2040 Gene
  Update (2020):
  - Consider upper-story step-backs
  - Require high-quality materials
  - Achieve balanced facades
- **ODS Community Meeting** (2022):
  - Consider shade, weather protection
  - Support diverse roof types
- **Town Council Meeting** (2024):
  - Height transitions/massing
  - Architectural style that reflects existing character
  - High-quality design that reflects existing character
  - Standards for an array of building types and sizes, including small multi-family

Source of Updates, Cont'd

- **Staff list of changes** needed (spring 2025)
- **Focus Groups** (September 2025):
  - Support diverse architectural styles
  - Height transitions adjacent to single-family residential
- **Open House** (December 2025):
  - Preference for more articulation
  - Focus on single-family residential privacy
  - Consider projections/recesses for entries
  - Mix of quality building materials
- **Joint TC/PC Study Session** (March 2025):
  - Preference for reduced height within 40 ft of a single-family district
  - Consider requiring community space/common buildings
  - Prevent excessive/chaotic material changes and articulation

Source of Updates, Cont'd

- **Planning Commission Hearing** (June 24, 2026):
  - Add definition for "townhomes," consistent with the definition used in the Code
  - Modify the calculation of bicycle parking requirements for non-residential components to be based off square footage rather than vehicle parking requirements
  - Added solid fencing as a screening option for surface parking lots
  - Require rooftop mechanical equipment screening be durable materials, consistent with the exterior of the building
  - Text and graphic edits for legibility, consistency, and to clarify intent of select standards

Updates

Section A: Site Standards

- A.1 Pedestrian Access ← Minor edits
- A.2 Short-Term Bicycle Parking
- A.3 Long-Term Bicycle Parking
- A.4 Vehicular Access
- A.5 Surface Parking Location and Design
- A.6 Parking Structure Access ← More substantive edits
- A.7 Utilities
- A.8 Landscaping and Screening
- A.9 Fencing
- A.10 Retaining Walls
- A.11 Landscaped, Private, and Community Recreation Spaces
- A.12 Building Placement

Section B: Building Standards

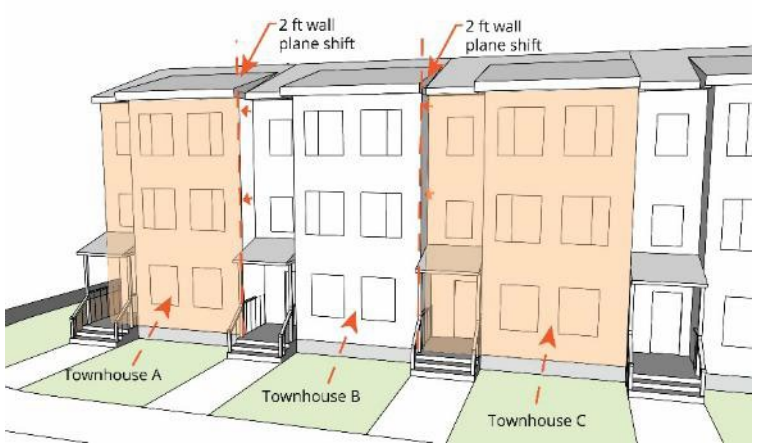
- B.1 Building Massing and Scale
- B.2 Parking Structure Design
- B.3 Roof Design
- B.4 Façade Design and Articulation
- **B.5 Entrance Design and Ground Floor Design** ← **New sections**
- **B.6 Windows and Doors**
- **B.7 Materials and Architectural Details**

Building Massing Options

- Must choose at least one of the following:
  - 40% of upper-story stepped back
  - Ground/podium-level community recreation space enclosed by walls
  - Maximum 65 ft building frontage

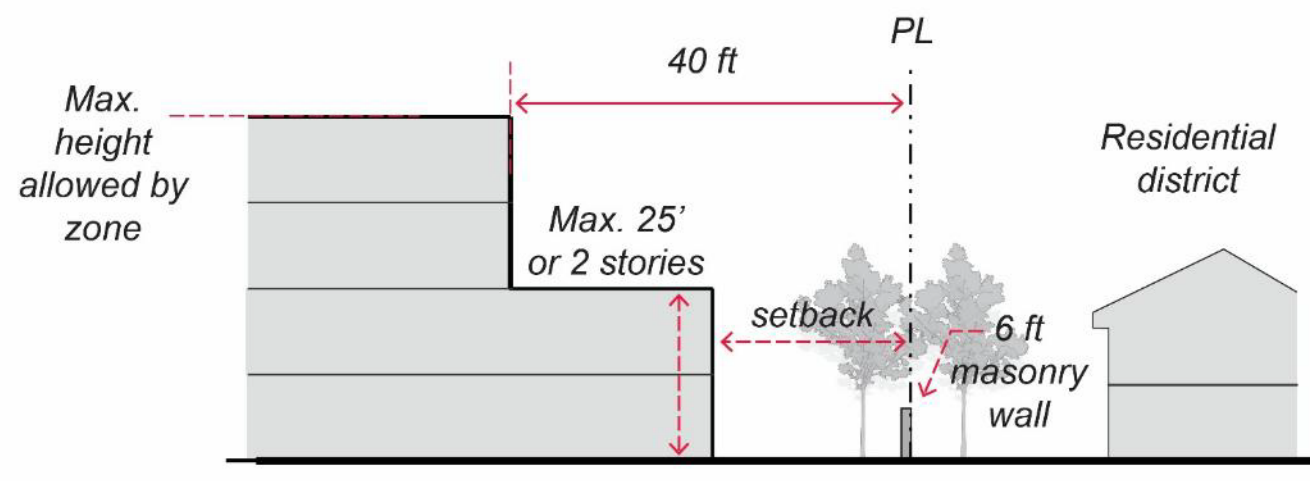


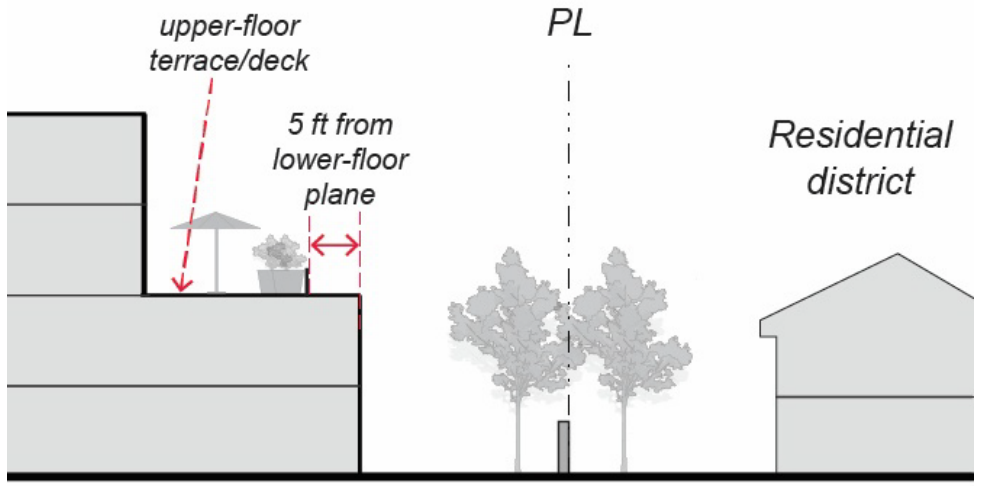
- Townhomes must provide a wall plane shift between units



Adjacency to Single-Family Districts

- Reduced height (25 ft/2 stories) when within 40 ft of a single-family district
- 5 ft step-back for upper-floor terraces/decks



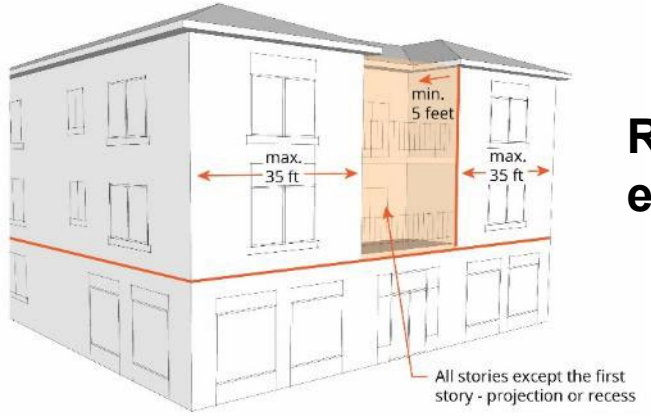


Architectural Articulation

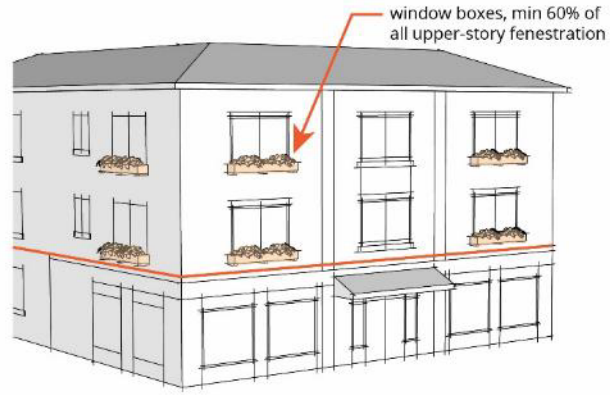
- Differentiate base, middle, and top with at least two of the following:



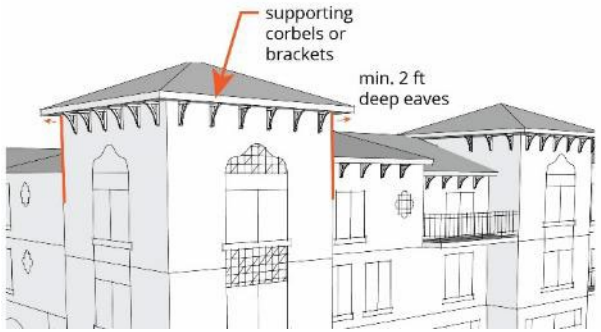
Material change between first and upper floors



Recesses or projections every 35 ft



Window boxes



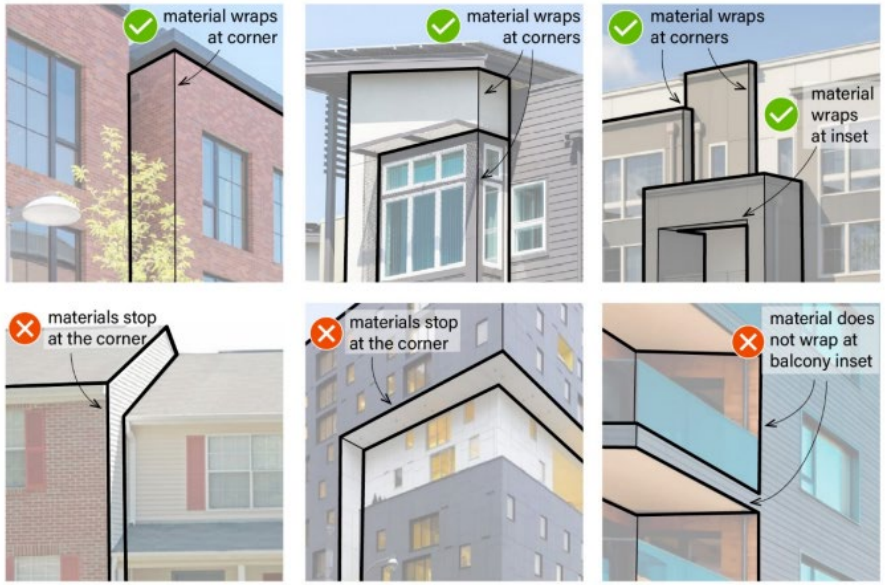
Eaves with corbels/brackets

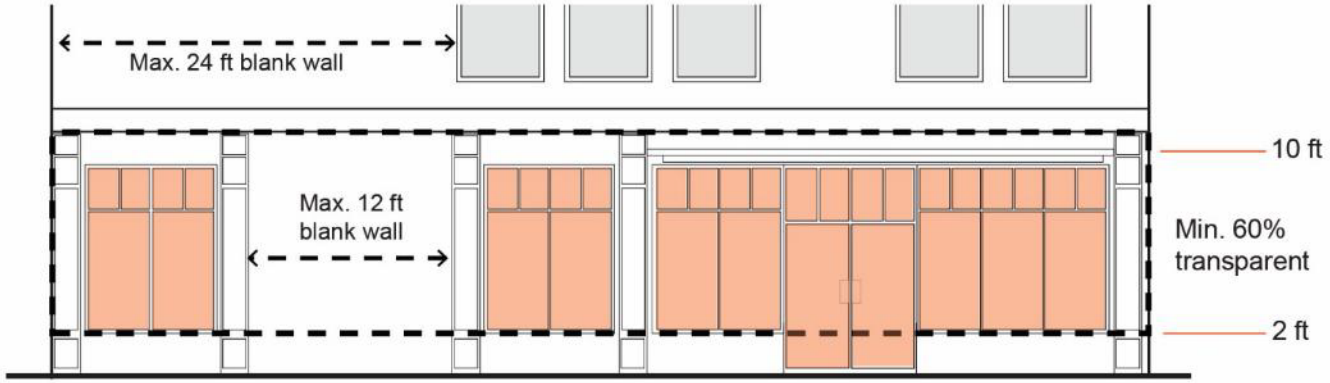


Balconies or habitable projections on street-facing elevations

Architectural Articulation

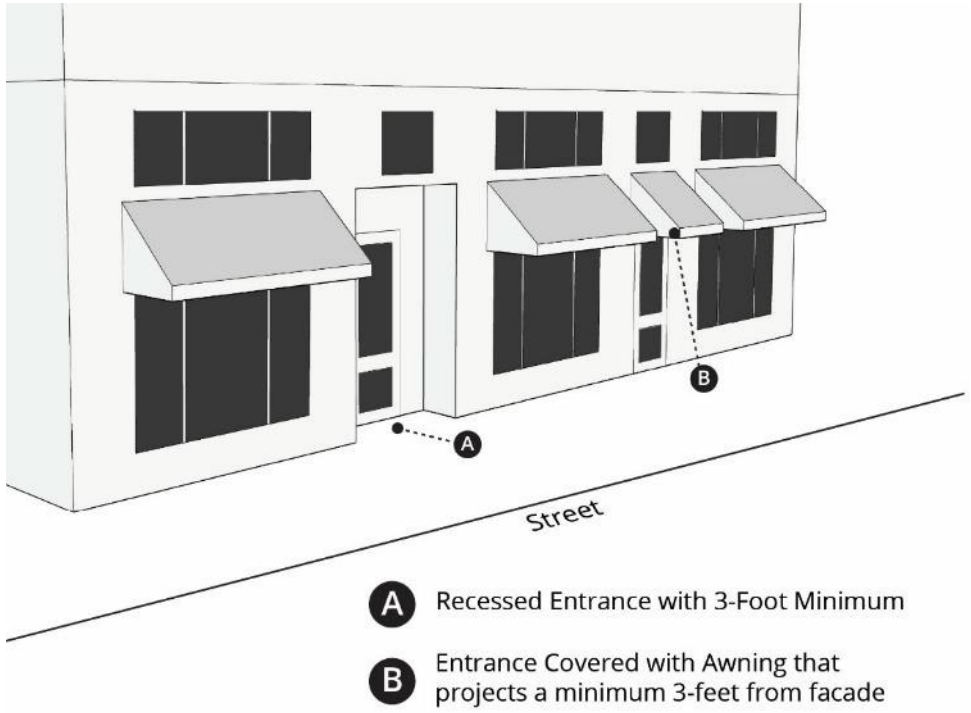
- 360-degree design
  - All materials/details must be incorporated on all building elevations
  - Material changes must occur at inside corners
- Break up blank facades with windows or doors
  - Upper floors: max. 24 ft without a window or door
  - Ground floor: max. 12 ft without a window or door





Entrance Design

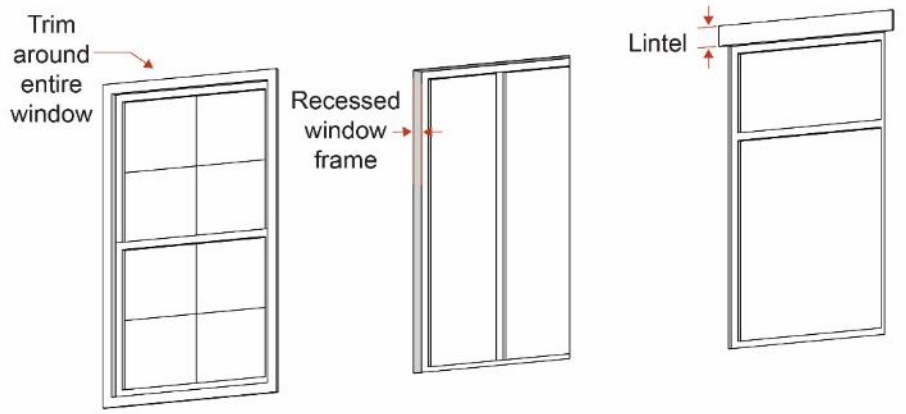
- Residential and non-residential entries must be under a roof supported by columns or a recess
- Must be framed by architectural elements

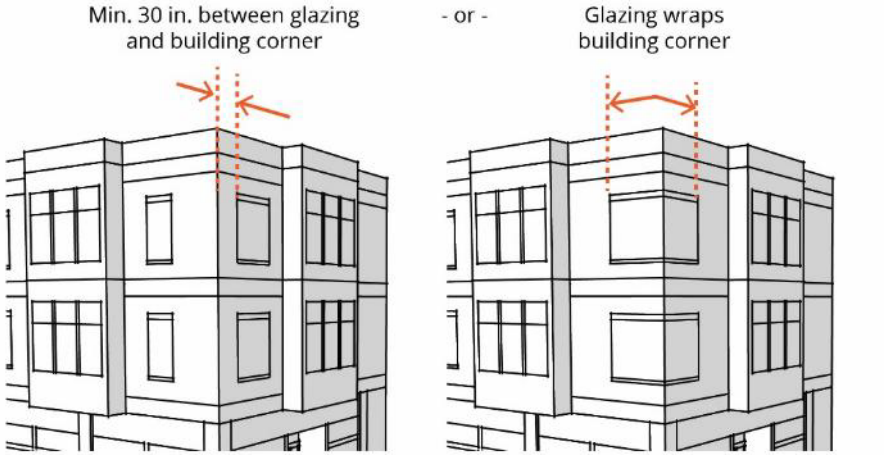




High Quality Design

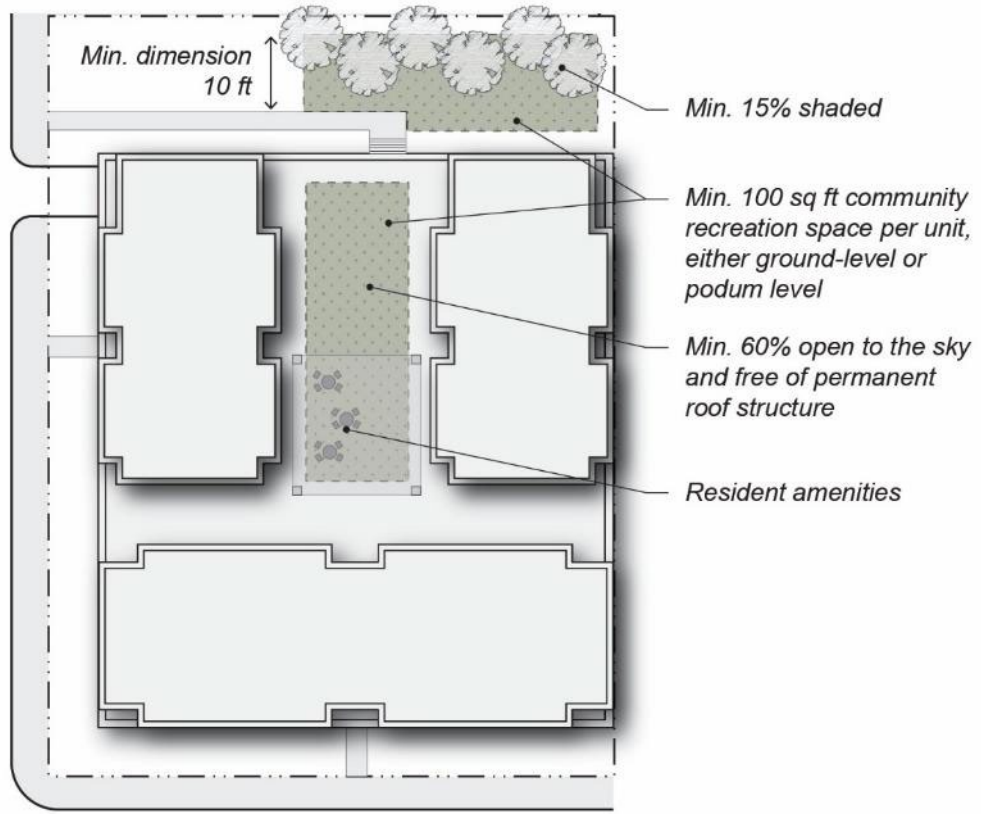
- Windows
  - Break up large window panes
  - Require trim, recesses, or lintels
  - Glazing wraps or is min. 30in from corner
- Materials
  - Primary (max 50%), secondary (max 45%), accent (max 25%)
  - All materials must be fire resistant, protected from corrosion, and have a lifespan of at least 30 years
- Roofs
  - Require eaves and overhangs
  - Gable, projection, change in height, dormer, parapet, or cornice every 75 ft





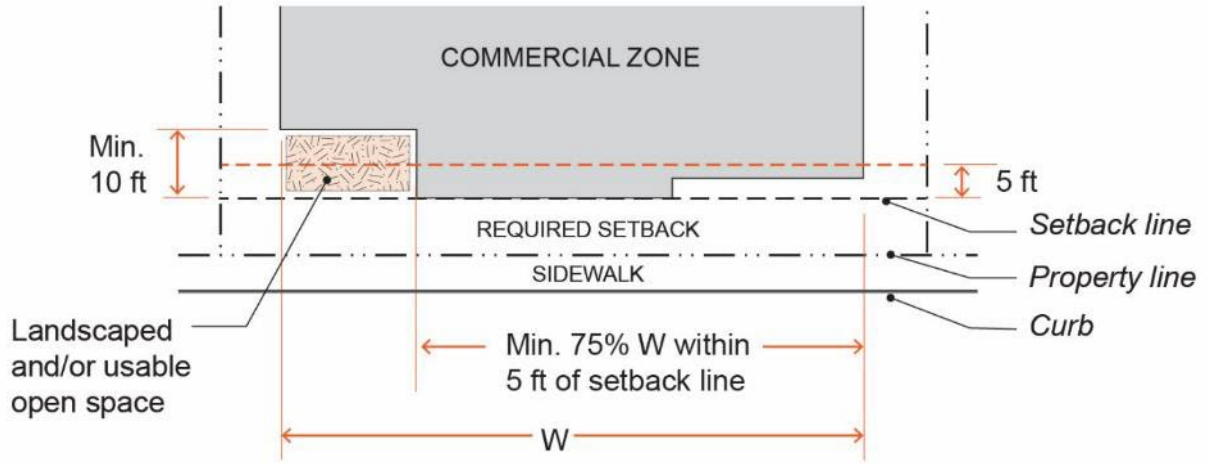
Landscaped and Recreation Space

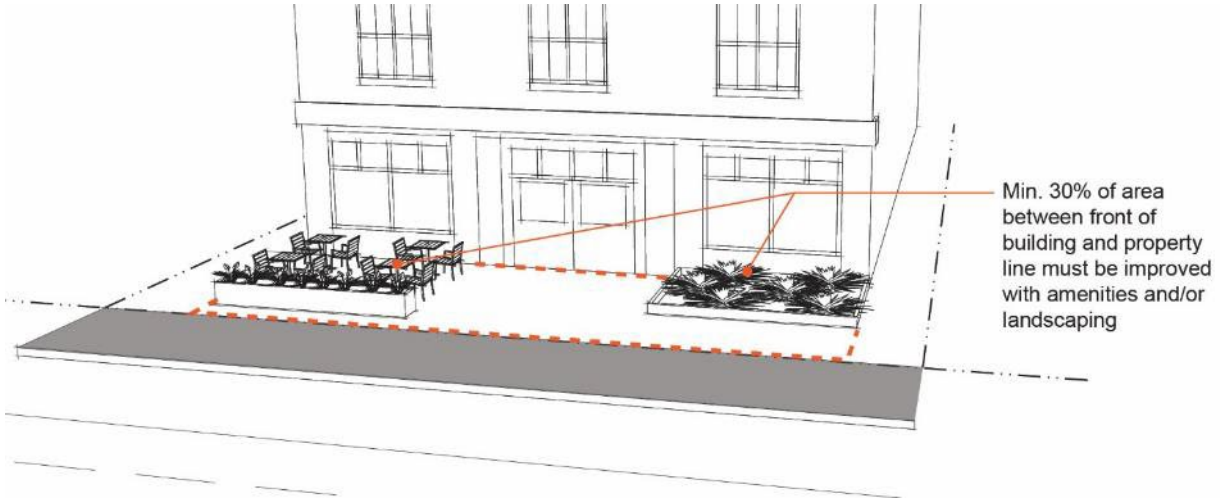
- Landscaped Space: 20% of site
- Private Recreation Space: 60 sq ft per unit, 6 ft in any horizontal direction
- Community Recreation Space:
  - 100 sq ft per unit (developments with >8 units)
  - 60% open to sky, 15% shaded
  - ≤50% may be on a rooftop
  - Community recreation/multi-purpose room required for all buildings with 50+ units
- 40% of upper-story step-backs must be open space and stepped back for neighbors' privacy



Building Placement

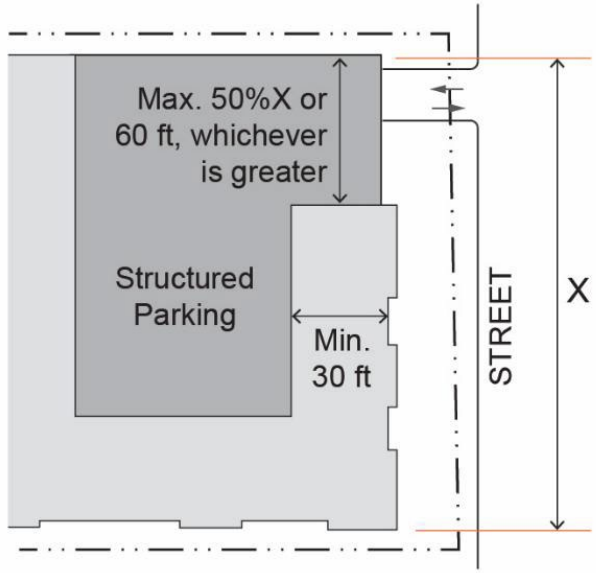
- 75% of frontage within 5 ft of the setback line
- Remaining space must be at least 10 ft deep and usable
- Ground-floor non-residential uses must include site amenities/landscaping on min. 30% of area between the building and the street-facing property line
- Multi-family residential primary entrances must face a public right-of-way or a community open space

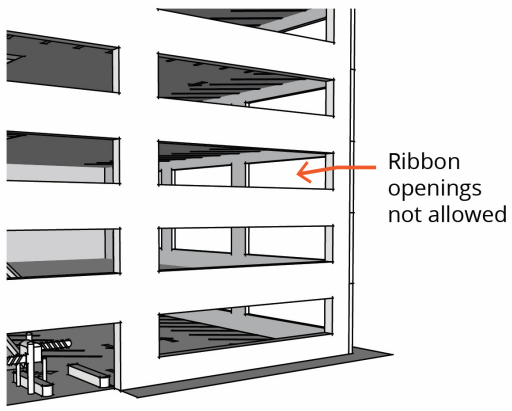


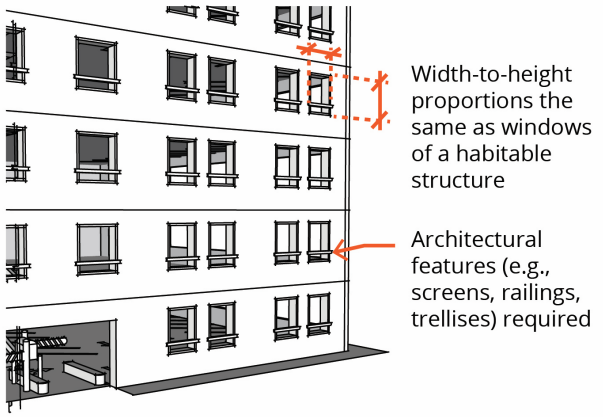


Vehicle/Bicycle Parking/Access

- Vehicle/bicycle parking and access
  - Updated bicycle parking consistent with CalGreen
  - Max. 1 curb cut per 100 ft of frontage
- Above-ground parking structures
  - Wrapped with 30 ft-deep ground floor non-residential
  - Visibility limited to 50% street-facing facade/60 ft
  - Punched openings required; no ribbon openings
  - Required architectural features: cut metal screens, railings, trellises, vertical plantings, louvers, or decorative security grills







Thank you!