

General Plan Committee and Planning Commission Recommendations
Regarding Town Council Suggestions for
Potential Amendments to the Adopted North 40 Specific Plan

The Town Council suggestions for potential amendments to the adopted North 40 Specific Plan are numbered below with staff responses in italicized font, including updated comments to reflect the approval of the Phase I applications. General Plan Committee recommendations for potential amendments to Specific Plan sections are illustrated in black underlined or strikeout font. Planning Commission recommendations that modify the General Plan Committee’s recommendations are illustrated in red underlined or strikeout font.

Residential

1. *In the Lark perimeter overlay zone we should set a maximum density of eight units/acre.*

While the GPC and PC recommended a proposed amendment to 2.5.7 Perimeter Overlay Zone to require a maximum density of eight units/acre in the Perimeter Overlay Zone along Lark Avenue, this recommendation is no longer applicable given approved entitlements for the Phase I applications.

2. *Housing units should be spread across all three districts.*

A member of the GPC made a recommendation on percentages to address distribution of the residential units (40% in the Lark District, 30% in the Transition District, and 30% in the Northern District). The Planning Commission did not recommend the percentages. The issue of spreading the units is no longer applicable given approved entitlements for the Phase I applications.

Additionally, the Planning Commission disagreed with the GPC that Cottage Cluster should be a permitted use in the Transition and Northern Districts.

Table 2-1 Permitted Land Uses

	Lark	Transition	Northern
Residential			
a. Cottage cluster	CUP	<u>P</u>	<u>P</u>
b. Townhomes / Garden cluster	P	P	<u>P</u>
c. Rowhouses	P	P	<u>P</u>
d. Multi-family	P	P	P ²
e. Condominiums	P	P	P ²
f. Live/work lofts	<u>P</u>	P	P ²

Note:

- 1. Medical Office is only permitted on Assessor Parcel Numbers 424-07-102 through -112, 424-07-099, and 424-06-129.*
- 2. Residential only allowed in Northern District when located above commercial.*

3. *Make sure that you somehow have a vision of how you're spreading these units to make it fit with the other uses and fit in the neighborhood idea.*

The Town's Residential Design Guidelines note that existing neighborhoods vary widely, reflecting the community's growth over time. For that reason, the intent is to respect the scale and character of residential neighborhoods, with an emphasis on compatibility. The Land Use and Development Standards, found in Chapter 2 of the North 40 Specific Plan, set the parameters of new development to prescribe pedestrian-friendly residential architecture that is compatible with existing single-family neighborhoods. Language could be added to Section 2.7.3 to reinforce the requirement for more traditional architectural design as noted below. While the motivation for this recommendation was based on spreading the units, the Planning Commission's recommendation has a broader application and could move forward as a potential amendment.

The Planning Commission recommended that the existing pictures in the Specific Plan be reviewed and, if necessary, replaced with other examples.

2.7.3 Residential Units

The Specific Plan Area should accommodate a mix of residential product types and sizes to create the character of an authentic neighborhood rather than a typical development project. The following standards set parameters to guide future residential development that reflects the traditional character of existing residential architecture. Also refer to the Residential Design Guidelines in Chapter 3 of this Specific Plan.

Additionally, Tables 2-7 through 2-9 provide images illustrating the massing and character of the residential product types. These images could be reviewed and modified to reinforce consistency with the look and feel of Los Gatos.

The Planning Commission recommended incorporating the following from Len Pacheco:

1. Respect and Engage with the Agricultural Past. Architecture and site design should reflect the rural past, its natural scheme, and capture the agrarian feel of the property. Consider a rural yet contemporary plan, tuned to the site, rural, yet "of today".
2. Avoid the Overuse of Concrete, Sleek Steel and Glass Boxes, (particularly in the central area). Although contemporary design can be an enhancement, it should be carefully reviewed by the appropriate body for its context within the rural atmosphere of the site. The land should be considered more important than the buildings.
3. Maximize Open Space, Views, and light. Encourage site design that allows for maximum "rural-in-feeling" style, versus a rigid grid urban pattern with cramped buildings, and formal, symmetrical plantings.
4. Follow the Contours of the Property. When locating structures, large and small, an organic layout can suit and complement the agricultural feel. It could result in fewer structures but it could also result in more open space, protection of the viewscape, and a more aesthetically pleasing and welcoming development.

4. Require smaller, more affordable units.

Language currently exists in section 2.7.3 on page 2-26 that references the Conceptual Model of Residential Sizes table on page 6-14 in the Definitions section. Modifying this table as illustrated in Item 5 below would result in smaller units that may generally be more affordable than the larger units which are currently referenced in the table.

5. Only allow smaller units from 900 to 1,500 square feet.

The GPC recommended that this suggestion be modified to only allow units between 500 and 1,500 square feet. This suggestion could be addressed by changing the table in the Glossary on page 6-14 as noted below.

Conceptual Model of Residential Sizes Table

Types	Net Unit Area Range	Gross Unit Area Range	Approx. Unit Range	Percent Approx. of Total Range	Total Area
Cottage Cluster (Detached Product)		1,000-1,200 -sf <u>500 - 1,200</u>	40-50	20-25%	40,000-60,000 <u>20,000 - 60,000</u>
Garden Cluster		1,000 - 1,999 sf <u>500 - 1,500</u>	40-50	20-25%	40,000-60,000 <u>20,000 - 75,000</u>
Townhomes, Rowhouses		1,000- 1,999 sf <u>500 - 1,500</u>	130 - 140	30 - 40%	130,000-280,000 <u>65,000 - 210,000</u>
Gross Unit Area Total					210,000 - 400,000 <u>105,000 - 345,000</u>
Condos/ Multi-Family	1,300-2,350 sf <u>500 - 1,500</u>		90 - 110	25 - 30%	117,000-258,000 <u>45,000 - 165,000</u>
Apartments/ Affordable	500 - 750 sf		45 - 55	10 - 15%	22,000 - 42,000
Maximum Units Allowed Net Unit Area Total			364		139,000 - 300,000 <u>77,000 - 207,000</u>

Refer to definitions for Net Unit Area and Gross Unit Area.

Note: 100% is not intended to be achieved by adding the example Percent of Total Range numbers, as it is not required to use every residential product type listed in the table.

These changes would also necessitate changes to Section 2.7.3 d. on page 2-26 below.

d. New residential shall be a maximum of:

- ~~400,000~~ 345,000 gross square feet for Cottage Cluster, Garden Cluster, Townhome and Rowhouse products
- ~~300,000~~ 207,000 net square feet for Condominium, Multi-Family, Apartments and Affordable products
- These are maximums, not a goal

6. Reduce the maximum size of some of the units to 1,700 square feet maximum to encourage less expensive units.

The GPC's recommendation on item 5 above conflicts with this suggestion because they recommended a maximum of 1,500 square feet for residential units.

7. Apply the Town's BMP Ordinance requirements.

This is currently required in Section 2.7.3 c. on page 2-26. Staff does not have any additional suggestions for additional modifications.

8. Don't allow residential on Los Gatos Boulevard.

Language could be added to section 2.5.7 on page 2-15 as noted below.

2.5.7 Perimeter Overlay Zone

The following standards apply within the Perimeter Overlay Zone:

- a. Buildings or portions of buildings located within 50 feet of Lark Avenue shall be restricted to a maximum building height of 25 feet.
- b. Buildings or portions of buildings located within 50 feet of Los Gatos Boulevard shall be restricted to a maximum building height of 25 feet.
- c. Additional setback requirements are provided in Table 2-5 of this chapter.
- d. No building shall be located within 30 feet of a property line adjacent to the freeway.
- e. The maximum density for residential units along Lark Avenue is eight units per acre.
- f. Residential on Los Gatos Boulevard is only allowed when located above commercial ~~along Los Gatos Boulevard.~~

Alternatively, the note in item 11 below could be the only place where this is addressed.

9. Provide senior housing at the ground level.

Language could be added to section 2.7.3 on page 2-26 to address this suggestion, below.

2.7.3 Residential Units

The Specific Plan Area should accommodate a mix of residential product types and sizes to create the character of an authentic neighborhood rather than a typical development project. The following standards set parameters to guide future residential development. Also refer to the Residential Design Guidelines in Chapter 3 of this Specific Plan.

- a. Residential units shall range in size. Refer to Residential Unit Size Mix in Glossary (Chapter 6).
- b. There shall be a maximum of 270 residential units. This is a maximum, not a goal, and includes the affordable housing units required and the existing units.

- c. Affordable housing (Below Market Price housing) requirements shall be met pursuant to Town Code.
- d. New residential shall be a maximum of: 400,000 gross square feet for Cottage Cluster, Garden Cluster, Townhome and Rowhouse products, 300,000 net square feet for Condominium, Multi-Family, Apartments and Affordable products. These are maximums, not a goal
- e. Single family detached units shall be a maximum of 1,200 square feet and be designed as a cottage cluster product type as defined in Glossary (Chapter 6).
- f. If age restricted housing is proposed, at grade accessible units ~~and/or units that are accessed via elevator, ramps, and lifts~~ are encouraged.

10. Consider the possibility of moving the houses away from Highway 17 and putting commercial in that area.

This suggestion related to the EIR for the Specific Plan regarding air quality concerns. The EIR noted that this concern would be addressed by new stricter air quality standards that have already gone into effect. Section 2.5.7 on page 2-15 could be modified to increase the buffer size highlighted below and/or prohibit residential uses in that area.

2.5.7 Perimeter Overlay Zone

The following standards apply within the Perimeter Overlay Zone:

- a. Buildings or portions of buildings located within 50 feet of Lark Avenue shall be restricted to a maximum building height of 25 feet.
- b. Buildings or portions of buildings located within 50 feet of Los Gatos Boulevard shall be restricted to a maximum building height of 25 feet.
- c. Additional setback requirements are provided in Table 2-5 of this chapter.
- d. No building shall be located within 3050 feet of a property line adjacent to the freeway.
- e. Residential on Los Gatos Boulevard is only allowed when located above commercial along Los Gatos Boulevard.

11. Remove the Conditional Use Permit (CUP) requirement for cottage clusters.

While the GPC and PC recommended a proposed amendment to Table 2.1 Permitted Land Uses and to section 2.3.1 Lark District to remove the CUP requirement for cottage clusters, this recommendation is no longer applicable given approved entitlements for the Phase I applications.

12. Increase the total number of residential units on the North 40.

The EIR for the Specific Plan considered 364 residential units so that is the maximum number of units that could be considered for any potential increase since we are not doing further environmental review for these potential amendments. Table 2-2 and section 2.5.1 on

page 2-10 could be modified to address this suggestion by providing a recommendation on an increase to the highlighted numbers below.

2.5.1 Maximum Development Capacity

A maximum development capacity of 501,000 square feet (sf) has been provided to limit the overall build-out of the Specific Plan Area and provide an appropriate balance of land uses that meet the goals and objectives of the Specific Plan.

Table 2-2 defines maximums of 250,000 sf of new office/hotel, 400,000 sf of other new commercial (includes: restaurants, retail, specialty market, health club, personal services and entertainment), and 270 residential units.

More restrictive than the Town's General Plan, the Specific Plan has a maximum capacity of 501,000 sf which includes 435,000 sf of new non-residential square footage and 66,000 sf of existing commercial uses.

TABLE 2-2 MAXIMUM DEVELOPMENT CAPACITY

LAND USE	UNITS	Square Feet
RESIDENTIAL	270*	Refer to section 2.7.3
OFFICE/HOTEL		250,000
COMMERCIAL (EXCLUDING OFFICE/ HOTEL)		400,000
RESTAURANTS		
RETAIL		
SPECIALTY MARKET		
HEALTH CLUB		
PERSONALSERVICE (BEAUTY SUPPLY, NAIL SALON, ETC.)		
ENTERTAINMENT		

Note: The new non-residential portion of the project shall include a mixture of commercial (shopping center), and/or hotel, and/or stand-alone general office that does not create a significant unavoidable impact as a result of the development. The total new square footage shall not exceed 435,000 square feet (sf). With the exception of Assessor Parcel Numbers 424-07-102 through -112, 424-07-099, and 424-06-129, no new Medical Office will be permitted. If destroyed, the existing buildings on the parcels referenced above are allowed to rebuild in substantially the same manner as they existed before their destruction. The existing 66,000 sf of recently constructed buildings on the parcels referenced above is in addition to the 435,000 sf of new non-residential square footage. Each project shall provide a current traffic analysis demonstrating compliance with this requirement.

Projects cannot exceed the maximum traffic capacity evaluated in the EIR

*Total number of units, includes existing units and Town required Below Market Price units. Action HOU-1.3 General Plan Density Bonus does not apply to the Specific Plan Area.

13. Is it possible for the Town to allow a developer to have a density bonus if the developer requests it, but not necessarily have those 13.5 acres in a certain location, i.e., spread throughout the property?

This suggestion is no longer applicable given approved entitlements for the Phase I applications.

Commercial

1. The CUP requirements should be the same as downtown.

The GPC discussed making modifications regarding the following uses in Table 2-1 on page 2-7 as noted below.

The Planning Commission commented that if the CUP requirements for Downtown are changed then the Specific Plan could be amended in the future to make them consistent.

TABLE 2-1 PERMITTED LAND USES

	LARK	TRANSITION	NORTHERN
COMMERCIAL			
FORMULA RETAIL		<u>P CUP</u>	<u>P CUP</u>
MARKET HALL/ SPECIALTY RETAIL		<u>P CUP</u>	<u>P CUP</u>
ESTABLISHMENT SELLING ALCOHOLIC BEVERAGES FOR CONSUMPTION ON PREMISES			
IN CONJUNCTION WITH A RESTAURANT	<u>P CUP</u>	<u>P CUP</u>	<u>P CUP</u>
RESTAURANT	<u>P CUP</u>	<u>P CUP</u>	<u>P CUP</u>
PERSONAL SERVICE	<u>P CUP</u>	<u>P CUP</u>	<u>P CUP</u>

2. Only allow commercial or mixed-use on Los Gatos Boulevard.

Language has been suggested to be added to section 2.5.7 b. on page 2-15 to address this suggestion (see Residential, Item 8, above).

See suggested changes in Item 8 in the Residential Section above.

3. Explore commercial uses in the Lark District.

Table 2-1 on page 2-7 could be modified to address this suggestion.

TABLE 2-1 PERMITTED LAND USES

	LARK	TRANSITION	NORTHERN
COMMERCIAL			
FORMULA RETAIL	<u>CUP</u>	P <u>CUP</u>	P <u>CUP</u>
MARKET HALL/ SPECIALTY RETAIL	<u>CUP</u>	P <u>CUP</u>	P <u>CUP</u>
ESTABLISHMENT SELLING ALCOHOLIC BEVERAGES FOR CONSUMPTION ON PREMISES			
IN CONJUNCTION WITH A RESTAURANT	P <u>CUP</u>	P <u>CUP</u>	P <u>CUP</u>
RESTAURANT	P <u>CUP</u>	P <u>CUP</u>	P <u>CUP</u>
PERSONAL SERVICE	P <u>CUP</u>	P <u>CUP</u>	P <u>CUP</u>

4. Consider maximum square footages for commercial uses instead of CUPs.

This could be done in a number of ways. A GPC member offered a couple of way to address this which included, but wasn't limited to, including a distribution matrix with ranges, recommending a maximum number of tenant spaces, and a maximum number of square feet or number of tenants based on use type. Table 2-2 on page 2-10 (see Item 5 for existing Table 2-2) could be modified to address this suggestion. Additionally, staff will provide the Planning Commission a table, which was not included in the Specific Plan, as a starting point for discussion.

A member of the GPC also made a recommendation on percentages to address distribution of commercial square footage. This suggestion could be added to Section 2.5.1 on page 2-10 as noted below.

2.5.1 Maximum Development Capacity

A maximum development capacity of 501,000 square feet (sf) has been provided to limit the overall build-out of the Specific Plan Area and provide an appropriate balance of land uses that meet the goals and objectives of the Specific Plan.

Table 2-2 defines maximums of 250,000 sf of new office/hotel, 400,000 sf of other new commercial (includes: restaurants, retail, specialty market, health club, personal services and entertainment), and 270 residential units.

More restrictive than the Town’s General Plan, the Specific Plan has a maximum capacity of 501,000 sf which includes 435,000 sf of new non-residential square footage and 66,000 sf of existing commercial uses.

The commercial square footage shall not exceed: 15 percent in the Lark District; 35 percent in the Transition District; and 50 percent in the Northern District.

The Planning Commission recommended that commercial square footage use a range rather than a maximum for the item above. Additionally, they suggested using square footage numbers rather than a percentage.

The number of residential units shall not exceed: 40 percent in the Lark District; 30 percent in the Transition District; and 30 percent in the Northern District.

No longer applicable given approved entitlements for the Phase I applications.

5. Consider a reduction in the amount of commercial square footage.

The GPC discussed separating Office and Hotel into individual categories, increasing the Office and Hotel maximum square footage, and lowering the maximum square footage for the general Commercial category. Table 2-2 and section 2.5.1 on page 2-10 could be modified to address this suggestion as noted below.

TABLE 2-2 MAXIMUM DEVELOPMENT CAPACITY

LAND USE	UNITS	Square Feet
RESIDENTIAL	270*	Refer to section 2.7.3
OFFICE/HOTEL		150 100,000
<u>HOTEL</u>		150 250,000
COMMERCIAL (EXCLUDING OFFICE/ HOTEL)		350 225,000-300,000
RESTAURANTS		
RETAIL		
SPECIALTY MARKET		
HEALTH CLUB		
PERSONAL SERVICE (BEAUTY SUPPLY, NAIL SALON, ETC.)		
ENTERTAINMENT		

Note: The new non-residential portion of the project shall include a mixture of commercial (shopping center), and/or hotel, and/or stand-alone general office that does not create a significant unavoidable impact as a result of the development. The total new square footage shall not exceed ~~435~~385,000 square feet (sf). With the exception of Assessor Parcel Numbers 424-07-102 through -112, 424-07-099, and 424-06-129, no new Medical Office will be permitted. If destroyed, the existing buildings on the parcels referenced above are allowed to rebuild in substantially the same manner as they existed before their destruction. The existing 66,000 sf of recently constructed buildings on the parcels referenced above is in addition to the ~~435~~385,000 sf of new non-residential square footage. Each project shall provide a current traffic analysis demonstrating compliance with this requirement.

Projects cannot exceed the maximum traffic capacity evaluated in the EIR

*Total number of units, includes existing units and Town required Below Market Price units. Action HOU-1.3 General Plan Density Bonus does not apply to the Specific Plan Area.

2.5.1 Maximum Development Capacity

A maximum development capacity of 501,000 square feet (sf) has been provided to limit the overall build-out of the Specific Plan Area and provide an appropriate balance of land uses that meet the goals and objectives of the Specific Plan.

Table 2-2 defines maximums of ~~150~~100,000 sf of new office/hotel, ~~150~~250,000 sf of new hotel, and ~~350~~225,000-300,000 sf of other new commercial (includes: restaurants, retail, specialty market, health club, personal services, and entertainment), and 270 residential units.

More restrictive than the Town's General Plan, the Specific Plan has a maximum capacity of 501,000 sf which includes 435,000 sf of new non-residential square footage and 66,000 sf of existing commercial uses.

The commercial square footage shall not exceed: 15 percent in the Lark District; 35 percent in the Transition District; and 50 percent in the Northern District.

6. Address the commercial needs that have been previously identified: general merchandise, building materials, and resident serving businesses defined as serving the north part of Los Gatos and the North 40.

Existing commercial needs could be specifically identified in the Specific Plan, but these may change over time. Another option may be to provide more language regarding the types of uses that are envisioned for the Specific Plan area.

Policy LU4, LU6, and LU11 on page 2-2 and Section 2.6.6 on page 2-24 could be modified as noted below.

Policy LU4: Maximum Commercial Development

Commercial development within the Specific Plan Area shall be complementary to Downtown through the careful control of primarily neighborhood serving uses and permitted square footage as set forth in the Maximum Development Capacity Table (refer to Table 2-2.)

The Planning Commission recommended defining “primarily neighborhood serving.”

Policy LU6: Retail

Retail uses within the Specific Plan Area are intended to serve primarily North 40 residents, adjacent neighborhoods, nearby employment centers and the unmet needs of the Town of Los Gatos.

Policy LU11- Economic Balance

Proposed uses ~~should~~ shall be primarily neighborhood serving and shall complement the existing balance and diversity of businesses located along Los Gatos Boulevard and in Downtown Los Gatos.

2.6.6 RETAIL TENANT SPACE SIZE

The Specific Plan allows for a mix of retail sizes, including smaller primarily neighborhood serving stores that will support the new residential, as well as, larger space for commercial uses, such as sit-down restaurants, specialty market, entertainment, and formula retail.

- 7. Consider reducing the total amount of commercial square footage with the goal of addressing our unmet needs.***

See comments and suggested changes in Item 5 and 6 above.

- 8. The intent of the Specific Plan was to protect downtown while providing neighborhood-serving commercial and reducing retail sales tax leakage.***

See comments and suggested changes in Item 5 and 6 above.

- 9. How do we make the commercial that’s near residential be truly neighborhood serving and not shoe stores and handbag stores that draw people away from downtown, and then how do we get the other portion of it to be general merchandizing, again, without creating a food court and a bunch of small stores with dress shops and so forth?***

See suggested changes in Item 5 and 6 above. Additionally, the suggested changes in Item 1 would require CUPs for many uses that are permitted uses in the Specific Plan which would provide the Town with additional tools to address this suggestion.

Open Space

1. The perimeter overlay zone should be larger.

There Section 2.5.7 on page 2-15 could be modified to increase the buffer sizes highlighted below.

2.5.7 Perimeter Overlay Zone

The following standards apply within the Perimeter Overlay Zone:

- a. Buildings or portions of buildings located within 50 feet of Lark Avenue shall be restricted to a maximum building height of 25 feet.
- b. Buildings or portions of buildings located within 50 feet of Los Gatos Boulevard shall be restricted to a maximum building height of 25 feet.
- c. Additional setback requirements are provided in Table 2-5 of this chapter.
- d. No building shall be located within ~~30~~50 feet of a property line adjacent to the freeway.
- e. Residential on Los Gatos Boulevard is only allowed when located above commercial along Los Gatos Boulevard.

2. More open space should be required.

Section 2.5.4 on page 2-12 and Table 2-3 on page 2-12 could be modified to increase the amount of open space required by amending the highlighted text.

2.5.4 Open Space Standards

To ensure that adequate open space is integrated into future development in the Specific Plan Area, a minimum of 30% of open space is required (Table 2-3). This 30% requirement should be a variety of green-spaces and plaza spaces dispersed throughout the different districts. By specifying minimum open space requirements/ standards, the Specific Plan provides incentives for the consolidation of parking into podium parking and parking structures, minimizing at-grade parking, minimizing road widths, and increasing pedestrian spaces.

- a. Open space means a ground plane open and generally unobstructed from the ground plane to the sky. Balconies, shade structures, and roof eaves may extend over a portion of the open space. Open space includes both “green open space” and “hardscape” (plazas, courtyards, pathways, sidewalks, and pedestrian paseos). Plazas, courtyards, and planters over podium parking or on roof decks also qualify as open space.
- b. To ensure the open space is distributed throughout the Specific Plan Area, a minimum of 30% open space shall be provided across the entire Specific Plan Area. The 30% requirement shall be calculated for each application or group of applications.

- c. The 30% open space requirement shall include a variety of green and plaza spaces with a minimum of 20% being green space.
 - i. Green Space/Green Open Space: for purposes of this Specific Plan and calculating open space requirements green space and green open space is grass or landscaped areas. These can include but are not limited to parks, bioretention, common and private residential green space, planters larger than 50 square feet, landscaped planting strips, drivable turf-block, and parking lot landscaping. Trees planted in tree wells shall not be calculated as part of the green space requirement.
 - ii. Hardscape: for purposes of this Specific Plan and calculating open space requirements, hardscape refers to private or common paved areas for the use of pedestrians including plazas, courtyards, pathways, sidewalks, and pedestrian paseos. Roads and parking areas shall not be calculated as part of the open space or hardscape requirement.
- d. 20% of the 30% open space requirement shall be publicly accessible.
- e. Every application for Architecture and Site Review shall include an exhibit(s) that shows the open space and pedestrian network.
- f. Remodels of existing structures along Los Gatos Boulevard that do not change more than 50% of the existing footprint are exempt from the 30% open space requirement.

Table 2-3 Minimum Open Space Requirements	
Open Space Designation (Excluding Parking and Roadways)	Percent of Specific Plan Area
Green Open Space	20% Minimum
Hardscape (Plazas/ courtyards/pathways/ sidewalks and pedestrian paseos) and/or additional green open space	Remainder of Required Open Space
Total Open Space	30% Minimum

3. Have real open space.

Section 2.5.4 on page 2-12 above in Item number 2 could be modified to address this suggestion to require more green open space. Additionally, the definition of Green

Space/Green Open Space below could also be modified to limit what qualifies as green open space.

GREEN SPACE/GREEN OPEN SPACE

For purposes of this Specific Plan and calculating open space requirements green space and green open space is grass or landscaped areas. These can include but are not limited to parks, bioretention, common and private residential green space, planters larger than 50 square feet, landscaped planting strips, drivable turf-block, and parking lot landscaping. Trees planted in tree wells shall not be calculated as part of the green space requirement.

A GPC member provided the following information from the EPA in New England and the Planning Commission agreed that it should be included in the recommendation:

Open space is any open piece of land that is undeveloped (has no buildings or other built structures) and is accessible to the public. Open space can include:

- Green space (land that is partly or completely covered with grass, trees, shrubs, or other vegetation). Green space includes parks, community gardens, and cemeteries.
- Schoolyards
- Playgrounds
- Public seating areas
- Public plazas
- Vacant lots

Open space provides recreational areas for residents and helps to enhance the beauty and environmental quality of neighborhoods. But with this broad range of recreational sites comes an equally broad range of environmental issues. Just as in any other land uses, the way parks are managed can have good or bad environmental impacts, from pesticide runoff, siltation from overused hiking and logging trails, and destruction of habitat.

4. Public access easements shall be required for the open space.

Section 2.5.4 d. could be modified to address this suggestion as noted below.

- d. 20% of the 30% open space requirement shall be publicly accessible and easements for the publicly accessible open space shall be provided.

Parking

1. Underground parking should be explored.

Language encouraging underground parking could be added to section 2.5.8 on page 2-16 could be modified to address this suggestion as noted below. Additionally, the Planning Commission could consider recommending incentives for projects that provide underground parking.

Parking Structures:

- a. Maximum height of a parking structure shall not exceed maximum building height requirements and shall be measured from the adjacent street grade, without restrictions on the number of internal stories.
- b. Setbacks shall be heavily landscaped in accordance with the Landscape Palette provided in Chapter 3.
- c. Parking structures fronting the Neighborhood Street shall be wrapped with commercial space at the ground floor.
- d. Parking structure facades visible from Primary Streets over 150 feet in length shall incorporate at least one or more of the following:
 - Differentiation of the ground floor from upper floors.
 - Changes in architectural materials.
 - Projecting forward or recessing back portions or elements of the parking structure facade.
 - Horizontal openings broken up with vertical columns to create a rhythm of openings similar to a building with windows.
- e. Underground parking is encouraged.

The Planning Commission recommended that incentives be provided to encourage underground parking.

Height

1. Increase the height to 45 feet, as long as there is more open space.

This was included in a previous version of the Specific Plan. The previous language that was included is provided in Section 2.5.2 on page 2-11 below for the Planning Commission's consideration.

2.5.2 Building Height

- a. The maximum height of any building, excluding affordable housing and hotel uses, is 35 feet with the following criteria:
 - i. Maximum building height shall be determined by the plumb vertical distance from the natural or finished grade, whichever is lower and creates a lower profile, to the uppermost point of the roof edge, wall, parapet, mansard, or other point directly above that grade. For portions of a structure located directly above a cellar, the height measurement for that portion of the structure shall be measured as the plumb vertical distance from the existing natural grade to the uppermost point of the structure directly over that point in the existing natural grade. No point of the roof or other structural element within the exterior perimeter of the structure shall extend beyond the plane established by the maximum height plane. Maximum building height includes all elements and height exceptions are not permitted within the Specific Plan Area.

- ii. Lark District - 15% of the overall development provided (building footprint) within the Lark District shall be structures of a maximum of two-stories with a 25 foot maximum height. The majority of this requirement may be provided within the Perimeter Overlay Zone (refer to Section 2.5.7). Every application for Architecture and Site Review shall include a table that identifies the following:
 - Total building footprint square footage within the Lark District existing at the time of the application submittal.
 - Percent of total building footprint square footage located within the Lark District currently satisfying the 15% height requirement at the time of submittal.
- iii. An increased height up to 45 feet is allowed for hotels, move down senior housing, and affordable housing in the Transition and Northern District if the project provides underground parking.

The Planning Commission also recommended that other incentives could be provided for additional height for these uses.

2. Reduce the height of the residential to 25 feet.

Section 2.5.2 a. ii. on page 2-11 above could be modified to address this suggestion and require more than the existing 15% of the residential in the Lark District to be a maximum height of 25 feet. No longer applicable given approved entitlements for the Phase I applications.

General/Other

1. “Shalls” should replace “shoulds.”

The Specific Plan contains both development regulations and design guidelines. Mandatory regulations are denoted by the use of the word “shall.” A guideline, which is denoted by the use of the word “should,” is not mandatory, but is encouraged with some discretion by staff, the Planning Commission, and the Town Council.

Staff has compiled the instances in the Specific Plan where “should” is used. That document is included as Exhibit A.

The GPC recommended that these items be reviewed so that the where appropriate the “shoulds” should be replaced with “shalls” to create additional objective standards that reinforce the Vision and Guiding Principles of the Specific Plan.

The Planning Commission recommended that staff make a recommendation on when “should” should be replaced by “shall.”

2. Confirm that the Guiding Principles in the Specific Plan is mandatory language rather than permissive language.

In addition to the changing “shoulds” to “shalls” as discussed in Item 1 above additional standards or guidelines could be added to the plan or existing Specific Plan language could be modified regarding topics such as hillside view preservation. An existing policy and guideline are provided below.

Policy O1: View Preservation

Promote and protect views of hillsides and scenic resources.

3.2.1 Site Planning and Design

d. Natural sunlight and views should be considered when siting buildings and landscaped open spaces.

3.2.6 Building Elements and Articulation

e. Projects located on corner parcels at signalized intersections along Lark Avenue and Los Gatos Boulevard should incorporate major design features on the intersection corner.

i. Buildings located at these corner locations are strongly encouraged to frame and front onto intersections. Special care shall be taken to avoid obstructing views to the surrounding hills.

Additional Specific Plan language could also be added or the photo examples could be modified to address topics such as look and feel.

The Planning Commission suggested that: examples of appropriate architectural styles be included; examples of appropriate and not appropriate architectural styles be provided; that multi-family guidelines be developed; Len Pacheco’s wording regarding architecture be included; and that Mr. Weidman’s pictures might be able to used.

3. Require a plan for the entire Specific Plan area.

The GPC and Planning Commission did not recommend considering this suggestion.

4. Preserve existing live oak trees.

The GPC requested that the existing Tree Protection Ordinance be provided to the Planning Commission. It is included as Exhibit B. The GPC also recommended that language to preserve native trees be considered. The following language could be added to the Specific Plan.

Existing native trees shall be preserved, where feasible.

5. Consider widening Los Gatos Boulevard.

The GPC and Planning Commission did not recommend considering this suggestion.

6. Try to acquire some land for a park or community pool.

The GPC and Planning Commission did not recommend considering this suggestion.

7. Consider making the Town Council the deciding body for applications.

The GPC and Planning Commission did not recommend considering this suggestion.