

Instances where “should” appears in the North 40 Specific Plan

2. Land Use and Development Standards

This chapter provides direction for future development within the Specific Plan Area through regulatory tools. These tools will help achieve the overall North 40 Specific Plan vision and, more specifically, provide refined direction for the types of uses that **should** occur and how these uses will be allowed to develop. The Specific Plan accommodates a range of pedestrian-oriented commercial, residential, and hospitality uses while establishing associated development standards to create an inviting, walkable neighborhood. The overarching goals are to ensure future development is compatible with surrounding areas, complements Downtown Los Gatos, and contributes to the small town charm of Los Gatos. The Specific Plan Area development is intended to result in a mixed-use neighborhood that supports the nearby residential neighborhoods, adjacent businesses, hospitals, and offices, as well as, on-site residents.

Policy LU8: Hotel/Conference Facilities

A hotel facility developed within the North 40 Specific Plan Area **should** include a conference/meeting space to accommodate 200 to 250 people.

Policy LU11- Economic Balance

Proposed uses **should** complement the existing balance and diversity of businesses located along Los Gatos Boulevard and in Downtown Los Gatos.

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.

2.5.5 Types of Open Space

a. Plazas/Paseos/Pathways

Plazas, paseos, and pathways create vibrant pedestrian-oriented spaces linking the residential and commercial neighborhoods with adjacent uses, parks, and streets. Throughout the Specific Plan Area, plazas, paseos, and pathways will be incorporated to accommodate different types of activities. These neighborhood gathering spaces shall serve to establish a sense of place and identity.

In the Transition and Northern Districts, plazas, paseos, and pathways can provide space for private outdoor dining, events, and street side entertainment. They **should** be well-designed, providing ongoing opportunities for human activities that create an interactive environment, build a sense of community, and create opportunities for social interaction. Paseos shall be provided to link public parking and the street environment and residential projects with adjacent streets and plazas/parks. Amenities in plazas and paseos may include:

- Flexible spaces for outdoor dining and gathering
- Well-lit spaces, pedestrian oriented lighting, bollards, and wall-mounted lights
- Articulated edges that create interesting nodes and gathering spaces
- Sitting areas
- Water feature(s)
- Landscaping
- Safe and convenient connections to adjacent uses
- Public art
- Special paving: decorative pavers, decomposed granite, cobblestone
- Focal points such as architectural structures, sculptures, and fountains
- Multi-modal linkages

In the Lark District the pathways will provide connections between common areas and pocket parks and links to the streets and the neighborhood commercial areas in the Transition District. These pathways **should** provide safe and convenient access as well as an amenity to the neighborhood.

b. Perimeter Buffer/Perimeter Overlay Zone (refer to Section 2.5.6)

- The perimeter of the site is intended to emphasize the character and heritage of Los Gatos. Large trees and shrubs will surround the Specific Plan Area on the north and west sides (refer to Landscape Palette in Chapter 3), creating a natural buffer between future development and Highways 17 and 85. The buffer **should** also provide an opportunity to incorporate walking paths and sitting areas for passive recreation.

d. Orchard Planting

Orchards are an integral part of the Specific Plan Area and reflect the historic character of Los Gatos. Both Los Gatos Boulevard and Lark Avenue shall contain a landscape buffer planted with orchard trees identified within the Landscape Palette provided in Chapter 3. Streets, parking lots, pocket parks, plazas, and paseos **should** also be considered as an opportunity to integrate an orchard feel.

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.

Policy DG7: Historic Character

Design the architecture and landscape to reflect the historic and agricultural heritage of the site and the Town of Los Gatos. The HPC **should** work with applicants on their individual applications to determine how the agrarian feel of the Specific Plan Area is integrated into the development. The existing red barn **should** be retained as much as salvageable.

3.2.1 Site Planning and Design

- a. Buildings **should** be placed close to, and oriented toward, the street. Prominent architectural features **should** be located near corners and intersections.
- b. Plazas, fountains, public art, and vertical building features **should** be used to create focal points and identity, if feasible.
- c. Functional and aesthetic vehicular and pedestrian connections to adjacent sites **should** be considered during site plan development.
- d. Natural sunlight and views **should** be considered when siting buildings and landscaped open spaces.

3.2.2 Outdoor Spaces

- a. Outdoor space **should** be designed as a purposeful and recognizable area that reflects careful planning and **should** not be a result of “left over” areas between structures. Defined outdoor spaces **should** be incorporated into the overall building and project design.
- b. Pedestrian-oriented squares, courtyards, arcades, atriums, verandas, balconies, and roof terraces, **should** be strategically placed and designed to encourage day and/or night use in the most desirable locations.
- c. Site amenities, such as benches, drinking fountains, provisions for bicycles, water features, and public art, **should** be utilized and **should** complement the project’s architectural character.
- d. Pedestrian links **should** be provided between buildings, common open spaces, and parking areas and **should** be visually enhanced through the use of landscaping or trellis features, lighting, walls, and/or distinctive paving.
- e. Shade trees that provide relief from the sun **should** be incorporated within common outdoor spaces.
- g. Generally, public/common space **should** satisfy the following criteria:
 - Provide areas for informal meetings and social interaction or areas for passive and active uses as appropriate.
 - Be accessible to residents.
 - Provide a strong image and sense of place.
 - Be a part of the pedestrian linkage throughout the development and adjacent land uses to create an interconnected open space system.
 - Provide an overall theme and visual connection between spaces and uses within the development.
 - Include areas of various sizes and configurations throughout the development.

- Be designed or located to ensure that it is usable year-round by providing areas that have awnings, wind breaks, sun shade, and/or landscaping that can provide shelter from the elements.
- Create a pleasant pedestrian environment.
- Support commercial retail activity.

3.2.3 Parking Lot Design and Screening

- a. The physical and visual impact of parking **should** be minimized.
- c. Reciprocal access between adjacent parking areas **should** be provided where feasible so that vehicles are not required to enter the street in order to move from one area to another on the same or adjacent sites.
- e. Parking lot edges at property or setback lines **should** include landscape islands with large species trees and low plants to visually break up long lines of parked vehicles.
- f. Pass-through pedestrian walkways from rear parking lots may be required at the discretion of the deciding body. Pass-throughs **should** include landscaping, trellises, lighting, and other elements that enrich the pedestrian experience.

3.2.4 Architectural Style

- b. Proposals for new commercial structures **should** be developed within the context of Los Gatos' heritage, and the historic and agricultural heritage of the site.
- d. The use of corporate "chain" architecture detracts from the unique character of the community and is strongly discouraged. Corporate tenants **should** design their buildings to fit the scale and character of the community.

3.2.5 Building Form

- a. Exterior wall planes **should** be varied in depth and/or direction. Desirable massing includes:
 - Variation in the wall plane (projecting and recessing elements).
 - Variation in wall height.
 - Roofs containing different forms and located at different levels.
- e. Similar to the area designated as a C-2 Zone in the Zoning Ordinance, commercial areas **should** be designed with the following design principles in mind:
 - Maintain and enhance the pedestrian orientation
 - Maintain retail and visual continuity
 - Maintain and encourage diversity
 - Provide for visual interest and richness
 - Keep signs subdued in recognition of the strong pedestrian orientation of the street

3.2.6 Building Elements and Articulation

- b. Provide a unified design around all sides of buildings.

- ii. Where continuity of design is difficult to achieve, substantial landscaping **should** be provided to screen the area.
- 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.
- iii. All corners **should** have special landscaping incorporating flowering plants.
- j. Emphasize display windows and storefront entries.
 - ii. Traditional storefronts with bulkheads below the windows and glass on both the street front and the sides of vestibules are desirable. However, larger and more contemporary display windows are also acceptable, but **should** have some solid base at least 12 inches high between the bottom of the window and the paving below.
- n. Display windows **should** be used as display windows only and not covered up from the inside.
- o. Operable windows and french doors are encouraged for restaurants and coffee cafes.
 - i. Window types and proportions **should** be complementary to the architecture and design of the facade.

3.2.7 Utility Elements

- a. Any outdoor equipment, whether on a roof, side of a structure, or the ground **should** be appropriately screened from view. The method of screening **should** be architecturally integrated with the adjacent structure in terms of materials, color, shape, and size.
- b. Utility service areas, such as electrical panels, **should** be placed within enclosures that are architecturally integrated into the building design.
- c. Access for fire apparatus **should** be part of the planning process and every attempt **should** be made to work with the fire department to locate and/or screen the apparatus so as not to disrupt the visual integrity of a project.
- d. Drainage **should** be directed to permeable areas such as yards, open channels, or vegetated areas, avoiding discharge to roads and minimizing discharge to the storm drain system.
- e. Lighting levels of outdoor lighting **should** not draw attention to the light source. The intensity level of light as measured in footcandles, and the type of bulb or source **should** be carefully addressed.
- f. Spotlighting or glare from any site lighting **should** be shielded from adjacent properties and directed at a specific object or target area.
- g. Exposed bulbs **should** not be used. Cut-off lighting is required.

- h. Parking lot light standards **should** not exceed a 20 foot maximum mounting height.
- j. Vehicle sight distances **should** be considered when selecting and placing landscaping, fencing, and signage.
- k. Integrate the screening for all trash and service areas into the design of the buildings.
 - i. During the Architecture and Site application process, the placement of trash and service areas **should** be shown on the plans. Locate trash and service areas away from residential uses to avoid odor and noise conflicts.
 - vi. Trash enclosures in commercial areas **should** be covered and connected to the Sanitary Sewer System to meet Town water quality requirements.
- l. Provide visual buffering of on-site utility elements.
 - i. Locate transformers, valves and similar elements where they will be least visible from public views and rights-of-way. If not possible, these elements **should** be placed underground or, at a minimum, screened from view with walls and landscaping that relate to the remainder of the project.

3.2.9 Project Landscape and Hardscape

- a. All projects shall be well landscaped.
 - i. Landscaping **should** relate to existing landscape treatments along the adjacent street fronts.
 - ii. Smaller landscaping (e.g., planter pots, window boxes) are used often within the Town to provide smaller scale elements close to the pedestrian, and **should** be included within commercial projects whenever possible.
 - iii. Landscaping **should** have form and substance to define edges and paths, to provide visual focal points, and to buffer less desirable views (e.g., less finished facades facing public ways or residences.)
- d. Integrate landscape elements that reflect the orchard heritage of the area. Where portions of the existing orchards are to be retained, the applicant **should** work with an arborist and the Historic Preservation Committee to determine if original trees could be retained or if they **should** be replanted.
- f. Landscape areas **should** be provided between the soundwall and the highway. Details of the soundwall and landscaping shall be provided during the Architecture and Site Review approval process. Gate(s) shall be provided in the soundwall to access the landscape area adjacent to the highway for maintenance purposes.

3.2.10 Sustainability Guidelines

- d. Non-structural Best Management Practices (BMP's) **should** be used unless they are infeasible in which case the infeasibility should be documented and structural BMP's implemented.

- f. Site development **should** comply with all applicable Regional Water Quality Control Board and Santa Clara County regulations for water quality and quantity.

3.3 RESIDENTIAL DESIGN GUIDELINES

Residential products **should** be designed to meet the unmet needs of the community and provide a mix of market rate and affordable housing in a multi-family setting. The following guidelines apply to the following residential product types:

- Cottage Cluster
- Townhomes/Garden Cluster
- Rowhouses
- Multi-family
- Condominium
- Live/Work Loft

3.3.2 Parking Design and Screening

- d. Below grade parking is encouraged with entries placed at the rear or sides of the structures whenever possible. They **should** be recessed as much as possible from the building façade, – especially where security gates are used at the garage entry.
- e. Podium garages **should** not extend more than six feet above grade along ‘A’ Street, Neighborhood Street, Noddin Avenue, Burton Road or common open spaces of pedestrian walkways unless fully screened by building walls with decorative treatment and detail.
- f. Projects constructed on top of parking podiums **should** take special care to provide design elements to minimize the hard edge of the parking podium. Decks extending beyond the podium edge and varied setbacks for the residential units are just two ways of approaching this issue.
- i. Guest parking **should** be distributed throughout the development.
- j. Entry driveways **should** have strong landscaped edges with terminus view focused on landscaped areas or building entries, not parked cars.
- k. The edges of any garage structure and vents into the garage visible above grade **should** be screened with evergreen plant materials. Earth berms and other techniques to tie the top of the garage structure into the surrounding grade level should be utilized.
- l. Garages and parking areas **should** be located to minimize the visual impact on the street.
- m. When viewed from the street, garages **should** be subordinate to the main living area. Where possible, the garage **should** be recessed behind the dwelling unit and not located between the main living area and the street.
- n. Garage doors **should** be recessed into, rather than flush with, the exterior wall.

- o. Detached garages and accessory structures **should** be designed as an integral part of the architecture of the project and **should** be similar in materials, color, and detail to the principal structures of a development.
- p. Garage doors **should** feature windows, recesses, and moldings to help blend the garages with the character of the unit.
- r. Detached garages and accessory structures **should** incorporate roof slopes and materials similar to the principal structures of a development. Flat roofs are discouraged.

3.3.3 Common Open Space

- a. Residents of housing developments **should** have safe, efficient, and convenient access to usable open space, whether public or private, for recreation and social activities.
- b. Convenient access to common open space and adjacent mixed-use development **should** be incorporated into the project by way of pedestrian pathways and bicycle access.
- c. Open space **should** focus on areas that are usable to the residents and not merely remainder parcels with marginal utility.

3.3.4 Private Open Space

- b. Private open space **should** be easily accessible – physically and visually – from individual units.

3.3.6 Building Form and Articulation

- d. Structures **should** be varied in height, size, proportions, orientation and roof lines.
- g. Elevations **should** be mixed within a development to avoid repetition of identical facades and roof lines.
- p. Structures **should** include building articulation, changes in materials or textures, or other architectural features such as:
 - Horizontal and vertical wall plane changes
 - Varied roof forms and orientations
 - Bay windows
 - Roof dormers
 - Material and color changes
 - Applied decorative features
 - Roof segments over windows
 - Metal or wood balcony railings
 - Planter boxes and plant rings
- q. Window articulation, such as sills, trim, kickers, shutters, or awnings, **should** be applied, where appropriate to the architectural style, to improve the facade of the building.

- r. Any faux shutters **should** be proportionate to the adjacent windows to create the appearance of real and functional shutters.
- s. Material changes **should** occur at a change in plane where the changes tend to appear substantial and integral to the structure, preferably at an inside corner. Material changes not occurring at a change in plane appear “tacked-on” and **should** be avoided.

3.3.7 Utility Elements

- a. Any outdoor equipment, whether on a roof, side of a structure, or the ground **should** be appropriately screened from view. The method of screening **should** be architecturally integrated with the adjacent structure in terms of materials, color, shape, and size.
- b. Utility service areas, such as electrical panels, **should** be placed within enclosures that are architecturally integrated into the building design.
- c. Utility equipment **should** be screened with solid masonry walls, berms, and/or landscaping.
- d. Transformers required to be installed adjacent to the street **should** be placed underground, where feasible.
- e. Satellite dishes **should** not be mounted on the roof or be visible from the street, where feasible.
- f. Access for fire apparatus **should** be part of the planning process so as not to disrupt the visual integrity of a project.
- g. Gutters and downspouts on the exterior of the building **should** be decorative or designed to integrate with the building facade.
- h. Drainage **should** be directed to permeable areas such as yards, open channels, or vegetated areas, avoiding discharge to roads and minimizing discharge to the storm drain system.
- i. Common mailbox enclosures **should** be designed to be similar in form, materials, and color to the surrounding buildings.
- k. At least half of the trash and recycling area **should** be dedicated to recycling containers.
- m. Trash and recycling enclosure **should** be consistent with the design of the project and the building architecture. Similar or the same materials **should** be used on the enclosure as those on the surrounding buildings. Architecturally designed roof structures **should** be used to create a finished looking structure.
- n. A pedestrian entrance to the trash and recycling enclosure **should** be provided to minimize opening of large access gates.

- o. Trash and recycling enclosures **should** be separated from adjacent parking stalls by a minimum three-foot wide planter with low-growing plant materials to ensure that adequate space is available for passengers to access a vehicle in an adjacent parking space.
- p. Drainage from adjoining roof and pavement **should** be diverted around the trash and recycling area.
- q. Lighting levels of outdoor lighting **should** not draw attention to the light source. The intensity level of light as measured in footcandles, and the type of bulb or source **should** be carefully addressed.
- r. Spotlighting or glare from any site lighting **should** be shielded from adjacent properties and directed at a specific object or target area.
- s. Exposed bulbs **should** not be used. Cut-off lighting is required.
- t. Pedestrian lights **should** not exceed a 15 foot maximum mounting height.

3.3.8 Sustainability Guidelines

- d. Non-structural Best Management Practices (BMP's) **should** be used unless they are infeasible in which case the infeasibility shall be documented and structural BMP's implemented.
- f. Site development **should** comply with all applicable Regional Water Quality Control Board and Santa Clara County regulations for water quality and quantity.

3.4 NEIGHBORHOOD IDENTITY

The Specific Plan Area is a unique site within the Town of Los Gatos, and within the region. By utilizing quality signage, architecture, and identity elements, the Specific Plan Area can:

1. Create a gateway statement for Northern Los Gatos.
2. Incorporate architectural, landscape, and signage elements to unify the Specific Plan Area as a new neighborhood with its own identity while complementing the existing Town character and charm.
3. Connect this part of Los Gatos to the rest of town.
4. Reflect the agricultural history of the site.

In addition to signs and wayfinding elements, the Specific Plan Area **should** be treated with a unique image, or “brand,” appropriate to its history and relationship to the Los Gatos community. Together, signage, architectural, landscape and urban design elements can all contribute to branding the Specific Plan Area neighborhood. Branding elements include building materials and forms, trees and landscape treatments, street lights, benches, trash cans, planters, walls, and signage.

3.4.1 Specific Plan Area Inspiration

The Specific Plan Area brand and neighborhood identity elements **should** draw from authentic materials and patterns of Los Gatos and the agricultural history of the site. These include natural

stacked stone walls, vines and plantings on walls, orchards, wrought iron gates, wood ranch style gates, and barn material and forms. Combining elements that reflect the history and character of Los Gatos and the site is key to creating the Specific Plan Area identity.

Neighborhood identity **should** also be reinforced along Los Gatos Boulevard with sculptural, topiary, or other landscape treatments. The Los Gatos Boulevard frontage, orchestrated with attractive patterns and rhythms of materials and elements, creates a dual opportunity of identifying the Specific Plan Area neighborhood and creating a welcoming new gateway into the Town. Similar materials and elements **should** be strategically integrated within the site, along with interpretive signage that celebrates the history of the land to add additional rich layers of meaning for visitors and residents.

3.4.2 Street Furnishings

Street furnishings can be a strong unifying element for a neighborhood or area. Street furnishings **should** be provided along the streets and within plazas and paseos throughout the Specific Plan Area and along Los Gatos Boulevard and Lark Avenue frontages. Consistent lighting, benches, waste receptacles, bicycle racks, and tree grates **should** be installed throughout the Specific Plan Area to help give the neighborhood a unified feel and avoid the appearance of a piecemeal approach to the design.

3.4.3 Streetscape Landscaping

Planting strips and street trees add to a neighborhood's identity and make an important contribution to the appearance of an area. There are a number of trees that have been identified in the following table as appropriate in key locations within the Specific Plan area. Tree planting and placement shall maximize the health and viability of the tree while avoiding damage to the sidewalk, curb, and gutter.

Street tree spacing **should** be determined by the expected mature size of the tree. Generally, trees **should** be planted with the following spacing:

- a. Small trees (<20 feet crown width at maturity) **should** be planted approximately 15 feet on center.
- b. Medium sized trees (20 to 35 feet crown width at maturity) **should** be planted approximately 25 feet on center.
- c. Large trees (>35 feet crown width at maturity) **should** be planted approximately 35 feet on center.
- d. Generally, trees with narrow crowns (less than 20 feet at maturity) **should** be planted at closer spacing while trees which normally develop broad crowns (> 40 feet at maturity) **should** be afforded wider spacing (e.g., 40 to 50 feet on center).

3.5 SIGNAGE

Signage is a key component of forming the neighborhood identity. Implementing these Signage Guidelines for the Specific Plan Area neighborhood will help to realize the General Plan Land Use Element's vision of high-quality architecture and design that reflects the rural and agricultural history of the site. All signage within the Specific Plan Area shall conform to the following guidelines, as well as, the regulations provided within Chapter 2 of this document.

A sign program will be developed as an effective method to establish a unique identity to the Specific Plan Area and adjacent neighborhoods. The sign program **should** include, but not be limited to, gateways, directional signage, parking signs, street signs, directories (kiosks), and banners.

3.5.1 Specific Plan Area Entry Features and Identity Signage

The four primary entries into the Specific Plan Area are Lark Avenue at ‘A’ Street and Neighborhood Street, Noddin Avenue, and Burton Road at Los Gatos Boulevard.

These four entry locations **should** be designed with elements that unify the Specific Plan Area with the Town of Los Gatos, while at the same time are designed to reflect the desired identity and character of the Specific Plan Area. Entries **should** have a combination of accent features including landscaping, trees, architectural features, signage, and/or enhanced paving.

Since the Specific Plan Area is striving to be an extension of the adjacent neighborhoods and not a typical strip commercial center or residential project, the approach to the entry treatments and signage **should** be customized to reflect this unique new mixed-use neighborhood.

Entry signage at these locations **should** include authentic materials – stone, metal and/or wood in a creative and timeless style. Additional signage requirements are provided in Chapter 2 of this document. Applicants **should** also refer to Division 3 of the Zoning Ordinance. The guidelines in this chapter supplement the Sign Ordinance and are intended to provide more detail in regard to good signage design principles and community expectations.

3.5.5 Wall Signs

- e. Exterior illuminated signs **should** utilize shielded spot lights.
- h. Sign height and width **should** be appropriate to the building on which it is placed and the distance of the sign from fronting streets.

3.5.7 Window Signs

- b. Window signs **should** be limited to a maximum of 25% of any individual window.

3.5.9 Hanging Signs

- d. Orient hanging signs to pedestrian traffic.
 - ii. If multiple hanging signs are placed along a business frontage, they **should** all be mounted with their bottom edge the same distance above the sidewalk.

3.5.10 Plaque Signs

- b. Limit the location and size of plaque signs. Locate signs only on wall surfaces adjacent to tenant entries or entry passageways to off-street courtyards. Signs identifying a single business **should** be limited to an area of four square feet. Directory signs for the identification of multiple second floor or courtyard tenants may be larger, but no more than eight square feet in area.

- c. Use plaque signs for the display of restaurant menus. Menu signs or boxes should not exceed six square feet in area, and **should** have internal or indirect lighting (e.g., bulbs located in the frame to cast direct light over the menu surface) or direct lighting using decorative fixtures.

3.5.11 Ground Signs (Monument Signs)

- b. Limit the information on each sign. Ground sign information **should** generally be limited to the following information:
 - i. Project or primary business identification name and/or logos.
 - ii. Address number (strongly encouraged).
 - iii. Types of uses or names of businesses located interior to the Specific Plan Area.

4.5 STREETScape DESIGN

Carefully designed and implemented streetscape improvements will enhance the pedestrian experience within the Specific Plan Area and encourage pedestrian activity and movement throughout. Sidewalks will be improved with amenities such as street trees, furnishings, pedestrian scale lighting, curb extensions at intersections and specialized crosswalk paving. Curb extensions, also known as “bulbouts”, at key locations will help minimize pedestrian crossing time and increase safety. Accent paving at crosswalks will emphasize pedestrian ways and add visual appeal as well as help slow automobiles. Special paving can also be employed to distinguish areas within the sidewalk or at building entries.

To create a pedestrian scaled street environment, storefronts in the commercial zones **should** be sited close to the street to better define the street edge. A continuous storefront experience and attractive walkways will maximize the quality of the pedestrian environment. Some variation in front setbacks is encouraged to allow for outdoor dining opportunities - bringing interest and activity to the street edge.

Streetscape amenities will help define and unify the neighborhood identity along Los Gatos Boulevard, Lark Avenue, and within the Specific Plan Area (refer to Neighborhood Identity section in Chapter 3).

4.6 INTERSECTION IMPROVEMENTS

The following intersection improvement recommendations are important to ensure an efficient flow of traffic on Lark Avenue, Los Gatos Boulevard, through the Specific Plan Area and for access to and from the Specific Plan Area.

The Los Gatos Boulevard/Samaritan Drive/Burton Road intersection **should** be improved by the first project developer within the Northern District of the Specific Plan Area. The improvements **should** include:

- Conversion of the existing eastbound lane on Burton Road to a through/left turn lane.
- Addition of one dedicated eastbound left turn lane and one eastbound right turn lane on Burton Road at Los Gatos Boulevard (including widening Burton Road for about 200 feet west from Los Gatos Boulevard).

The Noddin Avenue access point will provide right-in and right-out access to Los Gatos Boulevard and left-in access for turning left from Los Gatos Boulevard to Noddin Avenue and left to Terreno De Flores. A new signalized intersection **should** be located approximately mid-way between Noddin Avenue and Bennett Way at the intersection of Los Gatos Boulevard/ Neighborhood Street. The following off-site intersection improvements shall be completed at the Los Gatos Boulevard/Lark Avenue intersection by the first project developer:

- Addition of a third eastbound left turn lane on Lark Avenue.
- Addition of third northbound left turn lane on Los Gatos Boulevard.
- Addition of a third westbound lane on Lark Avenue, which will operate as a second right turn lane for the State Route 17 on-ramp.
- Modification and re-striping of intersection and restriction of parking as needed.

4.7 TRAFFIC CALMING ELEMENTS

Traffic calming measures are aimed at reducing traffic speeds and increasing pedestrian connectivity. Some traffic calming elements proposed in the Specific Plan Area include bulbouts, narrow street sections, street trees and planting strips, accent paving at crosswalks and intersections, and pervious paving in on-street parking zones.

- Bulbouts **should** be used to help narrow roads and shorten the pedestrian crossing distances, while improving pedestrian visibility to motorists.
- Canopy trees and planting strips **should** be used to help frame the street, narrowing the perceived street width, and slowing traffic.
- Enhanced paving in crosswalks, at intersections, mid-block crossings, and on-street parking zones **should** be used to help signify a change of ground plane and reduce the speed of traffic.

4.8 PEDESTRIAN CIRCULATION

In an effort to implement the Specific Plan's vision of creating a pedestrian-oriented neighborhood environment, it is important to establish well connected pedestrian paths, paseos, and sidewalks throughout the Specific Plan Area. Paseos, paths, and sidewalks **should** interconnect throughout the site, leading to and through plazas and green spaces. This encourages a vibrant pedestrian environment that invites people to walk and ride their bicycles around the neighborhood. Integrating paseos and plazas into the Northern District will help create a sense of place for the district.

4.8.1 Pedestrian Paseos and Pathways

A network of paseos and pedestrian pathways **should** be interwoven throughout the North 40 Specific Plan Area to connect the districts and neighborhoods and also connect to the streets and surrounding Perimeter Overlay Zone.

Vegetated pathways within the Lark District **should** be designed to weave between the residential neighborhoods connecting common areas, pocket parks, and streets.

The paseos and pathways within the Transition District **should** connect courtyards, plazas, and streets to the neighborhood commercial areas and to the Lark District neighborhood.

Within the Northern District, a series of paseos **should** meander through the commercial core, creating a comfortable pedestrian experience. Paseos will provide many opportunities for outdoor dining and storefront shopping. A paseo works as a pedestrian street, furnished with benches, tables, street trees, planters, and may include focal features, fountains, and public art.

4.9 BICYCLE TRAVEL

Bicycle facilities will be integrated throughout the Specific Plan Area. Bicycle travel promotes a healthy alternative to vehicle transportation. Bicycle facilities include: Class II bicycle lanes, multimodal paths, sharrows, bicycle racks, and bicycle lockers. Class II bicycle lanes are striped lanes within the road right-of-way. Multimodal paths are separated from roadway and designated for two way pedestrians and bicycle travel. Sharrow refers to shared lane pavement markings placed within a travel lane to indicate that a bicyclist may use the full lane. The sharrow symbol consists of a bicycle symbol with two chevron markings above the bicycle (refer to right image).

- It is anticipated that ‘A’ Street within the Specific Plan Area will include sharrows.
- Require all bike lanes and sharrows to be painted green.
- A north-south multimodal path **should** be provided to facilitate connectivity within the Specific Plan Area.

4.12 PARKING STRATEGIES

The following parking design and location strategies **should** be implemented within the Specific Plan Area to reduce the dominance of automobiles and help create a safe and aesthetically pleasing pedestrian environment.

- Parking areas **should** be sufficiently buffered from view and tucked underneath residential structures and behind retail and mixed-use development.
- Diagonal parking, 90 degree parking, and/or parallel parking **should** be provided along the street edge fronting commercial uses on internal streets.
- Shared parking and reciprocal access to parking lots is strongly encouraged between adjacent developments and businesses.
- Parking structures **should** be considered to help minimize the land area dedicated to surface parking.

5.3.2 Proposed Stormwater Collection and Conveyance

In conjunction with the preparation of this Specific Plan both the Town of Los Gatos Public Works Department (Town) and the Santa Clara Valley Water District (SCVWD) were consulted to determine existing system operation, capacity and future infrastructure needs. The Town and SCVWD reported the following:

- The Town reported that the development of the Specific Plan Area is a regulated project under the Municipal Regional Permit (MRP) Provision C.3 including Provisions C.3.c (low impact development) and C.3.g (hydromodification).

- The Town reported that the drainage system in Los Gatos Boulevard is undersized and therefore drainage from the Los Gatos Boulevard frontage will need to be rerouted through the Specific Plan Area. The Specific Plan Area drainage system will need to be oversized to mitigate existing deficiencies not caused by the development of the Specific Plan Area.
- SCVWD reported that runoff from the Specific Plan Area **should** not increase the water surface elevation in Los Gatos Creek nor increase the lateral extent of flooding.

c. 10-year event storm collection:

Underground pipe systems within the Specific Plan Area shall be designed to contain the 10-year storm. A conceptual layout of the proposed drainage system is illustrated in Figure 5-2.

100-year event flood control protection:

Flows in excess of the 10-year event may be conveyed in the streets, provided that development is not subject to flooding. Excess stormwater may also be detained in open space areas and parking lots, provided that development is not subject to flooding.

Given that the Specific Plan proposes relatively narrow streets it is possible that portions of the street system may not have the ability to safely convey the 100-year storm event. At these select locations, the drainage system may be designed to contain the 100-year event underground, or other equivalent means will be provided. Inlets at these locations **should** be designed to allow the tributary 100-year flow rate to enter the storm drain system.

5.4.3 Water Distribution

Based on information provided to SJWC by the Santa Clara Fire Department, the Specific Plan Area water system **should** be designed to achieve a fire flow of 4,000 gallons per minute (gpm). SJWC prepared a preliminary hydraulic model for the Specific Plan Area, which indicates that a fire flow of approximately 4,200 gpm is available from the Montevina pressure zone.

Approximately 420 feet of 12 inch pipe will be extended from the Specific Plan Area at Lark Avenue to an existing 18 inch pipe located at the 7-Mile Station as illustrated on Figure 5-3.

Domestic and fire pressure regulators will be required within the Specific Plan Area to maintain 70 pounds per square inch (psi) for domestic use and 60 psi for fire protection.

6.4.4 Interpretation of Provisions and Uses

The Director of Community Development shall have the responsibility to interpret the provisions of this Specific Plan. If an issue or situation arises that is not sufficiently provided for or is not clearly understandable, those regulations of the Zoning Ordinance that are most applicable shall be used by the Director as guidelines to resolve the issue or situation. This provision shall not be used to permit uses or procedures not specifically authorized by this Specific Plan or the Zoning Ordinance.

If ambiguity arises concerning the appropriate classification of a particular land use, the Director shall have the authority to make an interpretation as to whether the use **should** be allowed because it is similar to other allowed uses in a particular Specific Plan District, or whether the use **should** not be allowed in any Specific Plan District.

6.5 SPECIFIC PLAN AMENDMENTS

Amendments to the Specific Plan may be initiated by an individual North 40 property owner or their designee, or by the Town. Additionally any member of the public can make a request to the Town Council for the Town to consider an amendment to the North 40 Specific Plan. The Director of Community Development or his/her designee is responsible for making the determination of whether an amendment to the Specific Plan text or map is needed. Amendment procedures are described below:

- Proposals to amend the Specific Plan must be accompanied by detailed information to document the change required. This information **should** include revised Specific Plan text and a revised diagram, where relevant, depicting the amendment requested.
- The Town has conducted a comprehensive analysis and invested a significant amount of time and money in the preparation of the Specific Plan, therefore, any proposals to amend the Specific Plan must document the need for such changes. The Town and/or applicant **should** indicate the economic, social or technical issues that generate the need to amend the Specific Plan. Costs incurred for the amendments shall be the responsibility of the party requesting the amendment.

Images

The word “should” can also be found in the captions for images on page 3-12, 3-19, 3-22, 3-25, 3-27, 3-28, 3-29, and 3-42.