

### 2.3.2 Transition District

Located in the central portion of the Specific Plan Area, the Transition District provides a transition and buffer between the lower intensity, primarily residential, character of the Lark District and the active retail and entertainment emphasis of the Northern District. The Transition District will accommodate a range of uses including neighborhood-serving stores, specialty market and mixed-use housing with residential units above commercial. A hotel or hospitality use could also be part of the land use mix. Envisioned land use categories include:

- Hotel
- Market hall/specialty market
- Office
- Open space (pocket parks, courtyards, paseos, plazas, and planting strips)
- Personal service
- Residential – including condominium, live-work flats, multi-family flats, multiplexes, rowhouses and townhomes
- Restaurants
- Retail (primarily neighborhood serving)

### 2.3.3 Northern District

The Northern District is bordered on two sides by State Route 17 and 85 (Highway 17 and 85) with Los Gatos Boulevard located on the east side. This condition makes it best suited for a day-to-evening entertainment area that offers shopping and restaurants for nearby residents as well as employment centers. The Northern District focuses on walkability, public spaces and amenities. Envisioned land use categories include:

- Recreation/entertainment (live theater, health clubs)
- Hotel
- Market hall/specialty market
- Office
- Open space (plazas, courtyards, paseos, and planting strips)
- Residential (~~above commercial~~) - including condominium, live-work flats, multi-family flats, multiplexes, and rowhouses
- Restaurants
- Retail

## 2.4 PERMITTED LAND USES

The Specific Plan land uses help to create a pedestrian-oriented and interactive environment that is compatible with surrounding neighborhoods as well as provides for on-site uses that are compatible with each other. The Specific Plan specifies the desired mix, as well as the location of land uses. In general, lower intensity shops, offices, and residential land uses are envisioned in the southern portion of the Specific Plan Area. Moving northward, potential land uses transition to mixed-use residential and potential hospitality uses to provide a buffer between primarily residential uses in the southern portion of the Specific Plan Area and the entertainment, restaurant, and shopping uses envisioned in the northern portion of the Specific Plan Area. The Specific Plan establishes two primary land use categories to guide development within the Specific Plan Area. These land uses categories are: (1) non-residential – including retail, office, recreation, community services, restaurants, entertainment, and hotel, and (2) residential – including condominium, cottage cluster/garden cluster housing, live-work flats, multi-family flats, multiplexes, rowhouses and townhomes. Residential development is focused on multi-family housing types and shall be designed to attract the unmet housing needs of the community. Within the Transition District, the Specific Plan encourages the development of residential units over commercial development. It is important to provide an appropriate amount of residential development in the Specific Plan Area to create a sustainable and pedestrian-oriented mixed-use environment. Although residential uses will be an important component to the success of the Specific Plan Area, it will support the predominantly retail and neighborhood serving focus of the Transition and Northern Districts.

### 2.4.1 Permitted and Conditionally Permitted Uses

Primary uses for each of the three Districts are generally described in Section 2.3, while Table 2-1, below, provides specific direction on permitted (P) and conditionally permitted uses (CUP) for each district. Uses not listed in Table 2-1 are prohibited (refer to the Glossary for definition of uses.)

Conditional Use Permits shall meet the intent of the North 40 Goals, Policies, Vision Statement, and Guiding Principles.

### 2.4.2 ~~Commercial Uses~~ Conceptual Development Advisory Committee

Projects proposing new commercial square footage Applicants must present ~~the~~ proposals to the Conceptual Development Advisory Committee a minimum of two times prior to submitting an application. The Conceptual Development Advisory Committee application submittal must include an Economic Impact Study to assess economic competitiveness for proposals proposing new commercial square footage.

Table 2-1 Permitted Land Uses				
		Lark District	Transition District	Northern District
<b>Commercial</b>				
a.	Retail	P	P	P
b.	Formula retail business	--	P	P
c.	Market hall/ Specialty market	--	P	P
d.	Establishment selling alcoholic beverages for consumption off-premises	CUP	CUP	CUP
e.	Establishment selling alcoholic beverages for consumption on premises			
	• In conjunction with a restaurant	P	P	P
	• Without food service (bar)	--	CUP	CUP
f.	Drive-up window for any business, excluding restaurants	--	--	CUP

Table 2-1 Permitted Land Uses				
		Lark District	Transition District	Northern District
<b>Commercial (continued)</b>				
g.	Super drugstore	--	--	P
h.	Supermarket	--	--	P
i.	Restaurant	P	P	P
j.	Personal service	P	P	P
k.	Office <sup>1</sup>	P	P	P
l.	Hotel	--	P	P
m.	Financial institution	P	P	P
n.	Connumum of Care		P	P
<b>Residential</b>				
a.	Cottage cluster	CUP	--	--
b.	Townhomes/ Garden cluster	P	P	--
c.	Rowhouses	P	P	--
d.	Multi-family	P	P	pp <sup>2</sup>
e.	Condominiums	P	P	pp <sup>2</sup>
f.	Live/work lofts	--	P	pp <sup>2</sup>

**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

## 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.

- New total percentage of building footprint square footage located within the Lark District that satisfies the 15% requirement (for height) following application submittal.
- b. The maximum height is 45 feet for a **hotel and/or a mixed-use and/or mixed-income development** including a minimum of 40% extremely low, very low, or low income affordable housing units.
- c. The maximum height is 45 feet for a hotel. A height increase above 45 feet for a hotel may be permitted if additional open space is provided.

## 2.5.3 Open Space Goals and Policies

The Specific Plan Area shall encourage outdoor activity by integrating a variety of open spaces such as pocket parks, parks and plazas, common gathering areas, courtyards, pedestrian paseos, clubhouse and barbecue areas, walkable streets lined with large shade trees and active streetscape, landscaped buffers, and ample sitting areas. This neighborhood will be designed to serve the unmet needs of Los Gatos, providing an environment where people live and walk or bicycle to a nearby coffee shop, wine bar, and restaurants.

***Goal:*** *To integrate an interconnected system of open spaces, parks and plazas within the Specific Plan Area.*

### **Open Space Policies:**

#### **Policy O1: View Preservation**

Promote and protect views of hillsides and scenic resources.

#### **Policy O2: Landscape Buffer**

Establish a landscaped buffer along the North 40 perimeter.

#### **Policy O3: Neighborhood Open Space Network**