



GROSVENOR

July 31, 2018

Mayor Rennie and Members of the Los Gatos Town Council
c/o Mr. Joel Paulson, Community Development Director
Town of Los Gatos Planning Department
110 E. Main St.
Los Gatos, California 95031

Re: Town Council Meeting August 7, 2018
Proposed North 40 Specific Plan Amendment

Dear Mayor Rennie and Members of the Town Council:

At the June 5, 2018 Town Council hearing on the Proposed North 40 Specific Plan Amendment, I provided an update on our feasibility analysis conducted over the last several months for the balance of the North 40. As I discussed, we have been listening intently to the input of the community and stakeholders on their preferences for the mix of uses on Phase 2. The input we received is generally as follows:

1. Positive consensus that a hotel is a desirable use
2. A preference for lower traffic generating uses
3. An effort to preserve Downtown Los Gatos by limiting the commercial / retail program on the North 40
4. A desire for more housing, specifically housing types that include millennial housing or "move-down" housing
5. A willingness to negotiate to get the most community benefit

At that hearing, I also showed a conceptual site plan that could meet the objectives of the above community input that we've received to date. The conceptual site plan is attached as Exhibit A. It is very important to note that this conceptual site plan is provided as an example only, and is not an application.

Conceptually, if this is the direction that the community would like to take, we fully anticipate commencing a robust community outreach process to receive input on an actual architectural and site plan application. Following that community outreach process, it is very possible the application will look much different than the attached conceptual site plan, but will still retain the same key elements. In order to implement



some of the elements of this plan, the Specific Plan will need to be amended including, but not limited to, the following:

1. An increase of 218 units to the base line (before density bonus) for the entire North 40 (455 total), which is the number of units included in the Environmentally Preferred Alternative of the North 40 Specific Plan EIR.
2. An increase in total net and gross residential square footage to accommodate the additional units.
3. Allowance for height up to 55 feet for the residential buildings measured from finished grade to allow us to build either move-down housing targeted towards empty nesters or smaller, millennial housing that is more economically reasonable for younger adults. The additional height allowance would be in exchange for significant additional overall open space (from 30% to 35%) and green open space (from 20% to 25%).
4. Allowance for height up to 55 feet, from 45 feet, for the hotel.
5. Eliminate requirement for residential uses to include ground floor commercial in the Northern District.

We believe this conceptual site plan addresses the community and stakeholder input that we've received over the last several months and provides considerable community benefit such as significant additional open space, transient occupancy tax from a hotel, and much needed housing for Los Gatos.

If the Town Council and the community agree that pursuit of this conceptual program is desired, we have provided some suggested language changes to the North 40 Specific Plan (Exhibit B) to allow for such a program to go forward. I will be available to answer any questions that you may have at the hearing on August 7th.

Sincerely,

Steve Buster
Senior Vice President
Grosvenor Americas
415-268-4083

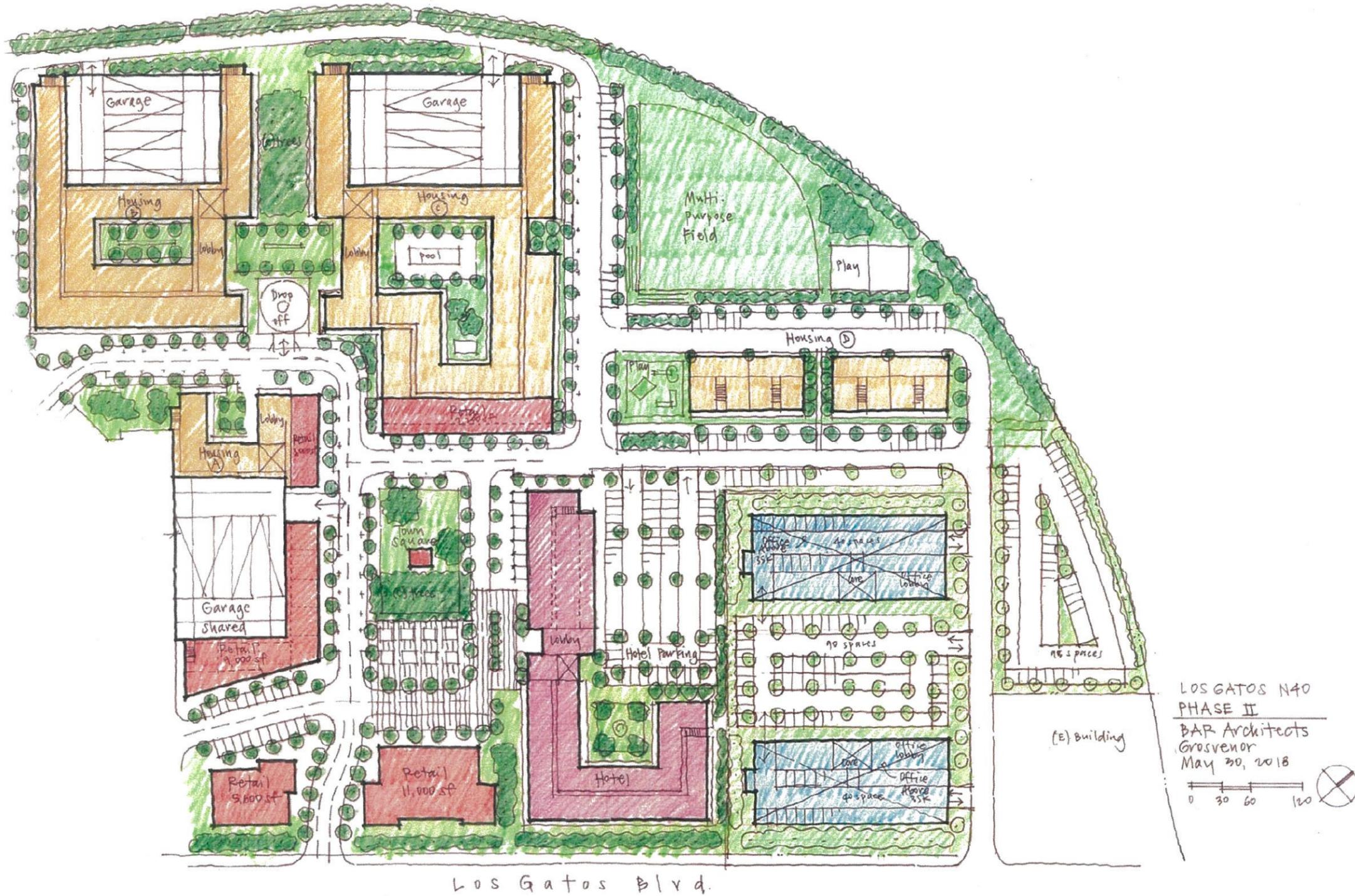


Exhibit B

TOWN OF LOS GATOS
NORTH 40 SPECIFIC PLAN
JUNE 17, 2015

Requested edits to implement
conceptual plan. July 31, 2018



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

Projects proposing new commercial square footage must present the proposal to the Conceptual Development Advisory Committee. The application submittal must include an Economic Impact Study to assess economic competitiveness.

TABLE 2-1 PERMITTED LAND USES				
		LARK DISTRICT	TRANSITION DISTRICT	NORTHERN DISTRICT
COMMERCIAL				
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

TABLE 2-1 PERMITTED LAND USES				
		LARK DISTRICT	TRANSITION DISTRICT	NORTHERN DISTRICT
COMMERCIAL (CONTINUED)				
F.	DRIVE-UP WINDOW FOR ANY BUSINESS, EXCLUDING RESTAURANTS	--	--	CUP
G.	SUPER DRUGSTORE	--	--	P
H.	SUPERMARKET	--	--	P
I.	RESTAURANT	P	P	P
J.	PERSONAL SERVICE	P	P	P
K.	OFFICE ¹	P	P	P
L.	HOTEL	--	P	P
M.	FINANCIAL INSTITUTION	P	P	P
RESIDENTIAL				
A.	COTTAGE CLUSTER	CUP	P	P
B.	TOWNHOMES/ GARDEN CLUSTER	P	P	P
C.	ROWHOUSES	P	P	P
D.	MULTI-FAMILY	P	P	P ²
E.	CONDOMINIUMS	P	P	P ²
F.	LIVE/WORK LOFTS	--	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.

2.5 AREA-WIDE DEVELOPMENT REGULATIONS

An important objective of this Specific Plan is to set the parameters for development within the Specific Plan Area. The goal is to offer a compatible mix of land uses in a pedestrian-friendly environment. The following development standards tailor the existing Town standards to shape the desired built form and ensure compatibility with the surrounding neighborhoods and Los Gatos' small town character. This section initially addresses development regulations that apply throughout the Specific Plan Area, followed by development regulations that are specifically designed for non-residential and residential land uses.

of non-residential

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.

of non-residential

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.

Development Capacity Submittal Requirement:

Every application for Architecture and Site Review shall include a table that identifies the following:

- Proposed project building floor area categorized by land use.
- New total developed building floor area categorized by land use.
- Balance of allowed land use square footage shown in Table 2-2.

455

TABLE 2-2 MAXIMUM DEVELOPMENT CAPACITY

LAND USE	UNITS	SQUARE FEET
RESIDENTIAL	455 270*	REFER TO SECTION 2.7.3
OFFICE/HOTEL		250,000
COMMERCIAL (EXCLUDING OFFICE/ HOTEL)		400,000
• RESTAURANTS		Already reduced by 25%
• 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 435,000 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.

2.5.2 BUILDING HEIGHT

- finished**
- 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.

55' for residential in exchange for additional open space.

55

- 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.

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

Provide an open space network of neighborhood parks, passive open space, plazas, pedestrian paseos, landscape buffers and/or common open space per Specific Plan Open Space Standards.

Policy O4: Common Space

Provide a space for small gatherings and social activities that minimize conflicts with adjacent uses and competition with Downtown.

Policy O5: Pedestrian Amenities

Provide adequate pedestrian amenities such as street trees, benches, pedestrian-level street lighting and other street furnishings.

Policy O6: Orchard Planting

Integrate orchard style planting within the Specific Plan Area as a gesture towards the site’s historic agricultural use.

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”

35% for additional height

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.

25% for additional height

- 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.

The following table provides the requirements for open space in the Specific Plan Area:

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

25% in exchange for height

35% in exchange for height

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

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. with exception for hotel which will be allowed to step up after 25 feet from LGB
- 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.

2.5.8 PARKING REQUIREMENTS

Parking provided within the Specific Plan Area shall adhere to the standards provided in Division 4 of the Zoning Ordinance.

Number of Off-Street Spaces Required:

- a. Non-Residential Use: The number of off-street parking spaces shall be consistent with parking required in Downtown as required within Division 4 of the Zoning Ordinance.
- b. Residential Use: Parking provided within the Specific Plan Area shall be as follows:

TABLE 2-4 RESIDENTIAL OFF-STREET PARKING SPACE REQUIREMENT	
UNIT TYPE	SPACES REQUIRED
SENIOR/AFFORDABLE HOUSING UNIT <i>NOTE: DIRECTOR OF COMMUNITY DEVELOPMENT SHALL APPROVE THIS REQUIREMENT GIVEN THAT THE APPLICANT PRESENTS FINDINGS THAT THE PRODUCT TYPE PARKING DEMAND WARRANTS .5 SPACES PER UNIT AND SURROUNDING NEIGHBORHOODS WILL NOT BE NEGATIVELY IMPACTED.</i>	.5 SPACE + .5 GUEST
1 BEDROOM UNIT	1 SPACE + .5 GUEST
2+ BEDROOM UNIT	2 SPACES + .5 GUEST

*** Requesting .25 spaces per guest

Mixed-Use Parking:

When a project contains a vertical mix of uses composed of commercial uses with residential, hotel, and/or office use above in the same building, the non-residential portion of the mixed-use building may be eligible to receive a reduction in the parking requirements established by this Specific Plan of up to 25%, subject to Architecture and Site Review and approval.

Shared Parking Reduction:

Shared (alternating use) parking agreements may be developed if two or more land uses or businesses have different hours of operation or hours that do not substantially overlap with each other (e.g., office).

When the above criteria are met, such uses may develop shared parking agreements to satisfy the parking requirements of this Specific Plan, with review and approval by Director of Community Development and in accordance with the following:

2.5.10 MIXED-USE PROJECTS

Intent

Mixed-use projects combine retail, office and/or residential uses into one single development. The uses can be combined within the same building or in separate buildings on the site. Both types of mixed-use development are encouraged.

Design Criteria

Mixed-use projects can create unique design issues, such as the need to balance the requirements of residential uses with the needs of commercial uses. When designing mixed-use developments, it is important that commercial and office uses are sensitive to the residential uses of the project and adhere to the following requirements:

- a. Commercial portions of a mixed-use project shall adhere to standards pertaining to commercial uses within this Specific Plan.
- b. Residential portions of a mixed-use project shall adhere to standards pertaining to residential development within this Specific Plan.
- c. In the Northern District, residential uses are **not** permitted on the ground floor; however, a central lobby may be located on the ground floor.
- d. Dedicated parking spaces shall be provided for residents and shall be clearly distinguished from spaces provided for commercial and/or office uses. Residential guest parking, commercial and office parking may be shared. Residential parking must be provided on-site.
- e. Buildings shall be designed and sited to reduce odor, noise, light and glare, as well as visual or other conflicts between commercial and residential uses.
- f. Lighting for the commercial uses shall be appropriately shielded so as not to spill over into the residential area or negatively impact the residential units.
- g. Loading areas and trash and recycling enclosures for commercial uses shall be located away from residential units when feasible and screened properly.
- h. Commercial uses with residential units either above or attached shall provide ventilation systems to prevent odors from adversely affecting residential units.

2.5.11 SIGNAGE REQUIREMENTS

General Requirements

Signage shall conform to the guidelines established in Section 3.5, Signage, of Chapter 3 within this document.

- a. Each application shall provide a comprehensive sign program to define the neighborhood identity as described in Section 3.4, Neighborhood Identity, of Chapter 3 within this document.
- b. The quantity and location of North 40 Neighborhood identification signage (entry features) is subject to determination by the Architecture and Site Review deciding body.
- c. Neighborhood identity features are intended to encourage creativity, artful and illustrative design features. They may contain graphics and Neighborhood/Project Name and shall not be defined as a sign within the Specific Plan Area.

2.6.8 FENCING

Fencing is not permitted in required front setbacks or required setbacks abutting a street in any non-residential use, except walls or fences not over three feet high may be erected to screen on-site parking spaces from the street or to separate outdoor dining areas from the sidewalk.

2.6.9 OUTDOOR STORAGE

When a Conditional Use Permit is granted for outdoor storage, the area for storage must be suitably screened from adjoining property by a wall, dense evergreen hedge of trees or other screening planting, or by a solid fence not less than six feet high. Materials shall not be stored in such a manner as to project above the wall, planting or fence.

2.6.10 RECYCLING COLLECTION FACILITIES AND VENDING MACHINES.

Small recycling collection facilities and vending machines may be permitted outdoors subject to the approval of the Director of Community Development and shall be subject to the following conditions:

- a. The facilities cannot be located in any manner so as to decrease the number of required on-site parking spaces.
- b. Vending machines and reverse vending machines are to be located indoors whenever possible and not more than two of these machines are permitted outdoors unless grouped together within a common enclosure.
- c. A trash receptacle is to be located within five feet of any recycling facility.

- d. The machines and facilities must be maintained on a scheduled basis so as to ensure their general upkeep and cleanliness.
- e. If a facility is proposed for a vacant lot, the lot must provide proper traffic circulation consisting of an all-weather surface, including one on-site employee parking space and an adequate drop-off area.
- f. The facility must provide for pedestrian circulation.

2.7 RESIDENTIAL DEVELOPMENT STANDARDS

2.7.1 INTENT

The following development standards supplement the previous Area-wide Standards and apply to any development that is a 100% residential use.

2.7.2 RESIDENTIAL OPEN SPACE

Common Open Space - Consistent with the Zoning Ordinance, 100 square feet/unit of Common Open Space is required for residential condominiums. ~~200 square feet/unit of Common Open Space is required for multi-family residential other than condominiums.~~

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).

455

475,000

2.7.4 SETBACKS (RESIDENTIAL)

- a. All setbacks interior to the Specific Plan Area are measured from the face of curb. Lark Avenue and Los Gatos Boulevard setbacks are measured from property line.
- b. Residential setbacks along primary streets (Lark Avenue, Los Gatos Boulevard, South 'A' Street, North 'A' Street, Neighborhood Street, Noddin Avenue, and Burton Road) follow setback standards on Table 2-5. Residential setbacks on all other interior

streets shall be determined at Architecture and Site Review. Setback examples are illustrated in Table 2-7, 2-8 and 2-9 to show desired character.

- c. Setback diagrams containing an asterisk (*) are permitted a five foot encroachment for up to 50% of linear building facade length to allow for porches, balconies, and other building elements (including livable space) that will add visual interest and minimize the appearance of a solid wall plane.
- d. All landscaped areas and planting strips shall be planted with trees identified within the Landscape Palette provided in Chapter 3 of this document.
- e. Cornices, belt courses, sills, canopies, cantilevered bay windows, chimneys or other similar architectural features may extend or project into a required setback not more than 30 inches. Eaves may encroach up to 36 inches.



Units have direct views of common open space.



Patio and porch provides private open space for individual units.

- q. Where there are adjacent garages, provide a landscaped area to separate them and reduce the amount of driveway paving.
- 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.
- d. Locate common open spaces so that they can be viewed from individual units.
- e. Provide energy-efficient lighting.

3.3.4 PRIVATE OPEN SPACE

- a. Provide each household with some form of useful private open space, such as a patio, porch, deck, balcony, yard, or shared entry porches or balconies.
- b. Private open space should be easily accessible – physically and visually – from individual units.

Becomes more difficult with multi-family program to do each unit with these elements.

Endeavor to

5.8.2 PUBLIC SCHOOLS

There are no schools located within the boundaries of the Specific Plan, however the Specific Plan Area will be serviced by the Los Gatos Union School District, Campbell Union School District, Los Gatos – Saratoga Union High School District, and Campbell Union High School District.

The following is a summary of two studies that were conducted to determine student generation for the Specific Plan Area.

a. Student Projections

The following summarizes two separate processes that the Town, the Los Gatos School Districts, and Campbell School Districts used to derive student population projections for the Town, including the Specific Plan Area.

Town 2020 General Plan EIR Student Generation Rates: The first set of data is from the Town’s adopted 2020 General Plan EIR. This data was developed in 2010, using both Los Gatos Union School District (LGUSD) and Los Gatos-Saratoga Joint Union High School District (LGSJUHSD) actual enrollment and some data from another high performing school district. The General Plan EIR data is based on housing types, including single-family detached, attached (condominiums and townhomes), apartments, below market rate apartments, or integrated mixed-use. Since the Town did not have any large developments that were exclusively below market rate apartments or integrated mixed-use to survey, this data was derived from the Irvine School District, which has a similar Academic Performance Index.

Based on the previous proposal of a maximum 364 residential units, if the units were a combination of attached product types (Townhouse and Condominium), the development would generate 67 children in grades K through 12 at any given time

once all residential product types were built and occupied, which would be in a timeframe of 2015 to 2020. This same number of single-family units (364) would generate 205 children in grades K through 12. **However, the maximum allowed number of residential units is limited to 270 units which would yield a lower number of new students.**

LGUSD draft Student Population Projections for 2012/13 to 2021/22: In July 2012, the LGUSD released a recently prepared Student Population Projections for 2012/13 to 2021/22. This report assumes four different projection assumptions, including Projection A (no future development), Projection B (only development that has been approved), C (all development in B + development in early planning stages, including the Specific Plan Area, but a 50% of maximum build-out), and D (all of Projection C, but at 100% build-out). The study further used existing development to define the generation rates. This included Bella Vista on Bersano Lane to represent single-family, Creekside Village off of Woodland Avenue to represent an attached product and Riviera Apartments on Riviera Terrace for an apartment housing type. The report categorizes the Specific Plan Area in the Creekside Village product category, and based on this classification indicates that the Specific Plan Area would generate 53 K-12 children by 2022 for Projection C and 106 K-12 children by 2022 for Projection D. It is important to note that these LUGSD projections are based on 400 residential units, **and the Town Council reduced this number to a maximum of 270 units at the April 14, 2015 meeting.**

Residential and commercial developments within the Specific Plan Area would be required to pay school impact fees to reduce impacts to the schools system.