



2. LAND USE AND DEVELOPMENT STANDARDS

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	--	--
B.	TOWNHOMES/ GARDEN CLUSTER	P	P	--
C.	ROWHOUSES	P	P	--
D.	MULTI-FAMILY	P	P	p ²
E.	CONDOMINIUMS	P	P	p ²
F.	LIVE/WORK LOFTS	--	P	p ²

Note:

1. *Excluding New 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.

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 square feet (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 (including the approximately 66,000 sf of existing commercial square footage), of which no more than 400,000 sf can be commercial, 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
<ul style="list-style-type: none"> • RESTAURANTS • RETAIL • SPECIALTY MARKET • HEALTH CLUB • PERSONAL SERVICE (BEAUTY SUPPLY, NAIL SALON, ETC.) • ENTERTAINMENT 		

NOTE: NON-RESIDENTIAL AREA INCLUDES APPROXIMATELY 66,000 SQUARE FEET OF EXISTING BUILDINGS. MAXIMUM NON-RESIDENTIAL BUILDING SQUARE FOOTAGE SHALL NOT EXCEED 435,000 SQUARE FEET, INCLUSIVE OF THE EXISTING BUILDING SQUARE FOOTAGE. COMMERCIAL (INCLUDING RETAIL, RESTAURANTS, PERSONAL SERVICES, HEALTH CLUB, AND ENTERTAINMENT) CANNOT EXCEED 400,000 SQUARE FEET OR THE MAXIMUM TRAFFIC CAPACITY EVALUATED IN THE EIR, WHICHEVER IS LESS. 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 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

NEW MEDICAL OFFICE IS NOT PERMITTED WITHIN THE SPECIFIC PLAN AREA.

*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.

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.

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.

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” 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 assessable.
- 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

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.

Pathways might include:

- Paved or permeable surfaces
- Landscaping
- Orchard planting
- Sitting areas
- Pedestrian oriented lighting
- Public art
- Focal points such as gardens, trellises, or art

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.

- Along Los Gatos Boulevard and Lark Avenue, orchard planting will be used in the buffer to reflect the agricultural heritage of the site.

c. Common Recreational Amenities

A variety of recreational amenities ~~catering to an active adult lifestyle~~ shall be incorporated as residential common areas. ~~Amenities can include horseshoe pits, bocce ball courts, pocket parks, trails and paths, as well as sitting/dining areas.~~ These areas may be either common areas for the residents of a particular building ~~and/or~~ open to the public. They are intended to provide a variety of opportunities ~~for residents~~ to gather with friends and family, ~~provide a variety of sitting areas for single and multiple users, integrate barbecue areas for entertaining, and create passive areas for a pick-up game of football or an intimate picnic.~~ Amenities for pocket parks may include:

- Water features
- Picnic areas
- Sitting areas
- Lawn/grassy areas for passive recreation
- Landscaping
- Safe and convenient connections to adjacent uses
- Bocce ball courts and horseshoe pits

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.

2.5.6 DISTRICT EDGE OVERLAY ZONE

All uses permitted within 100 feet of a District boundary line shall be permitted within the District Edge Overlay.

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.

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	.5 SPACE + .5 GUEST
<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>	
1 BEDROOM UNIT	1 SPACE + .5 GUEST
2+ BEDROOM UNIT	2 SPACES + .5 GUEST

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. ~~Residential product types (market rate and affordable) shall be limited to product types that respond to emerging demands of the seniors, empty nesters, and young adult demographics— including condominium, cottage cluster, garden cluster housing, live-work flats, multi-family flats, multiplexes, rowhouses and townhomes. Single family detached housing is not allowed except for the Cottage Cluster product types.~~

2.7.2 RESIDENTIAL OPEN SPACE

~~Private Open Space—To encourage small yards/patios/terraces and the residential product types targeted in the Plan Area, there is a maximum of 200 square feet/unit of ground floor private open space allowed.~~

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).

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.



3. DESIGN GUIDELINES



Orchard planting reflects North 40 heritage and helps to define the path's edge.



Landscaping helps define a district's identity.

3.2.8 RESPECT THE PRIVACY OF NEIGHBORING RESIDENTS

- a. Avoid windows which would provide views into residential private yard spaces.
- b. Keep window sizes small on facades facing residences where windows can be seen to minimize lighting intrusion.
- c. Provide shielding for any exterior lighting visible from neighboring residential uses.
- d. Avoid placement of mechanical equipment where noise would negatively impact residential neighbors.
- e. Visually screen all trash and outdoor storage areas from view.

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.)

- b. A licensed landscape architect shall certify that all landscape plans include drought tolerant plants and meet Water Efficient Landscape Ordinance requirements.
- b. c. Landscaping shall be used to soften the appearance of buildings and to integrate new construction into the overall commercial/residential neighborhood. Where space is inadequate for in-ground planting, use container plantings.
- c. 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.
- d. e. Soundwalls along the adjacent highways may be treated in an artistic manner appropriate to this special site and the Town of Los Gatos.
- e. 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.



Enhanced soundwall treatment.

3.3.8 SUSTAINABILITY GUIDELINES

- a. Promote use of native and/or drought tolerant plants in parking lot islands and other landscaped areas, where feasible. **A licensed landscape architect shall certify that all landscape plans include drought tolerant plants and meet Water Efficient Landscape Ordinance requirements.**
- b. Utilize natural drainage systems to the maximum extent practical.
- c. Minimize impervious area to the maximum extent practical.
- 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.
- e. Pre-treat stormwater as currently defined by National Pollutant Discharge Elimination System (NPDES) Guidelines prior to infiltration or discharge from site.
- f. Site development should comply with all applicable Regional Water Quality Control Board and Santa Clara County regulations for water quality and quantity.
- g. Design buildings with pedestrian oriented building entries facing onto common space, streets paseos and plazas.
- h. Design neighborhoods and projects with strong pedestrian connections to sidewalks, parks, pathways and existing or future bike facilities.
- i. Include bicycle parking facilities and on-site showers in major non-residential development projects.
- j. Encourage sustainable building practices to reduce energy use through solar orientation that takes advantage of shade, prevailing winds, landscaping and sun screens.
- k. Design new buildings and parking lots to include or allow for the easy, cost-effective installation of future solar energy systems, where feasible.
- l. Encourage the integration of community gardens and urban farm sites into neighborhoods where appropriate.
- m. Refer to the Los Gatos Sustainability Plan for additional guidelines.



Example of a bioretention area.



4. CIRCULATION AND STREETScape

4. CIRCULATION AND STREETScape

This chapter focuses on pedestrian, bicycle, and vehicular circulation. It contains Goals and Policies and recommendations for internal street design as well as Lark Avenue and Los Gatos Boulevard improvements. Street design includes right-of-way dimensions and desired street trees (refer to Landscape Palette provided in Chapter 3), sidewalk and outdoor furnishing characteristics, pedestrian connections, and transit and bicycle facilities.

4.1 CIRCULATION AND STREETScape GOALS AND POLICIES

Goal: *To incorporate multimodal solutions to create a walkable neighborhood while minimizing traffic impacts within and around the North 40 Specific Plan Area.*

Policy C1: Circulation and Connectivity

Provide linkages between the Specific Plan Area and surrounding neighborhoods with enhanced pedestrian and vehicular circulation improvements.

Policy C2: Traffic

Minimize traffic impacts through site design, multimodal opportunities, land uses, the intensity of development, access, and street and intersection improvements.

Policy C3: Park Once Design

Create a pedestrian-friendly “park once” mixed-use district where visitors, residents and employees park their vehicle once and walk to various destinations within the development.

Policy C4: Pedestrian Orientation

Pedestrian-oriented design is a high priority throughout the Specific Plan Area. Make a concerted effort to ensure the human scale and walkability in the

Specific Plan Area through intentional design and delineation of pedestrian walkways and corridors.

Policy C5: Bicycle Planning

Integrate bicycle facilities and amenities throughout the site. ~~and separate bike lanes or multi-modal paths where possible~~ Development projects shall include multi-modal paths, physically separated from vehicle roadways running from north to south and providing connectivity to perimeter paths at both the north and south ends.

Policy C6: Complete Streets

Encourage use of “complete street” strategies for Los Gatos Boulevard and Lark Avenue and primary connectors within the Specific Plan Area. “Complete Streets” are roadways designed and operated to enable safe, attractive, and comfortable access and travel for all users, including pedestrians, bicyclists, motorists, and public transportation users of all ages and abilities.

Policy C7: Parking Design

Minimize impacts of parking lots through location, landscaping, buffers and structure design.

Policy C8: Transit

Work with Santa Clara Valley Transportation Authority (VTA) to locate transit stops in central locations accessible to a majority of the Specific Plan Area.

Policy C9: Connectivity

Connect the Specific Plan Area with Downtown, commercial centers, and other employment centers via light rail transit, bicycle paths, or trails.

Policy C10: Streetscape Furnishings

Create a consistent neighborhood identity throughout the Specific Plan Area by coordinating streetscape furnishings such as benches, street lighting, trash



Existing Los Gatos Boulevard looking North.



Existing Los Gatos Boulevard looking North.

and recycling containers, planter pots and signage (refer to Neighborhood Identity section in Chapter 3).

4.2 SITE ACCESS

There will be three primary access points located along Los Gatos Boulevard and one on Lark Avenue. By having multiple access points to the Specific Plan Area, the potential for congestion at any one entry point is lessened. The first access point at Burton Road, located off of Los Gatos Boulevard, will be improved and provide a northern access point into the Specific Plan Area, and the existing signal will remain. A second key point of entry will be at Noddin Avenue. The third access point along Los Gatos Boulevard will be approximately three hundred feet south of Noddin Avenue. There is also an opportunity for a fourth access point off of Los Gatos Boulevard closer to the Lark Avenue intersection. Access to the Specific Plan Area will primarily be from these points. Any additional access drives, beyond those that serve the existing businesses today, are discouraged.

The Lark Avenue entrance will be in the vicinity of Highland Oaks Drive a minimum of 300 feet from Los Gatos Boulevard and a minimum of 300 feet from the State Route (Highway 17) on-ramp.

4.3 STREET SYSTEM

The street layout depicted in the Circulation Plan in Figure 4-1, provides a hierarchical system of streets that are purposefully designed to establish an identity, a walkable environment, and efficient connections within the Specific Plan Area and to adjacent neighborhoods. The internal street system consisting of 'A' Street, Neighborhood Street, Noddin Avenue, and Burton Road shall provide through access. Gated streets or limited access, except for special events, is prohibited on these primary streets. Streets shall be



5. INFRASTRUCTURE AND PUBLIC FACILITIES

5. INFRASTRUCTURE AND PUBLIC FACILITIES

5.1 INTRODUCTION

The construction of on-site and off-site infrastructure improvements will be required to serve proposed development within the Specific Plan Area. The Specific Plan is intended to plan for infrastructure and services that meet Town and other utility agency standards, without diminishing services to existing residents or businesses.

This chapter provides an overview of the major utility infrastructure improvements and the public facilities needed to serve full build-out of the Specific Plan Area. Utilities addressed include stormwater, potable water, wastewater, electricity, natural gas and telecommunications. Services include law enforcement, fire protection, waste management, parks and open space, and public schools. Transportation infrastructure requirements are addressed in Chapter 4, Circulation and Streetscape. Phasing and financing are addressed in Chapter 6.

5.2 INFRASTRUCTURE AND PUBLIC FACILITIES GOALS AND POLICIES

Goal: *To meet the infrastructure and public facilities needs of the Specific Plan Area without impacting existing developed areas.*

Policy I1: Sustainable Solutions

Minimizing impacts to the environment and maximizing sustainability.

Policy I2: Phasing

Developing cost effective solutions that can be constructed in phases.

Policy I3: Flexible Design Solutions

Providing flexible options that can adapt to market conditions.

Policy I4: Water

Provide water-saving solutions in new developments and utilize water-efficient irrigation management systems and devices, such as evapotranspiration or soil moisture-based irrigation controls.

Policy I5: Stormwater

Limit the development of impervious surfaces, to the extent practical in order to reduce post-project runoff rates and promote harvesting rainwater and infiltration, to the greatest extent practical, for irrigation and/or other non-potable purposes.

Policy I6: Construction

Construction and grading activities shall comply with Best Management Practices and Stormwater Pollution Prevention Plan policies per Regional Water Quality Control Board requirements. Development projects shall obtain a Construction General Permit that is in compliance with the National Pollutant Discharge Elimination System (NPDES) requirements as well as the requirements for Storm Water Discharges Associated with Construction and Land Disturbances Activities.

Policy I7: Wastewater

Minimize wastewater flows through indoor water use efficiency efforts.

Policy I8: Minimize School Impacts

~~Minimize impacts to schools by designing housing products that cater to senior, empty nester, and young adult demographics, while complying with Senate Bill 50, Schools Facilities Act.~~

Policy I9: Address School Needs

Developers are encouraged to collaborate with School Districts to address school needs.

Policy I+9: School Facilities

Developers shall be encouraged work closely with School Districts to project enrollment growth and address overcrowding by assisting with identifying strategies for providing needed school facilities and associated sources of funding.

Policy I+10: Public Services and Facilities

Provide adequate and reliable services to residents and businesses within the Specific Plan Area and surrounding neighborhoods.

5.3 STORMWATER**5.3.1 BACKGROUND AND EXISTING CONDITIONS**

The Town of Los Gatos (Town), the California Department of Transportation (Caltrans), and the Santa Clara Valley Water District (SCVWD) provide stormwater and flood control protection services within the vicinity of the Specific Plan Area. The Town owns, operates, and maintains the local public storm drain systems within Los Gatos Boulevard and Lark Avenue. Caltrans owns, operates and maintains the public storm drain systems within the State Route 17 and 85 (Highway 17 and 85) rights-of-way. SCVWD operates and maintains regional flood control facilities in the vicinity including Los Gatos Creek.

The Town administers local stormwater quality protection through the San Francisco Bay Region Municipal Regional Stormwater National Pollutant Discharge Elimination System (NPDES) permit. The permit, commonly referred to as the Municipal Regional Permit (MRP), regulates stormwater discharge into the San Francisco Bay. The MRP was issued by the Regional Water Quality Control Board (RWQCB) to several Bay Area jurisdictions and entities including the Santa Clara Valley Urban Runoff Pollution Prevention Program

(SCVURPPP). The Town is one of thirteen member agencies (co-permittees) under SCVURPPP.

The Specific Plan Area is located within sub watershed Area 'D' of the Santa Clara Basin "Guadalupe" watershed. The Guadalupe watershed is 171 square miles (109,440 acres). The Area 'D' sub watershed is 2.17 square miles (1,389 acres). The Specific Plan Area drainage shed is approximately 42 acres, or 3%, and is therefore a relatively small portion of the larger regional watershed.

Los Gatos Creek, the discharge location for the Specific Plan Area, is one of several tributaries within the Guadalupe watershed. Los Gatos Creek flows north through the Town of Los Gatos and discharges into the Guadalupe River approximately seven miles north of the Specific Plan Area. The Guadalupe River discharges into the South San Francisco Bay through the Alviso Slough. The total distance between the Specific Plan Area discharge location into Los Gatos Creek and the South San Francisco Bay is approximately 15 ½ miles.

Historic drainage conditions for the Specific Plan Area have been altered over time due to the construction of Highway 17 and 85. As part of the Highway 17/85 interchange construction Caltrans installed segments of a drainage system to collect runoff from the future developed condition of the Specific Plan Area.

The drainage system installed by Caltrans includes a 36 inch storm drain pipe under Highway 17 and a 42 inch outfall into Los Gatos Creek specifically for and directly west of the Specific Plan Area. In anticipation of development of the Specific Plan Area, the Town approved separate construction plans to connect the pipe under the highway to the outfall. As of the time this Specific Plan was prepared and approved only a portion of the 42 inch pipeline was constructed. A gap in the pipe system of approximately 780 feet exists between Oka Road and the outfall.



6. PLAN IMPLEMENTATION, PHASING, AND ADMINISTRATION

6. PLAN IMPLEMENTATION, PHASING, AND ADMINISTRATION

6.1 INTRODUCTION

This chapter addresses the actions that are necessary to implement the Specific Plan by both the Town and private investment in order to achieve the goals and objectives outlined in this document. The Specific Plan is a tool to guide future development in the Specific Plan Area to facilitate the development of a pedestrian-oriented neighborhood supported by a mix of uses and activities. Outlined in this chapter is a summary of general phasing, potential funding sources, and Specific Plan administration. Each of these actions will be guided by various Town departments and implemented through private investment. The phasing identified is meant to be used as a guide and is not intended as a mandatory requirement to achieve the final vision and objectives for the Specific Plan Area. In certain cases further study and analysis may be required to find realistic and timely solutions to implement the recommendations.

The contents of this chapter include:

- A discussion regarding the anticipated phasing of development within the project area;
- A summary of potential funding sources that may be available for implementation of various Specific Plan recommendations;
- Administrative processes and requirements necessary to implement the Specific Plan; and
- A description of the authority of the Specific Plan and the administrative process required for amendments or modifications to the Specific Plan.

6.2 PHASING

It is anticipated that the Specific Plan will be implemented over time and in more than one phase. Each phase shall stand alone and shall not be dependent on improvements required in future phases. The proposed phasing plan is designed to achieve the following objectives:

- Each development phase will include adequate existing and/or planned public and/or private utilities and services, and related infrastructure to support the demand for such utilities and services generated by each phase to enable it to stand alone; and
- Critical roadway improvements necessary to provide access into the Specific Plan Area will be constructed in each phase of development.
- All infrastructure necessary to support the development shall be constructed in a capacity that allows for current and future phases, subject to approval of the Town Engineer. All infrastructure stubbed for future use, including utilities and roadways, shall be constructed so as not to appear unfinished.
- All construction of private and public infrastructure will be funded by the developer(s) at the time of construction based on the proposed phasing. All on-site infrastructure improvements required by the project will remain private with all ongoing maintenance responsibilities belonging to the developer or a successor entity established for this purpose and approved by the Town Engineer.
- The project will be required to pay development impact fees, such as Traffic Impact Fees and School Impact Fees. The amount of development impact fees to be paid by the developer is set forth by the Town and other agencies adopted fee schedules.

The Town cannot at this time predict when or the rate at which phases will be developed with certainty. A preliminary phasing diagram (Figures 6-1, 6-2, and 6-3) has been prepared based upon current information regarding infrastructure conditions and property ownership patterns.

PRIMARY STREET.

Primary Streets are identified as Lark Avenue, Los Gatos Boulevard, South ‘A’ Street, North ‘A’ Street, Neighborhood Street, Noddin Avenue, Burton Road, and Commercial Streets within the Northern District.

PRIVATE OPEN SPACE

Grass, landscaped area or hardscaped area (patio/balcony), that for exclusive use of an individual unit’s residents and their guests. This space can be either green space or hardscape. For purposes of this Specific Plan, private open space is included in the 30% Open Space requirement.

PUBLIC/PUBLICLY ACCESSIBLE OPEN SPACE

Open space, streets and sidewalks in the North 40 will be privately owned, but publicly accessible. For purposes of this Specific Plan “public” refers to publicly owned, or publicly accessible spaces or uses.

RESIDENTIAL TYPES

Residential types descriptions are in this glossary:

- Cottage Cluster
- Townhomes/Garden Clusters
- Multi-Family Flats
- Condominiums
- Live/Work Lofts

RESIDENTIAL UNIT SIZE MIX EXAMPLE

The Specific Plan encourages a mix of residential types and sizes but does not specify exact sizes. The types and sizes are targeting the unmet needs in Los Gatos. A **hypothetical example** of how the mix of residential uses can be realized is illustrated in the table below. This table is only intended as an example of how a mix of residential uses could be proposed on the North 40. It does not represent a target or requirement.

CONCEPTUAL MODEL OF RESIDENTIAL SIZES					
TYPES	NET UNIT AREA RANGE	GROSS UNIT AREA RANGE	APPROX. UNIT RANGE	PERCENT OF TOTAL RANGE	APPROX. TOTAL AREA
COTTAGE CLUSTER (DETACHED PRODUCT)		1,000 - 1,200 sf	40-50	20-25%	40,000 - 60,000
GARDEN CLUSTER		1,000 - 1,999 sf	40-50	20-25%	40,000 - 60,000
TOWNHOMES, ROWHOUSES		1,000 - 1,999 sf	130 - 140	30 - 40%	130,000 - 280,000
GROSS UNIT AREA TOTAL					210,000 - 400,000
CONDOS/ MULTI-FAMILY	1,300 - 2,350 sf		90 - 110	25 - 30%	117,000 - 258,000
APARTMENTS/ AFFORDABLE	500 - 750 sf		45 - 55	10 - 15%	22,000 - 42,000
MAXIMUM UNITS ALLOWED			364		
NET UNIT AREA TOTAL					139,000 - 300,000

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.

APPENDIX C - YOUNG ADULT, SENIOR, AND EMPTY NESTER DESIGN SUMMARY

DESIGNING FOR GEN Y AND BABY BOOMERS

How does design attract Gen Y and Baby Boomers instead of families?

There is an art to designing residential products to target certain generations. The desirable design characteristics are ever-evolving.

Some current trends include:

- Design of units (e.g., families want attached vs. detached units; yard vs. patio/terrace, direct access to yards vs. elevators = ease of access for riding a bike, playing outside, etc.)
- Size of units = typically for both the Gen Y and Baby Boomers, the units are smaller than those required for families; however, there are some hip Gen Y loft products and higher-end Baby Boomer products designed with larger footprints.
- Garage access = families prefer garages connected directly to homes (for storage, child safety, infant carrier, ease of access, unloading groceries, etc.)
- Density = higher density products (stacked flats) are not good for families due to noise issues (children running and playing in flats)
- Common amenities within complex (tot lots vs. wine bar)
- Amenities in the locale (nightlife, personal service and recreation vs. schools, parks and grocery stores)