

SUPPLEMENTAL MATERIALS

TOWN OF LOS GATOS

Town of Los Gatos

Hillside Development Standards & Guidelines: Compliance Checklist

Address: _____

Section	Standards & Guidelines	Compliance
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This table contains a summary of the Town of Los Gatos' Hillside Development Standards and Guidelines.

Use COMPLIANCE Column to show 'X' - complies, 'O' - non compliance
Put 'N/A' if you do not deem the Standard or Guideline applicable.
An explanation should be provided where not in compliance.

I	Introduction	
	A Vision Development must preserve the natural beauty of the hillsides	
	B Overview Character, sensitivity & constraints for dvpt must be considered.	
	C Goal Sustainable development preserving the natural environment	
	D Applicability All HR and RC zoning districts and R1 with hillside sensitivity.	
	E Objectives HDS&G implements Los Gatos' Vision for hillside development.	
	F S&Gs Standards must be followed. Guidelines make recommendations.	
	G Relationships Consider also General Plan, Zoning, Hillside Specific Plan etc.	
	H Approval Scope of any hillside project determines its approval process.	
II	Constraints Analysis & Site Selection	
	A Prior to Building Site Selection	
	1 Constraints Analysis	
	2 Consultation with Neighbors	
	3 Pre-Application Meeting/Staff Consultation	
	B View Analysis	
	1 Viewing Platforms	
	2 Determination of Significant Ridgelines	
	C Selecting a Building Site	
	S1 Locate Buildings within LRDA	
	S2 Preserve Views of Highly Visible Hills	
	S3 Reduce Visual Impact	
	S4 Ridgeline View Protection	
	S5 Preserve Natural Features	
	S6 Avoid Hazardous Building Sites	
	S7 Protect Riparian Corridors	
	S8 Protect Wildlife	
	G1 Solar Orientation	
	G2 Impact on Adjacent Properties	
	G3 Minimize Grading	

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	Fire Hazards	
	S1 Locate and Design Structures to minimize exposure to wildfires	
	S2 Provide Landscape (Plan) to create defensible space around home	
	S3 Provide adequate Fire Access	
	S4 Ensure adequate water supply for fire prevention	
	S5 Water suppression available and labeled for fire prior to framing	
	S6 Above ground water storage tanks may not encroach into setbacks.	
	G1 Development should avoid areas subject to severe fire danger.	
	G2 Selectively reduce Fuel Load inside defensible space	
	G3 Ensure Fuel Sources are discontinuous.	
	G4 Landscape Defensible Space with fire prevention in mind.	
	G5 Minimize visibility of above ground water storage tanks.	
IV	Development Intensity	
	A Maximum Allowable Development	
	1 Adjust Lot for Slope per Table	
	2 Verify Max Gross floor area < FAR	
	B Exclusions	
	1 Cellars	
	2 Garages up to 400 sq ft	
	3 Stables that are not fully enclosed	
	4 Barns (size dependant on lot size: 500-2,500 ft.)	
	C Exceptions to maximum floor area	
	1 Will not be visible from established viewing platforms	
	2 No significant impact on trees, wildlife or movement corridors	
	3 Minimize grading area to accommodate buildings >FAR	
	4 All standards and applicable guidelines are being met	
	5 Compliance to Title 24 w/ margin of at least 10%	
	6 Pre-wire for future photovoltaic installation	
	7 A min of 25% of hardscape mat. is permeable	
	8 Include cellar element unless conflicts w/other standards	
	9 No significant visual impact to neighboring properties	
V.	Architectural Design	
	A Design Objectives	
	O1 Visually blends with natural environment	
	O2 Responsive to site constrains & opportunities	
	O3 Compatible with the neighborhood & respectful of neighbors	
	O4 Respect of the rural character of the hillside	

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F	Minimize building bulk & Mass	
	S1 Minimize bulk, mass & volume, from distance or surrounding properties	
	S2 Design to conform to natural topography of site & run w/contours.	
	G1.a Keep building forms simple	
	G1.b Avoid architectural styles that are viewed as massive & bulky	
	G1.c Minimize square footage	
	G1.d Minimize volume; avoid large volume buildings	
	G1.e Avoid overhanging decks, staircases, & patios formed by retaining walls	
	G1.f Step the building foundation & roofs with natural slope	
	G1.g Use horizontal & vertical building components to reduce bulk.	
	G1.h Create light & shadow w/ modest overhangs, projections,alcoves,offsets	
	G1.i Vary elevations, stepping back second stories to conform with topo	
	G1.j Use below grade rooms. Use landscape & grading to reduce bulk	
	G1.l Use vaulted ceilings rather than high walls + attics to achieve 'volume'	
G	Roofs	
	S1 Small [roofs, lines, components] to reflect irregular natural features	
	S2 Slope of main roof to be oriented w/direction of natural terrain	
	G1 large gable ends on downhill elevations should be avoided	
H	Architectural elements	
	S1 Enclose w/ walls: ext struct. supports, under flrs & decks	
	S2 Skylights to reduce night glare. No glazing on large dome-style	
	S3 Arch detailing on all sides.	
	G1 Minimize large windows & glass doors to prevent glare	
	G2 Avoid massive, tall elements, 2-story entry, turrets, large chimneys	
I	Materials & Color	
	S1 Minimize contrast between manmade buildings and environment	
	S2 Exterior colors not to exceed reflectivity of 30 & blend w/vegetation	
	S3 Variety of dark earthtone roofs that blend w/the environment	
	S4 Should use copper on exposed metal surfaces or a paintable surface	
	S5 Contrasting color accents kept to a minimum	
	G1 Mat, textures, details used to mitigate visual impact of large wall areas	

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E	Accessory building, pools and sports courts	
S1	Accessory building have the same setbacks as main building	
S2	Acc. buildings integrated w/topo + use similar forms, colors, materials	
S3	No sports courts or pools on slopes greater than 30 percent	
S4	New caretaker units allowed when in compliance with the following:	
S4.a	Necessary/desirable to provide maint. or services to property/facilities	
S4.b	The lot is large enough to support second living structure	
S4.c	Maximum floor area for caretaker unit - 900 sq ft	
S4.d	Architecturally compatible w/main structure	
S4.e	Lot is not part of a Planned Development	
G	None	
F	Impervious Surfaces	
S	None	
G1	Minimize impervious. Use pavers, natural stone in sand, decomp. granite	
G2	Run off directed away from native trees and shrubs	
VII	Landscape Design	
A	Landscape design concepts	
S1	Maintain natural appearance of hillsides	
S2	Design for fire safety. Min vertical clear 13.5' over acc. roads & drive	
S3	No formal landscaping. Use native species indigenous to immediate area	
S4	Formal gardens + turf areas limited to areas adjacent to house	
S5	Irrigation design to conserve & protect existing native vegetation	
S6	Plant selection: water conservation, fire resistant & erosion control	
S7	Plants > 30' from primary house indigenous for immediate natural habitat	
G1	Arrange in random, informal groupings. Blend with natural hillside	
G2	Use to control exposure to sun and winds	
G3	Use to control erosion, screen building, privacy, create shade	
G4	Minimize use of impervious surfaces - use decomp granite, pavers in sand	
G5	Avoid landscaping adjacent to street, driveway entrance, trails	
G6	Plant trees & flammable vegetation 30' away from home	

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	G1 Avoid grading in areas where slope is greater than 25 percent	
	G2 Avoid pad & terrace grading.	
2	Drainage	
	S2.a Upslope development shall not negatively impact downslope drainage	
	S2.b Natural drainage course shall be preserved	
	G1.a Terrace drains, use landform slope. Down drains-least consp location	
	G1.b Native rock for drainage channels & brow ditches	
3	Lot configuration and building locations	
	S1 Layout/plan to adapt to existing topo	
	S2 Offer a variety of lot sizes & shapes influenced by topo	
	S3 Preserve open space, protect natural features, reduce repetitive designs	
	S4 Indicate Building footprint on grading plan & staked on site	
	S5 Mfct'd slopes located on uphill side of bldgs; hide slope behind bldg	
	G1 Preserve environmentally sensitive areas, natural features, open space	
4	Street layout and driveways	
	S1 Street & drainage shall reflect rural character, natural features	
	G1 Streets, drives, parking, emerg. veh. access be aligned to existing grades	
	G2 Joint driveways will have street addresses for all resid. Using driveway	
	G3 DW approach located to max on-street parking	
	G4 Limit road lighting to intersections, curves, dead ends, multi-use parking	
	G5 Road & driveway graded banks-plant with grasses & native trees & shrubs	
5	Trails	
	S1 Plans must be reviewed w/Trails section of Town & SC Cty General Plans	
	G1 Trail easement dedication & construction shall be a condition of approval	
	G2 Design trails for multiple use	
	G3 Form CC&R's or maint. Districts so trail expense will be borne by HO's	
	G4 Locate away from existing residential areas	
	G5 Cross -country type trails should be developed	
	G6 Place trails in dedicated open space + though trees and scenic areas	
	G7.a Limit trail use to pedestrian, bicycle, and equestrian use only	
	G7.b Prevent use by all motorized vehicles	
	G7.c Protect the natural environments	
	G7.d Promote safe recreational use	
	G7.e Determine appropriate width	
	G7.f Establish policies regarding fencing location & type	
	G7.g Incorporate erosion control measures	



II. CONSTRAINTS ANALYSIS AND SITE SELECTION

A. Prior to Selecting a Building Site.

1. Constraints analysis.

Each development application subject to the Hillside Development Standards and Guidelines shall be accompanied by a constraints analysis when it is deemed necessary by the Town to identify the most appropriate area or areas on the lot for locating buildings given the existing constraints of the lot. This is a critical step in the overall planning and design of projects in the hillsides. When all constrained areas have been identified and mapped, the remaining area(s) will be designated as the "LEAST RESTRICTIVE DEVELOPMENT AREA" (LRDA). These are the areas most appropriate for development.

To ensure that new development is sensitive to the goal and objectives of the Hillside Development Standards and Guidelines and respects the existing site constraints, the following elements shall be mapped by appropriate professionals and taken into consideration when determining a site's LRDA:

- Topography, with emphasis on slopes over 30%
- Vegetation such as individual trees, groupings of trees and shrubs, habitat types
- Drainage courses and riparian corridors
- Septic systems
- Geologic constraints including landslides and active fault traces
- Wildlife habitats and movement corridors
- Visibility from off site
- Areas of severe fire danger
- Solar orientation and prevailing wind patterns
- Significant Ridgelines



Many of the above topics are covered in more detail in Chapter II.B. and Chapter III. The accurate determination of the LRDA early in the planning process could avoid delays once an application has been submitted. Site specific studies such as geotechnical or other environmental evaluations, tree survey and/or topographic survey may be necessary to accurately determine the LRDA.



- c. A photograph with a 50 MM lens will represent the visibility of the proposed residence from the naked eye.
- d. A photograph with a 300 MM lens will represent an up-close perspective and help identify any visible story poles, netting, trees, and/or shrubbery.
- e. Existing vegetation and/or landscaping proposed to be removed entirely or partially shall not be included in the visibility analysis.
- f. If determined necessary by the Community Development Director, three dimensional illustrations or photo simulations of the structure may be required.
- g. A visible home is defined as a single-family residence where 24.5% or more of an elevation can be seen from any of the Town's established viewing areas, and/or determined by the Community Development Director. Percentages shall be rounded to the nearest whole number.
- h. A Deed Restriction shall be required that identifies the on-site trees that were used to provide screening in the visibility analysis and requires replacement screening pursuant to the Hillside Development Standards and Guidelines and/or the Tree Protection Ordinance, if these trees die or are removed.
- i. Trees with a poor health rating (less than 50 percent overall condition rating) shall not be included in the visibility analysis.
- j. The Community Development Director shall determine if the use of a third party consultant is required to peer review an applicant's visibility analysis.
- k. A five-year Maintenance Agreement shall be required for on-site trees that were used to provide screening in the visibility analysis and requires their preservation.

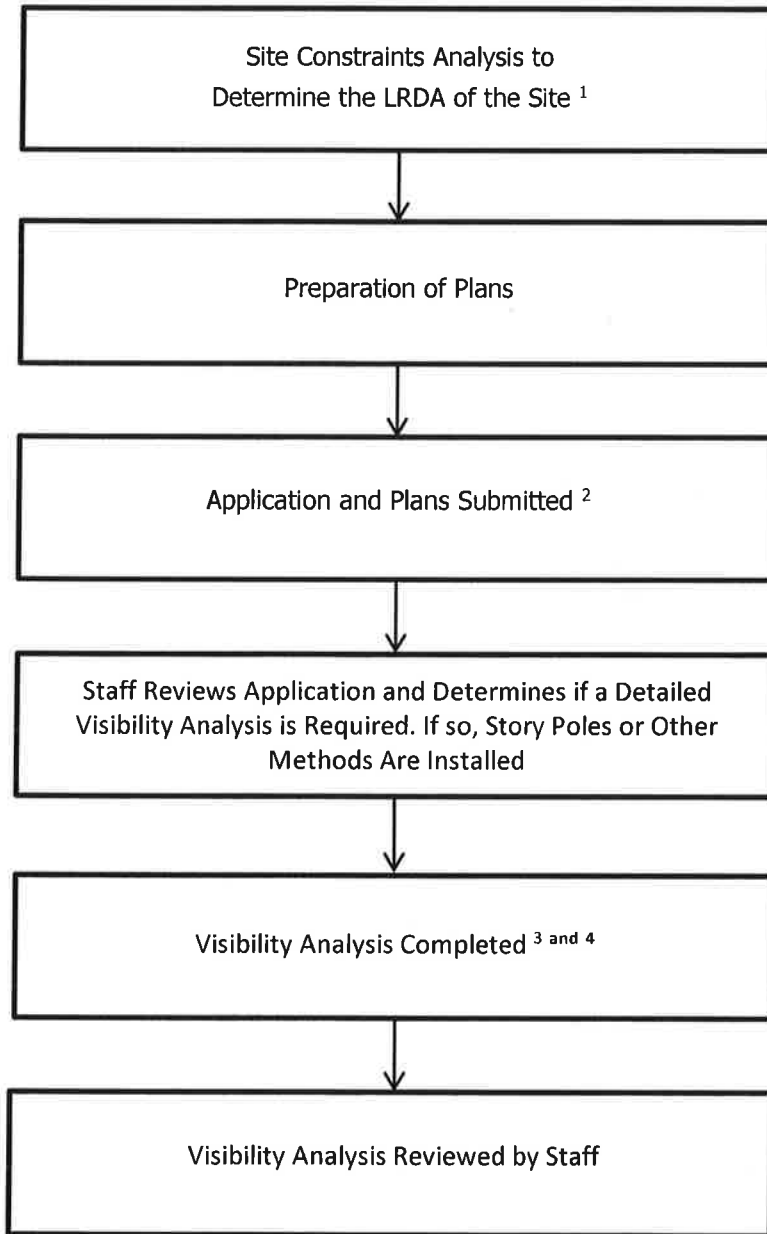
The locations of the viewing areas are shown on the map on the next page, and are as follows:

1. Blossom Hill Road/Los Gatos Boulevard
2. Los Gatos - Almaden Road/Selinda Way (across from Leigh High School)
3. Hwy 17 overcrossing/Los Gatos - Saratoga Road (Highway 9)
4. Main Street/Bayview Avenue
5. Other location(s) as deemed appropriate by the Community Development Director

Viewing area locations are intended to provide a general vicinity for the visibility analysis and photo locations. Where there are obstructions (buildings, signs, or foreground vegetation) that block a clear and unobstructed view of the site, the origination point shall be adjusted in consultation with staff to the nearest point that provides a clear and unobstructed view by moving away from the viewing area location along a public road up to 500 feet in any direction.



2. Visibility Analysis Processing Flow Chart

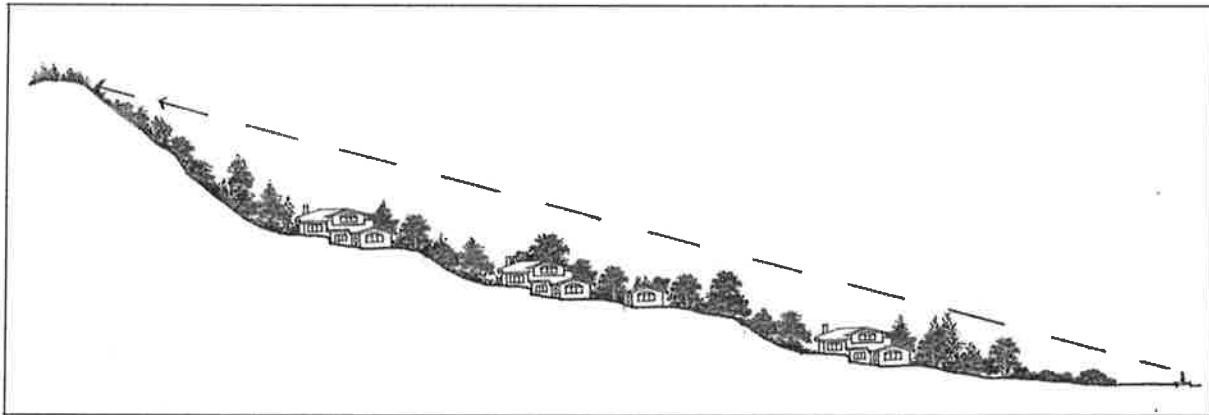


¹ Page 12 and page 56 of the HDS&G <http://www.losgatosca.gov/DocumentCenter/View/168> and <http://www.losgatosca.gov/DocumentCenter/View/175>

² Page 63 of the HDS&G <http://www.losgatosca.gov/DocumentCenter/View/175>

³ Page 13 of the HDS&G <http://www.losgatosca.gov/DocumentCenter/View/168>

⁴ Division 2 – Tree Protection Ordinance https://library.municode.com/ca/los_gatos/codes/code_of_ordinances?nodeId=CO_CH29ZORE_ARTIINGE_DIV2TRPR



Houses do not project above significant ridgeline

- 5. Preserve natural features.** Existing natural features shall be retained to the greatest extent feasible and integrated into the development project. Site conditions such as existing topography, drainage courses, rock outcroppings, trees, significant vegetation, wildlife corridors, and important views will be considered as part of the site analysis and will be used to evaluate the proposed site design.
- 6. Avoid hazardous building sites.** Building in areas with more than 30 percent slope or areas containing liquefiable soil with poor bearing capacity, slide potential, fault rupture zones and other geotechnical or fire hazards shall be avoided unless no alternative building site is available.
- 7. Protect riparian corridors.** Building sites shall be set back an appropriate distance from riparian corridors to be determined on a site by site basis. Natural drainage courses should be preserved in as close to their natural location and appearance as possible.
- 8. Protect wildlife.** Existing wildlife usage of the site and in particular any existing wildlife corridors shall be identified and avoided to the maximum extent possible.

Guidelines:

- 1. Solar orientation.** Building sites should be selected to take maximum advantage of solar access.
- 2. Solar orientation.** Building sites should be selected to take maximum advantage of solar access.