



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 09/01/2026

ITEM NO: 11

DESK ITEM

DATE: September 1, 2026

TO: Mayor and Town Council

FROM: Chris Constantin, Town Manager

SUBJECT: **Consider a Recommendation of Approval by the Planning Commission on Proposed Changes and Additions to the Town's Objective Design Standards for Multi-Family and Mixed-Use Projects. Not Subject to CEQA Review Pursuant to CEQA Guidelines Section 15061 (b)(3) Because It Can Be Seen with Certainty That There Is No Possibility that the Changes and Additions to the Town's Objective Design Standards for Multi-Family and Mixed-Use Projects Would Have a Significant Effect on the Environment. All Projects for Which the Objective Design Standards for Multi-Family and Mixed-Use Projects Will Apply Will Undergo Separate CEQA Review and Approval. Project Location: Town Wide. Applicant: Town of Los Gatos. Project Planner: Sean Mullin.**

REMARKS:

Attachment 9 contains public comments received between 3:01 p.m., Friday, August 28, 2026, and 11:00 a.m., Tuesday, September 1, 2026.

ATTACHMENTS:

Previously Received with the September 1, 2026, Staff Report:

1. Draft Resolution
2. Draft Objective Design Standards for Multi-Family and Mixed-Use Residential Projects
3. Draft Objective Design Standards for Multi-Family and Mixed-Use Residential Projects in Track Changes
4. June 24, 2026, Planning Commission Staff Report with Exhibits
5. June 24, 2026, Planning Commission Verbatim Minutes
6. Errata of Planning Commission Suggestions
7. LWC Presentation Slides

Attachments received with this September 1, 2026 Addendum:

8. Public comments received before 3:00 p.m. on Friday, August 28, 2026.

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SUBJECT: Authorize Professional Services Agreement with Dudek; Authorize Cost Sharing Agreement with Monte Sereno

DATE: September 1, 2026

Attachments received with this Desk Item:

9. Public comments received between 3:01 p.m., Friday, August 28, 2026, and 11:00 a.m., Tuesday, September 1, 2026.



September 1, 2026

Mayor Rob Moore and Members of the Town Council
Town of Los Gatos

Re: Agenda Item 11, Objective Design Standards for Multi-Family and Mixed-Use Projects

Dear Mayor Moore and Councilmembers:

The Santa Clara Valley Bird Alliance appreciates the Town's work to update its Objective Design Standards. We ask the Council to consider strengthening the proposed Exterior Lighting standards in Section 7.2, as suggested below. We also encourage the Town to consider developing Bird-Friendly Design standards and a Dark-sky ordinance, consistent with the General Plan.

1. Lighting standards

The proposed Section 7.2 addresses shielding, direct spill onto adjacent residentially zoned properties, and uplighting, but it does not address color temperature, unnecessary late-night illumination, or whether the amount of light is limited to what the activity actually requires.

EXISTING section 7.2

"Exterior lighting shall be fully shielded and restrain light to a minimum 30 degrees below the horizontal plane of the light source. Lighting shall be arranged so that the light will not shine directly on lands of adjacent residential zoned properties. Uplighting is prohibited."

PROPOSED section 7.2: (added text is underlined)(original text recommended for removal is struck through)

7.2 Exterior lighting shall be fully shielded and restrain light to a minimum 30 degrees below the horizontal plane of the light source. Lighting shall be arranged so that the light will not shine directly on lands of adjacent ~~residential-zoned~~ properties. Uplighting is prohibited. All exterior light sources shall have a correlated color temperature of 2700 Kelvin or lower.

All nonessential outdoor lighting shall be equipped with automatic controls programmed to extinguish the lighting by 11:00 p.m. or when the illuminated area is no longer in use, whichever occurs first. Lighting required by the California Building Code or Fire Code for safety or emergency access is exempt.

All exterior, landscape, and site lighting shall be designed and located so that light is the minimum necessary to support the activity designated for that area.

These are objective and measurable requirements. They give applicants clear expectations, provide staff with enforceable standards, and reduce impacts on neighboring properties, the environment, and the night sky.

2. Bird-friendly design

We recognize that detailed bird-friendly design standards may be difficult to add at this late stage. Such standards require important choices about applicability, treatment methods, exemptions, and the amount and location of glazing to be treated. These issues have received substantial public discussion in neighboring communities (Cupertino, San Jose, Palo Alto, Mountain View and others). We hope Los Gatos develops Bird-friendly design standards as a next step consistent with the General Plan, and provides an opportunity for public engagement.

San Mateo County's recently adopted Bird-friendly provisions provide one useful example. For specified areas and project types, its Design Review Ordinance defines acceptable treatments and establishes where those treatments must be applied. Please see Appendix A.

3. Recommendations

The proposed lighting provisions and potential future Bird-friendly standards would help move towards implementation of the Town's adopted General Plan policies ENV-7.10 Bird Safe Design and ENV-7.11 Dark Skies.

We respectfully ask the Council to consider our proposed changes to Section 7.2 as part of Agenda Item 11.

We also encourage the Town to consider developing citywide Bird-friendly design standards and Dark Skies ordinances implementing General Plan Policies ENV-7.10 and ENV-7.11.

Thank you for considering these recommendations.

Shani Kleinhaus, Ph.D.
Environmental Advocate
Santa Clara Valley Bird Alliance

Appendix A: San Mateo County bird-friendly design example

The following provisions were adopted for designated Design Review (DR) zoning districts in unincorporated San Mateo County. The ordinance recommends bird-friendly treatment generally and requires it on 90% of glazing for specified projects and on high-risk features such as glass railings, transparent corners, fly-through conditions, and surfaces above green roofs.

J. Use bird-friendly treatment on windows, glass railings, and other transparent exterior surfaces (“glass”) to minimize bird strikes.

Bird-friendly treatment is defined as one of the following:

(1) One of the following treatments applied to glass:

- a) opaque 1/4” dots or 1/8” lines with 2×2” spacing;
- b) low-reflectance opaque materials; or
- c) non-glass double-skin facades;

(2) Permanent patterns or coatings built into glass, such as Acid-Etched or Fritted Glass; or

(3) Screens or solar shading (e.g. external blinds, shutters, or rollers that can be moved based on the sun’s position).

E.2. Bird-friendly treatment, as defined in Section 8.256.170(J), or other equivalent alternative design measure, subject to approval by the Director of Planning and Building, is required on 90% of windows and other transparent exterior surfaces (“glass”) for:

(1) All new planned developments (e.g., residential subdivisions);

(2) Portions of new single-family homes above 30 feet;

(3) Building side(s) of new or renovated multifamily housing where glass makes up 40% or more of a building side surface area;

(4) New commercial, institutional, and industrial construction projects; and

(5) Additions and existing development that replace 50% or more of the existing exterior glass shall be subject to requirements pertaining to new construction for the relevant use type as listed above.

In addition, bird-friendly treatment is required on the entirety of the following new or replaced features, regardless of building height: glass railings, areas with transparent corners, fly-through

features, and all surfaces above a green roof.

Exemptions: 100% affordable multifamily housing, first-floor storefronts, and all operable sash windows.