

Comment Response Letter

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Date: 05.27.2022

Subject: 15650 Los Gatos Blvd
Consulting Architect Comment Response letter

Responses to Consulting Architect comment letter dated 05.04.2022 are following each comment.
Responses prepared by Kenneth Rodrigues and Partners in **Blue**.

Response to Comments:

NEIGHBORHOOD CONTEXT

The site is a former auto dealership located at the corner of Los Gatos Boulevard and Los Gatos Almaden Road. The site is largely a paved parking area with now abandoned sales and service buildings. Nearby uses are mixed, and include shopping centers, commercial strip buildings, an auto dealership, and residences. Photos of the site and surrounding neighborhood are shown below.

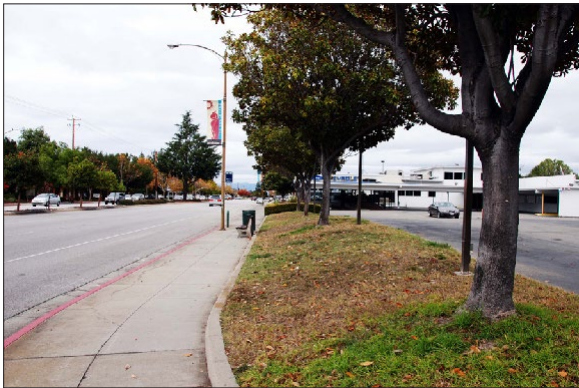




Site with existing building



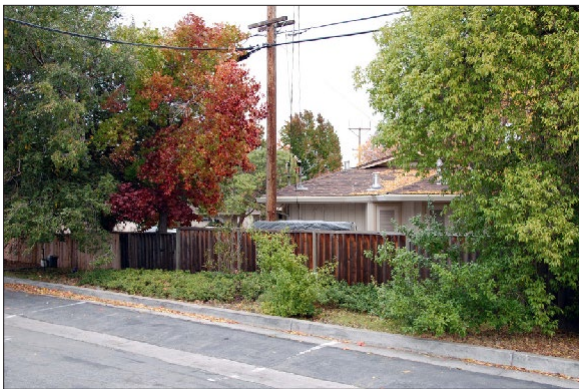
Adjacent auto dealership to the north



Los Gatos Blvd. site frontage



Los Gatos Almaden Road site frontage



Eastern parcel property edge



Shopping Center across Los Gatos Almaden Road



Commercial building across Los Gatos Blvd.



Commercial building across Los Gatos Blvd.

CONTEXT

The site, as an important corner lot on two main streets, needs to be viewed in the broader context of Los Gatos Boulevard. Over the past twenty years or so, several other corner lots have seen new development, and the Town has worked hard to guide that development in a manner to reinforce those corners with strong architectural forms and landscaping. The site and the other most important corners are shown in the aerial photos below.

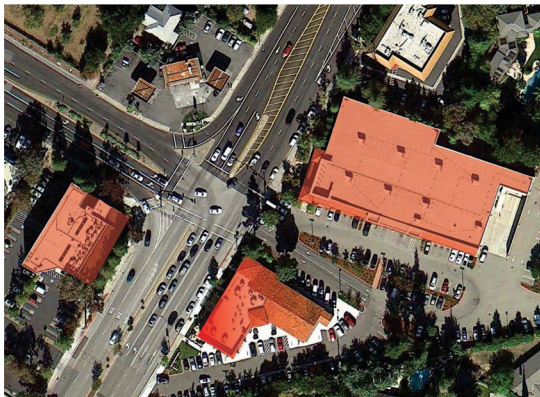
Some of the earlier project submittals for this site utilized site plans which separated the proposed structure from the Los Gatos Boulevard and Los Gatos Almaden Road frontages with parking lots. The current plan properly places the structure at the corner with parking to the side and behind it. This is much more desirable than allowing parking to dominate the street frontages. The proposed corner treatment is shown below with two other similar Los Gatos Blvd. intersections.



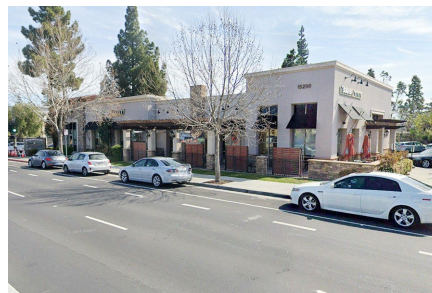
Proposed Site Plan



Proposed Corner Treatment



Lark Avenue Intersection



Blossom Hill Road Intersection



PROPOSED PROJECT*Proposed Los Gatos Blvd. Elevation**Proposed East Elevation (Entry and Parking Lot side)**Proposed North Elevation (Entry and Parking Lot side)**Proposed Los Gatos-Almaden Road Elevation**Los Gatos Blvd. Parking Lot Entry Corner**North Parking Lot Entry Corner**Los Gatos Blvd. Corner*

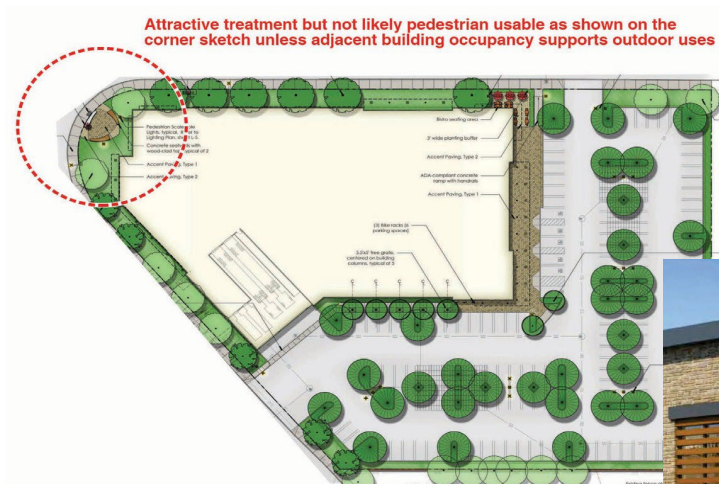
ISSUES AND CONCERNS

The proposed design is contemporary in style with a mix of flat and sloping roofs. It would be substantially different in that regard from most of the newer commercial projects along Los Gatos Blvd. which have been largely modeled on traditional Mediterranean Styles. The closest in style would be the Market Hall in the North Forty project. That said, the project is very well designed and would, I believe, be in the spirit of the Town of Los Gatos and the Town's Commercial Design Guidelines. There are, however, a few issues which staff may wish to discuss further with the applicant.

1. Provisions for safe pedestrian circulation from parking at the northern edge of the parking lot to the building entry are well provided for, but similar accommodations have not been made for parking at the eastern edge of the site



2. The proposed treatment at the intersection corner of the site appears attractive, but not likely pedestrian- usable as shown on the corner sketch below unless the adjacent building occupancy supports outdoor uses.



- The strong contrast of color on the central portion of the Los Gatos Blvd. facade and on the truck loading dock area would draw the eye like a focal point, and would disrupt the well-done design unity of the rest of the structure. Likewise, the window treatments (i.e., transparency) on all sides of the structure will depend on the tenant's interior uses.



RECOMMENDATIONS

- Add a landscape divider at the Los Gatos-Almaden Road project entry if possible



A landscape divider cannot be added since the truck turning movements need to utilize the entire driveway.

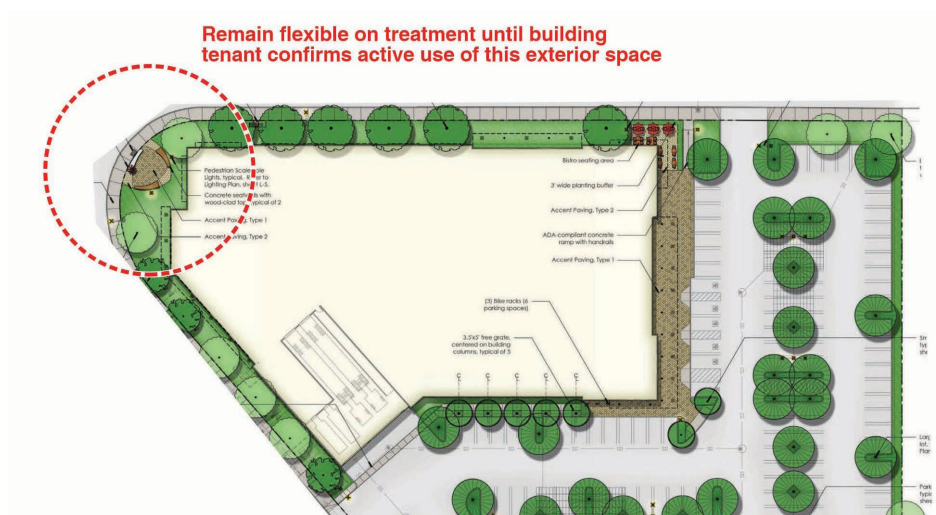
2. Provide a protected pedestrian circulation pathway from the east parking lot to the entry similar to the one proposed from the north parking lot.



Acknowledged. A new protected pedestrian circulation pathway is proposed from the east parking lot to the entry. Refer sheet A1.1 and A1.2

3. Remain flexible on the treatment of the Los Gatos Blvd /Los Gatos-Almaden Road intersection corner and the Los Gatos Blvd. facade fenestration until building tenant confirms potential interior uses. If not feasible as currently shown, add landscaping to the corner and investigate alternative treatments for the window areas. Some examples of both are shown below.

Acknowledged. The treatment of the Los Gatos Blvd /Los Gatos-Almaden Road intersection corner and the Los Gatos Blvd. facade fenestration has been finalized for the new tenant Whole Foods.





Corner Landscaping Example



Street-facing Window Examples



4. Tone down the color contrast of the white stucco wall volumes on Los Gatos Blvd. and the truck loading area walls or change the material to wood siding or stone to improve the overall design unity of the facades and to subordinate the visual prominence of the loading area.

Acknowledged. The color contrast on Los Gatos Blvd. and the truck loading area walls has been toned down with the introduction of a new tone down color, similar to the color recommended in the sketch below. Refer sheet A0.5, A3.0, A3.1 and A3.3.



Tone down color contrast or change to wood siding or stone to improve its overall unity of the other facades



Color contrast in areas under canopy OK

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