



SAND HILL PROPERTY COMPANY

May 20, 2022

Joel Paulson, Director
Community Development Department
Town of Los Gatos
110 E. Main St.
Los Gatos, CA 95030

RE: 15600 and 15650 Los Gatos Blvd. Letter of Justification

Dear Mr. Paulson:

Thank you for accepting our application for Architecture and Site review for 15650 Los Gatos Blvd. Sand Hill Property Company recently acquired this site which is the location of the former Los Gatos Chevrolet dealership. We are pleased to submit a project that will allow for the revitalization of this property so it will again contribute to the vibrancy, connectivity, and overall success of the Town.

Existing Site

The existing site has been vacant for over a decade and is comprised of two parcels. The first is 102,282 square feet and the second is 19,372 square feet, totaling 121,655 square feet (2.79 acres). There are three existing structures on-site. All were built in the 1970's and are primarily wood framed buildings associated with the former Chevrolet dealership. They are in a state of significant disrepair and hazardous conditions at this time. All buildings are proposed for demolition.

Project Summary

In accordance with the Town's 2040 General Plan land use for the site (Mixed Use Commercial), we are proposing a new commercial/retail building and fully redeveloped site. The building will be a single-story building, anticipated to be 42,645 sf. (.35 FAR and Lot Coverage). This includes a 40,170 sf. building and a 2,475 sf. truck loading area. All new parking will be surface stalls with 164 spaces and associated bicycle parking. It will be comparable in size, scale, and use, to the surrounding retail buildings currently found on Los Gatos Boulevard. While we do not have a specific tenant under agreement at this time, the building is designed to accommodate a new grocery market. The public hours of operations are approximately 7:00am - 10:00pm. This is the publicly accessible hours, with employees working outside of those hours.

The site is zoned CH - Restricted Commercial Highway which envisions "vehicular oriented uses and sales along highway frontages, intermingled with compatible retail, service and administrative activities." The building and site plan are designed to be in compliance with current Town policies and development standards, including property setbacks, lot coverage, and height requirements.

Architectural Narrative

The new retail building has been designed in accordance with the 2005 Commercial Design Guidelines and the existing built environment in Los Gatos. The building has been broken down to small scale architectural features, including special attention to landscaping and architectural details. The building's form utilizes materials and details that are compatible with nearby architecture. The design includes beautiful natural material and finishes, such as stone veneer, wooden members, stucco and aluminum canopies, giving it a softer commercial character. Special attention has been given to the corners of the building, designed as more transparent taller spaces, and including beautiful architectural details such as stone cladding finishes or louvered wood features. The main entrance is located in the north elevation and emphasized by a taller structure with a sloped roof. The building maintains continuity of designs, materials, form and architectural detail for all elevations to reinforce the unique scale and character of Los Gatos.

A strong pedestrian orientation is another key aspect of the design, given the Boulevard's close proximity to surrounding residential neighborhoods. The building has been designed with a strong commitment to human scale, and it includes pedestrian canopies and trellises all around the building. The setback areas near the edges of the building are substantially landscaped for visual screening, including large specimen trees, flowering plants, and hedges.

Site and Landscape Narrative

The plans show the new building set away from the adjacent residential neighbor, providing a larger buffer/privacy zone versus the existing buildings. This makes the new building relate strongly to the streetfront while hiding or de-emphasizing the parking lot behind. Quieter uses and landscaping have been placed near the rear fence-line of the site, minimizing potential noise and light impacts. The proposed single-story building will also protect from any perceived privacy conflicts with the neighborhood, by eliminating any second story lines of sight. Throughout the process we will continue to give particular attention to the sensitivity of this neighborhood interface.

The landscape design provides a pedestrian friendly and attractive landscape frontage at this important corner of Town. A new public plaza has been located at the corner of Los Gatos Boulevard and Los Gatos Almaden Road. This major design feature will be a publicly accessible outdoor space open for community use. Special treatment has been also given to paving, specially at pedestrian crossings of project entries and new plaza area. The project also provides pedestrian amenities and pedestrian scale lighting. Pedestrian plazas, public art, enriched paving materials and convenient bicycle parking welcome the community to the site.

The proposed landscaping takes advantage of many good quality mature trees and preserves them where possible. It also provides new large scale shade trees to significantly enhance the tree canopy over the site. Native and Mediterranean adaptive species are used in the planting design to create enhanced habitat and drought resilient landscape design.

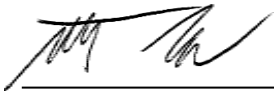
Finally, the parking lot is heavily landscaped with groups of trees and bushes. This will visually break up the paved area while providing needed shade and creating a positive landscape buffer.

Sustainable Design:

- Energy efficient HVAC system would be used.
- Use of solar energy – Solar PV panels would be installed on roof.
- Reduction of energy demands - Sun shade canopies, trellis and translucent glazing would be used for energy reduction and to reduce solar heat gain.
- Minimization of storm water runoff - Through the use of bio-swales and landscape features that conform to C-3 requirements
- Recycled materials such as wood siding and trim, concrete design mix and asphaltic paving mix would be used.
- No copper roofing is used on the project.
- Cal green recommended insulation would be used and Energy efficient lighting would be installed.

We look forward to hearing Staff's comments and to continue working with the Town on this exciting project.

Sincerely,



Steve Lynch
Director of Planning and Entitlements
Sand Hill Property Company

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