



July 18, 2019

Ryan Safty
Associate Planner
Town of Los Gatos
110 E. Main Street
Los Gatos CA 95030

**Subject: 16212 Los Gatos Blvd
2017/2019 - Building Setback Exhibits**

Dear Mr. Safty:

BKF prepared two setback exhibits associated with the proposed commercial development at 16212 Los Gatos Blvd. The purpose of the exhibits is to show that the proposed project is consistent with the setbacks of existing buildings along Los Gatos Blvd, in the general vicinity of the proposed project. The term "setback" in these exhibits refers to the dimension measured from the Los Gatos Blvd curb face to the closest ground-floor building face. The measurements were taken from the face of the buildings, excluding minor trim projections and roof eaves. I personally performed the measurements June 11, 2019.

2017 EXHIBIT

The 2017 exhibit presents setbacks to existing buildings as well as setbacks to the proposed building as presented to the Town in 2017. The setback from Los Gatos Blvd to the proposed commercial building in 2017 was 24'-2". This exhibit also shows the public sidewalk widths along Los Gatos Blvd and Shannon Road prior to the implementation of the Safe-Routes-To-School initiative. Los Gatos Blvd included an 8' sidewalk with no landscape strip and Shannon Road included a 10' sidewalk with no landscape strip.

2019 EXHIBIT

The 2019 exhibit presents setbacks to existing buildings as well as setbacks to the proposed building as presented to the Town under the current proposal. The setback from Los Gatos Blvd to the proposed commercial building as presented in 2019 is 24'-8". This is 6" more than presented with the 2017 proposal. It should be pointed out that the setback along Los Gatos Blvd is measured from the proposed face of curb, which will shift 10' west (towards the median) due to the elimination of the outside travel lane. The removal of the travel lane is a requirement of the Safe-Routes-To-School initiative. The resultant setback of 24'-8" along Los Gatos Blvd is a greater setback than the three buildings to the north of the proposed project: Edward Jones, Magneson Loop Residential and KFC/Taco Bell as depicted on the exhibit.

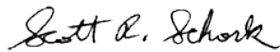
This 2019 exhibit also shows the public sidewalk widths along Los Gatos Blvd and Shannon Road AFTER the implementation of the Safe-Routes-To-School initiative. Los Gatos Blvd and Shannon Road now include 10' sidewalks with a 4' landscape buffer to separate pedestrians from traffic. The sidewalk width along Los Gatos Blvd increased 2' in width compared to the 2017 proposal. Both Los Gatos Blvd and Shannon Road now include a 4' landscape buffer which was not part of the 2017 proposal.

The Safe-Routes-To-School initiative also required reconfiguration of the traffic signal at Shannon Road and Los Gatos Blvd as presented in the 2019 Exhibit. The pork-chop island at the northeast corner of Los Gatos Blvd and Shannon Rd was eliminated as a result of the required lane drop on northbound Los Gatos Blvd. This is a much safer condition for pedestrians attempting to cross Los Gatos Blvd.

I hope this letter clarifies the setbacks and identifies the Safe-Routes-To-School improvements/benefits to the community.

Sincerely,

BKF Engineers



Scott R. Schork, P.E.
Principal/VP

2017 PROJECT

ALL SETBACK DIMENSIONS ARE MEASURED FROM GROUND-FLOOR FACE OF BUILDING TO FACE OF CURB.

★ TWO STORY

MITCHELL AVENUE

GRANT BISHOP LANE

ROBERTS ROAD

★ ROBSON HOME SUBDIVISION

★ YOGA SOURCE

26'-6"

27'-6"

LOS GATOS BLVD

8' ATTACHED SIDEWALK W/ TREE WELLS

24'-2" (FIRST FLOOR) FACE OF CURB TO FACE OF BUILDING

33'-0"

23'-0"

18'-6"

24'-6"

★ COMPASS REAL ESTATE 16268 LG BLVD

SHANNON ROAD

★ 2017 PROPOSAL 16212 LG BLVD

★ EDWARD JONES 16190 LG BLVD

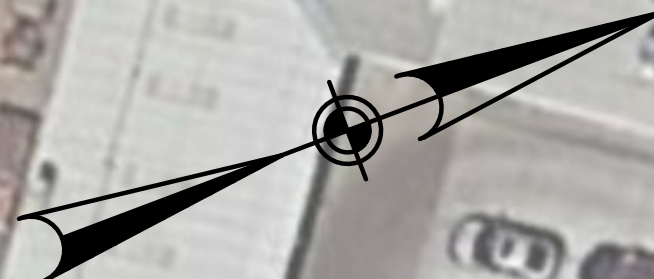
★ RESIDENTIAL

★ KFC / TACO BELL

10' ATTACHED SIDEWALK W/ TREE WELLS

★ ARTISAN WINE DEPOT

MAGNESON LOOP



2019 PROJECT

ALL SETBACK DIMENSIONS ARE MEASURED FROM GROUND-FLOOR FACE OF BUILDING TO FACE OF CURB.

★ TWO STORY

MITCHELL AVENUE

GRANT BISHOP LANE

ROBERTS ROAD

LOS GATOS BLVD

SHANNON ROAD

MAGNESON LOOP

★ ROBSON HOME SUBDIVISION

★ YOGA SOURCE

26'-6"

27'-6"

10' DETACHED SIDEWALK
W/ 4' LANDSCAPE STRIP

24'-8" (FIRST FLOOR)
35'-9" (SECOND FLOOR)
FACE OF CURB TO FACE OF BUILDING

33'-0"

23'-0"

18'-6"

24'-6"

★ COMPASS REAL ESTATE
16268 LG BLVD

★ 2019 PROPOSAL
16212 LG BLVD

★ EDWARD JONES
16190 LG BLVD

★ RESIDENTIAL

KFC / TACO BELL

10' DETACHED SIDEWALK
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