

February 3, 2025

**RE: 235 Oak Meadow Drive, Los Gatos, CA
Project Description**

Dear CDAC:

Existing Property Description:

The Property is located on the west side of Oak Meadow Drive between Roberts Road and Blossom Hill Road. It is flanked by residential buildings to the north and south, medical buildings to the east, single family to the west. The Property is currently occupied by a two-story office building that was constructed in 1962. There are no historical aspects to the property.

Proposed Development Description:

The proposal includes the demolition of the existing structure and the construction of a five-level luxury condominium project that is constructed over a street level parking garage. The units will all be for sale. 2 units out of the 12 (the allowable density is 9 units) will be set aside for lower income households consistent with requirements in the State Density Bonus Law that requires 15% of the project units be offered at prices affordable to lower-income households and they will be dispersed throughout the project. We will be utilizing the State Density Law to increase the height of the project by 35' for total of 70', the current zoning only allows 35'. The project will also provide a large roof deck that will be accessible to Regency HOA on a monthly basis. In addition, the project will provide a community dog park on the upper street level as part of the project. The project will provide the necessary parking as required by the Zoning Ordinance, 3 stalls per unit. We will also provide the required short-term and long-term bicycle parking.



120 W. Campbell Ave.
Suite D
Campbell, CA 95008
T: 408 . 371 . 1269
F: 408 . 370 . 1276

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