

From: Cheryl Huddleston <[REDACTED]>
Sent: Saturday, May 4, 2024 2:27 PM
To: Sean Mullin <SMullin@logatosca.gov>
Subject: Projects at 143 and 151 E. Main and 101 S. Santa Cruz

[EXTERNAL SENDER]

I have looked at the rendering and plans for the above projects. Thank you for posting so much information.

143 and 151 E. Main: I wish this could be kept to the existing 3 story limit and putting all of the parking in 2 levels below ground. The Architect has made an attempt to blend the structure with existing buildings in the area. He is to be commended with the brick, and set back of the 4th floor.

Thank you, Cheryl Huddleston
[REDACTED]

From: [REDACTED]
To: [Ryan Safty](#)
Subject: feedback on 143 and 151 E Main Street proposal
Date: Saturday, March 1, 2025 9:33:14 AM

[EXTERNAL SENDER]

i'm writing to ask that the Los Gatos Town Council and Planning Commission reject this proposal along with the other proposals in flight (eg, post office plans) that threaten the character of our small, charming downtown area. the proposed building at 143 and 151 East Main Street in particular is a monstrosity that looks completely incongruous with its surroundings, when considering its proposed girth, height and architecture. consider a design more in-line with the Beckwith Block (Southern Kitchen) or Soda Works Plaza (Purple Onion) to be infinitely more palatable!

as written this proposal is not a good fit for our community and as a constituent i would ask that you reject it.

regards,
david knol

[REDACTED]
los gatos



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
dtsc.ca.gov



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

March 3, 2025

Ryan Safty
Associate Planner
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030
rsafty@losgatosca.gov

RE: MITIGATED NEGATIVE DECLARATION FOR THE 143 & 151 E. MAIN STREET MIXED-USE PROJECT DATED FEBRUARY 27, 2025, STATE CLEARINGHOUSE NUMBER [2025021056](#)

Dear Ryan Safty,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the 143 & 151 E. Main Street Mixed-Use Project (Project). The Project proposes to demolish the existing on-site uses and then construct a four-story mixed-use building with underground parking. The ground level of the proposed building will include 2,416 square feet of pedestrian-oriented commercial with a total of 30 residential units located in the building. DTSC recommends and requests consideration of the following comments:

1. The Phase I Environmental Site Assessment recommends that if the property use changes to residential or if the property is redeveloped and no longer utilizes a raised foundation, then soil vapor testing on the site should be conducted. DTSC recommends the Town of Los Gatos enter into a voluntary agreement to address contamination at brownfields and other types of properties or receive oversight from a [self-certified local agency](#), DTSC or Regional Water Quality Control Board. If entering into one of DTSC's voluntary agreements, please note

that DTSC uses a single standard Request for Lead Agency Oversight Application for all agreement types. Please apply for DTSC oversight using this link: [Request for Agency Oversight Application](#). Submittal of the online application includes an agreement to pay costs incurred during agreement preparation. If you have any questions about the application portal, please contact your [Regional Brownfield Coordinator](#).

2. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment Guidance Manual](#). Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC would like to thank you for the opportunity to comment on the MND for the 143 & 151 E. Main Street Mixed-Use Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via our [CEQA Review email](#) for additional guidance.

Sincerely,



Dave Kereazis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Ryan Safty
March 3, 2025
Page 3

cc: (via email)

Governor's Office of Land Use and Climate Innovation
State Clearinghouse
State.Clearinghouse@opr.ca.gov

Kenneth Rodrigues
Architect and Applicant
Kenneth Rodrigues & Partners, Inc
kenr@kprarchitects.com

Shoshana Lutz
Senior Planner (EMC)
EMC Planning Group
lutz@emcplanning.com

Tamara Purvis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

Scott Wiley
Associate Governmental Program Analyst
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov

From: **Cathleen Bannon** <[REDACTED]>
Date: Mon, Mar 3, 2025 at 9:10 AM
Subject: 143 & 151 E. Main St
To: <RSafty@losgatoca.gov>

Hello- I am writing in concern to the proposed project on E Main Street next to the high school.

First the visual rendering is misleading to the public as it shows an open space across from it which inaccurately looks like there is open space around the building. In fact the large building would crowd the narrow two lane street.

Second, the large mix used building next the high school would create madness in an already super congested area trying to flow over 2,000 students/families through the area twice a day. This building would unnecessarily cause chaos. Again, too big in the most congested area of town.

Third, if it were to be built the two years of construction would be madness. Clearly the construction vehicles would need to take up all the parking in the area, closed streets, etc would make getting to the school or downtown impossible.

Please, please...yes the building does look like the town, but the size & placement is too much

Cathleen Bannon

[REDACTED]
Parent of two students at LGHS

From: [REDACTED]
To: [Ryan Safty](#)
Subject: 143 and 151 E. Main Street Mixed-Use Project - Public Comment
Date: Thursday, March 6, 2025 10:37:13 AM

[EXTERNAL SENDER]

Ryan,

I am writing to express my strong support for the proposed mixed-use development at 143 and 151 E. Main Street. This project is exactly the kind of thoughtful, well-designed growth that Los Gatos needs.

The proposal strikes an ideal balance—adding much-needed downtown housing while maintaining retail space and preserving the town’s architectural character. Its inclusion of underground parking is a smart solution that mitigates congestion concerns. This is precisely the kind of responsible development that enhances our community without compromising its charm.

I urge the Planning Commission to stand firm against the obstructionist, anti-growth sentiment that too often stifles progress in Los Gatos. Our town must evolve to remain vibrant, welcoming, and accessible. Approving this project is a step in the right direction.

Thank you for your time and consideration.

Michelle Badger
17136 Wild Way

[REDACTED]

From: [REDACTED]
To: [Ryan Safty](#)
Subject: Building Development Project Feedback
Date: Thursday, March 6, 2025 10:41:10 AM

[EXTERNAL SENDER]

Hi Ryan,

Don't build this. It's a disgrace to the town of Los Gatos and a waste of money.

Preserve our town. Preserve our history. Preserve our culture.

Best regards.

From: [REDACTED]
To: [Ryan Safty](#)
Subject: 143 and 151 E. Main Street Mixed Use Project
Date: Thursday, March 6, 2025 10:54:08 AM

[EXTERNAL SENDER]

To Ryan Safty

I am writing to you to give my comments as to why I am strongly against the development proposed at 143 and 151 E Main Street.

I grew up in Los Gatos, went to Van Meter, Fisher and LG High. I lived in San Francisco for 15 years so I understand the difference between a city and a town. I have three children in the local schools. One at Van Meter, one at Fisher and one at the HS. I have been on the board at Van Meter for over 8 years and volunteer weekly at LG High. I live on Euclid Avenue off of College right in the heart of this town that I love .

I understand the need for more housing, I understand that the town has to adhere to laws regarding housing that come from the state. I understand that for many of these developments our hands are tied. I try to be sane and open minded when it comes to development because I know that in many instances we do not have a choice. But I also know that during the summer weekends many days we cannot leave our house due to the traffic downtown. We literally drive down college and turn around and go home because there are bumper to bumper cars. I worry that if there is ever a fire or an emergency my neighbors and my family will not be able to get out because there are not enough exit routes or an emergency vehicle will not be able to get in. I love my neighborhood but I am starting to worry about living here.

The corridor where this building is proposed to go in is an absolute traffic nightmare. I know this because I have to drive it at least 4 times a day to drop off and pick up kids from school and after school activities. Why on earth would it be a good idea to put 30 residential units in an area where there is a small two lane road that for many times during the day is literally bumper to bumper. I cannot even fathom how construction would go. I guess I would need to leave my house at 730 to go 1 mile down the road to get my kid to elementary school. This proposal is not about housing numbers, this is about greed and shoving too many units in small spaces to turn the biggest profit.

I hope the Town of Los Gatos does everything in their power to stop this one or at least get them to change the scope to be realistic.

Thank you for your time
Jamie Fumia

From: [REDACTED]
To: [Ryan Safty](#)
Subject: 143 E Main
Date: Thursday, March 6, 2025 11:42:45 AM

[EXTERNAL SENDER]

This proposal is so poorly thought out. The traffic in town is already unbearable during school start and end times, not to mention weekend beach traffic.

Why has our town sold out to the highest bidder? There has to be a compromise that works for all of us that live in the town. 30 units???

The schools in the area are already over crowded has that been factored in?

I've lived in Los Gatos for 53 years and am so sad to see what's happening to our town. I am firmly against this development.

Gail Manganello

Sent from my iPhone

From: [REDACTED]
To: [Ryan Safty](#)
Subject: Opposition to the 143 and 151 E. Main Street Mixed-Use Project
Date: Thursday, March 6, 2025 12:20:48 PM

[EXTERNAL SENDER]

Dear Ryan,

I am writing to express my strong opposition to the proposed development that seeks to demolish the existing on-site uses and construct a four-story mixed-use building with underground parking near Los Gatos Highschool. While I understand the need for growth, this project raises several concerns that will have a lasting negative impact on our community.

First and foremost, **traffic congestion** in the area is already a significant issue, particularly during school drop-off and pick-up times. The high school generates substantial pedestrian and vehicle activity, and adding 30 residential units along with commercial space will only exacerbate the problem. Furthermore, when there are disruptions on Highway 17, local streets become highly congested, making it difficult for residents to navigate their own neighborhoods. Beach traffic during warmer months further compounds the situation, and this new development will only aggravate these existing problems.

Additionally, **pedestrian safety is a major concern**. With a large number of students walking to and from school - before, during lunch and after, as well as seniors and families frequenting the nearby senior center, library, and churches, the increased traffic could put pedestrians at greater risk. I have personally witnessed near-accidents involving pedestrians in this area due to inattentive drivers, and adding more vehicles to an already problematic location could lead to dangerous consequences.

Beyond traffic and safety issues, **the proposed building does not align with the town's charm and character**. A four-story structure in this location will be an eyesore and detract from the unique aesthetic of Los Gatos. Our town is known for its historic and small-town appeal, and this type of high-density development is inconsistent with that identity.

While I recognize the importance of providing housing options, this project does not adequately balance the needs of the community with responsible urban planning. I urge you to reconsider the approval of this development or, at the very least, require significant modifications to ensure it does not negatively impact traffic, pedestrian safety, and the character of our town.

Thank you for your time and consideration. I hope you will take the concerns of local residents seriously.

Jenny

From: [REDACTED]
To: [Ryan Safty](#)
Subject: Fwd: Town of Los Gatos seeking public input on the proposed development at 143 & 151 East Main Street
Date: Thursday, March 6, 2025 1:20:22 PM

[EXTERNAL SENDER]

Goodmorning,

I am in favor of building upwards for more real estate for the Los Gatos community, however, I really enjoy having a coffee shop on that corner of the street and would love to not see it go away.

The other major concern I have is the flow of traffic. Our drop off flow during 8:07-8:34 am is so stagnant and difficult to navigate through, as well as 2:19-2:55 every day. It would be so challenging to propose several new small businesses in that specific location because there is truly not enough parking for our own students and staff on campus. For parents attending meetings, school events, it is a challenge to find parking spots. I would recommend that this plan only be supplemented by a parking lot/structure in place of another standing building now.

Please plan for parking, is the moral of my concern!

Sarah Pereira

School Counselor for (Q-S)

Los Gatos High School

[REDACTED]

[Feb '25 Guidance Newsletter](#)

----- Forwarded message -----

From: Dave Poetzinger via Aeries Communications [REDACTED]

Date: Thu, Mar 6, 2025 at 10:26 AM

Subject: Town of Los Gatos seeking public input on the proposed development at 143 & 151 East Main Street

[REDACTED]

[REDACTED]

Los Gatos High School

[REDACTED]

From: [REDACTED]
To: [Ryan Safty](#)
Subject: 143 & 151 East Main Street
Date: Thursday, March 6, 2025 2:46:42 PM

[EXTERNAL SENDER]

> Hello-

> I am writing in concern to the proposed project on E Main Street next to the high school.

>

> First the visual rendering is misleading to the public as it shows an open space across from it which inaccurately looks like there is open space around the building. In fact the large building would crowd the narrow two lane street.

>

> Second, the large mix used building next the high school would create madness in an already super congested area trying to flow over 2,000 students/families through the area twice a day. This building would unnecessarily cause chaos. Again, too big in the most congested area of town.

>

> Third, if it were to be built the two years of construction would be madness. Clearly the construction vehicles would need to take up all the parking in the area, closed streets, etc would make getting to the school or downtown impossible.

>

> Please, please...yes the building does look like the town, but the size & placement is too much

>

> Carrie Dean

> 128 Teresita Way

From: [REDACTED]
To: [Ryan Safty](#)
Subject: Fwd: 143 & 151 E. Main Street comment
Date: Thursday, March 6, 2025 6:37:52 PM

[EXTERNAL SENDER]

The new proposed structure for 143 & 151 E. Main Street looks gorgeous!

I read the transportation assessment that seemed quite thorough and would appreciate if the town would push for a 3rd subterranean level of parking that would not only allow the town's requirements to be met for resident, commercial, visitor, and bike parking, but also to provide spaces for high schoolers that drive to school as the street parking constantly is filled with their cars getting ticketed after 90 minutes.

Thanks,

...Andrew Coven, LG Resident

From: [REDACTED]
To: [Ryan Safty](#)
Subject: Re: Public comment: Mixed - use development 143 and 151 E. Main Street
Date: Friday, March 7, 2025 12:20:44 PM

[EXTERNAL SENDER]

Good afternoon,

I am writing about the proposed mixed-use development at **143 and 151 E. Main Street**. I understand that the town is required to meet certain high-density requirements, as the state dictates.

My concern with the current proposal at this property is related to the **traffic and parking issues** that it will create. The area around the high school is currently heavy with traffic during the morning and afternoon school hours. The four-way stop at the intersection (Pleasant St. at Main St.) backs up past the library, and up the hill in the other direction. Will a traffic light be installed there? The intersection next to the development at High School Court at Main St. is already challenging to exit due to visibility of cars parked along Main Street.

I read the **parking proposals** and it looks like neither one meets the minimum town standards. How will this be fixed before re-developing the site? Somehow the gym one block down the street (The Club LG) was able to not meet reasonable parking requirements, as members fill up most of the street parking spots during the day because their parking lot is so small.

Thank you,
Elke Billingsley

Los Gatos resident

From: [REDACTED]
To: [Ryan Safty](#)
Subject: 143 and 151 E. Main Street comments
Date: Friday, March 7, 2025 12:48:10 PM

[EXTERNAL SENDER]

Hi, the headmaster of Los Gatos High asked parents to share any concerns regards the proposed development of the address above to this email address.

Whilst I think that its a good idea, as know that Los Gatos is under an affordable housing mandate and its a pretty ugly existing building and would be an improvement, I am worried about kids safety and parking during the building stage.

Most of us parents have to drop off our kids along Church in the morning, as the traffic is impossible out front of the school and also pick up at 2.30 or 4 on the same street so unless the work is done outside of those hours its going to cause havoc safely dropping off our kids with material supply / construction trucks, workers vehicles also using the road.

I am pretty sure that the entire area will also be cordoned off securely, as some of these kids are space monkeys outside of classes and never look where they are going, often glued to their phones with heads down so I think the safety is going to be a huge concern unless you can get a huge chunk of the build done during the summer holidays.

Hopefully the parking underneath the garage will be enough for the residents to not also have to use the parking along church street as its already difficult to pick up/drop off with cafe users, church goers and the pre-school but I guess that is a while away and my son will hopefully have graduated by then lol.

Rgs Chris

From: [REDACTED]
To: [Ryan Safty](#)
Cc: [REDACTED]
Subject: Re: input on 143 & 151 East Main Street
Date: Friday, March 7, 2025 1:15:00 PM

[EXTERNAL SENDER]

Dear Mr. Safty,

Hope this message finds you well. I received the following email from our high school principal. We have owned and lived in our home in Almond Grove for over 17 years, and currently have 2 students attending Los Gatos High. It is an amazing school.

With this proposed development that is adjacent to the high school, my husband and I are very concerned about the safety and increased traffic problems it would cause. Currently, drop offs and pickups are already challenging and often chaotic; additionally, all the afterschool activities go well into the evenings.

The proposed development is enormous and the additional traffic and activity it would generate would create a very stressful environment for the students even before they begin their school day. Accordingly, it would set back their productivity and studies. We hope that as you and the planning commission review this project, that you will take these grave concerns into consideration. Hopefully, a small-scale project will take place instead.

Thanks in advance,
Gloria and Eric R.

Sent from my iPhone

Begin forwarded message:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Ryan Safty](#)
Subject: 143 & 151 Construction Project
Date: Friday, March 7, 2025 2:54:27 PM

[EXTERNAL SENDER]

Hello Ryan,

I received notification re: the 143 & 151 construction project. This project is going to significantly impact the drop-off and pick-up of Los Gatos High School students. Traffic during morning and pick-up is already congested and will be made far worse. What is being proposed to alleviate the impact that this project will have during these times? Additionally, the noise level will be very disruptive during school hours. What is going to be done about that?

Thank you,
Isabel Guerra

From: [REDACTED]
To: [Matthew Hudes](#); [Rob Rennie](#); [Maria Ristow](#); [Mary Badame](#); rmoore@losgatos.gov
Cc: [Ryan Safty](#)
Subject: Proposed 141 and 153 East Main St. project
Date: Friday, March 7, 2025 9:14:02 PM

[EXTERNAL SENDER]

Dear council members,

The height of this project will obscure hillside views. The size and mass is way out of proportion with other buildings located in downtown Los Gatos. This project is much too large for our town.

Is there any chance it could kindly be scaled back to a single story structure instead?

Best regards,
Mike Kennedy
26 Bayview Ave.

[REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [Ryan Safty](#)
Cc: [REDACTED]
Subject: Comment for 143 and 151 E. Main Street Mixed-Use Project
Date: Sunday, March 9, 2025 2:58:58 PM

[EXTERNAL SENDER]

Hello,

I am a parent with a sophomore at LGHS and an incoming freshman next year. The current traffic around the school at all times (not just drop-off and pickup) does NOT allow for a multi-story mixed use project. We cannot seriously be considering that for that area. A new project that correlates with the high school area would be great but not a multi-story that will congest traffic even more. Please do not approve this project. It will impact the high school students, teachers, parents, and community in a negative way.

Thank you,

Jennifer Lambert

From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Monday, March 10, 2025 3:36 PM

To: Planning <Planning@losgatosca.gov>

Subject: Online Form Submission #15665 for Community Development Contact Form

[EXTERNAL SENDER]

Community Development Contact Form

First Name Majid

Last Name Alasvandian

Email Address (Required)

[REDACTED]

Phone Number

[REDACTED]

Tell Us About Your Inquiry
(Required)

Comment Regarding A Planning Project

Address/APN you are
inquiring About (Required)

143 and 151 E Main

Message (Required)

I have lived in 103 Cleland Ave since Feb., 1999. I and many of residents in Los Gatos Main area consider this project way out of proportion for the lot size and the location. My concerns are:

- 1) This building is too big. The height is twice the size of every thing around. It ruins the small town character of Los Gatos.
- 2) 30 units plus commercial spaces and parking lots in 14000 sq feet is too dense and it does impact traffic around. Many parents drop their kids right around this location and it is already too crowded.
- 3) Approval of this project will set a precedence for the owners of other commercial buildings nearby to convert their small lots into 4 or higher story buildings. What is that going to stop them once this project gets approved?
- 4) Fire hazards- All homes behind the library are considered

to be in fire hazard zone and as you all know all homes behind Library have two evacuation routes in case of Fire (Jackson and College) and both streets merged into the Main street. Main is already narrow for the existing traffic, adding high density homes near downtown will endanger the lives of existing residents in case of any wild fires in the hills.

People want to come to Los Gatos for the small town character feel of the town and the downtown setting with the hills visible to pedestrians. Let's not ruin the beauty of this town by setting precedence in issuing permits to people who are in this just to make money and go to the next project.

Add An Attachment if applicable

Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: [REDACTED]
To: [Ryan Safty](#)
Subject: 143 and 151 E. Main
Date: Monday, March 10, 2025 11:10:32 AM

[EXTERNAL SENDER]

I volunteer at the Friends of Los Gatos book store, so I can attest to the amount of traffic on East Main Street during the week, on weekends, and especially during school dismissal times. Adding beach traffic during the summer months to normal traffic and now a 30 unit family complex will make the traffic situation gridlock. Parking during the week and on weekends is almost impossible.

How can library patrons, LG Rec patrons, school employees and students find parking with the additional cars that will come with a multi-story apartment building?

Please consider the impact of neighboring public and businesses that require access to parking and a flow of traffic that makes our downtown accessible. I travel from Shannon Road to the library and I experience bumper to bumper traffic

on the weekends now and very few parking spaces in the Main Street area.

Thank you for your consideration

Karen Chase
107 Ann Arbor Dr
Los Gatos

From: [REDACTED]
To: [Ryan Saft](#)
Subject: 143 E Main Street Proposal
Date: Monday, March 10, 2025 2:42:34 PM

[EXTERNAL SENDER]

This project makes no sense - replacing one story small businesses with a 4 story building right next to the high school is a horrible plan. That area of town already is already only accessible two ways and becomes backed up with traffic due to the high school. Adding more traffic and ridiculous, barely usable underground parking, is a joke. Visually, the project doesn't fit in with the surrounding area.

I strongly urge the Town Council to reject this proposal.

From: Michael Kennedy <[REDACTED]>

Sent: Monday, March 10, 2025 5:23 PM

To: Ryan Safty <RSafty@losgatosca.gov>

[REDACTED]

Subject: Re: Proposed 141 and 153 East Main St. project

[EXTERNAL SENDER]

Dear Mr. Safty,

Thank you for quickly following up in your kind response below. There is also a concern about the effect of an increase in traffic how it will affect pedestrian and bicycle safety in particular. Can you please forward this additional information to the applicant?

Best regards,

Mike

Sent from my iPhone

March 10, 2025

Lauren Roseman
17429 Pleasant View Ave
Monte Sereno, CA 95030
[REDACTED]

Town Council
Town of Los Gatos
110 E. Main St.
Los Gatos, CA 95030

Dear Los Gatos Town Council,

I am writing to express my concern about the proposed development of 143 and 151 East Main Street. While I welcome some development of the above-mentioned property, I am concerned about the negative impact a project of this size will have. Given the location next to the high school, the already limited parking available in the area and traffic and safety issues that currently exist, adding an additional 30 residential units and ground-floor business space will further exacerbate traffic, parking and safety issues for students, faculty, families and the greater community.

Please consider modifying the plans to limit the negative impact this will have on the town of Los Gatos.

Kind regards,



Lauren Roseman

From: [REDACTED]
To: [Ryan Safty](#)
Cc: [Joel Paulson](#)
Subject: Public Comment: 143 and 151 E. Main Street
Date: Tuesday, March 11, 2025 6:50:23 PM

[EXTERNAL SENDER]

Hello Ryan,

Thank you for your thorough review of the project on behalf of the Town. The developer has created an architecturally attractive design with commendable style and detail. While I have concerns about the building's overall size and height, I understand the Town's limited ability to deny or redirect the project due to State laws.

Ideally, I would prefer to see the building reduced to 3 stories total and set back further from the street, though I recognize these requests may be overridden by the State Builder's Remedy Law.

Regarding parking options, I strongly support Option 1 as it maximizes available parking. I'm concerned that Option 2, with its reduced number of spaces, would create significant parking challenges for both residents and the surrounding area.

I'd also like to inquire about the planned ownership structure of the building. Will it be under single ownership with all residential units and commercial spaces being leased, or will the residential units be sold as condominiums? I have concerns about the condominium model, as I anticipate potential shared parking conflicts in the future. If the project moves forward, shared parking stipulations should be clearly incorporated into the leases for both residential and commercial spaces.

Jim Lyon
Johnson Avenue

From: [REDACTED]
To: [Ryan Safty](#)
Subject: Fwd: New building next to the high school
Date: Wednesday, March 12, 2025 11:00:28 PM

[EXTERNAL SENDER]

Thank You!

Hello, this link was forwarded to me and I am very interested to understand what the town is going to do about all these projects as far as infrastructure improvement.

These major projects without infrastructure improvement really are detrimental to the town, and I don't understand why these issues are not being addressed as predominant negotiations as part of the plants. These developers are making a lot of money they can afford to do some additional infrastructure upgrades as a part of the total projects.

Who is in charge of this mess? I would really like to know, and I don't mean to imply that people aren't trying, but they're really seems to be a lack of leadership and response from the town in these areas.

Another issue is that Los Gatos Saratoga Road at downtown Los Gatos connecting between Saratoga and Los Gatos Blvd. is a huge bottleneck and some of these building projects going in are not required to do anything for the infrastructure: no additional outlets; no lane expansion; no road improvements.

I would welcome your share on all of this and what you're understanding is.

I also have a concern is with parking and added vehicles to this already-congested area next to the high school. If you read Appendix H in the plans proposed, you'll see that neither option for the underground parking meets the town's requirements. I'm curious if this will just be approved without meeting the minimum requirements

<https://www.losgatosca.gov/DocumentCenter/Index/2356>

Caron Rakich
[REDACTED]

Community Development Contact Form

First Name Carol

Last Name Anglin

Email Address (Required)

[REDACTED]

Phone Number

[REDACTED]

Tell Us About Your Inquiry (Required)

Comment Regarding A Planning Project

Address/APN you are inquiring About (Required)

143-151 E. Main Street

Message (Required)

I live at 95 Church Street and the traffic congestion is often unbearable. If an emergency happened, it would be impossible for us to be safe. The project is too close to the congested high school area and the number of units is outrageous given its limited space and our town's resources. The rendering is totally incorrect as it looks if there is green space in front of the complex. I encourage you to VOTE NO on this development. I feel we have little say in our community.

Add An Attachment if applicable

Field not completed.

From: [REDACTED]
To: [Ryan Safty](#)
Subject: Concerns about proposed development
Date: Tuesday, March 18, 2025 9:56:11 AM

[EXTERNAL SENDER]

Good morning,

I am writing in response to the proposed mixed-use development at 143 and 151 E. Main Street, which includes 30 multi-family residential units, commercial space on the ground floor, and the removal of large protected trees. [REDACTED]

[REDACTED], I am concerned about the scale of this project. While the tree removal is concerning in itself, the size of the proposed structure seems disproportionate to the capacity of the surrounding streets to safely accommodate it.

The intersections of Main Street, High School Court, and Church Street are already highly congested, particularly during peak times on school days. These busy periods occur just before school begins (around 8:10-8:30 AM) and after school ends (from 2:15-4 PM). The nearby Methodist church operates a daycare, with parents frequently crossing these streets with young children, often pushing strollers. Additionally, many students, school staff, church staff, business people, and café patrons regularly walk across these streets.

Currently, traffic congestion is already a concern, with drivers pausing at intersections or along these streets to drop off students, while pedestrians and other drivers navigate through these busy areas. On school days, we often experience near-miss accidents at these intersections. Adding a much larger building—one that occupies significantly more square footage, is multiple stories high, and potentially blocks sightlines—will likely exacerbate these issues. This could lead to more blind spots, increased traffic congestion, and heightened safety risks, particularly for pedestrians.

Should this project proceed, the following adjustments should be incorporated into the plan: 1) reduce the size of the development, and 2) implement traffic lighting and other measures to mitigate congestion and ensure safety at nearby intersections. Without these changes, the risk of accidents and further traffic issues will only increase.

Thank you for considering these concerns.

Kristi Grasty
[REDACTED]

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