

151 EAST MAIN STREET

Updated 10/30/24

RESPONSE TO CDAC COMMENTS FROM THE JUNE 14, 2023 MEETING

Committee members provided the following comments:

- The proposal, like the hotel across the way, should continue the character and feeling of downtown.
The design of this project takes its cue from Los Gatos High School, designed by William Weeks, Architect, and many of the unique brick buildings located in downtown Los Gatos. The building design utilizes excellent architectural materials and design. The combination of brick, exterior plaster, grid windows, iron balconies and details are consistent with other early 1900 buildings located in downtown. The fourth floor is stepped back to allow the building to read as a 3-story building. The use of exterior plaster and sloped clay tile roofs along with wood trellis features lightens the upper floor and ties in with many surrounding buildings.
- Prefer that it be smaller.
The project is proposed using a state density bonus and is consistent with those standards in the state bill.
- Mixed-use in the downtown area is good. The Town will need to be **flexible**.
A commercial space(s) located on the ground floor, at the corner of Main Street and High School Way, will help promote walkable retail along Main Street and needed residential to downtown.
- Having three stories, is a big change, but tucking the parking underneath with mixed-use and residential above is good.
Since the CDAC meeting in June of 2023 the General Plan update, which would have allowed the applicant additional density, was not adopted. The applicant has elected to use one of many of the state density bonus options which allow greater density and height. The current design while 4-story reads like a 3-story building with the upper floor stepped back.
- Project will be visible because it is on E. Main Street and near the High School.
Acknowledged
- Many favorite buildings like the Opera house couldn't be built today.
Acknowledged. This project helps anchor Main Street with a new mixed-use building. There are no surrounding residential uses which may conflict with scale. The High School is a 3-story design with excellent architecture.

- Want beautiful architecture.
We have proposed a building with excellent architecture and detailing that exceeds even the timeless architecture work of William Weeks Los Gatos High School. The proposed building is designed with enriched details using the highest quality materials.
- Prefer smaller units.
Smaller units have been incorporated into the plan. The applicant is proposing a range of small and large units for sale. Sizes range from 743SF to 2,188SF.
- Like extending the downtown feel to replace the cinderblock buildings and parking lots.
Acknowledged
- Include some landscaping to soften the building.
Landscaping has been proposed along all three street frontages. This landscaping includes raised brick planters with trees, shrubs and annual color for a pedestrian friendly transition between the public sidewalk and the building.
- The nearby Club and High School currently have parking problems.
All of the project parking is proposed underground and will be adequate to support the residential and commercial uses proposed.
- The retail there is walkable and would generally serve nearby customers. We have proposed 2,416SF of commercial uses at the ground floor along Main Street.
Acknowledged
- Height is not an issue.
Acknowledged
- Design and architecture should fit in style of the Town, hotel, and High School.
Acknowledged. See comment #1.
- Like the architectural style, step backs, and mixed-use. The density is a bit overly ambitious. Prefer ownership vs. rental, due to upkeep and pride of ownership. Rental doesn't mean it's affordable.
Acknowledged, see comment #1. The applicant is proposing for sale units not rentals.
- Having additional housing, particularly downtown, is a positive.
Acknowledged
- Having Below Market Price (BMP) units is a plus.
Acknowledged. The applicant is proposing 6 BMR units of the 30 units proposed.

- Underground parking is beneficial.
Acknowledged.
- There will be difficulties in meeting the findings to support the variances.
No variances are required for this project. The project will be utilizing state density bonus laws.
- Consider decreasing the number of units.
The project could not be proposed or built with less than the 30 units as proposed. The excellent architecture as proposed, underground parking and for sale units ranging in size from 743SF to 2,188SF could not be built at a lower unit count.
- Would like to see an elegant cleaner style that looks less massive.
Acknowledged, we believe this style of architecture and high-quality building materials meet this goal.
- Open space, balconies, and personal open space is important. Consider having a community room or rec room instead of a 3-story lobby
The taller lobby has been eliminated and an amenity room has been added on levels 3 and 4 per this suggestion.

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