

Los Gatos Mixed Use
Los Gatos, California
February 18, 2025 Updated

Project Description

1. PROJECT SITES

143 East Main Street	APN #529-28-001
151 East Main Street	APN #529-28-002

2. VISION AND PROJECT DETAILS

151 east main street is a 4-story mixed use building with underground parking located on 0.425-acre site at the corner of Main Street and High School Court in Los Gatos, California. The ground level includes 2,416 square feet of pedestrian oriented commercial which could be leased to a retail or restaurant tenant. Residential (for sale) units are located on all four levels of the project. The proposed project includes 30 units, 24 market rate units and 6 affordable units ranging from 743 square feet to 2,188 square feet. The units are 1 bedroom up to 3 bedrooms with outdoor patios. There are two (2) options for the underground parking, option 1- a two-level parking garage with 47 individual parking stalls. Option 2 - a one level parking garage with 39 parking stalls that include 29 car stackers , 4 ADA stalls and 6 tandem parking stalls.

The proposed exterior elevations take its cue from the design of Los Gatos High School located next door and the many significant brick structures located on Main Street and North Santa Cruz Avenue in downtown Los Gatos. Building materials include brick walls, precast concrete facade detailing, iron balconies, metal grid windows and canvas awnings. These materials can be found in downtown Los Gatos on other key buildings.

The fourth floor is stepped back to reduce the overall mass of the proposed project, materials include exterior plaster walls, precast concrete detailing, and a sloped clay tile roof to further reduce the building massing. Outdoor patios with wood trellis features and landscaping provide owners views to the foothills and surrounding buildings.

3. SOLAR ENERGY MEASURES

The building will be piped to include future solar panels located on the flat roof section of the roof. There are no provisions to install PV panels at this time.

4. PARKING OPTIONS

The project applicant is proposing 2 parking options to provide flexibility when the project moves into the construction phase.

Option 1

This 2-level garage option includes 47 parking stalls on two levels. This option includes 8 standard stalls, which are shared retail/housing used by retail customers, between the hours of 8am and 6pm. The one ADA (VAN) stall will be open to all parking retail or housing. After 6pm and up to 8am the seven stalls will be used for housing.

This garage option will provide the most soil off-haul and is being studied in the environmental review document.

Option 2

This 1-level garage option includes 39 parking stalls. 29 of these parking stalls are car parking by "car stackers" and 10 are standard stalls as shown on Sheets A2.7 and A5.1.

The parking stacker is a "puzzle solution" that is being used throughout the bay area in many residential projects. Parking stalls are easily retrieved by an app on cell phones. Residents can share a stacker with another resident in a different unit because of this "puzzle solution." Cars can be retrieved without the assistance of another resident.

5. COMMERCIAL RETAIL/RESTAURANT USE

A 2,416 SF commercial space(s) has been designed on the street level at the corner of Main Street and High School Way. This space could be a single tenant, or two tenant, commercial use. The tenant could be a retail or restaurant which may operate between the hours of 8am and 6pm. The number of employees would vary between 3-12 depending on the final user(s). At this time the space is not leased to a specific user(s) and specific details are not available. If the entire space (2,416 SF) is leased to a restaurant the projected seating could be 20-40 seats.