



Planning for Success.

March 21, 2025

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

Re: 143 and 151 E. Main Street Mixed-Use Project Mitigated Negative Declaration
Response to Comments

Dear Ryan,

EMC Planning Group has reviewed the public comments that were received during the 21-day public review period (February 28, 2025 to March 20, 2025) for the above-referenced mitigated negative declaration (MND). The lead agency (Town of Los Gatos, hereinafter “Town”) is not required to respond to public comments on the proposed MND, but the Town’s decision-making body is required to consider all comments prior to considering adoption of the MND and approval of the project. We are only providing responses to environmental issues, as well as comments on the environmental review (CEQA) process.

The following public comments were received, and are incorporated into this document. Each letter is presented, followed by the response.

1. Rob Stump, dated February 28, 2025;
2. Department of Toxic Substances Control, dated March 3, 2025;
3. Majid Alasvandian, dated March 10, 2025;
4. Jenny, dated March 6, 2025;
5. Jim Lyon, dated March 11, 2025;
6. Michael Kennedy, dated March 10, 2025;

7. Andrew Coven, dated March 6, 2025;
8. Carrie Dean, dated March 6, 2025;
9. Cathleen Bannon, dated March 3, 3035;
10. Jamie Fumia, dated March 6, 2025;
11. Mike Kennedy, dated March 7, 2025;
12. Caron Rakich, dated March 12, 2025;
13. David Knol, dated March 1, 2025;
14. Rgs Chris, dated March 7, 2025;
15. Gail Manganello, dated March 6, 2025;
16. Isabel Guerra, dated March 7, 2025;
17. Elke Billingsley, dated March 7, 2025;
18. Gloria and Eric R., dated March 7, 2025;
19. Jennifer Lambert, dated March 9, 2025;
20. Karen Chase, dated March 10, 2025;
21. Lauren Roseman, dated March 10, 2025;
22. Sarah Pereira, dated March 6, 2025;
23. Unknown, dated March 10, 2025;
24. Unknown, dated March 6, 2025;
25. Michelle Badger, dated March 6, 2025;
26. Carol Anglin, dated March 18, 2025;
27. Kristi Grasti, dated March 18, 2025; and
28. Miles Imwalle, dated March 19, 2025.

If you have any questions, please feel free to reach out at lutz@emcplanning.com.

Ryan Safty
Town of Los Gatos
March 21, 2025, Page 3

Sincerely,

A handwritten signature in black ink, appearing to read 'Shoshana Lutz', with a stylized flourish at the end.

Shoshana Lutz
Senior Planner

Comment Letter #1

From: Rob Stump <rastump@verizon.net>

Sent: Friday, February 28, 2025 11:28 AM

To: Ryan Safty <RSafty@losgatosca.gov>

Cc: Joel Paulson <jpaulson@losgatosca.gov>

Subject: Re: Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration (MND) for the 143 and 151 E. Main Street Mixed-Use Project

[EXTERNAL SENDER]

Ryan,

Wow...totally disappointed on the Mitigated Negative Declaration for this project and probably others upcoming. Here are my concerns.

1
1. Wildfire: I guess the NOI can bypass LRAs (Local Responsibility Areas). Guess what is right across the street from the project? The LRA VHFHSZ (Very High Fire Hazard Severity Zone). Yes, red is bad (attached two maps for your reference). Wow, if the Mitigated Negative Declaration is able to work around the LRA and refer only to the SRA...BAD. This is akin to just saying, "Nothing to see here!" I realize the SRA may be the only requirement for the NOI, but once again WOW! Why can't the LRA be recognized in the Wildfire section of the NOI. I am getting a really bad feeling that NOI's are just a check the box exercise. I hope I am wrong!

2
2. Transportation: not a single word about Emergency Evacuation. At what point is one more vehicle, one vehicle too many? If we have a wildfire above the Town Hall, there may be hundreds to thousands of cars evacuating through Main Street. What's a few more cars, right? Wrong. Ignoring emergency evacuation as part of the Transportation study is just wrong.

3
Ryan...please understand that my concerns/criticism are not being directed toward you. It's the process. My main concern...in the push for development, critical items can/will be overlooked. No one wants to believe our decisions could result in harm to the public. But plain and simple (and in my opinion), development does have consequences. Just trying to keep an eye on public safety.

I plan to address this in the near future.

Thank you,

Rob Stump
408-568-8541

Response to Letter 1 Rob Stump (February 28, 2025)

1. The commenter raises concerns related to wildfire local responsibility areas and states that a local responsibility area very high fire hazard severity zone is present across the project site, on the other side of E. Main Street. The commenter requests that local responsibility areas be recognized in the Wildfire Section of the initial study.

The checklist questions provided in the CEQA Guidelines are sample questions to assist lead agencies in addressing a variety of different environmental topics. The Town has the ability to edit, remove, or add to the checklist questions as they see appropriate in order to evaluate and address environmental issues that are more specific to Los Gatos or of value to its residents.

The commenter's attached map shows very high fire hazard severity zones across the street from the project site. This map is Figure 9-1, Fire Hazard Severity Zones, located within the Town's Safety Element of the 2040 General Plan and is included at the end of this response as [Figure 1](#). However, this map has wildfire information from 2009. The California Department of Forestry and Fire Protection updated Santa Clara County's local responsibility maps February 24, 2025. The state's updated local responsibility area map for Los Gatos is shown on [Figure 2](#).

Although the project site is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones (the site is located 0.33 miles east of the nearest very high fire hazard severity zone, as shown on [Figure 2](#)), the following analysis has been prepared to address wildfire hazards in response to the commenter's concerns. No changes to the mitigated negative declaration are required.

Wildfire checklist question "a:" Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

As discussed in Section 9.0, Hazards and Hazardous Materials, checklist question "P" of the initial study, the current hazard mitigation plan (*Santa Clara County Multi-Jurisdictional Hazard Mitigation Plan*) does not identify evacuation routes within Los Gatos; however, it can be assumed that the primary evacuation routes are the highways (e.g., State Route 17, State Route 9, etc.). The project does not involve any work within the adjacent roadways (i.e., Church Street, High School Court, or East Main Street).

Additionally, as discussed in Section 17, Transportation, of the initial study, the proposed project would result in an addition of only 17 daily vehicle trips above the vehicle trips associated with the existing commercial uses. Therefore, the project would not substantially impair an adopted emergency

response plan or emergency evacuation plan, nor would it substantially change existing emergency evacuation processes.

Wildfire checklist question “b:” Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?

The project site is relatively flat and located within downtown Los Gatos surrounded by urban development and therefore, would not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire. Although the project would introduce occupants and visitors to the site that could increase the likelihood of ignitions from (e.g., careless disposal of lit cigarettes, etc.), the site already serves visitors as a café and a furniture store. The project has undergone development review with the Santa Clara County Fire Department, which has specified that the development comply with the following: California Fire and Building Code, 2022 edition, as adopted by the Town of Los Gatos Town Code; California Code of Regulations; and Health and Safety Code. Compliance with the conditions and regulations required by the Santa Clara County Fire Department would ensure less than significant impacts associated with the project’s potential to exacerbate fire risks and thereby expose project occupants and visitors to fire pollutants or the uncontrolled spread of a fire.

Wildfire checklist question “c:” Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

The proposed project does not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, or power line.) However, as identified in Section 19.0, Utilities and Service Systems, the proposed project involves the installation of new stormwater drainage facilities. This type of utility infrastructure installation would not exacerbate fire risk at the site, but the construction of the stormwater drainage facilities could result in significant, adverse physical environmental impacts. Section 19.0, Utilities and Service Systems, checklist question “a,” explains that the potentially significant construction impacts associated with the implementation of the project’s stormwater drainage facilities are identified in the air quality, biological resources, greenhouse gas emissions, and noise sections of the initial study. All such impacts are either less than significant or mitigated to less than significant with implementation of mitigation measures. Therefore, the project would not require the

installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.

Wildfire checklist question “d:” Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

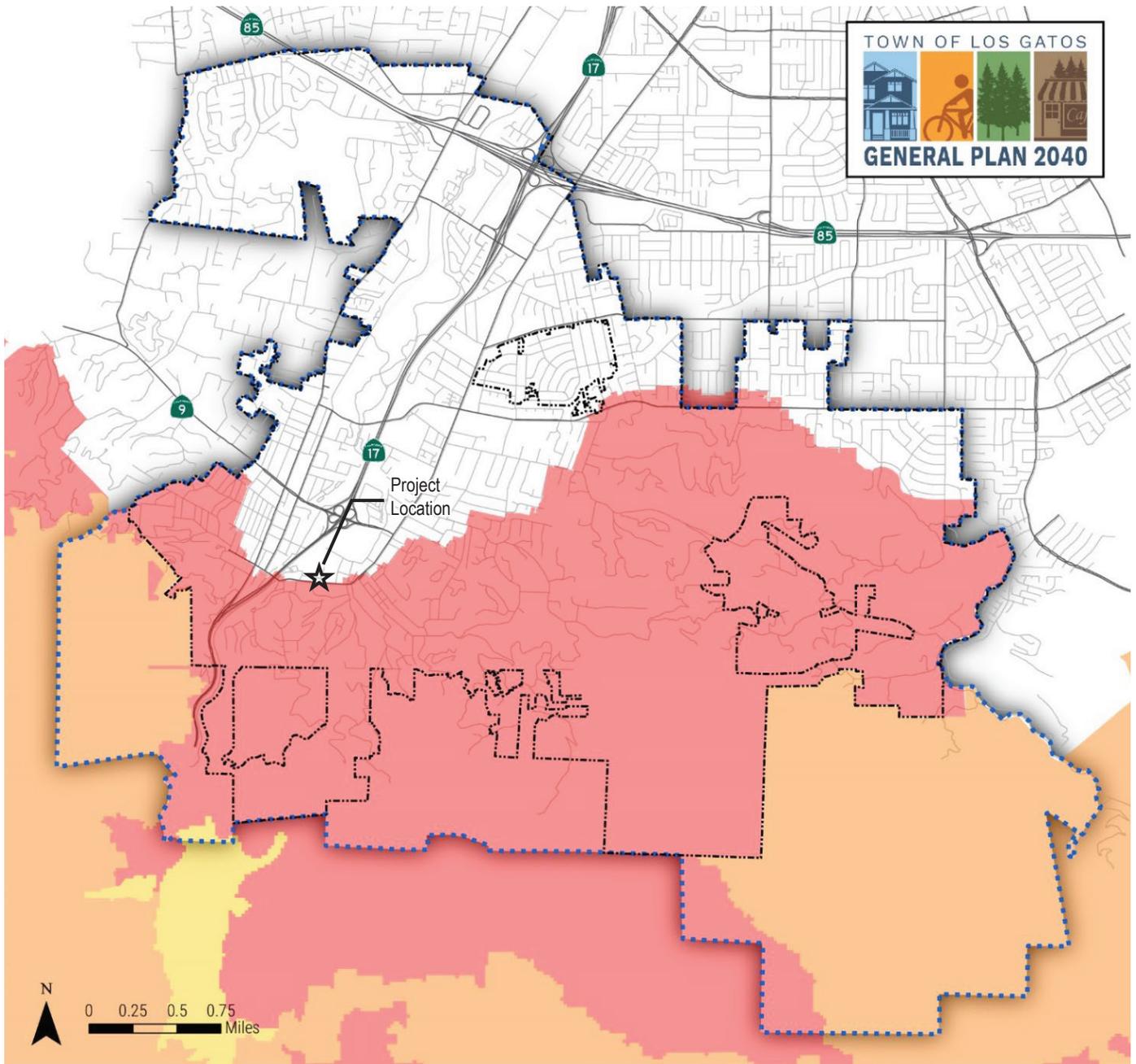
The project site is relatively flat and located in downtown Los Gatos. As discussed in Section 7.0, Geology and Soils, the project site is not located within a landslide hazard zone. Therefore, construction of the proposed project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire instability, or drainage changes.

2. The commenter recommends a discussion about emergency evacuation.

As mentioned previously, Section 9.0, Hazards and Hazardous Materials, of the initial study evaluated whether the project would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Refer to the discussion above under comment #1 associated with wildfire checklist question “a.”

No changes to the mitigated negative declaration are required.

3. This comment does not raise environmental issues and, therefore, no response is necessary. No changes to the mitigated negative declaration are required.



Fire Hazard Class

- Moderate**
- High**
- Very High**

- Town of Los Gatos**
- Planning Area/
Sphere of Influence**

Source: Town of Los Gatos 2022 (CalFire 2009)

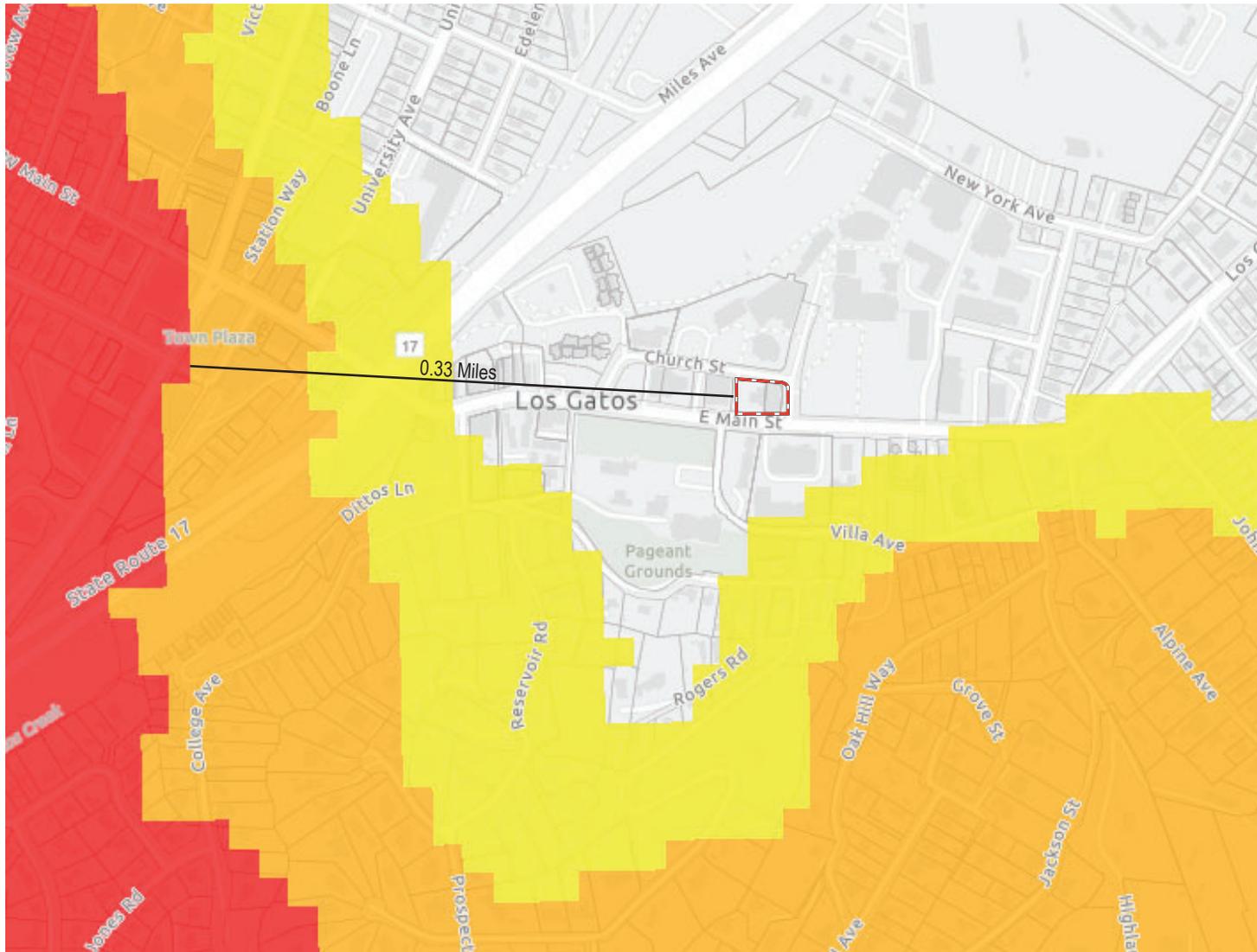
Figure 1

2040 General Plan Fire Hazard Severity Zones

143 and 151 E. Main Street Mixed Use Project Response to Comments



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-  Project Site
-  Moderate FHSZ
-  High FHSZ
-  Very High FHSZ

Source: CalFire FHSZ Map 2025



Figure 2
CALFIRE's Local Responsibility Area

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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

Comment Letter #2

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

Response to Letter 2 Department of Toxic Substances Control (March 3, 2025)

1. The commenter repeats information provided within the phase I environmental site assessment prepared for the proposed project (Environmental Solutions 2020, p. 31), that there is a recommendation in the assessment 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. As discussed in Section 9, Hazards and Hazardous Materials, Mitigation Measure HAZ-1 requires the project developer to conduct a soil vapor test and if concentration levels exceed safety thresholds, appropriate mitigation would be applied, prior to issuance of a grading permit. The commenter then recommends that the Town enter into a voluntary agreement to address contamination at brownfields and other types of properties or receive oversight from a self-certified local agency, Department of Toxic Substances and Control, or Regional Water Quality Control Board. This recommendation is at the Town's discretion.

No changes to the mitigated negative declaration are required.

2. The commenter recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in the Department of Toxic Substances and Control Preliminary Endangerment Assessment Guidance Manual. The commenter also advises referencing the Department of Toxic Substances and Control Information Advisory Clean Imported Fill Material Fact Sheet if importing fill is necessary. Additional guidance is provided to minimize the possibility of introducing contaminated soil and fill material. These recommendations and guidance from the Department of Toxic Substances and Control can be required by the Town as a condition of approval.

No changes to the mitigated negative declaration are required.

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

1

2

3

4

4 cont'd

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.

5

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

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

Response to Letter 3 Majid Alasvandian (March 10, 2025)

1. The commenter expresses concern related to the proposed building's size and height.

The visual impacts of the proposed project are discussed in Section 1.0, Aesthetics, of the initial study. The conclusion in the initial study is that although the proposed project is larger than other buildings in the vicinity, the adverse visual impact would not be significant.

No changes to the mitigated negative declaration are required.

2. The commenter states that the proposed uses within the site are too dense and would impact the traffic around the site.

As discussed in Section 17.0, Transportation, checklist question "a" of the initial study, the proposed project would result in an increase of 17 daily trips compared to the existing office building. However, the proposed project would result in a reduction of trips during the AM peak hour (when students are being dropped off at school), as well as the PM peak hour. Therefore, the proposed project would not result in a conflict with the surrounding roadways systems and an off-site traffic operations analysis was not required.

No changes to the mitigated negative declaration are required.

3. The commenter states that approval of this project would set a precedence for the owners of nearby commercial buildings to convert their small lots into taller buildings.

This comment does not raise an environmental issue; therefore, no response is required.

No changes to the mitigated negative declaration are required.

4. The commenter expresses concern for the fire hazards around the Town Library in relation to evacuation routes. The commenter states that the project's high density could endanger the lives of existing residents evacuating on Main Street in case of a fire.

Refer to the response under the first comment for comment letter #1. No changes to the mitigated negative declaration are required.

5. The commenter states that people want to come to Los Gatos for the small-town character feel and the downtown setting with the hills visible to pedestrians.

Section 1.0, Aesthetics, provides a discussion about the project's impact associated with scenic vistas, such as the hillsides and distant mountain ranges. There are limited views of forested hillsides for east- and westbound travelers on Church Street; current views are limited due to views being partially obstructed by existing trees. The proposed

project would add a small obstruction to the existing westbound traveler's views on Church Street; however, the majority of the existing view directly west of Church Street would remain unobstructed. Impacts were determined to be less than significant.

No changes to the mitigated negative declaration are required.

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

Comment Letter #4

[EXTERNAL SENDER]

Dear Ryan,

1 | 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.

2 | 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.

3 | 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.

4 | 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.

5 | 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

Response to Letter 4 Jenny (March 6, 2025)

1. The commenter expresses their opposition to the proposed project. No environmental issues are raised; therefore, no response is required.

No changes to the mitigated negative declaration are required.

2. The commenter states that the traffic congestion in the area is a current, significant issue especially during school drop-off and pick-up times. The commenter adds that the problem is exacerbated when there are disruptions on Highway 17 and during warmer months when there is beach traffic.

See Letter 3, response to comment #2. No changes to the mitigated negative declaration are required.

3. The commenter expresses concern associated with pedestrian safety indicating that the increased traffic could put pedestrians at a greater risk.

The proposed project would result in an increase of only 17 vehicle trips per day. See also Letter 3, response to comment #2.

Pedestrian facilities and the project's potential to conflict with a program, plan, ordinance, or policy addressing pedestrian facilities is discussed in the initial study under Section 17.0, Transportation, checklist question "a." As concluded in the initial study, there are no policies regarding pedestrian facilities that are applicable to the project and, therefore, no conflict with a policy would occur as a result of the project.

The transportation study prepared by Hexagon Transportation Consultants (Appendix H of the initial study) discusses pedestrian access and circulation within and surrounding the project site, indicating that the *Bicycle and Pedestrian Master Plan Town of Los Gatos - 2020* lists several proposed pedestrian facilities in the project vicinity including a high visibility crosswalk at the intersections of Church Street and E. Main Street, Villa Avenue and E. Main Street, and High School Court and E. Main Street. The Town could consider requiring additional pedestrian safety elements as identified in the *Bicycle and Pedestrian Master Plan Town of Los Gatos - 2020* as a condition of approval.

No changes to the mitigated negative declaration are required.

4. The commenter states that the proposed building does not align with the Town's charm and character citing the building's height and stating that it would detract from the unique aesthetic of Los Gatos.

See responses to Letter 3, comment #1 and #5. No changes to the mitigated negative declaration are required.

5. The commenter states that the project does not adequately balance the needs of the community with responsible urban planning and urges the Town to reconsider the approval of this development or to require significant modifications to ensure that it does not negatively impact traffic, pedestrian safety, and the character of the Town.

See response under comment #3 above for a discussion about pedestrian safety. See response to Letter 3, responses to comment #2 and #5 for comment for a discussion about traffic and consistency with the Town's character. See response to Letter 3, response to comment #3 for a discussion about pedestrian safety.

No changes to the mitigated negative declaration are required.

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

Comment Letter #5

[EXTERNAL SENDER]

Hello Ryan,

1 | 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.

2 | 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.

3 | 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.

4 | 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

Response to Letter 5 Jim Lyon (March 11, 2025)

1. The commenter thanks the Town for the thorough review of the project and expresses their understanding that although there are concerns about the building's overall size and height, the Town has limited ability to deny or redirect the project due to state laws.

See response to Letter 3, comment #1 regarding the proposed building's size and height. No changes to the mitigated negative declaration are required.

2. The commenter states that they would prefer the building be reduced to three stories total and set back further from the street, but understands that may be overridden by the Builder's Remedy law.

This comment does not raise an environmental issue; therefore, no response is required. No changes to the mitigated negative declaration are required.

3. The commenter states that they strongly support Parking Option 1 as it maximizes available parking and is concerned that Parking Option 2, with its reduced number of spaces, would create significant parking challenges for both residents and the surrounding area.

This comment does not raise an environmental issue; therefore, no response is required. No changes to the mitigated negative declaration are required.

4. The commenter inquires about the planned ownership structure of the building. The commenter would like to know whether it will be under single ownership with all residential units and commercial spaces being leased or if the residential units will be sold as condominiums. The commenter expresses concerns about the condominium component of the project and its relation to shared parking. The commenter also recommends shared parking stipulations be incorporated into the leases for both residential and commercial spaces.

This comment does not raise an environmental issue; therefore, no response is required. No changes to the mitigated negative declaration are required.

From: Michael Kennedy <[REDACTED]>

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

Comment Letter #6

To: Ryan Safty <RSafty@losgatosca.gov>

[REDACTED]

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

[EXTERNAL SENDER]

Dear Mr. Safty,

1 | 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

Response to Letter 6 Michael Kennedy (March 10, 2025)

1. The commenter expresses concern about the increase in traffic as a result of the project and how it will impact pedestrian and bicycle safety.

See response to Letter 4, comment #3 regarding pedestrian safety. Regarding bicycle safety, the transportation study prepared for the project by Hexagon Transportation Consultants (Appendix G) states that there are existing class II bicycle lanes present along E. Main Street.

No changes to the mitigated negative declaration are required.

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

Comment Letter #7

[EXTERNAL SENDER]

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

1 | 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

Response to Letter 7 Andrew Coven (March 6, 2025)

1. The commenter requests that the Town push for a third subterranean level of parking that would not only allow the Town's requirements to be met for residents, commercial, visitor, and bicycle parking, but also to provide spaces for high schoolers that drive to school.

This comment does not raise an environmental issue; therefore, no response is required. No changes to the mitigated negative declaration are required.

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

Comment Letter #8

[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

Response to Letter 8 Carrie Dean (March 6, 2025)

1. The commenter states that the visual rendering of the proposed project is misleading as it shows an open space across from it, which make it appear as though there is open space around the building. The commenter states that the proposed building would instead crowd the narrow two-lane street.

The visual impacts of the proposed project are discussed in Section 1.0, Aesthetics, of the initial study. The conclusion in the initial study is that although the proposed project is larger than other buildings in the vicinity, the adverse visual impact would not be significant. No changes to the mitigated negative declaration are required.

2. The commenter states that the proposed mixed-use building next to the high school would create madness in an already congested area. The commenter adds that the proposed building would unnecessarily cause chaos. The commenter is concerned with the size of the project.

See response to Letter 3, comment #2 for a discussion about the increase in traffic. No changes to the mitigated negative declaration are required.

3. The commenter expresses concerns related to construction of the project and its impact on the nearby roadways, parking in the area, and the closing of streets.

This comment does not raise an environmental issue; therefore, no response is required.

4. The commenter states that the size and placement of the proposed project is too much.

See the response to Letter 3, comment #1 regarding the visual impacts associated with the size and height of the building.

No changes to the mitigated negative declaration are required.

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

Comment Letter #9

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

1 | 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.

2 | 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.

3 | 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

Response to Letter 9 Cathleen Bannon (March 3, 2025)

The commenter expresses the same concerns as expressed in Letter 8. See responses above under Letter 8.

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

Comment #10

[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 .

1

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.

2

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

Response to Letter 10 Jamie Fumia (March 6, 2025)

1. The commenter states that they are strongly against the proposed development and explains their experience and feelings toward traffic issues within Los Gatos. The commenter mentions concerns about evacuation during an emergency situation.

See response to Letter 1 for a discussion about emergency evacuation. No changes to the mitigated negative declaration are required.

2. The commenter states that the corridor where the building is proposed has existing traffic issues.

See response to Letter 3, comment #2. No changes to the mitigated negative declaration are required.

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,

1 | 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

Response to Letter 11 Mike Kennedy (March 7, 2025)

1. The commenter states concern related to the height of the proposed building and its potential to obscure hillside views. The commenter also states that the size and mass of the proposed building is out of proportion with other buildings located in downtown Los Gatos. The commenter requests that the project be scaled back to a single-story structure.

See response to Letter 3, comments #1 and #5 for a discussion about the size and height of the proposed structure as well as hillside visibility. No changes to the mitigated negative declaration are required.

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

Comment Letter #12

[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.

1 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.

2 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.

3 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.

4 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]

Response to Letter 12 Caron Rakich (March 12, 2025)

1. The commenter raises a broader concern over projects in Los Gatos stating that major projects without infrastructure improvement are detrimental to the Town.

This comment does not raise an environmental issue; therefore, no response is required. No changes to the mitigated negative declaration are required

2. The commenter expresses concerns regarding the proposed project.

This comment does not raise an environmental issue; therefore, no response is required. No changes to the mitigated negative declaration are required.

3. The commenter states that the connection between Saratoga Road and Los Gatos Boulevard is a bottleneck and expresses concern that the projects in Los Gatos are not required to do anything for infrastructure (no outlets, no lane expansion, no road improvements).

The Town contains development impact fees associated with traffic (Town Code Chapter 15, Article VII); its purpose is to assure that each new development or expansion of use pays for its fair share of the transportation improvements needed to accommodate the cumulative traffic impacts.

No changes to the mitigated negative declaration are required.

4. The commenter states concern with parking and added vehicles to the existing congestion in the area. The commenter indicates that the parking options proposed by the project do not meet the Town's requirements.

This comment does not raise an environmental issue; therefore, no response is required. No changes to the mitigated negative declaration are required.

From: David Knol <david@knolcal.net>

Comment Letter #13

Sent: Saturday, March 1, 2025 9:33 AM

To: Ryan Safty <RSafty@losgatosca.gov>

Subject: feedback on 143 and 151 E Main Street proposal

[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
41 peralta ave
los gatos

Response to Letter 13 David Knol (March 1, 2025)

1. The commenter requests that the Town reject the proposed project along with the other proposal in flight (e.g., post office plans) that the commenter believes threatens the character of the downtown area.

See response to Letter 3, comment #5 regarding visual impacts. No changes to the mitigated negative declaration are required.

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

Comment Letter #14

[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.

1 | 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.

2 | 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.

3 | 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.

4 | 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

Response to Letter 14 Rgs Chris (March 7, 2025)

1. The comment states support for the idea of affordable housing and removing the existing building. The commenter raises concern for kids' safety and parking during the building stage.

This comment does not raise an environmental issue; therefore, no response is necessary. No changes to the mitigated negative declaration are required.

2. The commenter states that parents have to drop their children off along Church Street in the morning due to traffic issues. The commenter states that unless the construction work is done outside of the morning and afternoon pick-up/drop-off for school, it would cause havoc safely dropping off the kids with material supply/construction trucks and workers also using the road.

This comment does not raise an environmental issue; therefore, no response is necessary.

No changes to the mitigated negative declaration are required.

3. The commenter states concern for children safety during construction of the project.

This comment does not raise an environmental issue; therefore, no response is necessary.

No changes to the mitigated negative declaration are required.

4. The commenter expresses hope that the parking proposed will be enough for the residents to not also have to use parking along Church Street.

This comment does not raise an environmental issue; therefore, no response is necessary.

No changes to the mitigated negative declaration are required.

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

Comment Letter #15

[EXTERNAL SENDER]

- 1 | 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.
- 2 | 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???
- 3 | 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

Response to Letter 15 Gail Manganello (March 6, 2025)

1. The commenter expresses concern about traffic.

See response to Letter 3, comments #2 for a discussion about traffic impacts associated with the proposed project on the surrounding roadways.

No changes to the mitigated negative declaration are required.

2. The commenter expresses concern for the number of units proposed for the project.

This comment does not raise an environmental issue; therefore, no response is necessary.

3. The commenter expresses concern related to the schools and over-crowding.

Section 15.0, Public Services, checklist question “c” of the initial study addresses the impacts to schools in Los Gatos. The initial study concludes that the payment of statutory fees pursuant to Section 65995(h) of the California Government Code is deemed to be full and complete mitigation of the impacts to school facilities. New facilities, if and when required by the Los Gatos Union School District and Los Gatos-Saratoga Union High School District would be developed and analyzed independent of this project review.

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

Comment Letter #16

[EXTERNAL SENDER]

Hello Ryan,

1 | 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

Response to Letter 16 Isabel Guerra (March 7, 2025)

1. The commenter expresses concern related to student drop-off/pick-up at the adjacent school. The commenter adds that traffic is already congested in this area and can be made worse with implementation of the proposed project. The commenter questions what is being proposed to alleviate the impact that the project will have during these times. The commenter also mentions noise levels being disruptive during school hours and questions what is going to be done about that.

See response to Letter 3, comment #2 regarding traffic and the impacts of the project on the surrounding roadways.

Section 13.0, Noise, of the initial study contains Mitigation Measure N-1, which requires that the project developer ensure that no individual piece of construction equipment produce a noise level exceeding 85 dBA at 25 feet and that best management practices are incorporated during construction activities to further reduce noise levels.

No changes to the mitigated negative declaration are required.

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

Comment Letter #17

[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.

1 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.

2 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

Response to Letter 17 Elke Billingsley (March 7, 2025)

1. The commenter expresses concerns related to the traffic and parking issues that could arise as a result of the proposed project. The commenter questions whether a traffic light will be installed at the four-way stop at the intersection of Pleasant Street at Main Street due to current traffic congestion issues. The commenter adds visibility concerns when exiting the intersection next to the project site at High School Court and Main Street.

See response to Letter 3, comment #2 regarding traffic. No traffic signals are proposed or required by the project.

No changes to the mitigated negative declaration are required.

2. The commenter states that the parking options provided by the project do not meet the Town's minimum standards and questions what will be done about this before redevelopment of the site.

This comment does not raise an environmental issue and, therefore, no response is required.

No changes to the mitigated negative declaration are required.

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

Comment Letter #18

[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.

1 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.

2 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]

[REDACTED]

Response to Letter 18 Gloria and Eric R. (March 7, 2025)

1. The commenter states their concern about the safety and increased traffic problems implementation of the proposed project could cause.

See response to Letter 3, comment #2 regarding traffic and the project's impact on surrounding roadways. See Letter 4, comments #3 for a discussion about pedestrian safety.

No changes to the mitigated negative declaration are required.

2. The commenter states that the proposed project is large and the additional traffic and activity it would generate could create a stressful environment for the students. The commenter adds that a small-scale project is preferred.

See response above under comment #1. See also the response to Letter 3, comment #1 for a discussion of the visual impacts associated with the size and height of the proposed project.

No changes to the mitigated negative declaration are required.

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

Comment Letter #19

[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

1

Response to Letter 19 Jennifer Lambert (March 9, 2025)

1. The commenter states that traffic around the school at all times, not just during drop-off/pick-up) does not allow for a multi-story mixed-use project.

See response to Letter 3, comment #2 regarding traffic and the project's impact on surrounding roadways. No changes to the mitigated negative declaration are required.

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

Comment Letter #20

[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

1

Response to Letter 20 Karen Chase (March 10, 2025)

1. The commenter states their concern about traffic and parking issues in the area surrounding the project site.

See response to Letter 3, comment #2 regarding traffic and the project's impact on surrounding roadways. No changes to the mitigated negative declaration are required. .

The commenter does not raise any other environmental issues. No changes to the mitigated negative declaration are required.

March 10, 2025

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

Comment Letter #21

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

Dear Los Gatos Town Council,

1 | 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

Response to Letter 21 Lauren Roseman (March 10, 2025)

1. The commenter states their concern about traffic, parking, and safety issues that could occur with implementation of the proposed project.

See response to Letter 3, comment #2 regarding traffic and the project's impact to surrounding roadways. See response to Letter 4, comment #3 regarding pedestrian safety.

No changes to the mitigated negative declaration are required.

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,

1 | 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.

2 | 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](#)

Response to Letter 22 Sarah Pereira (March 6, 2025)

1. The commenter states that they enjoy the current building and would not like to see it redeveloped.

The comment does not raise an environmental concern and, therefore, no response is necessary. No changes to the mitigated negative declaration are required.

2. The commenter states their concern related to the existing flow of traffic and the lack of parking in the area.

See response to Letter 3, comment #2 regarding traffic. The commenter does not raise any other environmental issues; therefore, no further response is required.

No changes to the mitigated negative declaration are required.

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

Comment Letter #23

[EXTERNAL SENDER]

1 | 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.

Response to Letter 23 Unknown (March 10, 2025)

1. The commenter states disagreement with the type of project being proposed at the site due to existing traffic concerns and indicates a concern for the amount of parking being proposed. The commenter adds that the proposed project does not visually fit with the surrounding area.

See response to Letter 3.

No changes to the mitigated negative declaration are required.

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

Comment Letter #24

[EXTERNAL SENDER]

Hi Ryan,

1 | 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.

Response to Letter 24 Unknown (March 6, 2025)

1. The commenter disagrees with the proposed project and asks that the project not be built.

This comment does not raise an environmental issue and, therefore, no response is required. No changes to the mitigated negative declaration are required.

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

Comment Letter #25

[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]

Response to Letter 25 Michelle Badger (March 6, 2025)

1. The commenter expresses their agreement with the type of project proposed at the site and states that this kind of responsible development enhances the community without compromising charm. The commenter requests that the Town stand firm against the obstructionist, anti-growth sentiment that too often stifles progress in Los Gatos.

This comment does not raise an environmental issue and, therefore, no response is required. No changes to the mitigated negative declaration are required.

Community Development Contact Form

Comment Letter #26

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.

Response to Letter 26 Carol Anglin (March 18, 2025)

1. The commenter expresses concern about traffic congestion and emergency evacuation. The commenter adds that the project is too close to the congested high school area.

See Letter 3, response to comment #2 for a discussion about traffic increases. Also see Letter 1, response to comment #1 for a discussion about emergency evacuations.

No changes to the mitigated negative declaration are required.

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

Comment Letter #27

[EXTERNAL SENDER]

Good morning,

1 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.

2 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.

3 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.

4 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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Response to Letter 27 Kristi Grasty (March 18, 2025)

1. The commenter states their concern with the scale of the proposed project and removal of trees. The commenter adds that the size of the proposed structure is disproportionate to the capacity of the surrounding streets to safely accommodate it.

Section 4.0, Biological Resources, checklist question “e” of the initial study discusses tree removal. Six total trees (three on-site and three off-site) are proposed for removal; all of which are protected by the Town. Therefore, the initial study requires implementation of Mitigation Measure BIO-2, which requires tree replacement consistent with the Town Code.

See response to Letter 1, comment #3 for a discussion about the size of the proposed structure. See also response to Letter 3, comment #2 for a discussion about the increase in traffic.

No changes to the mitigated negative declaration are required.

2. The commenter discusses congestion at the intersections of Main Street, High School Court, and Church Street. The commenter also states that the nearby church operates a daycare with parents frequently crossing these streets with young children, as well as other students, high school staff members, church staff, business people, and café patrons.

See response to Letter 3, comment #2 for a discussion about the increase in traffic. See also response to Letter 4, comment #3 for a discussion about pedestrian safety.

3. The commenter states concern about current traffic congestion in the area. The commenter states that adding a larger building at the site, one that occupies significantly more square footage, is multiple stories high, and potential blocks sightlines, could exacerbate these issues. The commenter states that the project could lead to more blind spots, increased traffic congestion, and heightened safety risks for pedestrians.

See response to Letter 3, comment #2 for a discussion about the increase in traffic. See also response to Letter 4, comment #3 for a discussion about pedestrian safety. See response to Letter 3, comment #1 for a discussion about the size and height of the proposed structure.

According to Hexagon Transportation Consultants, sight lines would be improved with the project compared to existing conditions. The existing building comes right up to the back of the sidewalk on Church Street, High School Court, and E. Main Street. The proposed new building would be set back at least ten feet from Church Street and E. Main Street, and about five feet from High School Court. In addition, the corners of the building would be chamfered for greater visibility.

No changes to the mitigated negative declaration are required.

4. The commenter states if should the project proceeds, the following adjustments are recommended: reduce the size of the development and implement traffic lighting and other measures to mitigate congestion and ensure safety at nearby intersections. The commenter expresses concern that without these changes, the risk of accidents and further traffic issues will increase.

See response to Letter 3, comment #1 for a discussion about the size of the proposed project and comment #2 for a discussion about the increase in traffic. See also response to Letter 17, comment #1 for a discussion about traffic signals.

No changes to the mitigated negative declaration are required.

143 & 151 E. Main Street | Proposed Changes to MM BIO-1

March 18, 2025

BIO-1: To avoid impacts to nesting birds during the nesting season (January 15 through September 15), ~~all~~ construction activities within or adjacent to the project site boundary that include any tree or vegetation removal, demolition, or ground disturbance (such as grading or grubbing) should be conducted between September 16 and January 14, which is outside of the bird nesting season. If this type of construction ~~or project-related work~~ is scheduled during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), a qualified biologist shall conduct nesting bird surveys.

- 1
- a. One survey for active bird nests shall occur within 48 hours prior to ground disturbance. Appropriate minimum survey radii surrounding each work area are typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. The survey shall be conducted at the appropriate time of day to observe nesting activities. Locations off the site to which access is not available may be surveyed from within the site or from public areas. If no nesting birds are found, a letter report confirming absence will be prepared and submitted to the Town of Los Gatos Community Development Department and no further mitigation is required.
 - b. If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize “normal” bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g., defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman shall have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active. Once the absence of nesting birds has been confirmed, a letter report will be prepared and submitted to the Town of Los Gatos.

Response to Letter 28 Miles Imwalle (March 19, 2025)

1. The commenter (the applicant's counsel) has requested a change to Mitigation Measure BIO-1 to be consistent with similar measures adopted by the Town for other projects. This change to the language of Mitigation Measure BIO-1 would not alter the intent or purpose of the mitigation to protect nesting birds. This change has been made in a revised mitigated negative declaration.

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