

VIA E-MAIL

September 21, 2020

Jocelyn Shoopman
Associate Planner
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030

Re: Response to Letter Submitted by Barbra Dodson, dated September 16, 2020

Dear Ms. Shoopman:

We have reviewed the comment letter prepared by Barbra Dodson on September 16, 2020. It contains many of the same comments and questions that were included in her letter dated September 3, 2020. We provided a response to that letter on September 17, 2020. The more recent letter examines Sheet A.11 in the plans. As mentioned in our previous response, Sheet A.11 in our plan set was intended to show only the changes proposed to Market Hall by the proposed amendment to the approved A&S. The table on Sheet A.11 was based on what was shown on Sheet 3.22 of the approved A&S plans. The required parking shown on Sheet 3.22 reflected the parking that would be required based on a mix of uses that could be allowed by the specific plan and the code requirements in place at that time.

In order to clarify what the required parking is based on the current Town Code, we have prepared Exhibit A attached to this letter. This table takes the square footage proposed for Market Hall and combines it with the Gross Square Footage identified on Sheet 3.22 of the approved A&S for the remainder of the Transition District. The result of this analysis shows that the Transition District would be required to provide 273 parking spaces and is currently estimated to provide 319 spaces. This is a surplus of 46 parking spaces.

We have attached Exhibit A for your reference.



Please let us know if you have any question.

Very Truly Yours,

SummerHill Homes

Michael Keaney

CC: Joel Paulson

Exhibit A

Transition District Parking Summary											
	Commercial SF	Residential Units			Required Parking					Proposed Parking Provided	
	Square Footage	Affordable	1-Bedroom	2-Bedroom	Gross Commercial Required Parking 1:300	Gross Community Room Square Footage 1:590	Residential Required Parking 0.5 per unit + 0.5 per unit (guest)	1-Bedroom Required Parking 1 per Unit + 0.5 per unit (guest)	Required Parking 1 per Unit + 0.5 per unit (guest)		Subtotal
Commercial Transition District											
Market Hall											
Gross Commercial SF	20,760				69					69	176
Gross Community Room SF	2,772					5				5	
Affordable Residential		50					50			50	
Subtotal										124	
Building A1											
Gross Commercial SF	11,438				38					38	
1 Bedroom Residential			6					9		9	
2 Bedroom Residential				4					10	10	
Subtotal										57	
Building A2											
Gross Commercial SF	11,198				37					37	
Building B2											
Gross Commercial SF	5,745				19					19	
Building C1											
Gross Commercial SF	10,644				35					35	
Subtotal: Building A1, A2, B2, C1	39,025				130					149	143
Transition District Total	62,557	50	6	4	199	5	50	9	10	273	319
									Surplus		46

Square Footage Based on approved Building Permit and Minor Revisions Estimated with the Elimination of the Basement

Gross Commercial Square Footage Based on Column 18 on Sheet 3.22 of A&S Approved Plans

Unit Count Based on Column 1 on Sheet 3.22 of A&S Approved Plans

Notes:

- The total in the Gross Commercial Required Parking column has one more parking space than required when adding up the column because when the decimals are aggregated and rounded off, it results in one more parking space being required than there would be if each parcel is considered separately.

Prepared By: Michael Keaney, SummerHill Homes

Date: September 14, 2020

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