



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 03/26/2025

ITEM NO: 4

ADDENDUM

DATE: March 25, 2025

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval to Demolish Existing Commercial Structures, Construct a Mixed-Use Development (30 Multi-Family Residential Units) with Commercial Space on the Ground Floor, a Conditional Use Permit, a Condominium Vesting Tentative Map, and Remove Large Protected Trees Under Senate Bill 330 (SB 330) on Property Zoned C-2. **Located at 143 and 151 E. Main Street.** APNs 529-28-001 and -002. Architecture and Site Application S-24-007, Conditional Use Permit Application U-24-002, Vesting Tentative Map Application M-24-004, and Mitigated Negative Declaration Application ND-24-003. An Initial Study and Mitigated Negative Declaration Have Been Prepared. Property Owner: David Blatt, CSPN LLC. Applicant: Kenneth Rodrigues and Partners, Inc. Project Planner: Ryan Safty.

REMARKS:

Exhibit 23 includes additional public comments received between 11:01 am, Friday, March 21, 2025, and 11:00 am, Tuesday, March 25, 2025.

EXHIBITS:

Exhibits previously received with the March 26, 2025, Staff Report:

1. Initial Study and Mitigated Negative Declaration with Appendices A through H (available online at <https://www.losgatosca.gov/143EMainStCEQA>)
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Location Map
5. June 14, 2023, Conceptual Development Advisory Committee Meeting Minutes
6. Applicant's Response to Conceptual Development Advisory Committee Comments
7. Project Description Letter
8. Letter of Justification

PREPARED BY: Ryan Safty
Associate Planner

Reviewed by: Planning Manager and Community Development Director

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SUBJECT: 143 and 151 E. Main Street/ S-24-007, U-24-002, M-24-004, and ND-24-003

DATE: March 25, 2025

9. Commercial Design Guidelines Compliance
10. Consulting Architect's Report
11. Applicant's Response to Consulting Architect's Report
12. Consulting Arborist's Peer Review
13. Final Arborist's Report
14. Visual Renderings
15. Objective Design Standards Checklist
16. Summary of Neighborhood Outreach
17. Public comments received by 11:00 a.m., Friday, March 21, 2025
18. Applicant's Response to Public Comments
19. Mitigation Monitoring and Reporting Program
20. Public Comments and Responses Regarding the Mitigated Negative Declaration
21. Revised Mitigated Negative Declaration in Response to Public Review Comments
22. Development Plans

Exhibit received with this Addendum Report:

23. Public comments received between 11:01 a.m., Friday, March 21, 2025, and 11:00 a.m., Tuesday, March 25, 2025

From: [REDACTED]
To: [Ryan Safty](#)
Cc: [REDACTED]
Subject: Written Comments to Planning Commission RE: Main St. mixed-use development
Date: Monday, March 24, 2025 12:49:50 PM

[EXTERNAL SENDER]

Dear Los Gatos Town Planning Commission,

I urge you to consider including a below-market residential unit designated for a teacher in the Los Gatos-Saratoga Union School District. One of the hallmarks of our town is the deep commitment our teachers have to both their students and the broader community. Their participation in local events and engagement with families make Los Gatos a truly special place.

However, with the rising cost of living, many young educators are forced to commute long distances or choose to teach in districts where they can afford to raise their families. Offering affordable housing would help attract and retain talented teachers who want to live in and contribute to our town. Investing in teacher housing is an investment in the future of our schools and the community as a whole.

There is also precedent for designating below-market residential units in town. The North 40 project included such housing, reflecting Los Gatos' recognition of the need for affordability. Expanding this effort to support educators would reinforce our town's long-standing commitment to education and the teachers who help shape the next generation. Providing housing for our educators ensures that Los Gatos remains a place where excellent schools and a strong sense of community go hand in hand.

Thank you for your time and consideration.

Sincerely,

Anne Martyn
English Teacher (just celebrated my 25th year teaching at LGHS)
Los Gatos High School

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