

### **233 N. Santa Cruz Avenue — Mixed-Use Building**

Los Gatos, CA 95030 | APN 512-17-040 & -086 | C-2 / CBD | CDAC Submittal

This conceptual design for a 3-story mixed-use building at 233 N. Santa Cruz Ave advances the General Plan's goals for downtown intensification, active ground-floor retail, and housing production within the Town's certified Housing Element framework.

**Program.** The 20,462 GSF building comprises 6,772 GSF of ground-floor retail with continuous storefront along Santa Cruz Avenue and the Bachman corner; 6,848 GSF of second-floor office; and four residential rental units on the third floor totaling 6,842 GSF with a 1,068 SF private terrace.

**Corridor context.** The proposed 43-foot height sits below the 45-foot CBD maximum and aligns with the 40-foot height of 236 N. Santa Cruz Avenue directly opposite, which is developed at 1.37 FAR. The proposal is consistent with the General Plan's CBD designation, which establishes a maximum FAR of 2.0 and 45-foot height for the CBD (Land Use Element, Table 3-2), and with the band of recent corridor approvals detailed in the accompanying comparables exhibit. The proposal implements General Plan Goal LU-7 and Policies LU-7.1, LU-7.2, LU-9.1, and LU-9.3, each calling for integrated mixed-use along Santa Cruz Ave.

**Residential edge.** The 3rd floor steps back 9 feet from the lower volumes on the residential side, with the offset occupied by a planted balcony that reduces perceived bulk and orients private outdoor space away from neighboring yards. The rear setback, landscape buffer, and absence of third-floor windows oriented into adjacent backyards are shown in the drawings; a shadow study will accompany formal submittal.

**Parking.** The project provides 5 on-site spaces and 3 EV-capable installations, with the balance addressed through the Town's downtown in-lieu program. Consistent with the General Plan's pedestrian-oriented and compact-design objectives (LU-7.2), a shared-parking analysis recognizing complementary peak demand across retail, office, and residential uses will inform both the required count and proposed provision at formal submittal.

**Policy Consistency Questions.** Consistent with the Committee's role of advising on Town policy consistency, the applicant invites early input on four questions: (i) the proposed floor area in relation to the General Plan's 2.0 FAR CBD standard and comparable corridor approvals; (ii) the proposed use mix in light of Housing Element objectives and corridor character; (iii) the residential-edge condition along Victory Lane; and (iv) the parking strategy, including shared-parking principles and downtown program participation. Broader input is welcomed. We look forward to presenting to the Committee.

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