



TOWN OF LOS GATOS
CONCEPTUAL DEVELOPMENT
ADVISORY COMMITTEE REPORT

MEETING DATE: 06/10/2026

ITEM NO: 2

DATE: June 5, 2026

TO: Conceptual Development Advisory Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Preliminary Review of a Proposal to Construct a Mixed-Use Development (Four Units) on Properties Zoned C-2. **Located at 233 N. Santa Cruz Avenue and Assessor Parcel Number 510-17-040.** APNs 510-17-086 and 510-17-040. Conceptual Development Advisory Committee Application CD-26-003. Property Owner: MPI LLC. Applicant: David Pak. Project Planner: Jocelyn Shoopman.

ROLE OF THE CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE:

The Conceptual Development Advisory Committee (Committee) advises a prospective applicant on the overall consistency of a project with Town policies prior to submitting a formal application and investing in the development review process. The Committee also endeavors to identify the potential issues that will need to be addressed during the development review process should the applicant wish to submit an application. The issues identified by the Committee are not intended to be all-inclusive and additional issues may be identified during the formal development review process.

None of the Committee's comments are binding on the Town and in no way are they intended to indicate whether the project will be received favorably by the various review bodies that are charged with evaluating and deciding the application. As noted in this report, if an application is filed, technical analysis will need to be done during the evaluation of the proposal. In addition, public input is a required and essential component in the development review process. Notice has been sent to residents and property owners within 500 feet of the project site. In addition to the public comments received at this meeting, all applicants are strongly encouraged to hold neighborhood meetings to receive input as the design of the project evolves should they decide to proceed with the development review process.

PROJECT DESCRIPTION:

The applicant submitted an application (Attachment 2) and conceptual development plans (Attachment 3) for a mixed-use development (four units) located at 233 N. Santa Cruz Avenue and Assessor Parcel Number (APN) 510-17-040. The subject property is comprised of two

PREPARED BY: Jocelyn Shoopman
Senior Planner

separate parcels for an approximate combined total area of 8,460 square feet and is located at the corner of N. Santa Cruz Avenue and Bachman Avenue. The property is currently developed with a one-story commercial building. Vehicular access to the site is provided from Bachman Avenue, as well as additional parking spaces to the rear along Victory Lane with credit for six parking spaces in the Parking Assessment District (PAD).

The applicant proposes a three-story mixed-used building with four units (Attachment 3). The building would include two retail suites on the ground floor, an office suite on the second floor, and four residential apartments (1-bedroom and 2-bedroom) on the third floor.

Key elements of the proposed project are as follows:

- Demolition of the existing commercial building;
- Construction of a three-story, mixed-use building;
- Two retail suites on the ground floor;
- One office suite on the second floor;
- Two, one-bedroom units and two, two-bedroom units on the third floor; and
- Five-surface parking spaces with credit for six parking spaces in the PAD (56 spaces required by Town Code, no guest parking required).

EXISTING GENERAL PLAN AND ZONING:

1. General Plan designation: Central Business District.
2. Surrounding General Plan designations: Central Business District north, east, and south and Medium Density Residential to the west.
3. Zoning designation: C-2 (Central Business District).
4. Surrounding zoning designations: C-2 to the north, east, and south and R-1D:LHP and O:LHP to the west.

EXISTING CONDITIONS:

1. The project site is approximately 8,460 square feet.
2. The project site is located at the corner of N. Santa Cruz Avenue and Bachman Avenue (Attachment 1).
3. Surrounding land uses: Single-family residential uses are located to the west and commercial uses are located to the north, east, and south.

POTENTIAL CONSIDERATIONS AND ISSUES:

The following is a brief list of issues and topics for consideration by the Committee. Staff has not reached conclusions on these topics. Staff is identifying them here to help frame the

discussion and to solicit input. The main question for the Committee is whether the applicant's concept for the project creates a high-quality plan appropriate for Los Gatos in this location. If an application is filed, staff would evaluate the technical issues.

1. General Plan

- a. The Central Business District designation applies exclusively to the downtown and accomplishes the following:
 - Encourages a mixture of community-oriented commercial goods, services and lodging unique in its accommodation of small-town style merchants and maintenance of small-town character;
 - Maintains and expands landscaped open spaces and mature tree growth without increasing setbacks; and
 - Integrates new construction with existing structures of historical or architectural significance and emphasizes the importance of the pedestrian.
- b. General Plan Policy LU-1.4 states, "Infill projects shall be designed in context with the neighborhood and surrounding zoning with respect to the existing scale and character of surrounding structures, and should blend rather than compete with the established character of the area."
- c. General Plan Policy LU-1.8 states, "Commercial development of any type (office, retail, research and development, etc.) shall be designed in keeping with the small-town character of Los Gatos."
- d. General Plan Policy LU-2.1 states, "Minimize vehicle miles traveled for goods and services by allowing and encouraging stores that provide these goods within walking distance of neighborhoods in Los Gatos."
- e. General Plan Policy LU-6.3 states, "Protect existing residential areas from adjacent nonresidential uses by assuring that buffers are developed and maintained."
- f. General Plan Policy LU-6.5 states, "The type, density, and intensity of new land use shall be consistent with that of the immediate neighborhood."
- g. General Plan Policy LU-6.7 states, "Continue to encourage a variety of housing types and sizes that is balanced throughout the Town and within neighborhoods, and that is also compatible with the character of the surrounding neighborhood."
- h. General Plan Policy LU-7.4 states, "Infill projects shall be designed in context with the neighborhood and surrounding zoning with respect to the existing scale and character of surrounding structures, and should blend rather than compete with the established character of the area."
- i. General Plan Policy LU-9.3 states, "Encourage a mix of retail and office uses in commercial areas, except in the Central Business District designation, where retail should be emphasized and office should be limited to upper floors and other areas as defined by the Town Code."
- j. General Plan Policy LU-9.6 states, "Encourage development that maintains and expands resident-oriented services and/or creates employment opportunities for local residents consistent with overall land use policies of the Town."
- k. General Plan Policy LU-9.8 states, "Retail sales tax "leakage" should be kept to a

minimum by providing in-town convenience and comparative shopping opportunities.”

- l. General Plan Policy LU-9.9 states, “Buffers shall be required as conditions of approval for nonresidential projects that are adjacent to residential areas and may consist of landscaping, sound barriers, building setbacks, or open space.”
- m. General Plan Policy LU-10.1 states, “Encourage the development and retention of small businesses and independent stores and shops Downtown that are consistent with small-town character and scale.”
- n. General Plan Policy LU-10.2 states, “Recognize and encourage the different functions, land use patterns, and use mixes of the various commercial areas within the Downtown.”
- o. General Plan Policy LU-10.3 states, “Establish and maintain strong boundaries between the Central Business District designation and adjacent residential neighborhoods.”
- p. General Plan Policy LU-10.4 states, “Encourage mixed uses to increase residential opportunities in commercial zones Downtown, taking into consideration potential impacts to loss of commercial opportunities.”

2. Zoning

- a. Project site is zoned C-2 and is surrounded by residential and commercial uses as described above.
- a. The C-2 zone intended to encourage the continuance of a viable and predominantly pedestrian-oriented central business district for the Town and therefore the zone allows a wide variety of retail, service, entertainment, and administrative activities.
- b. Density: The maximum allowable density for the property is 20 dwelling units per acre, resulting in a total of four dwelling units.
- b. Use: A multi-family dwelling (three or more units) in a mixed-use project requires a Conditional Use Permit in the C-2 zone.
- c. Height: The maximum allowable height in the C-2 zone is 45 feet. The conceptual development plans state that the height of the building is 43 feet.
- d. Setbacks: The conceptual development plans do not provide the proposed front, side, and street abutting side building setbacks for staff to verify the project’s compliance with the applicable setback requirements. The C-2 zone requires the following setbacks:
 - Front: 10 feet
 - Side and Side Abutting Street: None required
 - Rear: 20 feet* For property lines of a lot in the C-2 zone which abut or are across the street from a lot in a residential zone, one foot for each foot of building height over 20 feet will be added to the required setback. A six-foot high masonry wall is required along the property line. A Variance application would be required based on the conceptual height of the building.
- e. Floor Area Ratio: The maximum allowable floor area ratio for a new building is .60

in the C-2 zone. The conceptual development plans state that the proposed floor area ratio is .80. A Variance application to exceed the maximum allowable floor area ratio would be required.

- f. Below Market Price Program: The Town's Below Market Price (BMP) Program applies to residential projects that include five or more units. The conceptual plan would not be subject to the BMP Program as only four residential units are proposed.
3. Open Space – Objective Design Standards
 - a. Private recreation space shall be provided at a minimum of 60 square feet for each dwelling unit above the ground floor. The conceptual development plans show balconies on the residential floor of the building. A calculation of recreational open space was not provided with the conceptual plans.
 - b. A project with four or less residential units is exempt from community recreation space requirements.
 4. Parking and Circulation
 - a. Town Code parking requirements for a multi-family residential development are one and one-half spaces for each unit; one space for each 300 square feet of gross floor area for retail; and one space for each 250 square feet of gross floor area for an office. The proposed project would require 56 parking spaces pursuant to the Town Code.
 - b. The proposed on-site parking is five spaces at the rear of the building along Victory Lane, with credit for six spaces in the PAD. A Variance application for the required number of parking spaces would be required.
 5. Traffic
 - a. A traffic analysis will determine whether a traffic study or mitigation fees will be required.
 6. Trees
 - a. The conceptual development plans would result in impacts to protected trees. Any development application will be reviewed by the Town's Consulting Arborist to ensure that the Town's Tree Protection Ordinance is complied with.
 7. Environmental Review
 - a. The project would need to be reviewed for compliance with the California Environmental Quality Act as new construction would be proposed.

PAGE 6 OF 6

SUBJECT: 233 N. Santa Cruz Avenue and APN 510-17-040/CD-26-003

DATE: June 5, 2026

ATTACHMENTS:

1. Location Map
2. Conceptual Development Advisory Committee Application
3. Project Description
4. Conceptual Development Plan