



TOWN OF LOS GATOS
CONCEPTUAL DEVELOPMENT
ADVISORY COMMITTEE REPORT

MEETING DATE: 05/13/2026

ITEM NO: 2

DATE: May 8, 2026

TO: Conceptual Development Advisory Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Preliminary Review of a Proposal for Construction of a 100 Percent Affordable Multi-Family Residential Development (100 Units) on Property Zoned R-M:5-12. **Located at 16601 - 16605 Lark Avenue.** APN 424-08-018. Conceptual Development Advisory Committee Application CD-26-002. Property Owner: Los Gatos LLC. Applicant: Jeff Damavandi (Damavandi Capital). Project Planner: Sean Mullin.

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 would 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 multi-family residential development located at 16601-16605 Lark Avenue. The subject property is approximately 56,628 square feet, and is bordered by Lark Avenue to the South, Highway 17 to the east, and the Highway 17 on/off ramps to the north and west. The property is currently developed with a single-family residence, an eight-unit multi-family

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Planning Manager

residential building, and a commercial building formerly used as a care facility that is currently vacant. Access to the site is provided from Lark Avenue to the south.

The applicant proposes a 100 percent affordable multi-family residential building with 100 units (Attachment 2). The building would include five stories of residential apartments (studio, 1-bedroom, and 2-bedroom) atop a two-story podium accommodating on-site parking and a rooftop courtyard accessed from the third level.

Key elements of the proposed project are as follows:

- Demolition of the existing single-family residence, multi-family building, and commercial building;
- Construction of a seven-story, 100 percent affordable multi-family residential building;
- Combination of studio, one-bedroom, and two-bedroom units spread amongst five levels;
- Between 20 units on each level for a total of 100 units; and
- 103 parking spaces located in a two-story podium garage and 11 surface parking spaces for a total of 114 spaces. (150 required by Town Code, no guest parking required).

EXISTING GENERAL PLAN AND ZONING:

1. General Plan designation: Medium Density Residential.
2. Surrounding General Plan designations: Medium Density Residential to the north, Office Professional to the east, Low Density Residential to the south, and Highway 17 to the east.
3. Zoning designation: R-M:5-12, multi-family residential (five to 12 dwelling units per acre).
4. Surrounding zoning designations: R-M:5-12 and R-M:5-12:HEOZ to the north; O to the west; R-1:8 to the south; and Highway 17 to the east.

EXISTING CONDITIONS:

1. The project site is approximately 56,628 square feet (1.30 acres).
2. The project site is located on the north side of Lark Avenue, bordered by Highway 17 to the east and the Highway 17 on/off ramps to the north and west (Attachment 1).
3. Surrounding land uses: Single-family residential uses are located to the south across Lark Avenue; commercial uses are located to the east; Highway 17 is located to the west; and an agricultural use is located to the north across the Highway 17 on/off ramp

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 Medium Density Residential designation provides for multiple-family residential, duplex, and/or small single-family homes.
- 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-6.5 states, "The type, density, and intensity of new land use shall be consistent with that of the immediate neighborhood."
- d. 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."
- e. 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."

2. Zoning

- a. Project site is zoned R-M:5-12 and is surrounded by residential, commercial, and agricultural uses as described above.
- b. The R-M zone applies to areas served by streets and other public improvements and services which are generally sufficient to sustain multiple residential development, and where the highest and best use of the subject property and surrounding properties is multiple residential. The R-M zone is the major multiple residential zoning district in the Town and is designed to allow various density ranges with actual specific density to be determined by the deciding body, depending on the particular characteristics of specific parcels, the uses surrounding them and the design of the development proposed.
- c. Density: The density permitted by the R-M:5-12 zone on a 1.3-acre site would allow seven to 16 units. The applicant's conceptual proposal includes 100 rental units at a density of 77 dwelling units per acre. Since the project would be 100 percent affordable, significant density increases may be available through state law. The applicant has not specified how the proposed density would be achieved and staff has not evaluated the proposed density against existing state density bonus provisions.
- d. Use: A multi-family residential use is an allowed use in the R-M zone.
- e. Height: The maximum allowable height in the R-M zone is 30 feet, except when a project includes below ground parking the maximum is 35 feet. The proposed project does not include below ground parking and would be limited to a maximum

height of 30 feet. The conceptual development plans do not provide height details for the proposed seven-story building. Staff estimates the height of the building to be in the 70-foot range.

- f. Setbacks: The conceptual development plans do not provide the proposed building setbacks for staff to verify the project's compliance with the applicable setback requirements. The R-M zone requires the following setbacks:
 - Front: 25 feet
 - Rear: 20 feet
 - Side: 8 to 20 feet
 - g. Coverage: The conceptual development plans do not provide the proposed lot coverage for staff to verify the project's compliance with the maximum lot coverage of 40 percent.
3. Recreational Open Space
 - a. The R-M zone requires a minimum of 200 square feet of recreational open space for multi-family buildings. The open space shall be composed of private areas, community areas, or both and may be in the form of balconies or decks. The conceptual development plans show balconies on the residential floors of the building and a rooftop courtyard accessed from the third level. A calculation of recreational open space was not provided with the conceptual plans.
 4. Parking and Circulation
 - a. Town Code parking requirements for a multi-family residential development are one and one-half spaces for each unit. The proposed project would require 150 parking spaces pursuant to the Town Code. Reduced parking requirements may be available through state law.
 - b. The proposed on-site parking is 103 spaces located in a two-story, at-grade podium parking garage and 11 surface parking spaces for a total of 103 spaces.
 - c. Street improvements to Lark Avenue may be required as part of the development review of the project.
 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.

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7. Environmental Review

- a. The project would need to be reviewed for compliance with the California Environmental Quality Act as grading, tree removals, and new construction would all be proposed.

ATTACHMENTS:

1. Location Map
2. Conceptual Development Advisory Committee Application
3. Conceptual Development Plans

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