

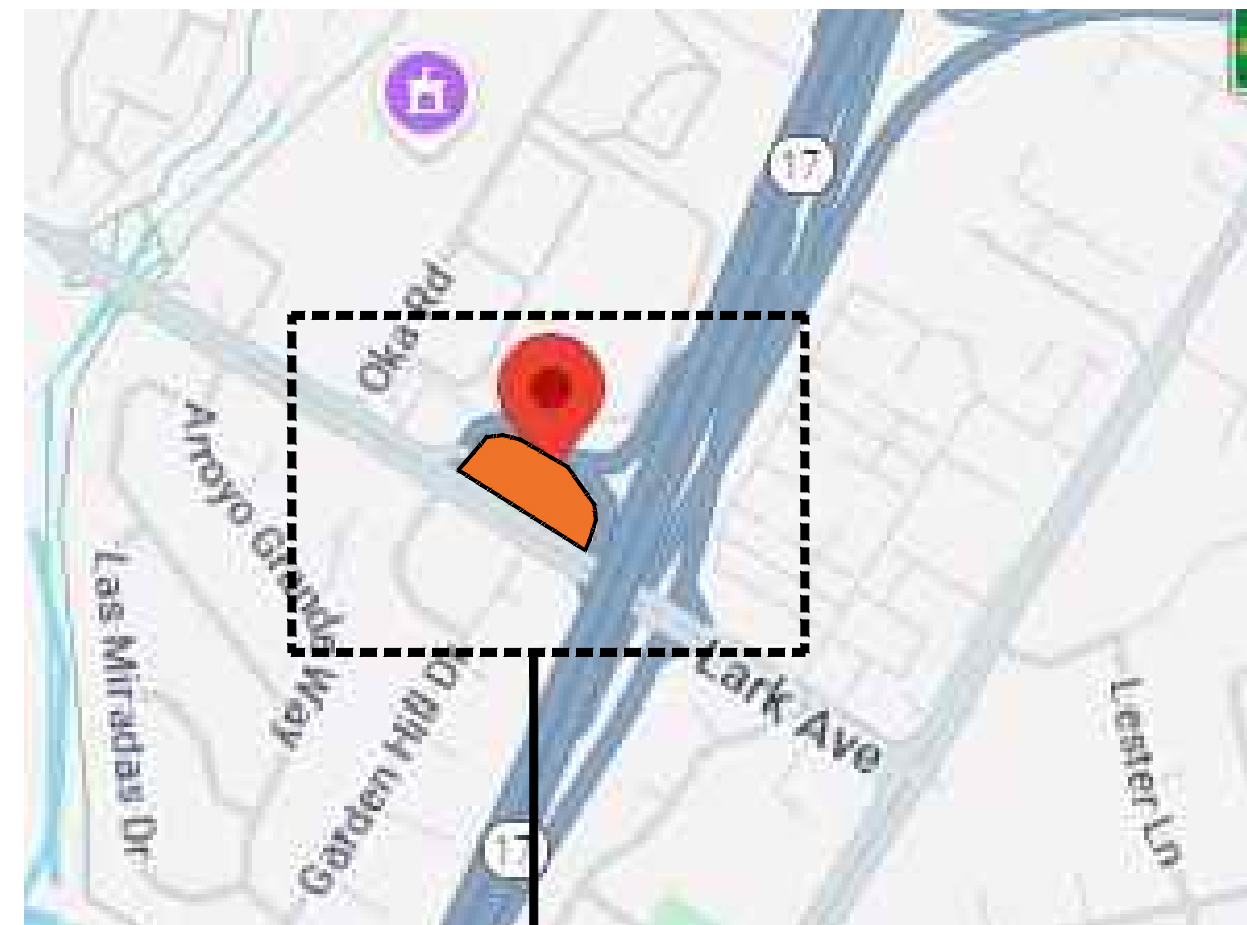
PROJECT DESCRIPTION:

16601 IS A UNIQUE SITE AS IT IS ESSENTIALLY LANDLOCKED BY LARK AVENUE, HWY 17 OVERPASS AND UNDERPASS AND FREEWAY ON AND OFF RAMPS.

THIS PROPOSAL IS FOR 100 AFFORDABLE RENTAL STUDIO, 1-BEDROOM AND 2-BEDROOM APARTMENT UNITS. PROJECT ACCESS IS LOCATED AT THE EXISTING CURB CUT WITH A DOG PARK/OPEN SPACE AND GUEST PARKING FRONTING THE BUILDING ENTRANCE. THE MAIN LOBBY IS AT THE ENTRY CORNER WITH TWO FLOORS OF ABOVE GRADE PARKING PROVIDING APPROXIMATELY 100+ PARKING SPACES WITHIN THE BUILDING. FIVE FLOORS OF RESIDENTIAL UNITS ARE LOCATED ON TOP OF THE PARKING PODIUM WITH A SOUTH FACING COURTYARD PROVIDING ADDITIONAL OUTDOOR SPACE FOR THE RESIDENTS. THE COURTYARD ITSELF IS APPROXIMATELY THE SAME ELEVATION AS LARK AVENUE DIRECTLY IN FRONT OF IT. AT 100 UNITS THE DENSITY IS 77 DUA. THIS DENSITY IS AVAILABLE SINCE 100% OF THE UNITS ARE AFFORDABLE. THE NEIGHBORHOOD CONSISTS PRIMARILY OF ONE AND TWO STORY RESIDENTIAL HOMES AND APARTMENTS, LOCATED 100'-150' AWAY FROM THIS SITE AND SEPARATED BY LARK AVENUE AND HIGHWAY 17 ACCESS RAMPS. DUE TO THE LOCATION AND ISOLATION OF THIS SITE, THE STREETS, HIGHWAY, ON AND OFF RAMPS, CREATE A BUFFER FROM THE SURROUNDING PROPERTIES AND USES. THIS BUFFER PROVIDES THE APPROPRIATE SETBACKS TO ALLOW A 100 UNIT AFFORDABLE RENTAL PROJECT ON THIS SITE.

LARK AVENUE

16601 LARK AVE.
LOS GATOS, CALIFORNIA
CDAC SUBMITTAL 04/29/2026



LOCATION MAP

SITE LOCATION

ARCHITECT:
HUNT HALE JONES ARCHITECTS
444 SPEAR STREET, SUITE 105
SAN FRANCISCO, CA 94105
CONTACT: DAN HALE
Architect
PHONE: 415.568.3833
E-MAIL: dhale@hhja.com
<http://www.hhja.com>

16601 LARK AVE.

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LOS GATOS, CA



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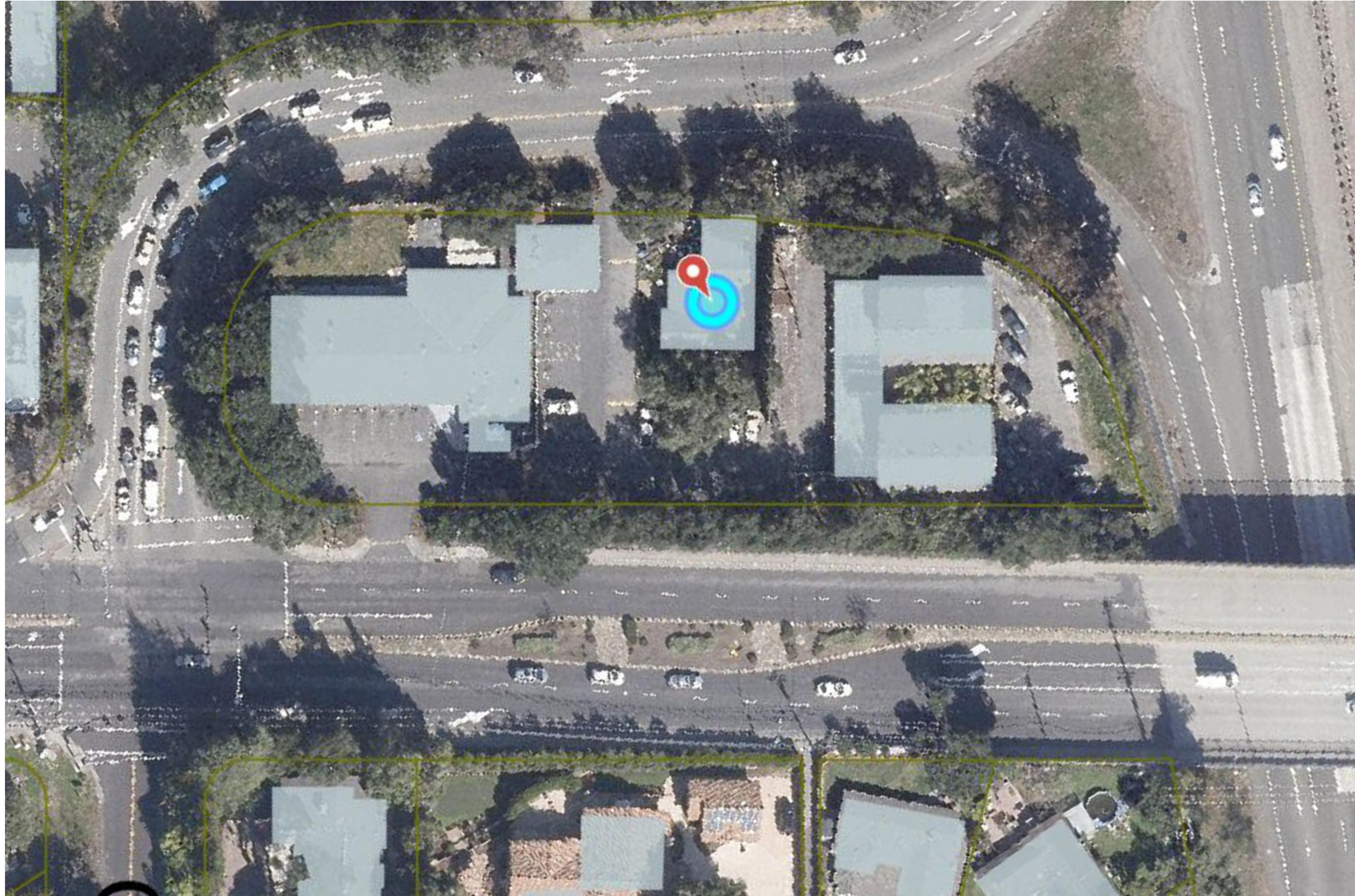
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COVER SHEET

CS

SCALE: N.T.S.
DATE: 04.29.2026
PROJECT: 384001

ATTACHMENT 3



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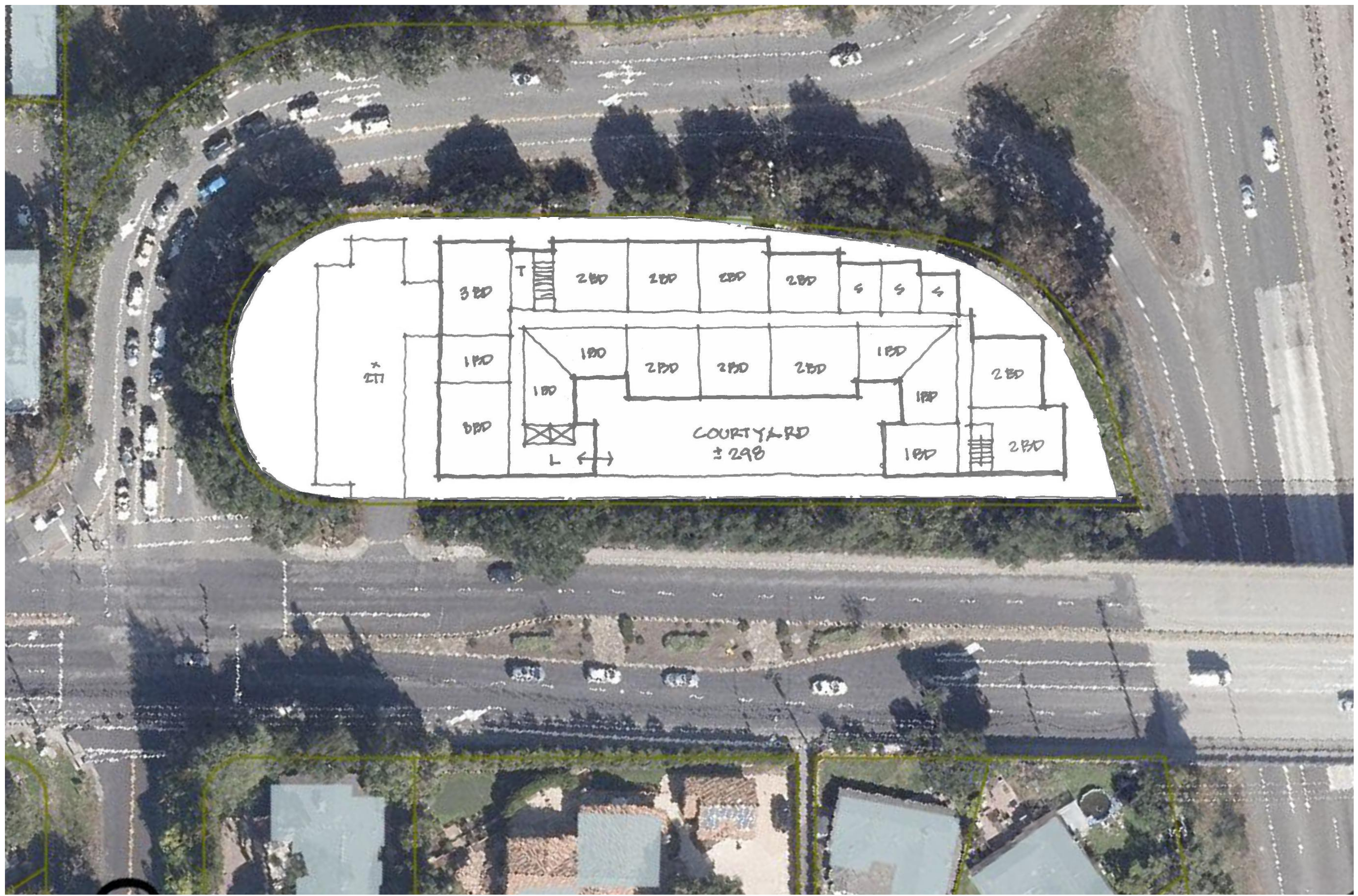
AERIAL

YS 1

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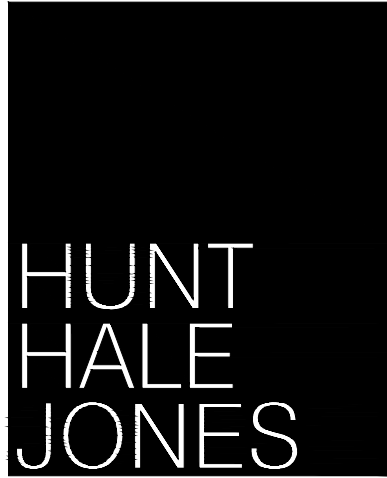
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AERIAL OVERLAY

YS 1.1

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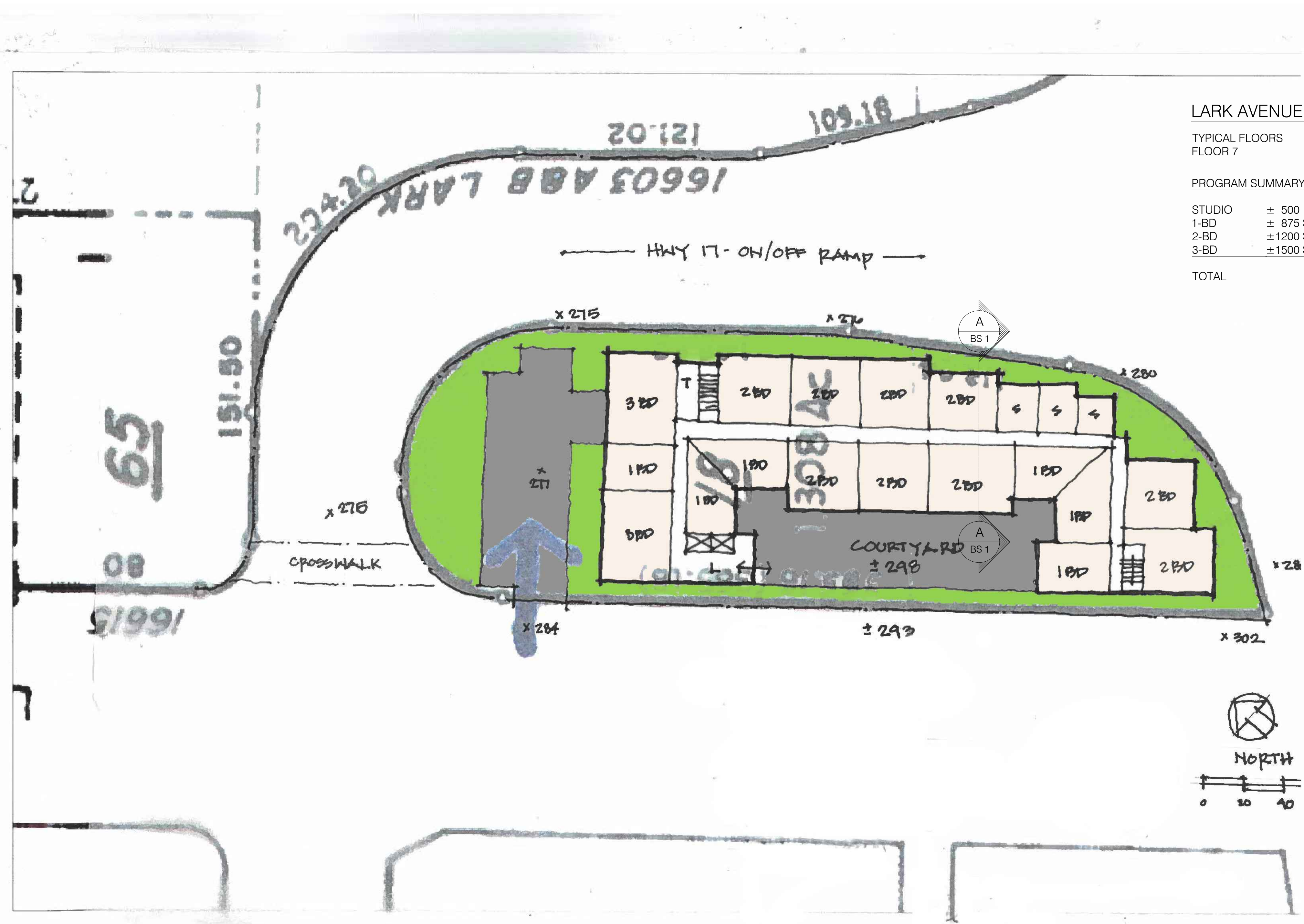
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CONCEPT 3D MASSING

YS1.2

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LARK AVENUE

TYPICAL FLOORS 3-7
FLOOR 7 ±338

PROGRAM SUMMARY (PER FLR)

STUDIO	± 500 SQ. FT.	3
1-BD	± 875 SQ. FT.	6
2-BD	±1200 SQ. FT.	9
3-BD	±1500 SQ. FT.	2
TOTAL		20 UNITS/FLOOR ±100 UNITS

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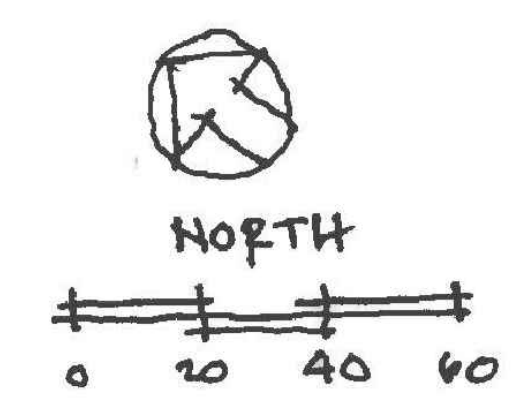
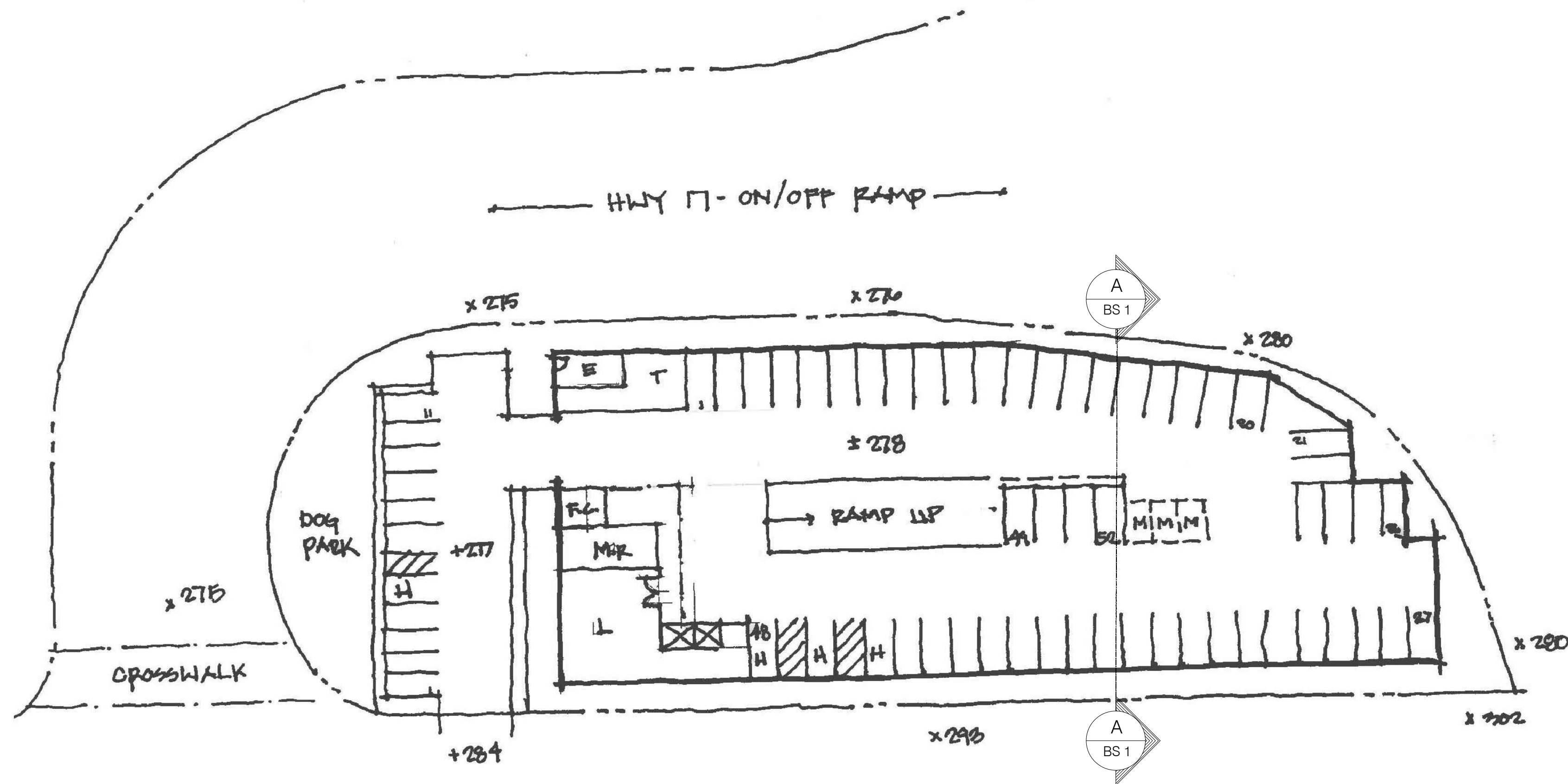
CONCEPTUAL FLOORS 3-7 OVERLAY

YS 2

SCALE: 1:30

DATE: 04.29.2026

PROJECT: 384001



LARK AVENUE

GROUND FLOOR

PARKING SUMMARY

GROUND FLOOR	
VISITOR	11
RESIDENT	52
FLOOR 2	51
	±114
TOTAL	±100-114 SPACES

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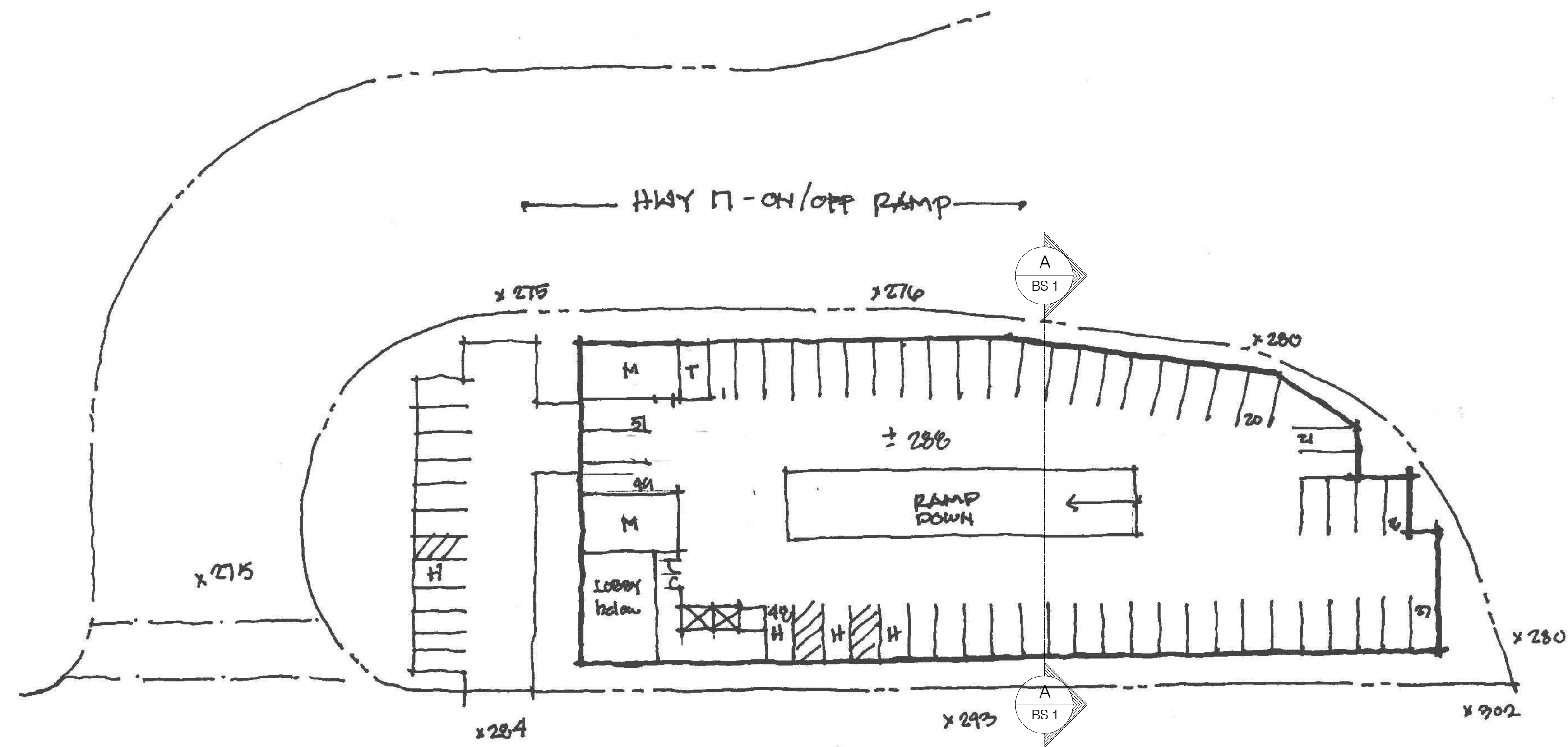
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CONCEPTUAL GROUND FLOOR

YS 3

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LARK AVENUE

GROUND FLOOR

PARKING SUMMARY

GROUND FLOOR	
VISITOR	11
RESIDENT	52
FLOOR 2	51
	±114

TOTAL ±100-114 SPACES

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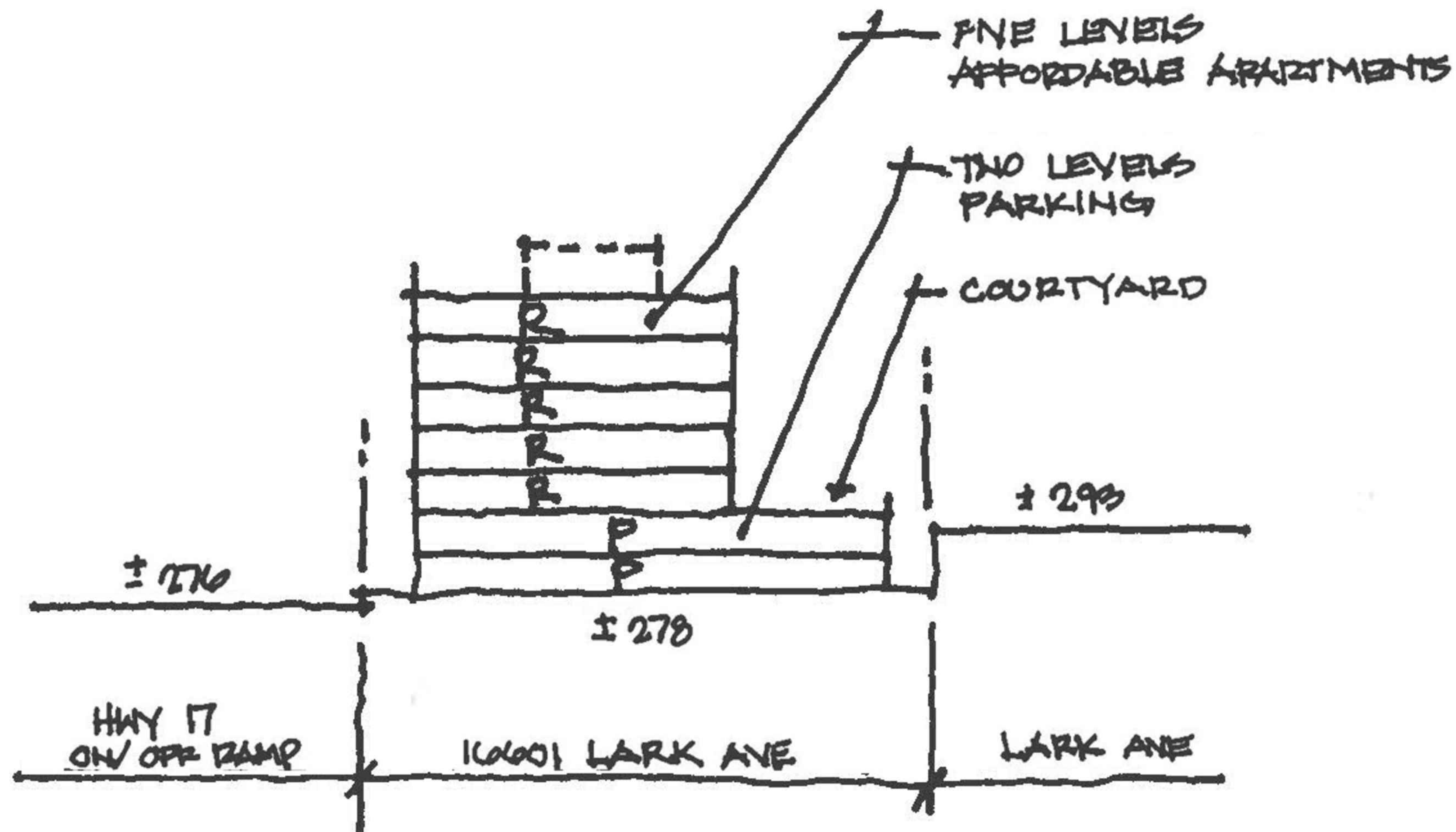
CONCEPTUAL SECOND FLOOR

YS 4

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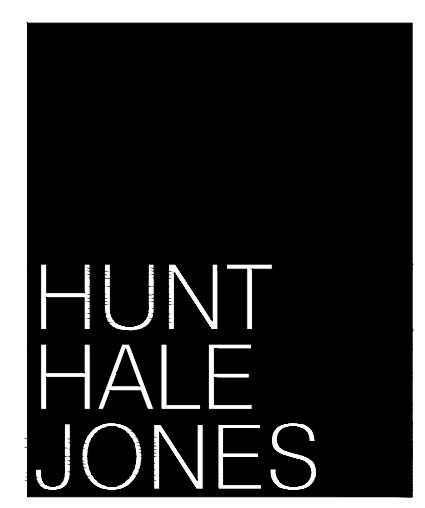
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CONCEPTUAL SECTION A-A

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CONCEPTUAL SECTION A-A

BS 1

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