

Los Gatos Green – Town of Los Gatos

City Ventures is pleased to submit a proposal for a premier townhome style community development located at 15349 & 15367 Los Gatos Blvd in the town of Los Gatos. This community is designed to engage the town in both the built and natural environments. A central green, orange trees, community gathering place, and an engaged pedestrian-oriented Los Gatos Blvd frontage all combine to offer an enhanced community unlike any other. The architecture, historically grounded and unique to Los Gatos, will offer 3 story townhome style units. The proposed architecture will capture a refined style for families to grow and thrive. Meandering paseos have been thoughtfully designed to provide connectivity for all residents and visitors to enjoy. The outdoor space will provide a serene environment for residents to relax, socialize, and enjoy outdoor activities.

The community will encompass 55 for-sale solar all-electric townhome style homes ranging from approximately 202 to 1,594 sq ft, many homes encompassing a two-car private garage (88 spaces) accessed by a common drive aisle. The community will host 47 market rate homes. Of the market rate homes, there will be 4 units designed as live work along Los Gatos Blvd. There will be 8 inclusionary below market rate units. Many homes will feature dedicated front yard areas and oversized decks that support the indoor / outdoor relationship. There will be 8 floor plans, 5 residential buildings in total with 5 unique residential building types, common area green, and 10 guest parking spaces. A blending of the newly constructed townhomes with the existing environment will create a premier community in the town of Los Gatos.

The project is consistent with the CH: HEOZ within the Town of Los Gatos. The project is a Housing Development Project within the meaning of Government Code section 65589.5(h)(2) and has been designed to comply with applicable objective general plan and subdivision standards and criteria as described in Government Code section 65589.5(j). The project qualifies as CEQA Exempt under Public Resources Code section 21094.5 ("Class 32 Urban Infill Exemption") and qualifies to be exempt from parking requirements per assembly Bill No. 2097. City Ventures will be pursuing the Class 32 Urban Infill Exemption. City Ventures is requesting a Design Review Permit, a Vesting Tentative Tract Map Permit, and consideration under the State's SB 330 Application. Additionally, City Ventures is requesting Density Bonus Waivers. The State Density Bonus will allow for a waiver to increase the building height, reduced setback, and reduced parking. A concession is being requested for Below Market Rate units to be units 5X, 6X and 8X.

We are excited to collaborate with the town of Los Gatos to pursue a project that will bring vibrancy and much-needed housing to the neighborhood. We look forward to bringing this community to fruition. We look forward to working with the town to address the critical need for new housing with solar all electric townhomes and live work homes.

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