



October 25, 2024

Sean Mullin, AICP
Senior Planner
110 E. Main Street
Los Gatos, CA 95030

Dear Mr. Sean Mullin,

I am writing to you to present our proposal for the development of a premier townhome-style community at 15349 & 15367 Los Gatos Blvd in the town of Los Gatos. Our vision for this project is to create a vibrant and engaging community that harmonizes both the built and natural environments of Los Gatos. The proposed development is designed to be a unique addition to the town, meeting the elements of the Town's adopted Housing Element, complementing the existing neighborhood, and incorporating elements that foster community engagement and connection. The architectural design of the community draws inspiration from the rich history of Los Gatos. With three-story townhome-style units and meandering paseos that encourage connectivity, the development will provide a welcoming environment for residents and visitors alike.

Property Description

The properties, as noted above, are located at 15349 and 15357 Los Gatos Boulevard (APN 424-19-048, 424-19-049) and consist of 1.56 acres (gross) and a resulting 1.54 acres(net) with the incorporation of the Garden Lane dedication per Town Engineering Division Comment #1. The property has a General Plan use designation of mixed use commercial and underlying zoning CH-HEOZ. The site is also designated as Site Inventory Site C-2 in the Town of Los Gatos 2023-2031 Housing Element¹ and meets the Town's goals.

The General Plan and Housing Element contain policies and implementation programs aimed at addressing the existing and future housing needs of Los Gatos. The proposed project harmonizes the various goals and policies of both the 2040 General Plan (GP), the 2020 General Plan Land Use Element, Housing Element (HE), and Town Code. The proposed housing, and its substantial conformance with the goals and policies of the aforementioned documents and will not be detrimental to public health, or general welfare, are essential and will not impair the integrity and character of its location.

Our development team had the opportunity to discuss the project early on with the Town and continues to have discussions with Staff regarding the nature and scope of the project pursuant to Policy LU-1.1 . The proposed location of our property not only has been identified as a Housing Element site but more importantly, is considered infill development pursuant to Goal LU-7 and Policy LU-1.4. The proposed property with its mix of town homes and work/live units is desirable in that it provides opportunities for housing that can accommodate the needs, preferences and financial capabilities of current and future residents in terms of different housing types, tenures, density, size and costs pursuant to Policy LU-2.2 and Policy LU-6.7. . With its proximity to transit (at its Los Gatos Boulevard frontage), Oak Hill Playground, Live Oak Manor Park, Good Samaritan Hospital and Trader Joes; it contributes to the community fabric that supports a robust housing mix and convenient access to goods and services that meet daily needs

¹ Housing Element serves at Chapter 10 in Town's 2040 General Plan.



pursuant to Policy LU-2.1. The project's thoughtful design and orientation of homes, outdoor community gathering areas and interior walkability promote policy LU-13.4 to incorporate a balanced development that minimizes impacts on adjacent residential areas and meets the changing needs of a population.

Project Proposal

The project proposes to subdivide two existing legal parcels which contain existing commercial into 55 for-sale solar all-electric townhome-style homes. These homes will feature dedicated front yard areas, decks, and private two-car garages, ensuring a comfortable and convenient living experience. Four units facing Los Gatos Boulevard have been designated as live/work. The project is proposing a total of eight below market rate units. Four Plan Type-5x units would be restricted for-sale to low-income households, Two Plan Type-6x units would be restricted for-sale to moderate-income, and two Plan Type-8x units would be restricted for-sale to moderate income.

Access to the project site will be a "loop" private shared alley off Garden Lane. On-site guest parking is accommodated off Garden Lane. The site is incorporating low impact storm water bioretention treatment and pervious pavers that will also add to the character of the shared street. Central to our design is the inclusion of a green space that will serve as a community gathering amenity, all aimed at creating a sense of place and welcoming. Our pedestrian-oriented approach along Los Gatos Blvd will contribute to the vitality of the area. Additionally, our live-work units along Los Gatos Blvd will contribute to the economic vitality of the area, providing opportunities for entrepreneurship and creativity.

Pursuant to the Common Interest Development Act, a homeowners association (HOA) would be created to own and maintain the private alleys.

Senate Bill 330 and Density Bonus

The project submitted a preliminary application under Senate Bill 330, which has been deemed submitted, establishing a vesting date of April 30, 2024. A formal application was submitted to the Town on May 16, 2024.

The property has a General Plan use designation of mixed use commercial and underlying zoning of CH-HEOZ. Town MC Section 29.20.195 requires an application of a conditional use permit (CUP) to allow housing. The live/work and the multi-family residential are both a permitted activity. Furthermore, the proposed uses of the property are essential or desirable to the public conveniences or welfare; the proposed uses will not impair the integrity and character of the zoning district; the proposed uses would not be detrimental to public health, safety, or general welfare; the proposed uses of the property are in harmony with the various elements or objectives of the General Plan and the purposes of this Ordinance. (I.7.g)

As a result of the inclusion of at least 10% of the units in the for-sale development restricted to moderate income residents, the project is eligible for waivers and reductions to development standards that have the effect of physically precluding the construction of a development (GC Section 65915(b)(1)) and incentives or concessions (GC Section 65915(d)(1) under State Density Bonus Law. The project additionally is eligible for a vehicular parking ratio pursuant to GC Section 65915(p)(1).



A list of waivers are detailed on sheet PO-1 of the plans and listed here:

Density Bonus Waivers	
LGTC 29.80.505	Front Setback
LGTC 29.10.065	Rear Setback
LGTC 29.10.155	Width of Single Car Garage
ODS A.2.2	Short Term Bicycle Parking
ODS A.3.3	Long Term Bicycle Parking
ODS A.7.3	Utilities (Screening)
ODS A.8.2	Landscaping and Screening
ODS A.9.1	Fencing
ODS A.10.1 & .2	Retaining Wall
ODS A.11.1A	Landscaped Private, and Community Recreation Spaces
ODS A.11.B.(i)(ii)	Landscape, Private & Community Recreation Spaces
ODS A.12	Building Placement
ODS B.1.1.a & c	Massing and Scale
ODS B.1.2	Massing and Scale
ODS B.4.1a & b	Façade Design and Articulation
ODS B.3	Façade Design and Articulation
ODS B.4.7.a	Façade Design and Articulation
ODS B.4.11	Façade Design and Articulation
ODS B.4.12.a	Façade Design and Articulation
ODS B.4.13	Façade Design and Articulation
ST-201	Detached 5 foot sidewalk

We are requesting a concession for Below Market Guideline Price Housing Program Guidelines Section III, “Characteristics of the BMP Unit”. The plan type units identified to be restricted for-sale to low-income and moderate-income were curated with affordability in mind. The units have premium corner lot locations whose external experience would not be indiscernible to that of the market rate units. The units are well sized with affordability in mind and will share equally in the amenities this development has to offer.

Closing

In conclusion, we are excited about the opportunity to collaborate with the town of Los Gatos on this transformative project. We believe that our development will not only address the critical need for new housing but also enrich the fabric of the community. We look forward to working closely with you to bring this vision to fruition.

Thank you for your consideration.

Pamela (Salas) Nieting, PE, LEED AP
Vice President
City Ventures

