



**TOWN OF LOS GATOS  
CONCEPTUAL  
DEVELOPMENT ADVISORY  
COMMITTEE REPORT**

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**MINUTES OF THE CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE MEETING  
JUNE 14, 2023**

The Conceptual Development Advisory Committee of the Town of Los Gatos conducted a Regular Meeting on June 14, 2023, at 4:00 p.m.

**MEETING CALLED TO ORDER AT 4:00 PM**

**ROLL CALL**

Present: Chair Jeffrey Barnett, Vice Chair Mary Badame, Mayor Maria Ristow, and Planning Commissioner Susan Burnett, and Planning Commissioner Melanie Hanssen.

Absent: None.

**VERBAL COMMUNICATIONS**

- None.

**CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)**

1. **Approval of Minutes** – April 12, 2023

**MOTION:** Motion by Mayor Ristow to approve the consent calendar. **Seconded** by Commissioner Burnett.

**VOTE:** Motion passed unanimously. Chair Barnett abstained since he did not attend that meeting.

**PUBLIC HEARINGS**

2. **143-151 E. Main Street**

Conceptual Development Advisory Committee Application CD-23-002

Requesting Preliminary Review of a Proposal to Demolish an Existing Building and to Construct a Mixed-Use Development with Below Grade Parking, Ground Floor Commercial, and Three Stories of Residential on Property Zoned C-2. APNs 529-28-001 and 529-28-002.

PROPERTY OWNER/APPLICANT: CSPN LLC

PROJECT PLANNER: Jennifer Armer

Project Planner presented the staff report.

Opened Public Comment.

Applicant presented the proposed project.

Ken Rodriquez, Architect

- Their proposal would have a small retail use on the corner; residential units facing the church and school; and residential units facing E. Main Street. The lobby facing E. Main Street would feel open and be two to three stories high. Their project would take its cue from the William Weeks character and style of the High School. All the parking would be underground. The three-story project meets the 45 feet height limit.

Closed Public Comment.

Committee members discussed the matter and asked the applicant questions. The applicant provided additional comments:

Ken Rodriquez, Architect

- Most likely there will be a combination of stepped back elements and balconies on all the floors.
- The underground parking would be up to the property line.
- This would probably not be a Senate Bill (SB) 330 type project.
- Residential units will range from 950 to 1100 sf.
- The proposal exceeds density. They will look to staff to work out the options.
- Parking for the units would be satisfied.
- There is not a break-even number of units, but the number allowed by the code would be difficult.
- The owner has not yet discussed if the residential units will be for sale or rent.
- There would be some impairment of the hill views, but this is an urban project.
- The setbacks would be zero, but want to provide relief with landscaping, step backs, planters, vines, etc.
- A one-story building with underground parking would not be cost effective. It would be difficult to meet all the requirements.

There are no comments from the public.

Committee members provided the following comments:

- The proposal, like the hotel across the way, should continue the character and feeling of downtown.
- Prefer that it be smaller.
- Mixed-use in the downtown area is good. The Town will need to be flexible.

- Having three stories, is a big change, but tucking the parking underneath with mixed-use and residential above is good.
- Project will be visible because it is on E. Main Street and near the High School.
- Many favorite buildings like the Opera house couldn't be built today.
- Want beautiful architecture.
- Prefer smaller units.
- Like extending the downtown feel to replace the cinderblock buildings and parking lots.
- Include some landscaping to soften the building.
- The nearby Club and High School currently have parking problems.
- The retail there is walkable and would generally serve nearby customers.
- Height is not an issue.
- Design and architecture should fit in style of the Town, hotel, and High School.
- Like the architectural style, step backs, and mixed-use. The density is a bit overly ambitious. Prefer ownership vs. rental, due to upkeep and pride of ownership. Rental doesn't mean it's affordable.
- Having additional housing, particularly downtown, is a positive.
- Having Below Market Price (BMP) units is a plus.
- Underground parking is beneficial.
- There will be difficulties in meeting the findings to support the variances.
- Consider decreasing the number of units.
- Would like to see an elegant cleaner style that looks less massive.
- Open space, balconies, and personal open space is important. Consider having a community room or rec room instead of a 3-story lobby.

### **OTHER BUSINESS**

- None.

### **ADJOURNMENT**

The meeting adjourned at 4:44 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the June 14, 2023 meeting as approved by the Conceptual Development Advisory Committee.

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/s/ Joel Paulson, Community Development Director