



Celebrating over 20 Years

MEMORANDUM

DATE August 20, 2023
 PROJECT 405 Alberto Way
 REGARDING Letter of Justification
 TO Town of Los Gatos – Planning
 FROM Greg Bucilla – Planner / Architect

Submittal

Project is being submitted under SB330 ‘Deemed Submitted Letter 03-01-23’

- a. Site
 - 2.15 acres
 - 24.1 du/ac
- b. Mixed use
 - Bldg Entry ground level
 - Retail ground level
 - Parking ground level
 - Recreation ground level & rooftop
 - Residential level 2, 3 & 4
- c. Residential
 - 52 Flats 7 floor plan types
 - Unit Types 1br, 2br, 3br, 4br
 - Affordable Units see Program Summary
- d. Retail
 - 2 shops 300 sf each
- e. Open Space Amenities
 - see summary under Project Description
- f. Energy and Sustainability
 - see GreenPoint Rated Summary
 - see Cal Green Mandatory Measure Summary



Illustration along Alberto Way

Findings

The site is located adjacent to Highway 17 along Saratoga – Los Gatos Blvd and Alberto Way. Concrete remnants remain from the previously constructed underground garage that is to be removed for future development. Access to the property is along Alberto Way where existing residential and commercial uses flank both sides of the street, of which is the zoning for this infill project..... mixed use.

The project is approximately 2.15 acres surrounded by existing uses with large clusters of tree groupings on the south, west and north sides of the property. As the site is landlocked on 3 sides, the Fire Authority requires a Fire Access Road along those 3 property lines. See the Site Development Plan below that shows the hatched fire road as determined by SCCFD.

The program with two buildings – each 4 story in height – are plotted within the confines of the Fire Access Road around a central court of open space and site amenities. Building access for parking and pedestrians are located at single entry points for both buildings, with guest parking both covered and uncovered at the front of the project.

Additionally, the multiple site amenities planned with retail components, will provide residents with an abundance of resources for indoor and outdoor activities, uses and programs.

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Vision

Generate a balance and blend of character, imagery and ambiance that -

- Creates a well planned combination of mixed use residential, retail, open space & recreation
- Provides community connection that is accessible to autos, bikes and pedestrians
- Plans a memorable sense of place complementing the infill site
- Designs for efficient use of energy resources in enhancing project health

Objective

Development

Standards

Density Bonus Law

1. The project seeks approval through the Density Bonus Law for residential projects that set aside affordable units. For this project, the total units have been reduced from 60 to 52 units, thereby reducing 15% affordable from 9 BMP units to 8 *BMP units*.

The determination of 8 *BMP units* provides base information for review of Alberto Way under the Density Bonus Law guidelines regarding *waiver of height limitation and parking requirements*.

- a. The confirmed Fire Access Road is required around the site perimeter for Fire emergency response. Previously, the road width was estimated at 20', however, in prelim review with SCCFD, the *road is required to be 26' wide*, for total of 16,291 ft, or 4,041 sf more than 12,250 sf of initial submittal.
- b. The greater road width forces a *contraction inward by 12'* (6' on north and south sides) and clarifies that the project has further restricted development potential, thereby requiring owner to pursue a waiver for height increase to develop the site.
- c. Under Density Bonus Law, projects are entitled to parking reductions.

Note -----

2. For clarity of height increase and parking requirements, see *Buchalter letter dated December 6, 2022*.
3. Project meets Los Gatos *Objective Dev Standards* as reviewed & submitted in the App forms.
4. Project meets *Energy Dev Stds* for MF - Cal Green & GreenPoint as reviewed & submitted in App forms.
5. Project meets *Lot Coverage, Setbacks and Open Space* requirements per Project Description Summary

Objective

Design

Standards

Town of Los Gatos

Based on Appendix B - Objective Design Standards Checklist – Town of Los Gatos Jan 31, 2023

- a. Pedestrian Access
 - Walkways connect to buildings, entries, amenities, auto and bike parking areas
- b. Short Term Bicycle
 - ST bike parking spaces located within 50' of bldg. entry
- c. Long Term Bicycle
 - LT bike parking spaces in bike room at garage
 - One bike space per unit in each bldg.
 - Clg height is 12' garage hgt which allows for double stacking beyond one bike per unit
 - Bike rooms have racks have 2 point connections
 - Space between bike racks is approx. 6 ft
- d. Vehicular Access
 - Off street parking on site has 26' wide parking aisle for circulation



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Objective

Design

Standards

Town of Los Gatos

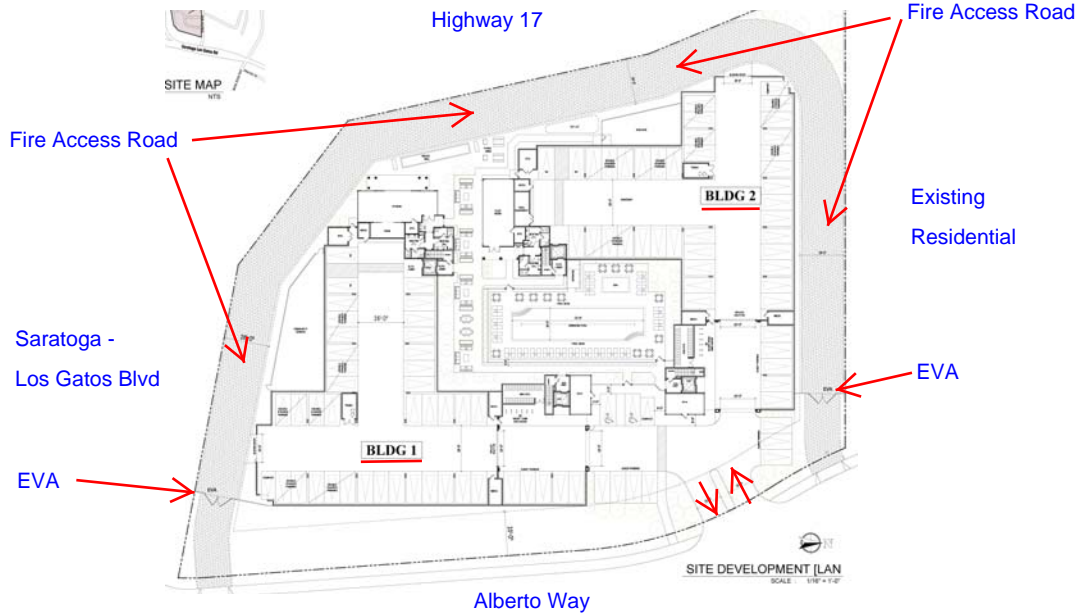
- e. Parking Location and Design
 - Guest parking in front of project is between bldg. and street
- f. Utilities
 - Lighting provided for all paths at OS rec spaces
 - Ext lighting to be shielded to min 30 degrees below horz plane
 - MEP rooms and trash rooms in garage are screened from street
 - Rooftop mech equipment are screened from view
- g. Landscaping and Screening
 - Close to 90% of front setback is landscaped.....with exception of entry drive and EVA's
 - 26' – 29' setback is provided as buffer for shared property line at north PL
 - 6' high solid masonry wall at north PL
- h. Fencing
 - EVA gates and fence shall be 6' high max
 - OS fence and gate at project frontage shall be 6' high max
 - Pedestrian gates shall have 50% open view
- i. Retaining walls
 - not used
- j. Landscape and Community Rec Spaces
 - 30% of site landscaped
 - Private OS recreation is close to 80' x 100'
 - Private space exceeds 60 sf per unit
 - Min 60% of OS open to sky
- l. Building Placement
 - Building frontage faces Alberto Way
 - Landscape to be provided around ground level non residential space
- m. Massing and Scale
 - > 40% of upper floor steps back min 5'
 - Façade depth changes > 2' occur multiple times across the frontage
 - Recessed front façade plane at bldg. entry
 - Upper floor setback min 5', not 2nd floor.....using B.4.1as design directive demonstrating base, middle and top of bldg. for bldg. design
- n. Parking Structure Design
 - not used
- o. Roof Design
 - Building façade eaves to be broken with 2' min projection or recess at 40' increments
 - Or broken thru use of parapets
- p. Façade Design and Articulation
 - 60% variation along street facing façade with 2' min projection or recess
 - Balconies and habitable projections extending 2'
 - Using more than 2 varying façade materials
 - All design elements repeat on 4 sided architecture



Bucilla Group Architecture

ARCHITECTURE | PLANNING | URBAN DESIGN | INTERIOR DESIGN

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Benefit Summary

Uses	Residential See CS-1	Bldg 1 & 2	26 residential flats 1,100 sf (1 br) to 2,800 sf (4 br) that <u>responds to the housing needs of Los Gatos</u>
	Parking See SP-1.0	Bldg 1 & 2	required unit & guest parking on site as community benefit for <u>not parking on Alberto Way</u>
	Retail See SP-1.0	Bldg 1 & 2	two 300 sf storefront shops front the project entry to <u>maintain existing zoning designation</u>
	Recreation See SP-1.0	On Site	multiple open space amenities around & rooftop Bldg 1 & 2 that <u>provides residents with multiple indoor and outdoor activities</u>

Objective Create.....

vibrant & sustainable mixed use residential, retail, open space & recreation.

balanced community of **character, color, texture and lifestyle.**

rich and contrasting combination of frontage facades, open space, amenities, and movement & articulation of **architectural expression** for the project.

housing that meets the needs for Town of Los Gatos.

'uses essential and desirable to the public, will not impair integrity or character of zoning, will not be detrimental to public health, safety or welfare.....and are in **harmony with objectives and purposes of the General Plan** - Town of Los Gatos.

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