

15945 Los Gatos Boulevard

Neighborhood Meeting:

David Meads from our architecture department along with myself, Mark Pilarczyk, met with Rich Stephens and four other neighbors on Friday June 14th from 3:30pm to 5pm (total group of 7). Rich and the others indicated they are representing many of the neighbors in that subdivision.

I wanted to keep you informed of what we discussed in this “voluntary public neighborhood meeting” that we facilitated.

Swenson showed two other SB 330 applications as a reference point since The Luxe and The Arya are in proximity along Los Gatos Boulevard and both of these projects are expected to be 119' tall and 109' tall. These two projects are in line with what Swenson started with for a design that resulted in a 12-story tower with 500-units (which was our original SB330 application that we never submitted to the Town). Swenson was aware that a project of this scale would be a concern with the neighbors, so we voluntarily changed our design before submitting our pre-application to the Town of Los Gatos. Swenson made a monumental change in the overall design reducing the height from 12 stories to 7 stories, removing over 50' of building height. Swenson also reduced the overall project from 500-units to the current 238 units, which is more than a 50%-unit count reduction.

Although Swenson voluntarily made the changes noted above to develop a product that fits within the community, the residential neighbors would like to see no new development or at a maximum a 3-story building. As you are aware, under SB330, this process is streamlined but we wanted to go above and beyond to show our due process. Swenson is not able to further reduce the proposed project, but we will continue to be in communication with the neighbors to incorporate some of their design ideas and suggestions to address screening and visual concerns.

We hope these efforts go a long way with the Town and community as we feel our project is much better suited for this site than many other SB 330 applications throughout the Town.

Original design concept – 12 stories and 500-units:





