

July 1, 2024 (Revised 10.21/2.12.2)

Los Gatos Planning Department
Community Development Department
110 E. Main Street
Los Gatos, CA 95030

**RE: 14849 Los Gatos Blvd., Los Gatos, CA
Project Description/Letter of Justification**

Dear Planning Department:

On behalf of my client, Los Gatos Boulevard Properties, LLC, the owner of the property located at 14849 Los Gatos Blvd. I am pleased to present this new project, "The Luxe" to the town of Los Gatos.

In October 2023, a preliminary application was submitted under California Senate Bill SB330 (CA SB330) invoking the Builders Remedy in accordance with California's Housing Accountability Act (HAA). This formal submittal is in accordance with both statutes.

Existing Property Description:

The Property is located on the west side of Los Gatos Boulevard between Burton and Walker. It is flanked by residential buildings to the north and south, medical buildings to the east, single family to the east and the south. The Property is part of the North Forty Specific Plan. The Property is currently occupied by three structures; a residence, a garage and a shed. Please refer to the additional letter in regard to the historical aspects of the property.

Proposed Development Description:

The proposal includes the demolition of the existing structures and the construction of a seven-level luxury condominium project that is constructed over street level commercial space and three levels of underground parking. We also have additional commercial space on the roof for a prospective eating establishment that is available to the public. We will also be filing for a condominium map and will provide the CC&R's at the appropriate time. The units will all be for sale. 24 units will be set aside for lower income households consistent with requirements in the HAA that 20% of the project units be offered at prices affordable to lower-income households and they will be dispersed throughout the project.



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The project site consists of 39,550 SF with a General Plan designation of the North Forty Specific Plan and a Zoning designation of the same. The total project square footage is 306,252 SF and has an overall height of 146'-6" from the commercial floor level to the top of the staircase.

The proposed density is 125 units per acre which is based on 113 units on .9 acres. There are 120 units in "The Luxe". 20% of the 120 units will be affordable to lower income households as defined in the HAA. There are eight stacked residential levels, above the commercial floor, with 15 units per level. There are 8 studios, 24 one-bedroom units, 56 two-bedroom units and 32 three-bedroom units. The roof level is comprised of a fitness area, a covered barbecue area and a community outdoor roof deck. The outdoor roof deck boasts outdoor seating, extensive landscaping and a community spa. At the street level there is 18,771 SF of commercial floor area. We also have 2,391 SF of commercial area on the roof level for a prospective eating establishment. A portion of the roof area is open to the patrons of the prospective eating establishment. We have also added a 7,121 SF of public plaza adjacent to Los Gatos Blvd.

The Luxe's prominent façade wraps the commercial space at the ground level and is wrapped by an arcade that will create a pedestrian connection with the street. The ground floor commercial space will have access to the arcade creating an open air seating area to be used by future tenants as appropriate.

The Luxe has been carefully designed to respect the architecture of the medical complex across the street. The exterior façade incorporates stone, glass handrails, large window areas to utilize the scenic views. All of the units have exterior balconies that exceed the requirements of the Objective Design Standards. All the units will have triple pane windows, increased exterior wall insulation and sound absorbing materials vertically between the units. The window units will be recessed to provide further articulation to the exterior skin.

The upper roof has been designed with a shallow slope to facilitate the installation of solar panels per the California Building Code's requirement with the inclusion of a mechanical well on the roof to hide the mechanical equipment for the upper floor.

Compliance with the Objective Design Standards:

The project specifically addresses the Objective Design Guidelines for Multi-Family and Mixed-Use Residential Development in the following manner:

Please review the checklist in our documents.

Additional Project Information:

Parking:

Both parking accesses will have automatic gates. The commercial/guest parking will be open during business hours



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Commercial Ceiling Height:

and will be closed after hours. When the gates are closed on the commercial level, access for the guests will be provided by the tenants via electronically on the commercial level.

Parking stalls on the two residential levels will be assigned to the individual units. The tandem stalls will be designated for the two and three bedroom units.

We have provided a 20' commercial ceiling height to allow for the necessary HVAC system to be installed in the individual tenant spaces. This eliminates the need for vertical duct shafts through the building.

Guest Bike Parking:

We have provided a total of 52 guest bicycle parking located on the main commercial level and at the main floor level off of Los Gatos Boulevard. The Guidelines require 1 guest stall per unit. The standard for all cities and Cal-Green is one stall for every four units. Based on that we exceed the State requirements by 22 spaces.

Tenant Bicycle Parking:

We provided 123 spaces in lockable rooms inside the garage accessed via elevators.

Common area maintenance:

The common areas will be maintained by the Homeowner's Association. This will be delineated in the CC&R's.

Solar:

The building is oriented east to west to achieve the most solar friendly building. We have enlarged overhangs, triple pane windows and a large area on the roof for PV panels. The guest parking is provided along with the commercial stalls and is a shared parking approach on the commercial parking level. The parking is provided near the elevators creating easy access into the building.

Open space:

The project, as proposed, has a huge amount of private open space and exceeds the Town's requirements. In addition, the large roof deck also exceeds the Town's requirement for common open space and it is also available to the public. We also have included

Commercial Uses:

As specified in Table 2-1 Permitted Land Uses in the North Forty, Northern District, the following land uses are permitted: Retail, Formula Retail, Market Hall/Specialty Market, Restaurant/Bar, Super drugstore, supermarket, personal service, office, financial institution, day care center, religious institutions. There are other uses but the aforementioned uses are the most appropriate for this location. We anticipate professional offices, personal service and some form of restaurant.



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The Luxe is proposed at this time because of California's Housing Crisis. California enacted the Housing Crisis Act of 2019 as a direct response to this crisis. The Luxe is being proposed at this time to address this issue in addition to the lack of affordable housing in Los Gatos.

Respectfully,

Kurt B. Anderson, AIA, GCBP
Principal



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