

March 19, 2024 (revised 7/22/25)

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

RE: 101 S. Santa Cruz Blvd, Los Gatos, CA
Project Description/Letter of Justification

Dear Planning Department:

On behalf of my client, Mike LaBarbera, the owner of the property located at 101 S. Santa Cruz Blvd. I am pleased to present this new project, "Park Place" to the town of Los Gatos.

In early June, 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 (HHA). We submitted the Formal Application on November 30th, 2023 and on December 21, 2023, the Town issued its first incompleteness notice letter. Subsequently, the project was deemed complete on April 17th, 2024. This formal resubmittal is responding to the comments in the April 17th, 2024 letter and is made in accordance with State Housing Law and the Permit Streamlining Act.

Existing Property Description:

The Property is located at the southeast corner of Montebello Way and S. Santa Cruz Blvd. It is flanked by two-story commercial buildings to the west, the town park to the north, and parking lots to the east and the south. The Property is completely surrounded by streets and parking. The Property abuts (at a single point) a residentially zoned property at the southeast corner. Our interpretation of what abut means, according to Merriam Webster, "abut means to border on or touch an edge". We do not touch an edge, we touch a point, therefore we do not abut the residential zoning. The Property is currently occupied by the Post Office structure and services.

The Property is currently zoned C-2 with a Central Business District General Plan Designation. The site is 35,914 SF with an existing 12,444 SF building which is currently occupied by the US Postal Service and has been since 1967.

Project Design Changes since the original submittal:

The project has been redesigned to eliminate the parking on the basement level by lifting the building up which results in an eight-story building instead of a seven story building. This design



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direction change was in direct response to the length of construction during excavation of the entire basement, the noise and dust generated and the additional ventilation requirements for the garage basement.

We have also enhanced the architectural faced and features with additional stone window mouldings, wall surface mouldings, additional cornices, additional trim, added additional stone veneer at the two-level parking garage, added additional greenscreens, enhanced the residential lobby area and refined the exterior colors.

Proposed Development Description:

The proposal includes the demolition of the current post office building and the construction of a seven-level luxury condominium project over a commercial space and parking at ground level for a total of eight stories. We do have a small basement for building support. The overall total building size including the subterranean garage is 233,373 SF and the proposed height to the top of the elevator tower is 95'. We are proposing a density of 56 dwelling units per acre (the current allowed density is 20 dwelling units per acre). We are also applying for a Condominium Map as part of the overall project. This will be a combination for sale project with the BMR units being maintained by ownership as rentals.

There are 58 units in "Park Place". Eight of the 58 units, 13%, will be deed restricted, affordable designated lower income households as defined in Section 50079.5 of the Health and Safety Code. There are five (5) stacked residential levels which are comprised of one studio, 1 - one bedroom, 4 - two bedrooms and 5 - three bedrooms per level. The 12 BMR units are spread throughout the project on all floors as indicated on the building floor plans. The roof level is comprised of 3 - penthouse units, a community room, 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. These areas on the roof deck level are for private use by the tenants and their guests only. All of the landscaping and the roof deck areas will be professionally maintained by the Homeowner's Association. On the ground level there will be private dog washing facilities, a car wash area, a bike locker room, and sports equipment storage.

The project provides parking for the tenants inside the building which will be assigned and monitored by the building management. We have 58 residential units and each unit is assigned one stall, all other stalls are open. Parking for the tenants is provided at a ratio of 1.5 stalls as specified in the Parking Ordinance. Guest and commercial parking will be provided by the 23 stalls (minus the stalls we are removing from the Montebello Way side of the project) that we have assigned to our property in the parking district.

Park Place's prominent façade fronts the town park with a large commercial space (this use is not yet determined) on the ground level that is wrapped by an arcade that will create a pedestrian



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connection with the park and public walks. The ground floor commercial space, approximately 4,000 SF will have access to the arcade creating an open air area to be by used the future tenant as appropriate.

Park Place has been carefully designed to incorporate many classic elements of the Los Gatos's downtown architecture. The exterior façade incorporates stone and stucco wall finishes along with moulding, cornices and corbels. The park façade is beautifully defined by two prominent stone galleries. The project also includes landscape at different levels on the building facades. In addition, the developer is proposing to reconfigure the planters along the public sidewalk to increase the landscape areas and allow the planting of additional trees. 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 consistent with relevant California Building Code requirement. The solar energy panels will help offset the HOA fees.

The proposed project is in conformance with the intent of the Central Business District General Plan Designation and the C-2 Zoning although it does not conform to specific guidelines of the zoning and the general plan. This is allowed under the Builders Remedy.

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 and has been addressed in the ODS spread sheet and the DGO sheets that were included in this resubmittal.

Justification for the Conditional Use Findings:

The proposed project is essential to the public welfare by providing much needed housing including 8 affordable units.

The proposed uses are consistent with the integrity and character of the zoning district by providing commercial and residential uses.

The proposed project will not impair the safety, health or general welfare of the Town's citizens.

The proposed project is in harmony with the Objectives of the Town's General Plan and Zoning Ordinance.



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The Project is proposed at this time because of California's housing crisis. The State enacted the Housing Crisis Act of 2019 as a direct response to this crisis and Park Place is being proposed at this time to address this issue and also the lack of affordable housing in the town of Los Gatos.

Respectfully,

Kurt B. Anderson, AIA, GCBBP
Principal



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