



ARCHITECTURE

Dec 20, 2025

Town of Los Gatos  
Community Development Department  
110 E. Main Street,  
Los Gatos, CA

Re: **16492 Los Gatos Boulevard**  
Architecture and Site Application S-24-009  
APNs 532-07-085 and 532-07-086

Dear Planning Division,

On behalf of the property owner, we would like to present this project for an Architecture and Site application. The proposed project includes the removal of an existing retail building and the construction of 10 condo-townhomes. The property consists of two parcels and is zoned C-1 (Neighborhood Commercial) with an overlay of HEOZ (Housing Element Overlay Zone). Some adjacent uses include an office building along the northern property line, a gas station along the southern property line and single-family homes behind the eastern property line. Across the boulevard there are more offices, a barber shop, residences and an elementary school. This property is accessed thru Los Gatos Blvd, and is served by a bike lane and a VTA mass transit line.

Out of the 10 proposed homes, 10 percent (1 unit) will be designated as BMP (below market price) for the low-income households as defined in town's Below Market Price Housing Program Guidelines. Building 1 and building 2 will have four units each, and building 3 at the rear will have two units, for a total of ten proposed units. Each unit is sized between 2,268sf to 2,601sf, consists of 4 bedrooms, 3 to 3.5 bathrooms, a private balcony and an attached private garage. Other on-site amenities include connecting pedestrian paths and gates, common mail and bike parking areas, guest parking, as well as a common recreational open area for resident use.

Proposed homes are designed in a clean, transitional style, using a mix of stucco and differently profiled composite cladding to define the building planes. Buildings are grouped and arranged to best utilize the shape of the land, while providing buffer to our residential neighbors and avoid over-shadowing backyards. Balconies are incorporated to provide private recreational space, together with windows, are directed to avoid facing residences. Individual unit equipment is planned and screened in equipment well up on the roof top. Each unit has a shallow or low pitch roof line to facilitate the installation of solar panel and will be pre-wired for batteries and other energy efficiency measures per California Energy Code's requirements. Roof over-hang is placed at balcony and entry porch for weather protection. Building 1 and 2 are placed far away from the residential neighbors and are buffered with an open space and landscape border. Building 3 has a setback of 5-20ft from the residential neighbors, as well as a lower, two-story design on the rear half of the building, to better relate to the two-story homes behind and to provide better privacy to neighboring backyards.

#### Project Goal and Community Benefits:

As indicated by the HEOZ overlay and supported by the Los Gatos General Plan, this property was identified as an opportunity lot to be developed for medium density housing. The proposed project will replace an under-utilized vacant lot and provide 10 quality homes that contribute to the RHNA (Regional Housing Needs Allocation) numbers of Los Gatos, helping to meet local and state housing demand.

Project complies with the following housing and land use elements from the Los Gatos General Plan:

- Infill and re-development of an under-utilized lot
- Develop in zone which allows for residential development
- The proposal of 10 homes achieves the intended density of the HEOZ, and they are compatible in size & style of the neighborhood
- Overall project remains a small-scale, low to medium density development that has a minimum impact to current urban services including traffic, schools, utilities, police and fire.
- Project site has easy access to public transportation and amenities to encourage walking
- Site layout is pedestrian-oriented along Los Gatos Blvd frontage, with parking being either in private garage or away from the street.
- Units are offered in different affordability levels including low-income households
- Respect residential neighbors by using open space buffer and compatible, lower building height

The proposed three-story design is compatible with the scale of the adjacent office and commercial street-front, while the two-story home and open space at the rear offer the neighboring homes space and privacy. Common areas and amenities will be managed and maintained by an association, which will ensure the consistent standards of living and aesthetics with the community.

Thank you for your consideration and we look forward to working with the town and the community on this project. We welcome your comments and feedback.

Sincerely,



Gary Kohlsaat  
Architect C19245