



**TOWN OF LOS GATOS
CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE
JUNE 10, 2026
110 EAST MAIN STREET
TOWN COUNCIL CHAMBERS
4:30 PM**

*Jeffrey Barnett, Chair
Rob Stump, Vice Chair
Maria Ristow, Vice Mayor
Mary Badame, Council Member
Joe Sordi, Planning Commissioner*

IMPORTANT NOTICE

This meeting will be held in person at the location listed above. Members of the public may provide written or oral comments on agenda items by following the instructions listed at the end of the agenda.

CALL MEETING TO ORDER

ROLL CALL

VERBAL COMMUNICATIONS *(Members of the public are welcome to address the Conceptual Development Advisory Committee on any matter that is not listed on the agenda and is within the subject matter jurisdiction of the Committee. During special meetings, members of the public are welcome to address the Committee only on items listed on the agenda. Town resources may not be used to facilitate audio or visual presentations. To ensure all agenda items are heard, this portion of the agenda is limited to 30 minutes. In the event additional speakers were not able to be heard during the initial Verbal Communications portion of the agenda, an additional Verbal Communications will be opened prior to adjournment. Each speaker is limited to three minutes or such time as authorized by the Chair.)*

CONSENT ITEMS - *(Items appearing on the Consent are considered routine Town business and may be approved by one motion. Members of the public may provide input on any Consent Item(s) when the Chair asks for public comment on the Consent Items. Each speaker is limited to three minutes or such time as authorized by the Chair.)*

1. Approve the Draft Minutes of the May 13, 2026, Conceptual Development Advisory Committee Meeting.

PUBLIC HEARINGS - *(Presentations during the Public Hearings portion of the agenda by appellants and applicants, including any expert or consultant assisting with the presentation, shall be limited to a total of no more than five (5) minutes for all speakers. Appellants and applicants shall be provided no more than three (3) minutes to rebut at the end of the public hearing. Visual presentations that require the use of staff resources shall be limited to appellants and applicants. Members of the public testifying at public hearings shall be limited to no more than three (3) minutes, or such time as authorized by the Chair. Items requested/recommended for continuance are subject to the Committee's consent at the meeting.)*

2. Consider a Request for Preliminary Review of a Proposal to Construct a Mixed-Use Development (Four Units) on Properties Zoned C-2. **Located at 233 N. Santa Cruz Avenue and Assessor Parcel Number 510-17-040.** APNs 510-17-086 and 510-17-040. Conceptual Development Advisory Committee Application CD-26-003. Property Owner: MPI LLC. Applicant: David Pak. Project Planner: Jocelyn Shoopman.

OTHER BUSINESS - *(Each speaker is limited to three minutes or such time as authorized by the Chair.)*

ADJOURNMENT

ADA NOTICE - In compliance with the Americans with Disabilities Act, if you require special assistance to participate in this meeting, please contact the Clerk's Office at (408) 354-6834. Please notify the Clerk's Office at least two (2) business days prior to the meeting so that reasonable arrangements can be made to ensure accessibility in compliance with 28 CFR §35.102-35.104 and related provisions.

NOTICE REGARDING SUPPLEMENTAL MATERIALS - Materials related to an item on this agenda submitted to the Committee after initial distribution of the agenda packets are available for public inspection in the Clerk's Office at Town Hall, 110 E. Main Street, Los Gatos, and on the Town's website at www.losgatosca.gov. Town Committee agendas and related materials can be viewed online at <https://losgatos-ca.municodemeetings.com/>.

HOW TO PARTICIPATE

The Town of Los Gatos strongly encourages your active participation in the public process. If you are interested in providing oral comments during the meeting, you must attend in-person, complete a speaker's card, and return it to the staff. If you wish to speak to an item on the agenda, please list the item number on the speaker card. The time allocated to speakers may change to better facilitate the meeting. If you are unable to attend the meeting in-person, you are welcome to submit written comments via email to planning@losgatosca.gov.

Public Comment During the Meeting:

When called to speak, please limit your comments to three (3) minutes, or such other time as the Chair may decide, consistent with the time limit for speakers at a Town meeting.

Speakers at public meetings may be asked to provide their name and to state whether they are a resident of the Town of Los Gatos. Providing this information is not required.

Deadlines to Submit Written Comments:

If you are unable to participate in person, you may email planning@losgatosca.gov with the subject line "Public Comment Item #_" (insert the item number relevant to your comment). Persons wishing to submit written comments to be included in the materials provided to the Committee must provide the comments as follows:

- For inclusion in an addendum: by 3:00 p.m. on the day before the Committee meeting.
- For inclusion in a desk item: by 11:00 a.m. the day Committee meeting.

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**TOWN OF LOS GATOS
CONCEPTUAL
DEVELOPMENT ADVISORY
COMMITTEE REPORT**

MEETING DATE: 06/10/2026

ITEM NO: 1

**DRAFT MINUTES OF THE
CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE MEETING
MAY 15, 2026**

The Conceptual Development Advisory Committee of the Town of Los Gatos conducted a regular meeting on May 15, 2026, at 4:30 PM.

MEETING CALLED TO ORDER AT 4:30 PM

ROLL CALL

Present: Chair Jeffrey Barnett, Vice Mayor Maria Ristow, Councilmember Mary Badame, Commissioner Joe Sordi, Commissioner Rob Stump.

Absent: None.

VERBAL COMMUNICATIONS

The following individuals spoke:

1. Member of the Public

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. **Approve the Draft Minutes of the February 11, 2026, Conceptual Development Advisory Committee Meeting.**

(Audio Time: 00:04:15)

MOTION: Motion by Vice Mayor Ristow to approve this item. **Seconded** by Committee Member Stump.

VOTE: Motion passed (4-1, Barnett Recused).

PUBLIC HEARINGS

2. **16601-16605 Lark Avenue**

Conceptual Development Advisory Committee Application CD-26-002

Consider a Request for Preliminary Review of a Proposal for Construction of a 100 Percent Affordable Multi-Family Residential Development (100 Units) on Property Zoned R-M:5-12. APN 424-08-018.

Property Owner: Los Gatos LLC

Applicant: Jeff Damavandi (Damavandi Capital)

Project Planner: Sean Mullin

Project Planner presented the staff report.

Open Public Comment.

The following individuals spoke on this item:

1. Dan Hale and Dylan Damavandi (Applicant)
2. Carin Yamamoto
3. Diana Schabel
4. Member of the Public

Closed Public Comment.

Committee members discussed the matter and provided feedback.

OTHER BUSINESS

None.

ADJOURNMENT

The meeting adjourned at 5:55 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the May 15, 2026, meeting as approved by the Conceptual Development Advisory Committee.

Joel Paulson, Community Development Director



TOWN OF LOS GATOS
CONCEPTUAL DEVELOPMENT
ADVISORY COMMITTEE REPORT

MEETING DATE: 06/10/2026

ITEM NO: 2

DATE: June 5, 2026

TO: Conceptual Development Advisory Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Preliminary Review of a Proposal to Construct a Mixed-Use Development (Four Units) on Properties Zoned C-2. **Located at 233 N. Santa Cruz Avenue and Assessor Parcel Number 510-17-040.** APNs 510-17-086 and 510-17-040. Conceptual Development Advisory Committee Application CD-26-003. Property Owner: MPI LLC. Applicant: David Pak. Project Planner: Jocelyn Shoopman.

ROLE OF THE CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE:

The Conceptual Development Advisory Committee (Committee) advises a prospective applicant on the overall consistency of a project with Town policies prior to submitting a formal application and investing in the development review process. The Committee also endeavors to identify the potential issues that will need to be addressed during the development review process should the applicant wish to submit an application. The issues identified by the Committee are not intended to be all-inclusive and additional issues may be identified during the formal development review process.

None of the Committee's comments are binding on the Town and in no way are they intended to indicate whether the project will be received favorably by the various review bodies that are charged with evaluating and deciding the application. As noted in this report, if an application is filed, technical analysis will need to be done during the evaluation of the proposal. In addition, public input is a required and essential component in the development review process. Notice has been sent to residents and property owners within 500 feet of the project site. In addition to the public comments received at this meeting, all applicants are strongly encouraged to hold neighborhood meetings to receive input as the design of the project evolves should they decide to proceed with the development review process.

PROJECT DESCRIPTION:

The applicant submitted an application (Attachment 2) and conceptual development plans (Attachment 3) for a mixed-use development (four units) located at 233 N. Santa Cruz Avenue and Assessor Parcel Number (APN) 510-17-040. The subject property is comprised of two

PREPARED BY: Jocelyn Shoopman
Senior Planner

separate parcels for an approximate combined total area of 8,460 square feet and is located at the corner of N. Santa Cruz Avenue and Bachman Avenue. The property is currently developed with a one-story commercial building. Vehicular access to the site is provided from Bachman Avenue, as well as additional parking spaces to the rear along Victory Lane with credit for six parking spaces in the Parking Assessment District (PAD).

The applicant proposes a three-story mixed-used building with four units (Attachment 3). The building would include two retail suites on the ground floor, an office suite on the second floor, and four residential apartments (1-bedroom and 2-bedroom) on the third floor.

Key elements of the proposed project are as follows:

- Demolition of the existing commercial building;
- Construction of a three-story, mixed-use building;
- Two retail suites on the ground floor;
- One office suite on the second floor;
- Two, one-bedroom units and two, two-bedroom units on the third floor; and
- Five-surface parking spaces with credit for six parking spaces in the PAD (56 spaces required by Town Code, no guest parking required).

EXISTING GENERAL PLAN AND ZONING:

1. General Plan designation: Central Business District.
2. Surrounding General Plan designations: Central Business District north, east, and south and Medium Density Residential to the west.
3. Zoning designation: C-2 (Central Business District).
4. Surrounding zoning designations: C-2 to the north, east, and south and R-1D:LHP and O:LHP to the west.

EXISTING CONDITIONS:

1. The project site is approximately 8,460 square feet.
2. The project site is located at the corner of N. Santa Cruz Avenue and Bachman Avenue (Attachment 1).
3. Surrounding land uses: Single-family residential uses are located to the west and commercial uses are located to the north, east, and south.

POTENTIAL CONSIDERATIONS AND ISSUES:

The following is a brief list of issues and topics for consideration by the Committee. Staff has not reached conclusions on these topics. Staff is identifying them here to help frame the

discussion and to solicit input. The main question for the Committee is whether the applicant's concept for the project creates a high-quality plan appropriate for Los Gatos in this location. If an application is filed, staff would evaluate the technical issues.

1. General Plan

- a. The Central Business District designation applies exclusively to the downtown and accomplishes the following:
 - Encourages a mixture of community-oriented commercial goods, services and lodging unique in its accommodation of small-town style merchants and maintenance of small-town character;
 - Maintains and expands landscaped open spaces and mature tree growth without increasing setbacks; and
 - Integrates new construction with existing structures of historical or architectural significance and emphasizes the importance of the pedestrian.
- b. General Plan Policy LU-1.4 states, "Infill projects shall be designed in context with the neighborhood and surrounding zoning with respect to the existing scale and character of surrounding structures, and should blend rather than compete with the established character of the area."
- c. General Plan Policy LU-1.8 states, "Commercial development of any type (office, retail, research and development, etc.) shall be designed in keeping with the small-town character of Los Gatos."
- d. General Plan Policy LU-2.1 states, "Minimize vehicle miles traveled for goods and services by allowing and encouraging stores that provide these goods within walking distance of neighborhoods in Los Gatos."
- e. General Plan Policy LU-6.3 states, "Protect existing residential areas from adjacent nonresidential uses by assuring that buffers are developed and maintained."
- f. General Plan Policy LU-6.5 states, "The type, density, and intensity of new land use shall be consistent with that of the immediate neighborhood."
- g. General Plan Policy LU-6.7 states, "Continue to encourage a variety of housing types and sizes that is balanced throughout the Town and within neighborhoods, and that is also compatible with the character of the surrounding neighborhood."
- h. General Plan Policy LU-7.4 states, "Infill projects shall be designed in context with the neighborhood and surrounding zoning with respect to the existing scale and character of surrounding structures, and should blend rather than compete with the established character of the area."
- i. General Plan Policy LU-9.3 states, "Encourage a mix of retail and office uses in commercial areas, except in the Central Business District designation, where retail should be emphasized and office should be limited to upper floors and other areas as defined by the Town Code."
- j. General Plan Policy LU-9.6 states, "Encourage development that maintains and expands resident-oriented services and/or creates employment opportunities for local residents consistent with overall land use policies of the Town."
- k. General Plan Policy LU-9.8 states, "Retail sales tax "leakage" should be kept to a

minimum by providing in-town convenience and comparative shopping opportunities.”

- l. General Plan Policy LU-9.9 states, “Buffers shall be required as conditions of approval for nonresidential projects that are adjacent to residential areas and may consist of landscaping, sound barriers, building setbacks, or open space.”
- m. General Plan Policy LU-10.1 states, “Encourage the development and retention of small businesses and independent stores and shops Downtown that are consistent with small-town character and scale.”
- n. General Plan Policy LU-10.2 states, “Recognize and encourage the different functions, land use patterns, and use mixes of the various commercial areas within the Downtown.”
- o. General Plan Policy LU-10.3 states, “Establish and maintain strong boundaries between the Central Business District designation and adjacent residential neighborhoods.”
- p. General Plan Policy LU-10.4 states, “Encourage mixed uses to increase residential opportunities in commercial zones Downtown, taking into consideration potential impacts to loss of commercial opportunities.”

2. Zoning

- a. Project site is zoned C-2 and is surrounded by residential and commercial uses as described above.
- a. The C-2 zone intended to encourage the continuance of a viable and predominantly pedestrian-oriented central business district for the Town and therefore the zone allows a wide variety of retail, service, entertainment, and administrative activities.
- b. Density: The maximum allowable density for the property is 20 dwelling units per acre, resulting in a total of four dwelling units.
- b. Use: A multi-family dwelling (three or more units) in a mixed-use project requires a Conditional Use Permit in the C-2 zone.
- c. Height: The maximum allowable height in the C-2 zone is 45 feet. The conceptual development plans state that the height of the building is 43 feet.
- d. Setbacks: The conceptual development plans do not provide the proposed front, side, and street abutting side building setbacks for staff to verify the project’s compliance with the applicable setback requirements. The C-2 zone requires the following setbacks:
 - Front: 10 feet
 - Side and Side Abutting Street: None required
 - Rear: 20 feet* For property lines of a lot in the C-2 zone which abut or are across the street from a lot in a residential zone, one foot for each foot of building height over 20 feet will be added to the required setback. A six-foot high masonry wall is required along the property line. A Variance application would be required based on the conceptual height of the building.
- e. Floor Area Ratio: The maximum allowable floor area ratio for a new building is .60

in the C-2 zone. The conceptual development plans state that the proposed floor area ratio is .80. A Variance application to exceed the maximum allowable floor area ratio would be required.

- f. Below Market Price Program: The Town's Below Market Price (BMP) Program applies to residential projects that include five or more units. The conceptual plan would not be subject to the BMP Program as only four residential units are proposed.
3. Open Space – Objective Design Standards
 - a. Private recreation space shall be provided at a minimum of 60 square feet for each dwelling unit above the ground floor. The conceptual development plans show balconies on the residential floor of the building. A calculation of recreational open space was not provided with the conceptual plans.
 - b. A project with four or less residential units is exempt from community recreation space requirements.
 4. Parking and Circulation
 - a. Town Code parking requirements for a multi-family residential development are one and one-half spaces for each unit; one space for each 300 square feet of gross floor area for retail; and one space for each 250 square feet of gross floor area for an office. The proposed project would require 56 parking spaces pursuant to the Town Code.
 - b. The proposed on-site parking is five spaces at the rear of the building along Victory Lane, with credit for six spaces in the PAD. A Variance application for the required number of parking spaces would be required.
 5. Traffic
 - a. A traffic analysis will determine whether a traffic study or mitigation fees will be required.
 6. Trees
 - a. The conceptual development plans would result in impacts to protected trees. Any development application will be reviewed by the Town's Consulting Arborist to ensure that the Town's Tree Protection Ordinance is complied with.
 7. Environmental Review
 - a. The project would need to be reviewed for compliance with the California Environmental Quality Act as new construction would be proposed.

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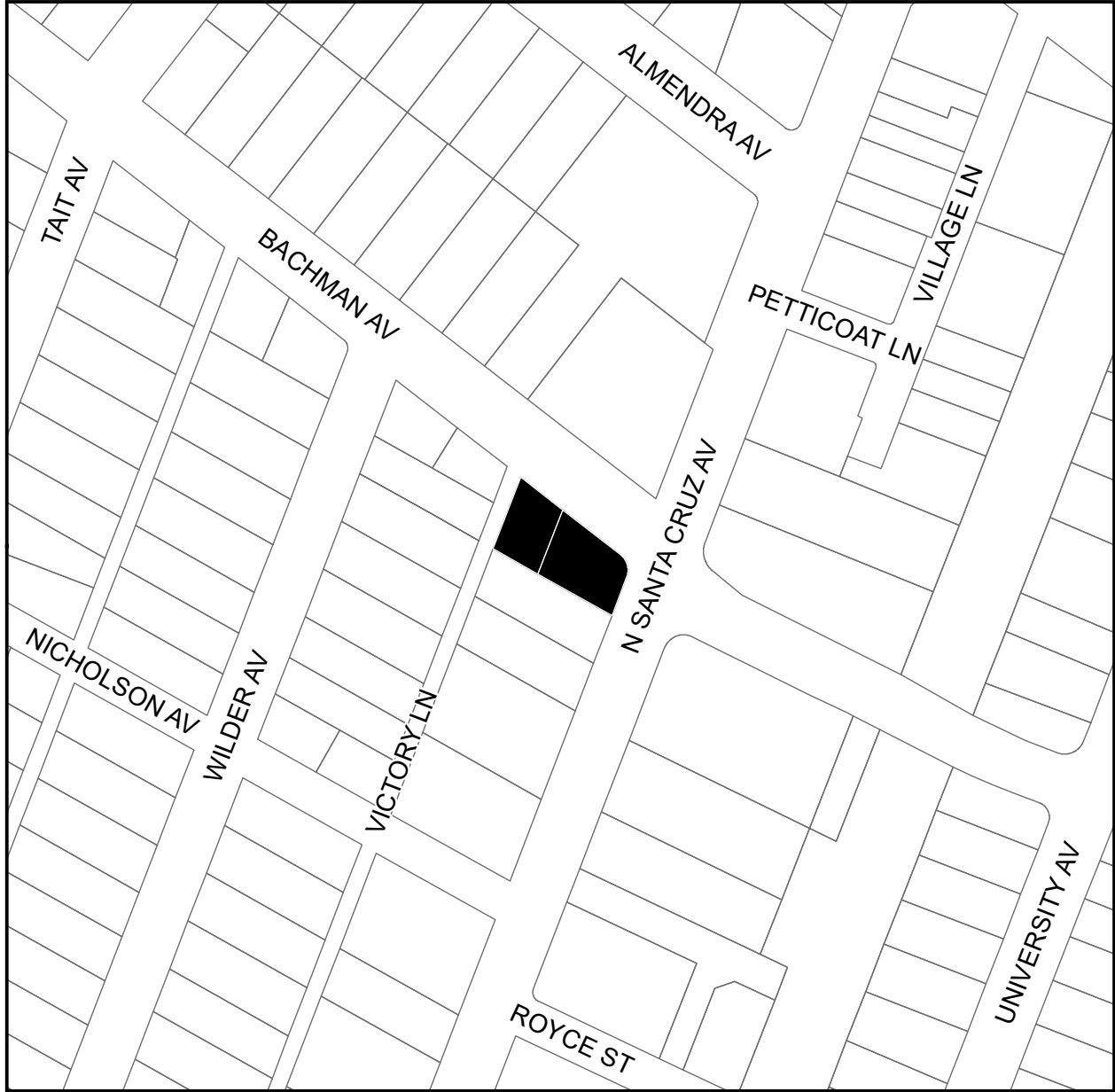
SUBJECT: 233 N. Santa Cruz Avenue and APN 510-17-040/CD-26-003

DATE: June 5, 2026

ATTACHMENTS:

1. Location Map
2. Conceptual Development Advisory Committee Application
3. Project Description
4. Conceptual Development Plan

233 N. Santa Cruz Avenue and APN 510-17-040



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APPLICATION FOR PROJECT REVIEW CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE

TOWN OF LOS GATOS - COMMUNITY DEVELOPMENT DEPARTMENT
110 E MAIN STREET, LOS GATOS, CA 95030
PLANNING@LOSGATOSCA.GOV
408-354-6872

PLEASE SUBMIT APPLICATION WITH ALL REQUIRED DOCUMENTS VIA THE CITIZEN'S PORTAL:
<https://permits.losgatosca.gov/Login-and-Manage-My-Records>

PLEASE TYPE OR PRINT CLEARLY

1. PROPERTY LOCATION:

Address of subject property 233 N. Santa Cruz Ave.

2. PROPERTY DETAIL:

Lot Area: 8460 SF Zoning: C-2 APN: 510-17-040, 512-17-086
Existing Use: Optometry and Crafts retail store

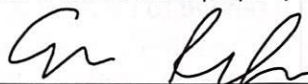
3. APPLICANT:

Name David Pak Phone: 650-455-7362
Address 4 N. 2nd Street, Suite 275
City San Jose State CA Zip 95113
Email david.p@manustudios.com

4. NAME OF PROPERTY OWNER: (If same as above, check here)

Name MPI LLC Phone: 408-457-8808
Address 260 Los Gatos Saratoga Road
City Los Gatos State CA Zip 95030
Email eric@healthmedrealty.com

I hereby certify that I am the owner of record of the property described in Box #2 above, and that I approve of the action requested herein.

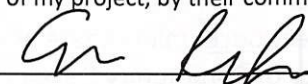
SIGNATURE OF OWNER  DATE 05-06-2026

ACKNOWLEDGMENT FORM

I, the undersigned, fully acknowledge and understand the Conceptual Development Advisory Committee is only an advisory body and is not empowered by the Town Council or the Planning Commission to render recommendations or decisions regarding land use issues.

I further understand and acknowledge that any statement by the Committee that a potential land use appears consistent with Town Policy is not an express or implied approval of a development project. A project may be rejected by the Planning Commission and/or Town Council for inconsistency with Town policy or for other reasons in the course of the development review process, including public input.

I further understand and acknowledge that the members of the Conceptual Development Advisory Committee are in no way bound in their future review of my project, by their comments at this very preliminary state of project development.

SIGNATURE OF OWNER  DATE 5/6/2026

DO NOT WRITE IN THIS SPACE.

Application #: _____

FEES PAID:	
PLPERMIT	\$ 2,966.00
PLTRACK	\$ 118.64
PLANAP	\$ 296.60
PLPERMIT (noticing deposit)	\$ 500.00
TOTAL	\$ 3,881.24

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233 N. Santa Cruz Avenue — Mixed-Use Building

Los Gatos, CA 95030 | APN 512-17-040 & -086 | C-2 / CBD | CDAC Submittal

This conceptual design for a 3-story mixed-use building at 233 N. Santa Cruz Ave advances the General Plan’s goals for downtown intensification, active ground-floor retail, and housing production within the Town’s certified Housing Element framework.

Program. The 20,462 GSF building comprises 6,772 GSF of ground-floor retail with continuous storefront along Santa Cruz Avenue and the Bachman corner; 6,848 GSF of second-floor office; and four residential rental units on the third floor totaling 6,842 GSF with a 1,068 SF private terrace.

Corridor context. The proposed 43-foot height sits below the 45-foot CBD maximum and aligns with the 40-foot height of 236 N. Santa Cruz Avenue directly opposite, which is developed at 1.37 FAR. The proposal is consistent with the General Plan’s CBD designation, which establishes a maximum FAR of 2.0 and 45-foot height for the CBD (Land Use Element, Table 3-2), and with the band of recent corridor approvals detailed in the accompanying comparables exhibit. The proposal implements General Plan Goal LU-7 and Policies LU-7.1, LU-7.2, LU-9.1, and LU-9.3, each calling for integrated mixed-use along Santa Cruz Ave.

Residential edge. The 3rd floor steps back 9 feet from the lower volumes on the residential side, with the offset occupied by a planted balcony that reduces perceived bulk and orients private outdoor space away from neighboring yards. The rear setback, landscape buffer, and absence of third-floor windows oriented into adjacent backyards are shown in the drawings; a shadow study will accompany formal submittal.

Parking. The project provides 5 on-site spaces and 3 EV-capable installations, with the balance addressed through the Town’s downtown in-lieu program. Consistent with the General Plan’s pedestrian-oriented and compact-design objectives (LU-7.2), a shared-parking analysis recognizing complementary peak demand across retail, office, and residential uses will inform both the required count and proposed provision at formal submittal.

Policy Consistency Questions. Consistent with the Committee’s role of advising on Town policy consistency, the applicant invites early input on four questions: (i) the proposed floor area in relation to the General Plan’s 2.0 FAR CBD standard and comparable corridor approvals; (ii) the proposed use mix in light of Housing Element objectives and corridor character; (iii) the residential-edge condition along Victory Lane; and (iv) the parking strategy, including shared-parking principles and downtown program participation. Broader input is welcomed.

We look forward to presenting to the Committee.

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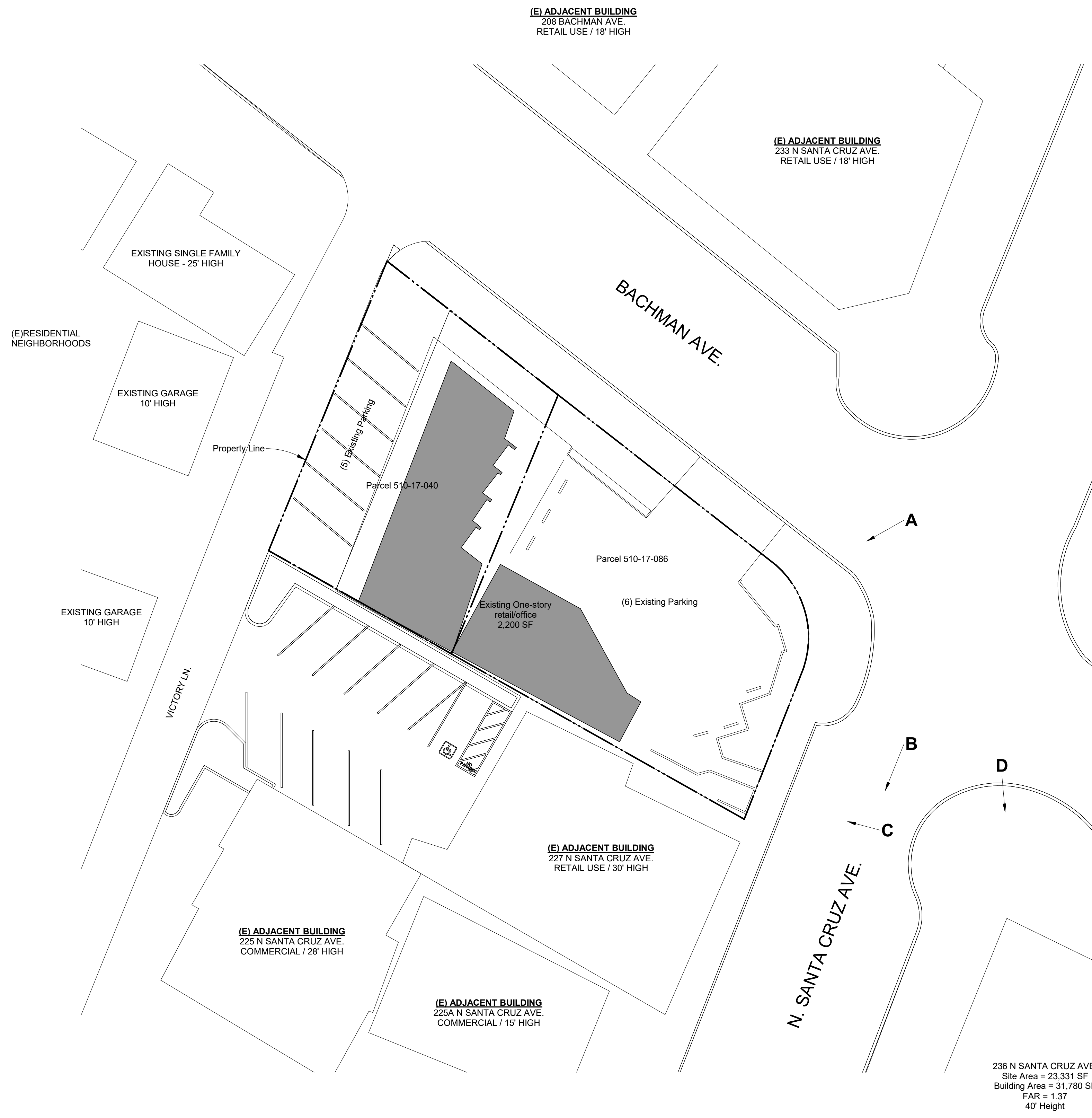


233 N. Santa Cruz - Cover Sheet

Los Gatos Feasibility Study

ATTACHMENT 4





VIEW - A - EXISTING SITE



VIEW - B - LOOKING DOWN SANTA CRUZ



VIEW - C - 227 N. SANTA CRUZ



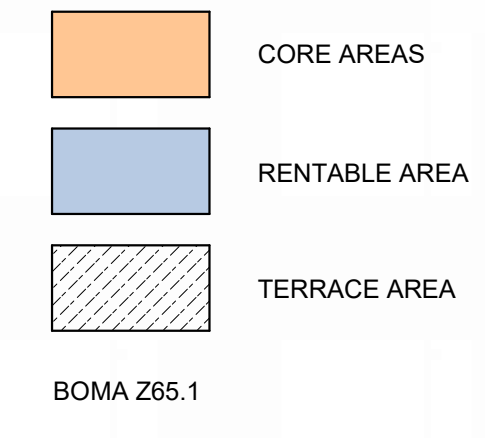
VIEW - D - 236 N. SANTA CRUZ

1 EXISTING / DEMO FLOOR PLAN
1/16" = 1'-0"

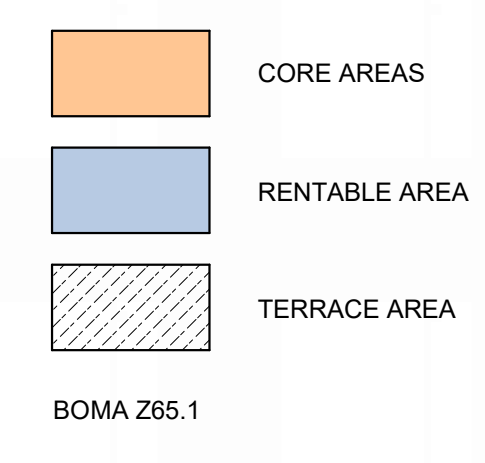
233 N. Santa Cruz - Existing Site and Context

Los Gatos Feasibility Study

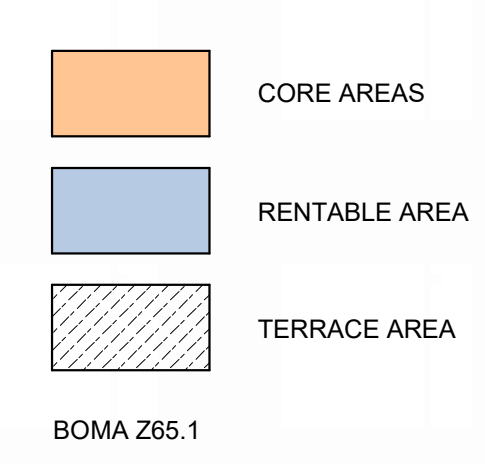




THIRD FLOOR
6,842 GSF



SECOND FLOOR
6,842 GSF



FIRST FLOOR
6,772 GSF

PROJECT DATA — 233 N. SANTA CRUZ AVE.		
BUILDING INFORMATION		
Address	233 N. Santa Cruz Ave., Gatos, CA 95030	Los
Site Area		8,460 SF
APN	512-17-040, 512-17-086	
Zoning		C-2
Land Use		CBD

REQUIRED PARKING (LG Municode §29.10.150)	
1st Floor — Retail @ 1 / 300 GSF	23 spaces
2nd Floor — Office @ 1 / 250 GSF	28 spaces
3rd Floor — Residential @ 1.5 / unit x 4 units	6 spaces
Total Required Parking	57 spaces

PROVIDED PARKING	
Onsite	5 spaces
Paid Offsite (in-lieu)	7 spaces
Total Provided Parking	12 spaces

EVCS PARKING	
Standard EVCS	1 space
EVCS — ADA	1 space
EVCS — Van ADA	1 space
Total EV-Capable	3 spaces

PROVIDED BICYCLE PARKING	
Short Term	11 spaces
Long Term	4 spaces

BUILDING FORM	
Maximum Height Allowed	45 FT
Proposed Building Height	43 FT
C-2 Max FAR	0.60
Lot Coverage	80%

TRASH / RECYCLE / COMPOST AREA	
Trash	(1) 2 cu yd
Recycle	(1) 2 cu yd
Compost	(1) 60 gal

FLOOR AREAS — 1ST FLOOR (RETAIL)	
Rentable Floor Area	5,796 SF
Core Floor Area	976 SF
Gross Floor Area	6,772 GSF

FLOOR AREAS — 2ND FLOOR (OFFICE)	
Rentable Floor Area	6,307 SF
Core Floor Area	541 SF
Gross Floor Area	6,848 GSF

FLOOR AREAS — 3RD FLOOR (RESIDENTIAL — 4 UNITS)	
Rentable Floor Area (incl. terrace)	4,823 SF
of which: Terrace Area	1,384 SF
Core Floor Area	641 SF
Gross Floor Area	6,848 GSF

PROJECT TOTALS	
Total Rentable Floor Area	16,926 SF
Total Gross Floor Area	20,468 GSF
Proposed FAR (GSF ÷ Site Area)	2.42
Lot Coverage	80%

1 PROPOSED FIRST FLOOR PLAN
1/16" = 1'-0"

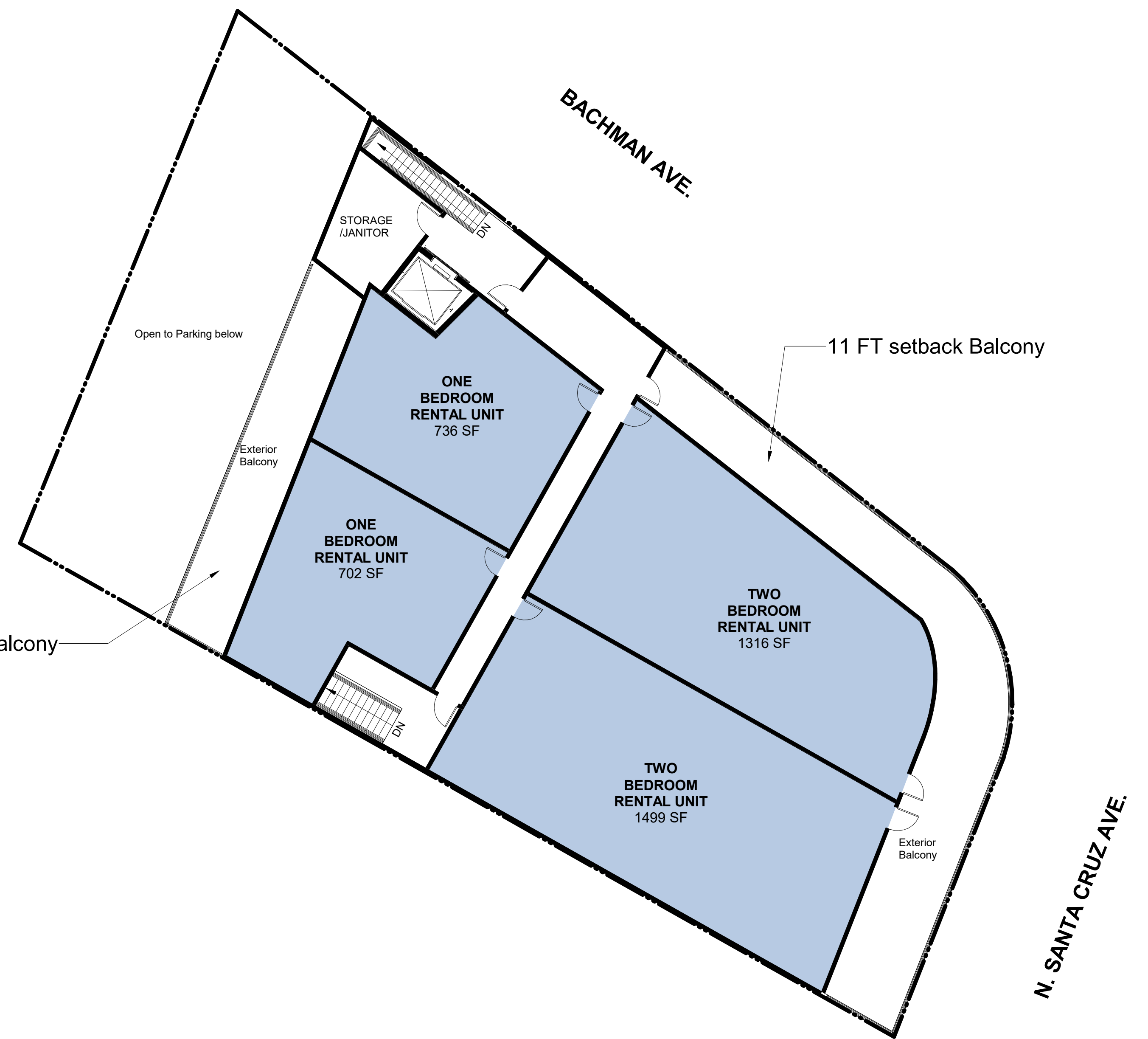
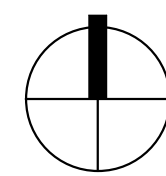
TOTAL BUILDING AREA = 20,468 GSF

233 N. Santa Cruz - Proposed Concept
Los Gatos Feasibility Study

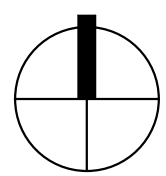




1 PROPOSED SECOND FLOOR PLAN
3/32" = 1'-0"



2 PROPOSED THIRD FLOOR PLAN
3/32" = 1'-0"

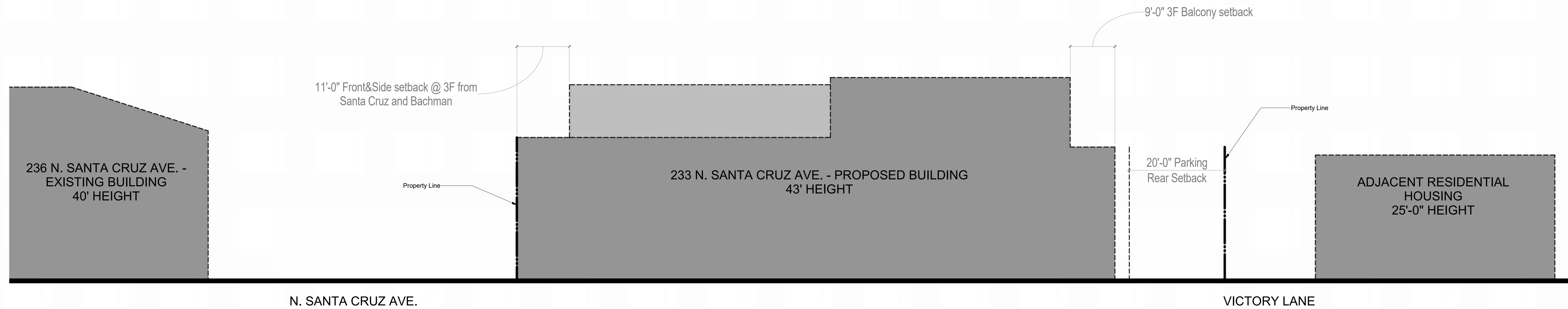


233 N. Santa Cruz - Proposed 2F and 3F Floor Plans

Los Gatos Feasibility Study



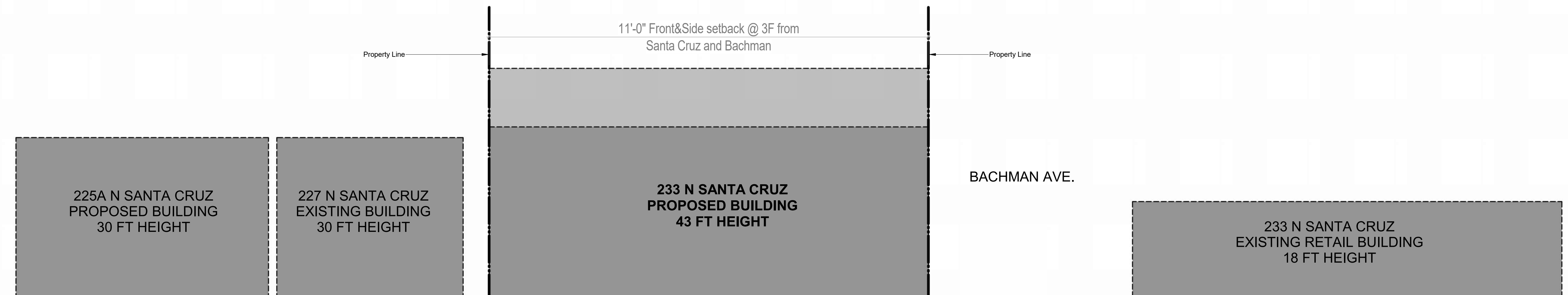
PROPOSED EXTERIOR NORTH ELEVATION - VIEW FROM BACHMAN AVENUE



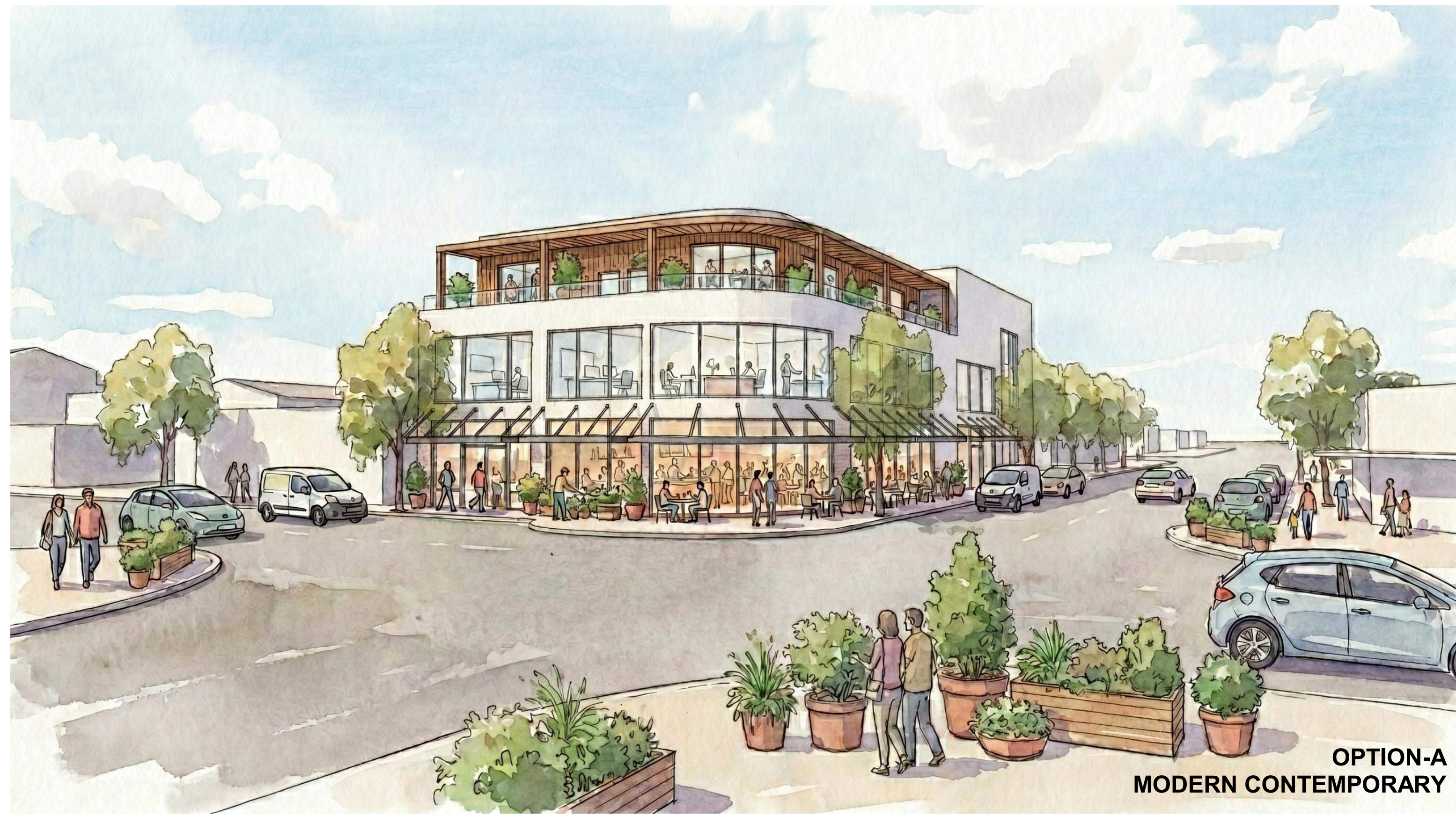
1 PROPOSED NORTH ELEVATION - VIEW FROM BACHMAN AVENUE
1" = 10'-0"



PROPOSED EXTERIOR EAST ELEVATION FROM SANTA CRUZ AVENUE



1 PROPOSED EAST ELEVATION - FROM SANTA CRUZ AVENUE
1" = 10'-0"



**OPTION-A
MODERN CONTEMPORARY**



**OPTION-B
RUSTIC CONTEMPORARY**



**OPTION-A
VIEW FROM RESIDENTIAL NEIGHBORHOOD**



**MODERN CRAFTSMAN
VIEW FROM RESIDENTIAL**

Conceptual Options

Los Gatos Feasibility Study

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