



**TOWN OF LOS GATOS**  
**CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE**  
**MAY 13, 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. Draft Minutes of the May 11, 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 for Construction of a 100 Percent Affordable Multi-Family Residential Development (100 Units) on Property Zoned R-M:5-12. **Located at 16601 - 16605 Lark Avenue.** APN 424-08-018. Conceptual Development Advisory Committee Application CD-26-002. Property Owner: Los Gatos LLC. Applicant: Jeff Damavandi (Damavandi Capital). Project Planner: Sean Mullin.

**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](http://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](mailto: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](mailto: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: 05/13/2026

ITEM NO: 1

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**DRAFT  
MINUTES OF THE CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE MEETING  
FEBRUARY 11, 2026**

The Conceptual Development Advisory Committee of the Town of Los Gatos conducted a regular meeting on February 11, 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**

Karen Yamamoto

Provided comments regarding the alarm permit letter she received.

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

1. **Approve the Draft Minutes of the March 12, 2025, Conceptual Development Advisory Committee Meeting.**

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

**VOTE:** Motion passed (4-1, Sordi abstained).

2. **Approve the Conceptual Development Advisory Committee 2026 Meeting Schedule.**

**MOTION:** Motion by Committee Member Stump to approve the consent calendar. **Seconded** by Councilmember Badame.

**VOTE:** Motion passed unanimously (5-0).

**PUBLIC HEARINGS**

3. **16245 Burton Road**

Conceptual Development Advisory Committee Application CD-26-001

Consider a Request for Preliminary Review of an Amendment to the North Forty Specific Plan and a Proposal for Construction of a Senior Living Facility (176 Units) on Property Zoned North Forty Specific Plan:Housing Element Overlay Zone. APNs 424-06-115 and 424-06-116.

Property Owner: Tama Holdings LLC

Applicant: Jared Gamelin

Project Planner: Jocelyn Shoopman

Project Planner presented the staff report.

Open Public Comment.

Jared Gamelin, Applicant

This project is at the north edge of the North Forty Specific Plan. We are seeking to amend the North Forty Specific Plan to include a senior living community use. It is in close proximity to Good Samaritan hospital and surrounding medical services. We are looking to discuss the plan and get feedback on it.

Michaelle Williams, Architect

This site is zoned to permit mixed-use and office development, and the senior living facility is in line with this. The walkability, public space, and amenities would be great with this project.

Lee Fagot

There are issues of safety and costs to the Town for infrastructure support that has to be considered. This site is not in what is considered North Forty Phase II. What guidelines should be in place based on when the application was received since it is not included in the North Forty Phase II application. The height being proposed is not within the character of the Town. The emergency exit that will be required for this site needs to be considered due to the impact of the freeways in the area.

Karen Yamamoto

The height should be considered, as well as the emergency routes. With the Eden Housing building adjacent to the property, the concern is the safety of those people who may be disabled to be able to safely evacuate from the proposed senior living facility, including the staff. This proposal is not a SB 330 or Builder's Remedy project, so why is a nine story building being considered. A hotel would be great. While senior housing is needed, we need more affordable senior living options.

Jared Gamelin, Applicant

We appreciate your time on this.

Closed Public Comment.

Committee members discussed the matter and provided the following questions and comments:

- Consider including independent living units along with assisted living and memory care.
- Concerned with the proposed height and its visibility along the freeway since nothing over four stories has typically been approved.
- Has there been any thought around a hotel or gym use instead?
- Concerned that the proposed architecture does not fit the character of the Town.
- Emergency access and evacuation routes need to be a consideration for this type of project.
- Senior living is a needed use in the Town, but the use on this corridor of Los Gatos Boulevard is concerning given traffic congestion.
- Parking for the use may be an issue depending on the number of employees and visitors.
- Setbacks of the building are important to understand the project's impact along Burton Road and the adjacent Eden Housing building.
- Would like to see kitchens in the assisted living units.
- The height of the building should step down to better blend with the North Forty Phase II buildings.
- Concern with the scale and character of the building given its height and proposed architecture.
- Is there enough recreation and open space for the seniors?

## OTHER BUSINESS

### 4. Elect a Chair and Vice Chair

**MOTION:**                    **Motion by Councilmember Badame to nominate Jeffrey Barnett as Chair. Seconded by Vice Mayor Ristow.**

**VOTE:**                    **Motion passed unanimously (5-0).**

**MOTION:**                    **Motion by Chair Barnett to nominate Rob Stump as Vice Chair. Seconded by Vice Mayor Ristow.**

**VOTE:**                    **Motion passed unanimously (5-0).**

**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  
February 11, 2026, meeting as approved by the  
Conceptual Development Advisory Committee.

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Joel Paulson, Community Development Director



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

MEETING DATE: 05/13/2026

ITEM NO: 2

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DATE: May 8, 2026  
TO: Conceptual Development Advisory Committee  
FROM: Joel Paulson, Community Development Director  
SUBJECT: 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. **Located at 16601 - 16605 Lark Avenue.** APN 424-08-018. Conceptual Development Advisory Committee Application CD-26-002. Property Owner: Los Gatos LLC. Applicant: Jeff Damavandi (Damavandi Capital). Project Planner: Sean Mullin.

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 would 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 multi-family residential development located at 16601-16605 Lark Avenue. The subject property is approximately 56,628 square feet, and is bordered by Lark Avenue to the South, Highway 17 to the east, and the Highway 17 on/off ramps to the north and west. The property is currently developed with a single-family residence, an eight-unit multi-family

PREPARED BY: Sean Mullin, AICP  
Planning Manager

residential building, and a commercial building formerly used as a care facility that is currently vacant. Access to the site is provided from Lark Avenue to the south.

The applicant proposes a 100 percent affordable multi-family residential building with 100 units (Attachment 2). The building would include five stories of residential apartments (studio, 1-bedroom, and 2-bedroom) atop a two-story podium accommodating on-site parking and a rooftop courtyard accessed from the third level.

Key elements of the proposed project are as follows:

- Demolition of the existing single-family residence, multi-family building, and commercial building;
- Construction of a seven-story, 100 percent affordable multi-family residential building;
- Combination of studio, one-bedroom, and two-bedroom units spread amongst five levels;
- Between 20 units on each level for a total of 100 units; and
- 103 parking spaces located in a two-story podium garage and 11 surface parking spaces for a total of 114 spaces. (150 required by Town Code, no guest parking required).

EXISTING GENERAL PLAN AND ZONING:

1. General Plan designation: Medium Density Residential.
2. Surrounding General Plan designations: Medium Density Residential to the north, Office Professional to the east, Low Density Residential to the south, and Highway 17 to the east.
3. Zoning designation: R-M:5-12, multi-family residential (five to 12 dwelling units per acre).
4. Surrounding zoning designations: R-M:5-12 and R-M:5-12:HEOZ to the north; O to the west; R-1:8 to the south; and Highway 17 to the east.

EXISTING CONDITIONS:

1. The project site is approximately 56,628 square feet (1.30 acres).
2. The project site is located on the north side of Lark Avenue, bordered by Highway 17 to the east and the Highway 17 on/off ramps to the north and west (Attachment 1).
3. Surrounding land uses: Single-family residential uses are located to the south across Lark Avenue; commercial uses are located to the east; Highway 17 is located to the west; and an agricultural use is located to the north across the Highway 17 on/off ramp

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 Medium Density Residential designation provides for multiple-family residential, duplex, and/or small single-family homes.
- 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-6.5 states, "The type, density, and intensity of new land use shall be consistent with that of the immediate neighborhood."
- d. 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."
- e. 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."

2. Zoning

- a. Project site is zoned R-M:5-12 and is surrounded by residential, commercial, and agricultural uses as described above.
- b. The R-M zone applies to areas served by streets and other public improvements and services which are generally sufficient to sustain multiple residential development, and where the highest and best use of the subject property and surrounding properties is multiple residential. The R-M zone is the major multiple residential zoning district in the Town and is designed to allow various density ranges with actual specific density to be determined by the deciding body, depending on the particular characteristics of specific parcels, the uses surrounding them and the design of the development proposed.
- c. Density: The density permitted by the R-M:5-12 zone on a 1.3-acre site would allow seven to 16 units. The applicant's conceptual proposal includes 100 rental units at a density of 77 dwelling units per acre. Since the project would be 100 percent affordable, significant density increases may be available through state law. The applicant has not specified how the proposed density would be achieved and staff has not evaluated the proposed density against existing state density bonus provisions.
- d. Use: A multi-family residential use is an allowed use in the R-M zone.
- e. Height: The maximum allowable height in the R-M zone is 30 feet, except when a project includes below ground parking the maximum is 35 feet. The proposed project does not include below ground parking and would be limited to a maximum

height of 30 feet. The conceptual development plans do not provide height details for the proposed seven-story building. Staff estimates the height of the building to be in the 70-foot range.

- f. Setbacks: The conceptual development plans do not provide the proposed building setbacks for staff to verify the project's compliance with the applicable setback requirements. The R-M zone requires the following setbacks:
    - Front: 25 feet
    - Rear: 20 feet
    - Side: 8 to 20 feet
  - g. Coverage: The conceptual development plans do not provide the proposed lot coverage for staff to verify the project's compliance with the maximum lot coverage of 40 percent.
3. Recreational Open Space
    - a. The R-M zone requires a minimum of 200 square feet of recreational open space for multi-family buildings. The open space shall be composed of private areas, community areas, or both and may be in the form of balconies or decks. The conceptual development plans show balconies on the residential floors of the building and a rooftop courtyard accessed from the third level. A calculation of recreational open space was not provided with the conceptual plans.
  4. Parking and Circulation
    - a. Town Code parking requirements for a multi-family residential development are one and one-half spaces for each unit. The proposed project would require 150 parking spaces pursuant to the Town Code. Reduced parking requirements may be available through state law.
    - b. The proposed on-site parking is 103 spaces located in a two-story, at-grade podium parking garage and 11 surface parking spaces for a total of 103 spaces.
    - c. Street improvements to Lark Avenue may be required as part of the development review of the project.
  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.

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SUBJECT: 16601-16605 Lark Avenue/CD-26-002

DATE: May 8, 2026

7. Environmental Review

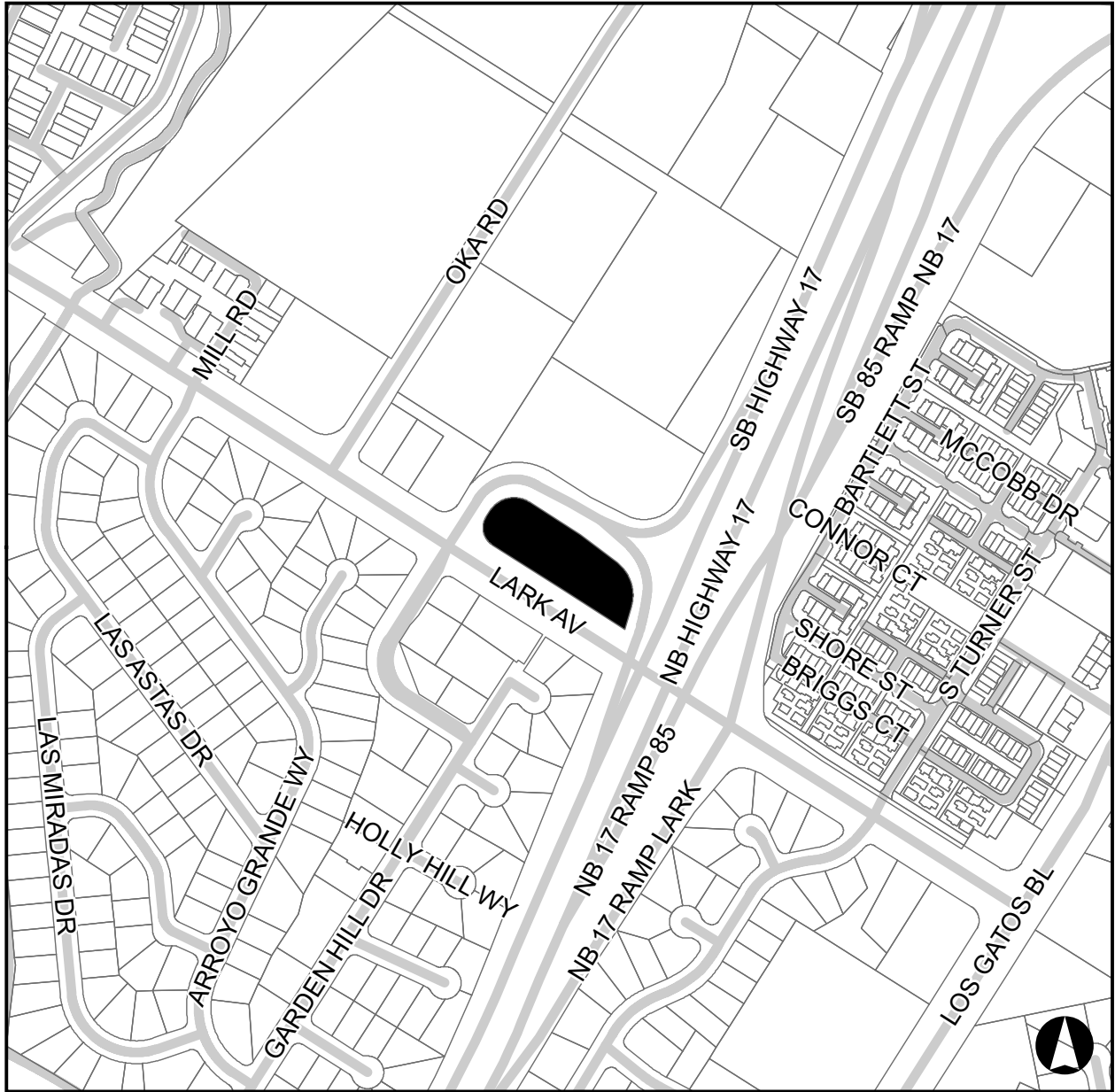
- a. The project would need to be reviewed for compliance with the California Environmental Quality Act as grading, tree removals, and new construction would all be proposed.

ATTACHMENTS:

1. Location Map
2. Conceptual Development Advisory Committee Application
3. Conceptual Development Plans

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# 16601 - 16605 Lark Avenue



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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](mailto: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 16601 Lark Avenue, Los Gatos, CA 95030

2. **PROPERTY DETAIL:**  
Lot Area: 1.3 Acres                      Zoning: R-M                      APN: 424-08-018  
Existing Use: Residential

3. **APPLICANT:**  
Name Jeff Damavandi (Damavandi Capital)                      Phone: 310.486.2518  
Address 9350 Wilshire Blvd # 324  
City Beverly Hills                      State CA                      Zip 90212  
Email Jeff@damavandicapital.com

4. **NAME OF PROPERTY OWNER:** (If same as above, check here )  
Name Los Gatos LLC                      Phone: 310.486.2518  
Address 9350 Wilshire Blvd # 324  
City Beverly Hills                      State CA                      Zip 90212  
Email Jeff@damavandicapital.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** 2/27/26

**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** 2/27/26

**DO NOT WRITE IN THIS SPACE.**

Application #: \_\_\_\_\_

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

**ADMINISTRATIVE POLICY FOR PROCESSING  
"REQUESTS FOR REVIEW" BEFORE THE CONCEPTUAL  
DEVELOPMENT ADVISORY COMMITTEE (CDAC)**

1. The Committee will meet once a month on a regular schedule (time and date to be determined by Committee members) if an application is pending.
2. The Committee shall consist of three Planning Commissioners and two Town Council persons.
3. Only one item will be permitted on each agenda.
4. The following materials constitute an application package and must be submitted through the Town's online portal:
  - a. A signed application form available from the Community Development Department. The property owner must sign the application, or it will not be accepted.
  - b. A brief, general description of the project and its location (no more than one typed page-double spaced).
  - c. One set of plans. Schematic elevations are encouraged but are not required. The more information provided to the Committee, the more detailed the responses will be.
  - d. Required filing fee pursuant to the adopted fee schedule.
  - e. All materials (plans, letters, etc.) intended to be viewed by the Committee members prior to the meeting must be submitted at the same time the application is filed. Materials filed after the submittal will not be accepted. Materials may be brought to the meeting.
5. The prospective developer will be allotted five minutes to present the request to make a presentation to the Committee. Following the presentation, the Committee may ask questions of the prospective developer or staff. Members of the public will then be allowed up to three minutes to provide public comments. After public comments have concluded, the prospective development will have an additional three minutes to respond to any comments.
6. The Committee may only review a project once unless there are material changes to the plans and recommended by the Director of Community Development.
7. The Committee will not review a project for which any permit application has been submitted to the Planning or Building Department.

# Community Development Application Process Agreement

*This document explains the decision-making process used by the Town of Los Gatos for all land-use related applications and permits being considered by the Community Development Director, Development Review Committee, Historic Preservation Committee, Planning Commission, and/or the Town Council. All applicants and their representatives/professionals are required to read, understand, acknowledge, and sign this disclosure prior to their application being deemed complete and ready for consideration.*

**All applications and permits presented to the Community Development Director, Development Review Committee, Historic Preservation Committee, Planning Commission, and/or the Town Council are solely at their discretion, including but not limited to General Plan Amendments, Zoning Amendments, Planned Developments, Architecture and Site Applications, Conditional Use Permits, Subdivisions, Minor Residential Developments, and Removals from the Historic Resources Inventory. Staff and consultant recommendations, including those of the consulting architect, are in no way limiting on or indicative of any subsequent decision or direction from the Community Development Director, Development Review Committee, Historic Preservation Committee, Planning Commission, and/or Town Council.**

Staff and consultant recommendations are based solely on the application of the Town's General Plan, Zoning and other ordinances, Specific Plans, Guidelines, and adopted policies. Staff's role is not to advocate for or support the interests of the applicant, but to ensure compliance with the aforementioned policy direction and to consider the proposed development's impacts on both the immediate neighborhood and the broader community.

Town Council policy prohibits the Planning Commission from discussing pending applications or permits with either the proponents or opponents of the application. **Applicants and their representatives are prohibited from directly or indirectly contacting or communicating with Planning Commissioners regarding the application except through publicly disclosed written communications.**

For Planning Commission matters appealed to the Town Council, in the appeal, and based on the record, the appellant bears the burden to prove that there was an error or abuse of discretion by the Planning Commission as required by Section 29.20.275. If neither is proved, the appeal shall be denied. If the appellant meets the burden, the Council shall grant the appeal and may modify, in whole or in part, the determination from which the appeal was taken or, in its discretion, return the matter to the Planning Commission. If the basis for granting the appeal is, in whole or in part, information not presented to or considered by the Planning Commission, the matter shall be returned to the Planning Commission for review.

Those signing below grant the Town of Los Gatos release to copy and reproduce electronically, in whole or in part, drawings and all other materials submitted with this development application for the Town's regulatory, administrative, and legal functions, including sharing of information with other governmental entities and for compliance with the California Public Records Act

*The undersigned have reviewed this document and acknowledge and agree to the statements above.*

**Property Owner:** \_\_\_\_\_

**DATE:** 2/27/26

**Architect/Designer:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**Civil Engineer:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**Business Owner:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**Other:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

8. A Committee agenda will be mailed and posted 72 hours before the meeting and notice of the hearing will be mailed or delivered at least 10 days prior to the hearing to all owners of real property as shown on the latest equalized assessment roll within three hundred feet of the real property that is the subject of the hearing.
9. To make prospective project information accessible to the public, minutes of the meeting shall be kept.
10. There will be an action letter mailed out advising the prospective developer of the Committee's list of concerns and comments. This letter will be come part of the Development Review Committee staff report to the Planning Commission at such time as a formal application is filed.
11. The Committee review is based on policy issues only from Town documents included, but not limited to the General Plan and Zoning Code. There is no technical or ordinance compliance review by either the Committee or staff.
12. Committee members shall give their individual perspective about the project. The applicant shall not argue about such opinions or try to dissuade the Committee members.

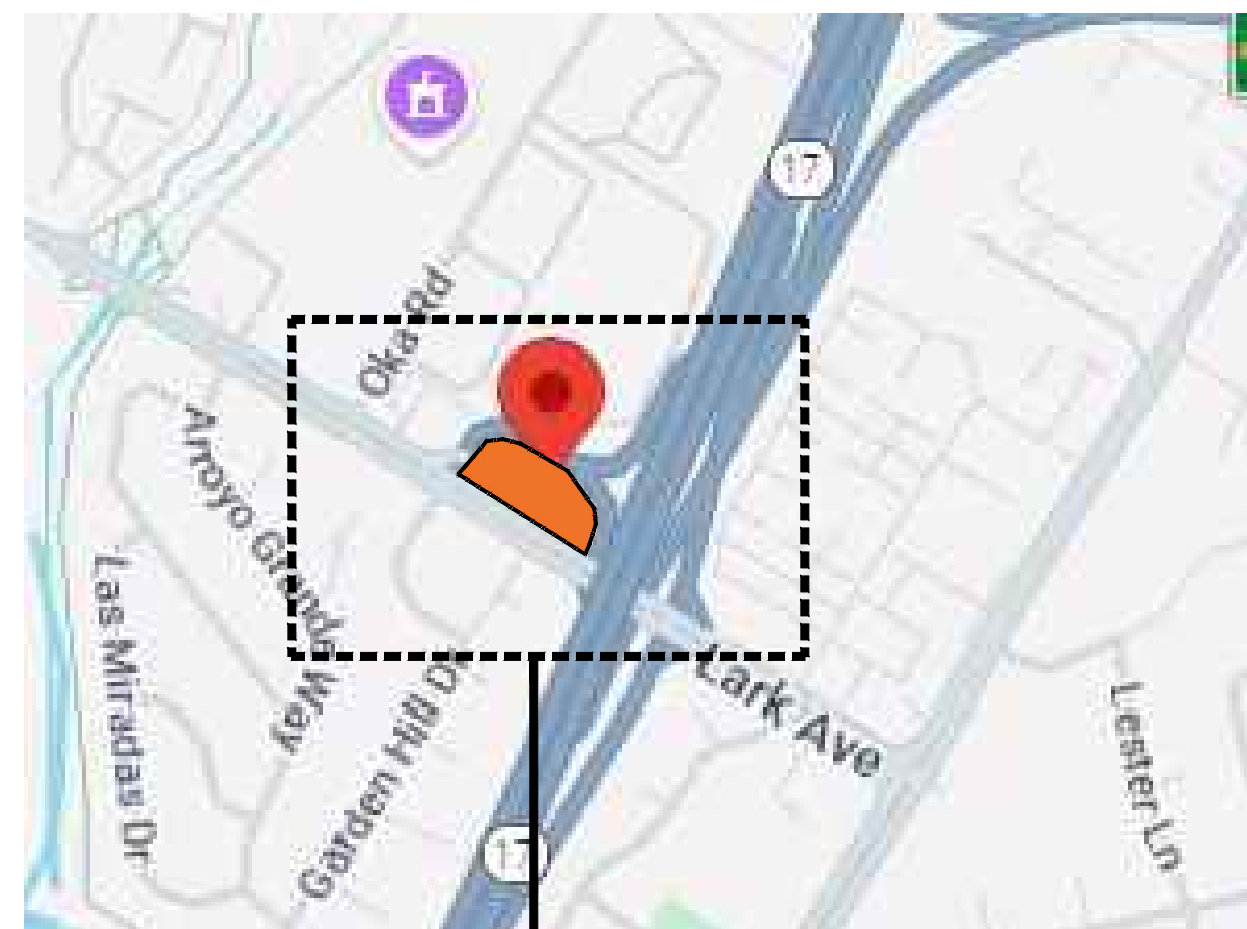
## PROJECT DESCRIPTION:

16601 IS A UNIQUE SITE AS IT IS ESSENTIALLY LANDLOCKED BY LARK AVENUE, HWY 17 OVERPASS AND UNDERPASS AND FREEWAY ON AND OFF RAMPS.

THIS PROPOSAL IS FOR 100 AFFORDABLE RENTAL STUDIO, 1-BEDROOM AND 2-BEDROOM APARTMENT UNITS. PROJECT ACCESS IS LOCATED AT THE EXISTING CURB CUT WITH A DOG PARK/OPEN SPACE AND GUEST PARKING FRONTING THE BUILDING ENTRANCE. THE MAIN LOBBY IS AT THE ENTRY CORNER WITH TWO FLOORS OF ABOVE GRADE PARKING PROVIDING APPROXIMATELY 100+ PARKING SPACES WITHIN THE BUILDING. FIVE FLOORS OF RESIDENTIAL UNITS ARE LOCATED ON TOP OF THE PARKING PODIUM WITH A SOUTH FACING COURTYARD PROVIDING ADDITIONAL OUTDOOR SPACE FOR THE RESIDENTS. THE COURTYARD ITSELF IS APPROXIMATELY THE SAME ELEVATION AS LARK AVENUE DIRECTLY IN FRONT OF IT. AT 100 UNITS THE DENSITY IS 77 DUA. THIS DENSITY IS AVAILABLE SINCE 100% OF THE UNITS ARE AFFORDABLE. THE NEIGHBORHOOD CONSISTS PRIMARILY OF ONE AND TWO STORY RESIDENTIAL HOMES AND APARTMENTS, LOCATED 100'-150' AWAY FROM THIS SITE AND SEPARATED BY LARK AVENUE AND HIGHWAY 17 ACCESS RAMPS. DUE TO THE LOCATION AND ISOLATION OF THIS SITE, THE STREETS, HIGHWAY, ON AND OFF RAMPS, CREATE A BUFFER FROM THE SURROUNDING PROPERTIES AND USES. THIS BUFFER PROVIDES THE APPROPRIATE SETBACKS TO ALLOW A 100 UNIT AFFORDABLE RENTAL PROJECT ON THIS SITE.

## LARK AVENUE

16601 LARK AVE.  
LOS GATOS, CALIFORNIA  
CDAC SUBMITTAL 04/29/2026



LOCATION MAP

SITE LOCATION

ARCHITECT:  
HUNT HALE JONES ARCHITECTS  
444 SPEAR STREET, SUITE 105  
SAN FRANCISCO, CA 94105  
CONTACT: DAN HALE  
*Architect*  
PHONE: 415.568.3833  
E-MAIL: [dhale@hhja.com](mailto:dhale@hhja.com)  
<http://www.hhja.com>

# 16601 LARK AVE.

16601 LARK AVENUE  
LOS GATOS, CA



Architecture | Planning | Interiors

444 Spear Street, Suite 105  
San Francisco, CA 94105  
[www.hunthalejones.com](http://www.hunthalejones.com)

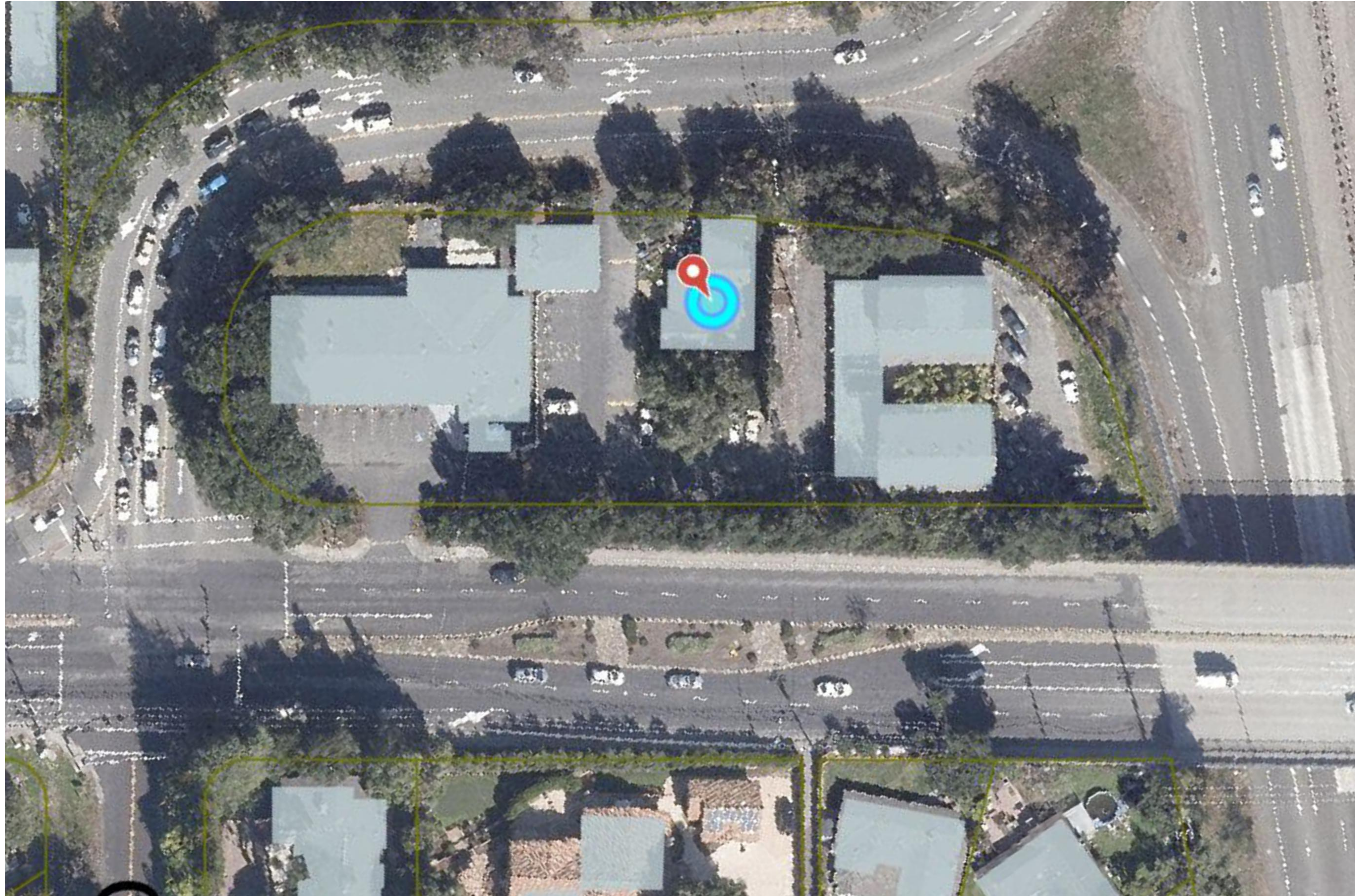
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f. 415-288-0288

COVER SHEET

# CS

SCALE: N.T.S.  
DATE: 04.29.2026  
PROJECT: 384001

**ATTACHMENT 3**



# 16601 LARK AVE.

16601 LARK AVENUE  
LOS GATOS, CA



Architecture | Planning | Interiors

444 Spear Street, Suite 105  
San Francisco, CA 94105  
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f. 415-288-0288

AERIAL

# YS 1

SCALE: 1:30

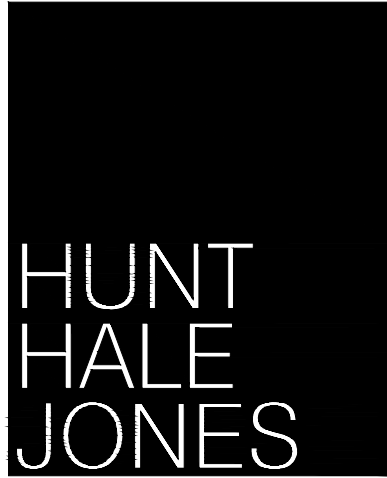
DATE: 04.29.2026

PROJECT: 384001



# 16601 LARK AVE.

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 LOS GATOS, CA



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AERIAL OVERLAY

## YS 1.1

SCALE: 1:30  
 DATE: 04.29.2026  
 PROJECT: 384001



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16601 LARK AVENUE  
LOS GATOS, CA



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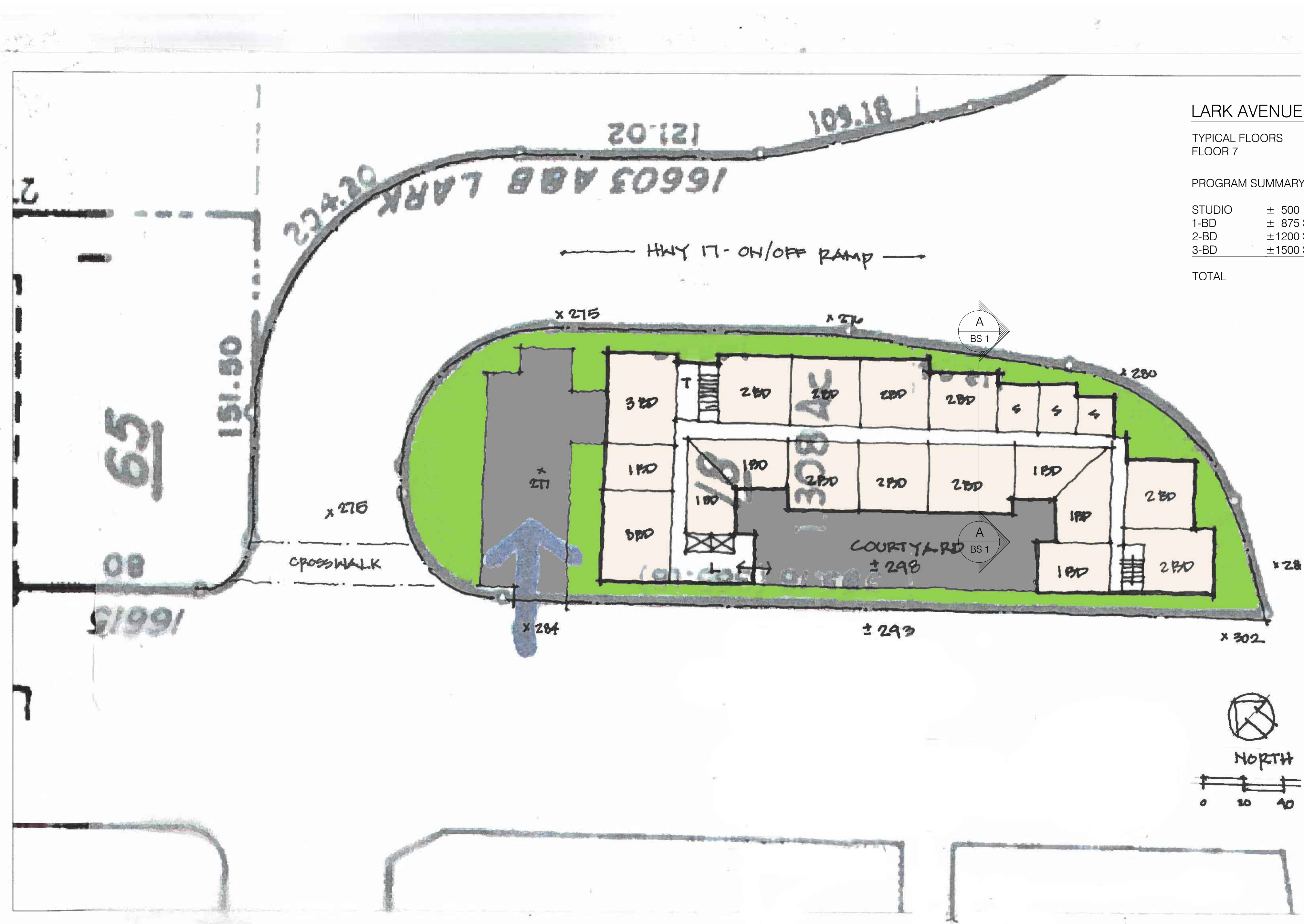
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San Francisco, CA 94105  
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CONCEPT 3D MASSING

## YS1.2

SCALE: N.T.S.  
DATE: 04.29.2026  
PROJECT: 384001



LARK AVENUE

TYPICAL FLOORS 3-7  
FLOOR 7 ±338

PROGRAM SUMMARY (PER FLR)

STUDIO	± 500 SQ. FT.	3
1-BD	± 875 SQ. FT.	6
2-BD	±1200 SQ. FT.	9
3-BD	±1500 SQ. FT.	2
TOTAL		20 UNITS/FLOOR ±100 UNITS

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CONCEPTUAL FLOORS 3-7 OVERLAY

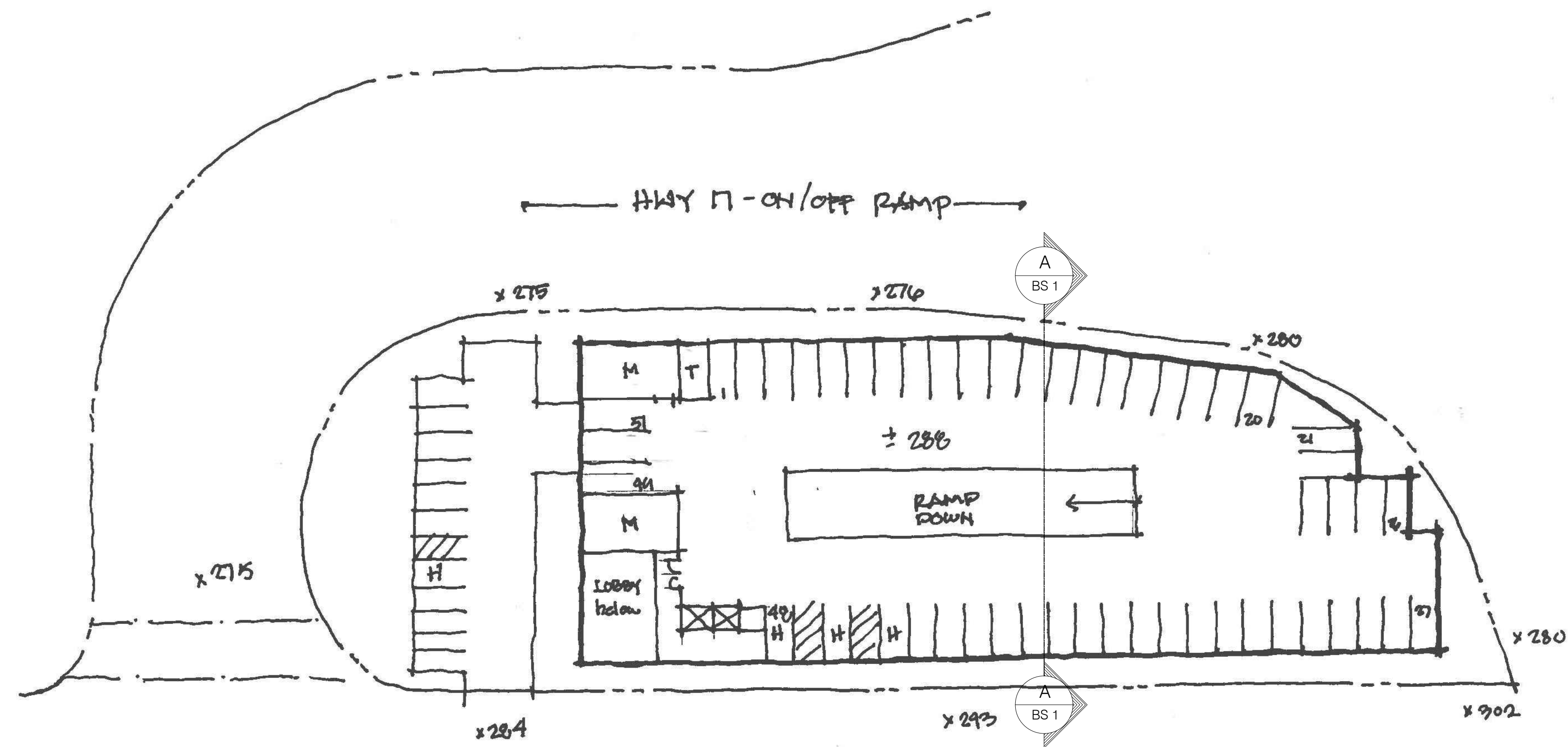
YS 2

SCALE: 1:30

DATE: 04.29.2026

PROJECT: 384001





LARK AVENUE

GROUND FLOOR

PARKING SUMMARY

GROUND FLOOR	
VISITOR	11
RESIDENT	52
FLOOR 2	51
	±114

TOTAL ±100-114 SPACES

16601 LARK AVE.

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CONCEPTUAL SECOND FLOOR

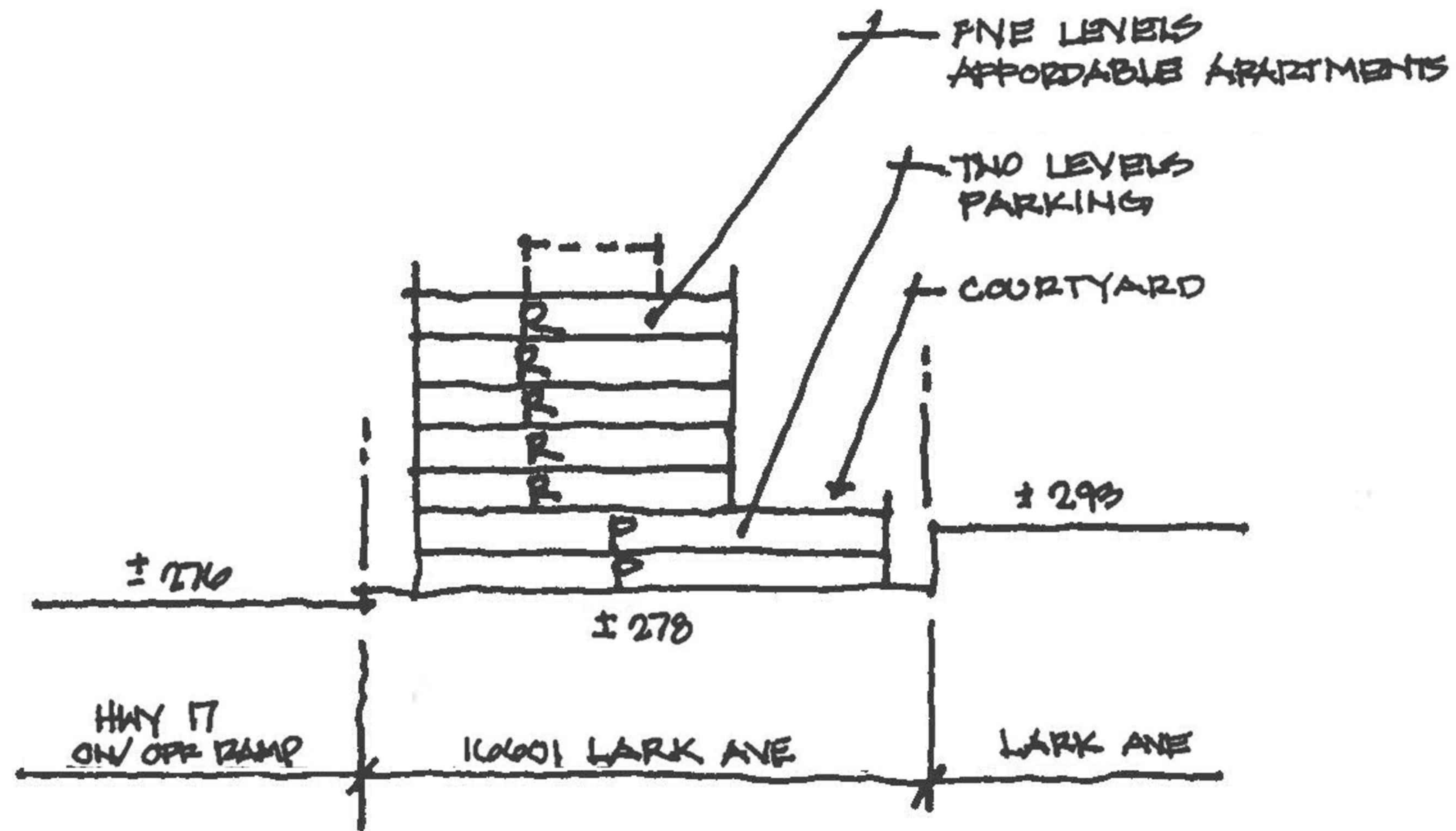
YS 4

SCALE: 1:30

DATE: 04.29.2026

PROJECT: 384001





CONCEPTUAL SECTION A-A

16601 LARK AVE.

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CONCEPTUAL SECTION A-A

**BS 1**

SCALE: 1:20

DATE: 04.29.2026

PROJECT: 384001

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