

July 16, 2025

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

RE: Commercial Guidelines for 101 S. Santa Cruz Avenue

To whom it may concern:

The following is a summation of how Park Place (101 S. Santa Cruz Avenue) conforms to the Commercial Guidelines. Not all of the items in the Guidelines are applicable to this specific project but the ones listed below are:

1.5.1 Design to maintain and reinforce the character of Los Gatos:

The building has incorporated many of details that are part of the Town fabric and has include extensive detailing and materials to evoke a sense of place, history and luxury.

1.5.2: Richness of architectural façade depth and detail:

The proposed building has a variety of trim, ornamentation and detail on the exterior façade. It also a variety of stone to enhance and create a richness of materials for the façade.

1.5.3: Unified design on all four sides:

The same materials are used on all four sides of the building.

1.5.4: Blank walls:

We have a variety of green screens, openings and landscaping to minimize blank walls.

1.5.5: Integrate trash areas into the building:

Our trash rooms are in the interior of the parking garage screening the trash areas from any visual contact from the adjacent streets.

1.5.6: Screen the rooftop equipment:



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There is no rooftop equipment only solar panels.

1.5.7: Screening of utilities:

The landscape plan has been prepared to screen all utilities.

1.5.8: Subordinate parking to the buildings:

The parking area is enclosed in the building and is not visual from the exterior of the project.

1.5.9: Utilize high quality building materials and details:

The proposed builder incorporates, high quality materials (stone, concrete trim, ornamental metal, high end window and fenestration).

1.5.10: Projects should be well landscaped:

The project has been designed for outdoor seating for a restaurant on the ground floor facing the park with raised planters. We have also included landscaping at the second level and also at the roof terrace.

1.5.11: Window should be transparent:

The ground floor commercial and residential lobby have clear glass specified.

1.5.12: Utilize colors that are appropriate to the use and the surrounding area:

The building has been designed in varying tones of white and sand with black windows, storefront mullions and railings as accents.

2.2.1: Orient the building to North Santa Cruz Avenue:

The project has designed for the commercial space to open up to the park and the residential lobby to face S. Santa Cruz Avenue.

2.2.2 Place parking behind buildings:

The parking has been designed to be behind and enclosed within the Structure. The openings to the garage are screened by green screen and landscaping.



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2.2.3 Provide substantial landscaping along commercial frontages:

The project has been designed with landscaping along both frontages along with public art, planters and bicycle parking.

2.2.5 Enhance front sidewalk and plaza paving:

The front plaza paving has been designed to coordinate with the existing brick trim on the sidewalks and also raised planters adjacent to the project.

2.2.6 Pedestrian amenities:

The project has a front plaza, trash receptacles, raised planters with seating, and guest bicycle stalls.

2.2.7 Minimize parking lot lighting:

The parking is in the interior of the building and the lighting is shielded from view.

2.3.1 Break larger building facades into smaller segments:

The mass of the building has been articulated in different plans, height, materials and colors to break up the mass.

2.3.2 and 2.2.3. Not applicable.

2.3.4 Visually treat exposed walls visible from fronting street:

The wall along Ss. Santa Cruz has been treated with green screens with vineage, openings, doors and awnings.

2.3.5 Avoid visually bulky buildings:

The project has been carefully designed to have a top, middle and base. In addition there are varying surface planes, colors and materials. These all contribute to reducing the bulkiness of the project. In addition, the top floor has been setback from the lower portions of the building reduce the mass and bulk.

2.3.6 Utilize solid building forms with punched windows:



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The project design incorporates this approach with the majority of our fenestration being punched windows and where we have patio sliders they are also pushed into the building to further enhance the articulation of the exterior skin.

2.3.7 Not applicable

2.3.8 Provide architectural elements and detailing:

The project incorporates stone trim around the openings along with surface moulding to create surface articulation of the exterior walls. We also include corbel detailing at the roof cornices and overhangs.

2.3.9 outdoor dining uses are encouraged:

The project has been designed with an exterior arcade for potential outside dining facing the park.

2.3.10 Screen all roof equipment:

There will be no roof top equipment only solar panels and vent jacks. If there eventually will be roof equipment, it will be screened. Most likely we will include the mechanical in interior rooms.

3.3.1 Maintain building block modules that are consistent with the street:

Not applicable.

3.3.2 Design building to be compatible with traditional architectural styles:

Our project has been designed to incorporate traditional materials, detailing and forms to respect the traditional architecture in Los Gatos. Although it is a taller building it still evokes the old charm of Los Gatos.

3.3.3 Emphasize display windows:

Not applicable.

3.3.4 Maintain transparent storefronts:

Our commercial portion of the project has included transparent storefronts.



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3.3.5 Provide vestibules at building entries:

Our residential lobby is setback from the street providing a gracious entry into the luxury condominiums and conforms to the ODS guidelines in size and dimensions.

3.3.6 Utilize high quality storefront materials:

We will be providing full-height glazing at the commercial areas with black frames and clear glass.

3.3.7 Provide operable doors and windows for restaurants and cafes:

The project incorporates a series of openable doors along the arcade at the ground level commercial space.

3.3.8 Install awnings when weather and sun exposure are desired:

We have provided awnings at the residential entries at the lobby and pedestrian access into the project along S. Santa Cruz Avenue.

Respectfully,

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