



405 Alberto Way, Los Gatos – Proposed Mixed Use
Update: 11-3-23

In 2017 and 2018, homeowner representatives from Bella Vista Village, Los Gatos Commons, Pueblo de Los Gatos and Las Casitas met privately and in a series of public hearings with the Town of Los Gatos and the developer, LP Acquisitions, to provide feedback regarding the size of a proposed development at 405 Alberto Way in Los Gatos. Following numerous public hearings, design reviews and design changes, the size of the project was reduced by approximately 1/3 from the developer's original plan, and the plan was approved by the Town of Los Gatos.

Since 2018, the developer has done nothing to improve this site and has now submitted a new application to the Town of Los Gatos for a **Mixed Use** development that would include 52 residences (18 of which are low income), 2 retail spaces, and grade-level parking in 2 buildings invoking **SB 330** and the new California **Density Bonus Law** to **greatly increase the density of their project and circumvent local building and parking regulations.**

According to **Sean Mullin, the Project Planner in the Community Development Department for the 405 Alberto Way project,** the originally approved plan was approximately **91,965 square feet** in two **2-story buildings with below-grade parking.** The newly proposed **Mixed Use** plan includes two **4-story buildings plus roof decks,** with **52 condominiums** ranging in size from **1-4 bedrooms with balconies, 63 at-grade parking spaces, a pool between the buildings** and **limited landscaping.** The new square footage measures approximately **230,000 square feet,** **2 ½ times the size of the previously approved plan.**

According to Mr. Mullin, an EIR (Environmental Impact Report) will not be required for this project, and **height restrictions and parking restrictions will not be taken into account. Objections to the project will be limited to the “Objective Standards”** * recently adopted by the Town. He added that the public will have the opportunity to express their concerns in a maximum of 5 public hearings yet to be scheduled and has offered to meet with any individuals or groups of people that care to discuss the project. The developer has until January, 2024 to address “deficiencies” already expressed by the Town.

The 405 Alberto Way Mixed Use proposal will be reviewed in January, 2024 by the Community Development Department. **Additionally, a preliminary application for the development of 50 Los Gatos/Saratoga Road (Los Gatos Lodge site) which was purchased in October, 2023, by SummerHill Homes will also be reviewed next year which calls for construction of 158 townhomes.**

* See **Objective Standards, Development Plans, SB330, Density Bonus Law** and other details at **<https://www.LosGatosCA.gov/2216/Pending-Planning-Projects>**.

Density Bonus Law (DBL)Code §§65915 - 65918)

"Allows a developer to increase density on a property above the maximum set under a jurisdiction's General Plan land use plan. In exchange for the increased density, a certain number of the new affordable dwelling units must be reserved at below market rate (BMR) rents."

SB 330 Limits Local Laws Over Housing

"As part of Gov. Gavin Newsom's pledge to create 3.5 million new housing units by 2025, he signed Senate Bill 330 on October 19, 2019. The new law makes numerous changes to the Permit Streamlining Act and the Housing Accountability Act, many of which are in effect only until Jan. 1, 2025, and establishes the Housing Crisis Act.

Under the new rules, cities and counties will be limited in the ordinances and policies that can be applied to housing developments. "Housing development" is now defined to include residential projects, mixed-use projects with 2/3 of the square footage dedicated to residential units and transitional or supportive housing projects."

Additional info re: 405 Alberto Way:

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