TOWN OF LOS GATOS **ITEM NO: 3**
PLANNING COMMISSION STAFF REPORT
Meeting Date: August 10, 2016

PREPARED BY: Jennifer Armer, Associate Planner
jarmer@losgatosca.gov

APPLICATION NO: Architecture and Site Application S-15-056
Conditional Use Permit Application U-15-009
Environmental Impact Report EIR-16-001

LOCATION: **401-409 Alberto Way** (Located on the northwest corner of the intersection of Alberto Way and Los Gatos-Saratoga Road. The westerly rear of the site is bordered by a wooded strip of land and the on-ramp to northbound State Route 17. Access to the project site is provided on Alberto Way.)

APPLICANT/
CONTACT PERSON: Shane Arters, LP Acquisitions, LLC

PROPERTY OWNER: CWA Realty

APPLICATION
SUMMARY: Requesting approval to demolish three existing office buildings and construct two new, two-story office buildings with underground parking on property zoned CH. APN 529-23-018.

DEEMED COMPLETE: July 14, 2016
FINAL DATE TO TAKE ACTION: January 14, 2017

RECOMMENDATION: Approval subject to recommended conditions.

PROJECT DATA:

General Plan Designation:	Mixed Use Commercial
Zoning Designation:	CH Restricted Commercial Highway
Applicable Plans & Standards:	Commercial Design Guidelines
Parcel Size:	93,573 sq. ft.
Surrounding Area:	

	Existing Land Use	General Plan	Zoning
North	Residential	Medium Density Residential	R-M:5-12
West	State Highway Ramps	NA	NA
South	Commercial	Mixed Use Commercial	CH:PD: AHOZ
East	Commercial	Mixed Use Commercial	CH:PD
East	Residential	Medium Density Residential	R-M:5-12

CEQA: An Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program have been prepared for the project.

FINDINGS:

- As required by CEQA for certifying the Environmental Impact Report.
- As required by Section 29.20.190 of the Town Code for granting a Conditional Use Permit.
- That the proposed project is consistent with the Commercial Design Guidelines.
- As required by Section 29.10.09030(e) of the Town Code for the demolition of an existing structure.

CONSIDERATIONS:

- As required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application.

ACTION: The decision of the Planning Commission is final unless appealed within ten days.

EXHIBITS:

Previously received under separate cover:

1. Draft Environmental Impact Report

Received with this Staff Report:

2. Location Map
3. Required Findings and Considerations (two pages)
4. Required CEQA Findings of Fact (24 pages)
5. Recommended Conditions of Approval (15 pages)
6. Letter of Justification/Project Description (15 pages), received July 15, 2016
7. Project Construction Details (three pages), received August 3, 2016
8. Letter of Outreach Conducted (40 pages), received February 10, 2016
9. Second Letter of Neighborhood Outreach (26 pages), received August 3, 2016
10. Consulting Arborist's Report (41 pages), dated September 26, 2015
11. Architectural Consultant's First Report (five pages), received September 10, 2015
12. Architectural Consultant's Final Report (five pages), received March 18, 2016
13. Conceptual Development Advisory Committee Meeting minutes, June 10, 2015 meeting (four pages)
14. Public Comments
15. Final EIR and Mitigation Monitoring and Reporting Program, dated June 29, 2016
16. Development Plans (37 pages), received July 15, 2016

BACKGROUND:

The project site is an approximately 2.15-acre parcel developed with three, two-story wood frame multi-tenant office buildings with on-grade parking and daylighted basement areas beneath the buildings. The existing buildings on the site were constructed in the mid-1960s and comprise approximately 31,000 square feet. The existing buildings on-site are 24 to 35 feet in height.

The project vicinity contains a multi-family residential development located to the north of the project site. Multi-family housing, office, and a hotel are located to the east (across Alberto Way). Los Gatos-Saratoga Road and a hotel are located to the south of the project site and an on-ramp to northbound State Route 17 is located west of the project.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The project site is located on the northwest corner of the intersection of Alberto Way and Los Gatos-Saratoga Road. The westerly rear of the site is bordered by a wooded strip of land and the on-ramp to northbound State Route 17. Access to the project site is provided on Alberto Way.

B. Project Summary

The applicant is requesting approval of a Conditional Use Permit and Architecture & Site application to demolish the three existing office buildings (31,000 square feet total) and construction of two new office buildings (91,965 square feet total) with two levels of underground parking.

C. Zoning Compliance

New office buildings approved or constructed after May 1, 2006, are permitted in the CH Zoning District subject to the approval of a Conditional Use Permit.

ANALYSIS:

A. Project Summary

The proposed project is the redevelopment of the project site with demolition of existing site improvements and the development of two new, steel frame, two-story buildings totaling 91,965 square feet over a two-level, below-grade parking garage. Site improvements would include an onsite employee amenity area, visitor parking, new landscaping, and a variety of energy efficient and/or sustainable interior and exterior building elements. The project is proposed to attain a LEED Silver certification.

The two proposed buildings are referred to as Building A and Building B. Building A would have a total building area of 47,800 square feet and Building B would have a total building area of 45,000 square feet, for a total of 91,965 square feet. As the three existing two-story buildings on the project site total approximately 31,000 square feet of building area, the proposed project would result in an increase of approximately 61,000 square feet of commercial square footage on the project site.

Site development would require demolition of all existing site improvements. The majority of the project site would be excavated to an estimated depth of approximately 20 feet to accommodate the proposed underground parking garage.

B. Conceptual Development Advisory Committee

The proposed redevelopment of the site was presented to the Conceptual Development Advisory Committee on June 10, 2015. At that meeting the CDAC discussed the proposed use, traffic, parking, architecture, and site design. Meeting minutes are included as Exhibit 13.

C. Conditional Use Permit

In order to grant approval of a Conditional Use Permit for the proposed new office building, the deciding body must make the following findings:

1. The proposed use of the property is essential or desirable to the public convenience or welfare;
2. The proposed use will not impair the integrity and character of the zone;
3. The proposed use would not be detrimental to public health, safety or general welfare; and
4. The proposed use of the property is in harmony with the various elements or objectives of the General Plan and the purposes of the Town Code.

In regards to the first finding, the proposed use would be considered desirable in that the office buildings would replace the existing office buildings on-site and provide necessary uses and services for the community. As required by finding two, the proposed application will continue to provide office uses in one of the few small mixed-use commercial areas of Town and the zone allows office. In regards to the third finding, the existing and proposed office use are not detrimental to public health, safety or general welfare. In regards to the final finding, the proposed use is in harmony with the General Plan and Town Code as addressed in the discussion in Sections D and F below.

The deciding body, on the basis of the evidence submitted at the hearing, may deny a conditional use permit for a new office building if any of the following findings are made:

1. The proposed use of the property is not in harmony with specific provisions or objectives of the general plan and the purposes of the Town Code;

2. The proposed use will detract from the existing balance and diversity of businesses in the commercial district in which the use is proposed to be located;
3. The proposed use would create an over-concentration of similar types of businesses; or
4. The proposed use will detract from the existing land use mix and high urban design standards including uses that promote continuous pedestrian circulation and economic vitality.

D. Zoning

The proposed project meets the required setbacks, lot coverage and height requirements for the CH zone.

The proposed land coverage would be 49.6 percent of the site and the maximum height would be 35 feet, both of which are consistent with the General Plan land use and zoning designation for the site which allows up to 50 percent land coverage and a 35-foot height limit.

The proposed 39-foot high entry features will exceed the maximum 35-foot height limit, but are allowed under Section 29.10.090 of the Town Code "Height restriction, exception." This section states that "Towers, spires … similar structures and necessary mechanical appurtenances which are not used for human activity or storage may be higher than the maximum height permitted by the zone."

E. Design and Compatibility

The Town's Architectural Consultant reviewed the project to provide recommendations regarding architecture and neighborhood compatibility. The initial review (Exhibit 11), dated September 10, 2015, included concerns over the large scale of the proposed project and the relationship of the buildings' design, scale, and character to the smaller scale neighbors. Of particular concern were the uninterrupted two-story walls and tall entry features.

Following the initial report staff arranged a meeting (November 2015) between staff, the Consulting Architect, and the applicant's design team to discuss possible changes to resolve these concerns. Revisions were made in response to this discussion, including:

- Setbacks of second floor mass were increased in several locations;
- Horizontal elements were added to interrupt vertical entry features; and
- Revisions to the roof form to replace all flat roof elements, including the entry features to reduce the apparent height.

The Consulting Architect then reviewed the revised designs and provided a follow-up report (Exhibit 12), dated March 18, 2016. Though there are still portions of the proposed buildings, including the east façade of Building B, which maintain the full two-story height at the setback line, the façade is closest to the intersection of Alberto Way and Los Gatos-

Saratoga Road, which provides a more commercial context and the report concluded that with the new revisions, "the design is well done and sympathetic to the other uses and structures in the immediate neighborhood."

F. General Plan

The 2020 General Plan land use designation for the site is Mixed-Use Commercial. This designation allows for up to 50 percent land coverage with a 35-foot height limit. This designation permits a mixture of retail, office, and residential in a mixed-use setting, along with lodging, service, auto-related businesses, non-manufacturing industrial uses, recreational uses, and restaurants. Projects developed under this designation shall maintain the small town, residential scale and natural environments of adjacent residential neighborhoods, as well as provide prime orientation to arterial street frontages and proper transitions and buffers to adjacent residential properties.

As discussed above, staff had initial concerns about the proposed project's compatibility with the scale of the adjacent buildings. The revisions orient the buildings so that they have lower impacts on the adjacent residential uses with single-story elements and a significant setback of Building A from Alberto Way. The more prominent elements of the new buildings, specifically the Alberto Way façade of Building B, is kept to the corner of the lot closest to the other commercial uses and the intersection of Alberto Way and Los Gatos-Saratoga Road.

G. Parking and Traffic

The proposed project includes 390 parking spaces on the site. The Town Code parking regulations require one parking space per 250 square feet for office space, which would be 368 spaces for the proposed project. The majority of the parking spaces, 383, would be located in the proposed below-grade, 156,200-square foot underground parking facility. Five standard parking spaces, one accessible parking space, and one van accessible parking space would be provided at grade. The project also includes 20 short-term bicycle parking spaces and 20 long-term bicycle parking spaces.

In preparation for the environmental review of this project a Transportation Impact Analysis was prepared by Hexagon Transportation Consultants, Inc. (Appendix H of the EIR, available online at http://www.losgatosca.gov/401-409AlbertoWay). The report was reviewed by the Town's traffic engineer, traffic consultant, and environmental consultant. The purpose of the transportation impact analysis was to identify any potential traffic impacts from the additional office space proposed. The report found that the proposed project would not cause significant impact in accordance with CEQA and the Town's traffic impact standards. In addition to the calculation of trip generation and impacts to intersection level of service, the report provides recommendations on operational issues, bicycles, pedestrians and transit, site access and circulation, and parking. The report provides recommendations on these topics including:

- An extension to the length of the left turn lane from Los Gatos-Saratoga Road to Alberto Way;

- Restriping of Alberto Way to create a dedicated right turn lane at the intersection with Los Gatos-Saratoga Road;
- Upgrading the traffic signal to interconnect with the signal at Los Gatos-Saratoga Road and Los Gatos Boulevard;
- Bike box at the intersection and new sidewalks with a landscape buffer; and
- Removal of existing street parking between the two new driveways to allow for clear sightlines.

Although the report concludes that the proposed project would not have a significant impact, it has recommended improvement measures (listed above and within the EIR) for reducing the impacts due to increase in project trips. In addition, staff has included in the conditions of approval requiring a Transportation Demand Management (TDM) plan, to be prepared by the developer and approved by staff.

H. Trees

The Town's Consulting Arborist conducted a site survey and provided a report dated September 26, 2015 (Exhibit 10). The project proposes to remove all on-site trees. The report also assesses six trees labeled as "debatable" that are located along or just over the property line, and two large coast live oaks that are off site but close enough to the site to require protective fencing. Most of the trees contained in the Caltrans right-of-way to the west and south of the site are not included in this survey, but are proposed to remain and maintain the visual screening of the site from those sides.

I. Environmental Review

An Environmental Impact Report (EIR) was prepared for the project. As part of the environmental review process a number of technical reports were prepared, including air quality and GHG modeling, an arborist report, Phase I Environmental Site Assessment, noise and vibration, geotechnical, storm water management, and traffic analyses. Reports that were prepared by outside consultants were peer reviewed by Town Consultants.

The Notice of Preparation was distributed on December 14, 2015, for a 30-day comment period ending January 15, 2016. A scoping meeting was held on January 12, 2016. Comments received are included as Appendix A to the Draft EIR.

The Notice of Availability for review of the Draft EIR (DEIR) was released on April 29, 2016, with the 45-day public review period ending on June 13, 2016. On June 8, 2016, the Planning Commission held a public hearing to accept comment on the DEIR. Verbal comments were received from one individual (who also submitted written comments). Written comments on the DEIR were received from two public agencies and eight individuals (including the project applicant). The Response to Comments/Final EIR was completed on June 29, 2016 (see Exhibit 15).

A Mitigation Monitoring and Reporting Program (MMRP) has been prepared as required by CEQA (see Exhibit 15). The MMRP includes all mitigation measures and which department(s) is/are responsible for ensuring that the mitigation measure is properly implemented. All mitigation measures are also included in the conditions of approval (Exhibit 5).

PUBLIC COMMENTS:

Written notice was sent to property owners and tenants within 300 feet of the property and property owners and occupants that access their properties via Alberto Way. A number of written comments have been received regarding the proposed project (see Exhibit 14). Many of the comments submitted in review of the Draft EIR were actually comments on the project. All of the comments can be found within the Final EIR (Exhibit 15).

The applicant held seven community meetings between September 2015 and January 2016 and five additional meetings in July and August 2016. Details of the community outreach are included in Exhibit 8 and 9.

SUMMARY AND RECOMMENDATION:

A. Summary

The applicant is requesting approval of a Conditional Use Permit and Architecture & Site application to demolish the three existing office buildings (31,000 square feet total) and construct two new office buildings (91,965 square feet total) with two levels of underground parking.

The EIR prepared for the project found no significant environmental impacts from the operation of or construction of the proposed project. Though staff has some concerns about the project's scale and relationship to the neighboring buildings, in particular at the corner of Building B where it is closest to Alberto Way and Los Gatos-Saratoga Road, the recommendation is for approval as the applicant has responded to the recommendations of the Town's Consulting Architect to refine the original design and address these issues.

B. Recommendation

Based on the analysis above, staff recommends approval of the Conditional Use Permit and Architecture and Site application subject to the recommended conditions of approval (Exhibit 5). If the Planning Commission finds merit with the proposed project, it should:

1. Adopt the CEQA Findings of Fact (Exhibit 4)
2. Certify the Final EIR and adopt the Mitigation Monitoring and Reporting Program (Exhibit 15);

3. Make the required findings as required by Section 29.20.190 of the Town Code for granting approval of a Conditional Use Permit (Exhibit 3) (Note: if the application is approved the findings for denial will be removed);
4. Make the required finding that the project is in compliance with the Commercial Design Guidelines;
5. Make the findings required by Section 29.10.09030(e) of the Town Code for the demolition of an existing structure (Exhibit 2);
6. Make the required considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture & Site application (Exhibit 3); and
7. Approve Conditional Use Permit Application U-15-009 and Architecture & Site Application S-15-056 with the conditions contained in Exhibit 5, and the plans in Exhibit 16.

If the Commission has concerns with the proposed use, it can:

1. Continue the matter to a date certain with specific direction; or
2. Approve the application with additional and/or modified conditions; or
3. Deny the application and make the required findings for denial (Exhibit 3) (Note: if the application is denied the provided findings for approval would be removed from Exhibit 3).

Prepared by:
Jennifer Armer, AICP
Associate Planner

Approved by:
Joel Paulson, AICP
Community Development Director

JP:JA:sr

cc: Shane Arters, LP Acquisitions, LLC, 525 Middlefield Road, Ste. 118, Menlo Park, CA 94025

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401 - 409 Alberto Way

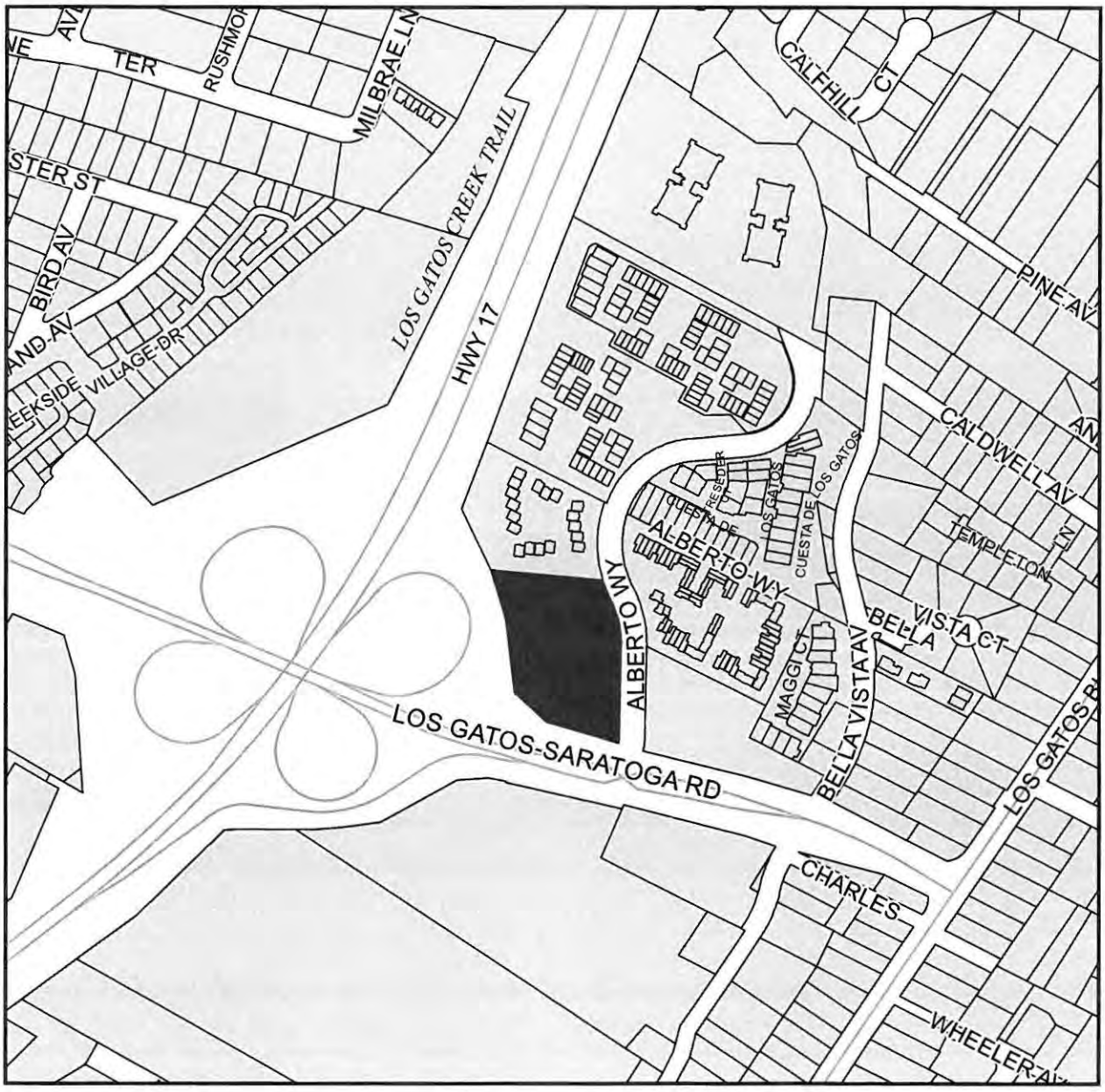

EXHIBIT 2

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PLANNING COMMISSION – *August 10, 2016*
REQUIRED FINDINGS & CONSIDERATIONS FOR:

401-409 Alberto Way
Architecture and Site Application S-15-056
Conditional Use Permit Application U-15-009
Environmental Impact Report EIR-16-001

Requesting approval to demolish three existing office buildings and construct two new, two-story office buildings with underground parking on property zoned CH. APN 529-23-018.
APPLICANT: Shane Arters, LP Acquisitions, LLC
PROPERTY OWNER: CWA Realty

FINDINGS

Required finding for CEQA:

- An Environmental Impact Report (EIR) was prepared for the proposed development. The Planning Commission must certify the EIR, make findings of fact, and adopt the Mitigation Monitoring and Reporting Program.

Required findings for a Conditional Use Permit:

- As required by Section 29.20.190 of the Town Code for granting a Conditional Use Permit:

  The deciding body, on the basis of the evidence submitted at the hearing, may grant a conditional use permit when specifically authorized by the provisions of the Town Code if it finds that:

  (1) The proposed use would be considered desirable in that the office buildings would replace the existing office buildings on-site and provide necessary uses and services for the community; and
  (2) The proposed application will continue to provide office uses in one of the few small mixed-use commercial areas of Town and the zone allows office; and
  (3) The existing and proposed office use are not detrimental to public health, safety or general welfare; and
  (4) The proposed use is in harmony with the General Plan and Town Code.

Required findings to deny a Conditional Use Permit application:

- As required by Section 29.20.190 of the Town Code for denying a Conditional Use Permit:

  The deciding body, on the basis of the evidence submitted at the hearing, may deny a conditional use permit for a new office building if any of the following findings are made:

  (1) The proposed use of the property is not in harmony with specific provisions or objectives

of the general plan and the purposes of the Town Code;
(2) The proposed use will detract from the existing balance and diversity of businesses in the commercial district in which the use is proposed to be located;
(3) The proposed use would create an over-concentration of similar types of businesses; or
(4) The proposed use will detract from the existing land use mix and high urban design standards including uses that promote continuous pedestrian circulation and economic vitality.

Commercial Design Guidelines:

- The proposed buildings are consistent with applicable provisions of the Commercial Design Guidelines.

Required finding for the demolition of an existing structure:

- As required by Section 29.10.09030(e) of the Town Code for the demolition of an existing structure:

1. The Town's housing stock will be maintained as the demolition does not include any residential buildings.
2. The existing structure has no architectural or historical significance.
3. The property owner does not desire to maintain the structure as it exists.
4. The economic utility of the structure is diminished because of age.

CONSIDERATIONS

Required considerations in review of Architecture & Site applications:

- As required by Section 29.20.150 of the Town Code, the considerations in review of an Architecture and Site application were all made in reviewing this project.

CEQA FINDINGS OF FACT

of the

PLANNING COMMISSION OF THE TOWN OF LOS GATOS

for the

401-409 ALBERTO WAY PROJECT

August 10, 2016

I. Introduction

As approved by the Planning Commission on August 10, 2016, the 401-409 Alberto Way development ("the project") will involve the development of three two-story office buildings. Construction is anticipated to take place over a period of fourteen months.

The Town of Los Gatos ("Town"), as lead agency, prepared a Draft Environmental Impact Report (Draft EIR) for the project in April 2016 (State Clearinghouse No. 2015122041)[1]. This document was circulated for public review for forty-five (45) days between April 29, 2016 and June 13, 2016, and public comment was received. The Town of Los Gatos prepared responses to comments on the Draft EIR, and published both comments and responses to comments in the June 29, 2016, Final EIR, which was posted on the Town's website on August 5, 2016.

These findings have been prepared in accordance with the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 et seq.) and its implementing guidelines ("CEQA Guidelines") (Cal. Code Regs., tit. 14, § 15000 et seq.).

II. Project Description

The project is the redevelopment of the project site with demolition of existing site improvements and the development of two new, steel frame, two-story buildings totaling 92,800 square feet over a two-level, below-grade parking garage. Site improvements will include an onsite employee amenity area, visitor parking, new landscaping, and a variety of energy efficient and/or sustainable interior and exterior building elements.

The two new buildings are referred to as Building A and Building B. Building A will have a total building area of 47,800 square feet and Building B will have a total building area of 45,000 square feet, for a total of 92,800 square feet. As the three existing two-story buildings on the project site total approximately 31,000 square feet of building area, the project will result in an increase of approximately 61,800 square feet of commercial square footage on the project site.

Although there are no future tenants for the new buildings identified at the time of preparation of this EIR, the buildings are anticipated to house a variety of professional office uses similar to use of the existing buildings on the site.

The project will install 390 vehicle parking spaces on the site, compliant with the Town's Municipal Code. The majority of the parking spaces, 383, will be located in the below-grade, 156,200 square-

[1] See Cal. Code Regs., Title 14, Section 15367 for a definition of "lead agency."

foot parking facility. Five standard parking spaces, one accessible parking space, and one van accessible parking space will be provided at grade. The project will include 20 short-term bicycle parking spaces and 20 long-term bicycle parking spaces.

The land coverage will be 49.6 percent of the site and the maximum height will be 35 feet, both of which are consistent with the General Plan land use and zoning designation for the site which allows up to 50 percent land coverage and a 35-foot height limit. While the front entry to each of the proposed new commercial buildings includes a tower above the main entrance which exceeds the otherwise maximum 35-foot roof level, the Town of Los Gatos Municipal Code 29.10.090 allows exceptions to height restrictions for towers, spires, and other architectural features to exceed maximum building height provided that these areas are inaccessible to human activity or storage. The project's tower areas would be closed off such that these areas would not be accessible, habitable, or visible from the interior of the building. Therefore, the tower areas would be in compliance with Municipal Code 29.10.090.

Site development will require demolition of all existing site improvements. The majority of the project site will be excavated to an estimated depth of approximately 20 feet to accommodate the subterranean parking garage.

The project site has a Mixed-Use Commercial General Plan land use designation which permits a mixture of retail, office, and residential uses in a mixed-use setting. Projects developed under this designation are intended to maintain the small-town, residential scale and natural environments of adjacent residential neighborhoods, as well as provide prime orientation to arterial street frontages and proper transitions and buffers to adjacent residential properties.

The project site is zoned CH- Restricted Commercial Highway. Allowable uses include retailing, personal service businesses, service businesses necessary for the conduct of households, office uses, and limited manufacturing uses. The proposed project is for the construction of office buildings which consistent with the Los Gatos Zoning Code's allowable uses.

As the project will be consistent with the intent of the General Plan land use designation of Mixed-Use Commercial for the site and with the CH – Restricted Commercial Highway zoning, no amendment to the General Plan or Zoning Code will be required to approve the project.

A. Changes to the DEIR

Changes were made to the Draft EIR after the public review period for the Draft EIR, reflected in the Final EIR, and included in the project as approved by the Planning Commission on August 10, 2016. The modifications to the Draft EIR were primarily grammatical and spelling corrections. Some substantive text additions and/or clarifications were added to the Aesthetics, Air Quality, and Traffic section; however, these modifications did not alter the conclusion that the project will result

in less-than-significant impacts associated with these environmental issues. Section 3.0, Changes to the Draft EIR, in the Final EIR presents a full summary of all changes made to the Draft EIR.

B. Location and Current Use

The project site is an approximately 2.15-acre parcel located at 401 – 409 Alberto Way on the northwest corner of Los Gatos – Saratoga Road and Alberto Way in the Town of Los Gatos in Santa Clara County (Assessor's Parcel No. 529-23-018). Alberto Way is a two-lane dead-end street that parallels State Route 17 and also serves as the easternmost boundary of the project site. The westerly rear of the site is bordered by a wooded strip of land and the on-ramp to northbound State Route 17. Access to the project site is provided via three driveways on Alberto Way.

The project site is developed with three, two-story wood frame multi-tenant office buildings with on-grade parking and daylighted basement areas beneath the buildings. The existing buildings on the site were constructed in the mid-1960s and comprise approximately 31,000 square feet. Existing buildings on the site are 24 to 35 feet in height. Parking is currently provided with paved surface lots. The site is relatively level and areas of landscaping are located throughout the site.

C. Purpose and Objectives

CEQA Guidelines section 15124 requires that the "Project Description" portion of a Draft EIR set forth "[a] statement of the objectives sought by the project." The Draft EIR for the project identified the following "project objectives."

- Redevelop the site by removing the now obsolete, aging structures and replacing them with new, two-story Class A steel office buildings utilizing energy efficient, recycled and sustainable building materials that meet the standards of Leadership in Energy and Environmental Design (LEED).

- Incorporate high-quality building architecture with design features that both blend with and compliment the aesthetics, scale, architecture, and character of the surrounding land uses.

- Provide a building type that satisfies the needs, desires, and market demand for high-tech office users in Class A office space (e.g. larger floor plates, operationally sustainable/functional buildings, energy efficient systems, and onsite employee amenities).

- Provide for a redeveloped site that fully complies with all applicable General Plan Goals and Policies, as well as applicable standards and guidelines established by the Municipal Code.

- Create an interactive pedestrian oriented space that is attractive to future employees, tenants, and visitors to the site.

- Retain and augment additional planting to the grove of trees along Los Gatos- Saratoga Road and the freeway on-ramp.
- Through redevelopment of the site, create an opportunity for enhanced pedestrian and bicycle connectivity to the existing Town network.
- Utilize building setbacks, landscaping and architectural treatments (materials, colors, and surfaces) to minimize impacts to the surrounding neighborhoods.

III. Environmental Review Process and Project Approval

The Town distributed a Notice of Preparation (NOP) for a 30-day comment period from April 29, 2016 to June 13, 2016 (see Draft EIR, Appendix A) thereby notifying responsible agencies, trustee agencies, adjacent local agencies, transportation planning agencies, the public, and other interested parties of the scoping period and giving them the opportunity to transmit their concerns and comments on the scope and content of the Draft EIR.

On April 29, 2016, the Town published the Draft EIR for the project, commencing a forty-five (45) day public review period that ended on June 13, 2016.

On August 5, 2016, the Town issued the proposed Final EIR for consideration by the Town's Planning Commission.

On August 10, 2016, the Planning Commission considered the project. After hearing public testimony and deliberating, the Commission approved the project.

IV. Record of Proceedings

In accordance with Public Resources Code section 21167.6, subdivision (e), the record of proceedings for the Town of Los Gatos' decision on the project includes the following documents:

- The April 2016 Draft EIR and its appendices;
- The June 2016 Final EIR and its appendices;
- All documents cited or referenced in the Draft and Final EIRs;
- The Mitigation Monitoring and Reporting Program for the project;
- All findings and resolutions adopted by the Town of Los Gatos in connection with the project and all documents cited or referred to therein;

- All reports, studies, memoranda, maps, staff reports, or other planning documents relating to the Project prepared by the Town of Los Gatos relevant to the Town's compliance with the requirements of CEQA and the Town's action on the project;
- All documents submitted to the Town by the applicant, by other public agencies or members of the public in connection with the project, up through the close of the final public hearing on project before the Planning Commission held on August 10, 2016;
- Any minutes and/or verbatim transcripts of public meetings and public hearings held by the Town of Los Gatos in connection with the project;
- Any documentary or other evidence submitted to the Town of Los Gatos at such public meetings and public hearings;
- Matters of common knowledge to the Town of Los Gatos, including, but not limited to federal, state, and local laws and regulations;
- Town of Los Gatos 2020 General Plan;
- Town of Los Gatos 2020 General Plan Final Environmental Impact Report;
- Town of Los Gatos General Plan Update Background Report;
- Los Gatos Town Codes;
- Los Gatos Sustainability Plan;
- Any documents expressly cited in these findings, in addition to those cited above; and,
- Any other materials required for the record of proceedings by Public Resources Code section 21167.6, subdivision (e).

The documents constituting the record of proceedings are available for review by responsible agencies and interested members of the public: from 8:00 a.m. to 1:00 p.m., Monday through Friday, at the Los Gatos Community Development Department at 110 East Main Street; from 8:00 a.m. to 5:00 p.m., Monday through Friday, at the Town Clerk office at 110 East Main Street; and during regular business hours, at the Town Library at 100 Villa Avenue. The custodian of these documents is the Community Development Department. This information is provided in compliance with Public Resources Code section 21081.6.

The Town's decision makers have relied on all of the documents listed above in reaching their decisions on the Project even if not every document was formally presented to the decision makers. Without exception, any documents set forth above not found in the project files fall into one of two

categories. Many of them reflect prior planning or legislative decisions of which the Town of Los Gatos was aware in approving the project. (See *City of Santa Cruz v. Local Agency Formation Commission* (1978) 76 Cal.App.3d 381, 391-392; *Dominey v. Department of Personnel Administration* (1988) 205 Cal.App.3d 729, 738, fn. 6.) Other documents influenced the expert advice provided to the Town of Los Gatos staff or consultants, who then provided advice to the Planning Commission as final decision makers. For that reason, such documents form part of the underlying factual basis for the Town's decisions relating to approval of the project. (See Pub. Resources Code, § 21167.6, subd. (e)(10); *Browning-Ferris Industries v. City Council of City of San Jose* (1986) 181 Cal.App.3d 852, 866; *Stanislaus Audubon Society, Inc. v. County of Stanislaus* (1995) 33 Cal.App.4th 144, 153, 155.)

V. Findings Required Under CEQA

Public Resources Code section 21002 provides that "public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which will substantially lessen the significant environmental effects of such projects[.]" The same statute provides that the procedures required by CEQA "are intended to assist public agencies in systematically identifying both the significant effects of projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects." Section 21002 goes on to provide that "in the event [that] specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof."

The mandate and principles announced in Public Resources Code section 21002 are implemented, in part, through the requirement that agencies must adopt findings before approving projects for which EIRs are required. This mandate to adopt findings is found in Public Resources Code section 21081, subdivision (a), and CEQA Guidelines section 15091, subdivision (a). Under these provisions, for each significant environmental effect identified in an EIR for a project, the approving agency must issue a written finding reaching one or more of three permissible conclusions. The first such finding is that changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR. The second permissible finding is that such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding, and that such changes have been adopted by, or can and should be adopted by, such other agency. The third potential conclusion is that specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR (CEQA Guidelines, § 15091). "[F]easible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, legal, and technological factors." (CEQA Guidelines, § 15364)

Here, as set forth in Table A, CEQA Findings, the Planning Commission has adopted the first permissible finding with respect to all significant effects identified in the EIR, concluding that all such effects can be mitigated to less-than-significant levels. The Planning Commission therefore has no need to consider the feasibility of any project alternatives. (Pub. Resources Code, § 21002; *Laurel Hills Homeowners Association v. City Council* (1978) 83 Cal.App.3d 515, 521 (*Laurel Hills*); see also *Kings County Farm Bureau v. City of Hanford* (1990) 221 Cal.App.3d 692, 730-731; and *Laurel Heights Improvement Association v. Regents of the University of California* (1988) 47 Cal.3d 376, 400-403.)

Under CEQA, where the significant impacts of a project cannot be avoided or substantially lessened, either by mitigation measures or a project alternative, a public agency, after adopting proper findings, may nevertheless approve the project if the agency first adopts a "statement of overriding considerations" setting forth the specific reasons that the agency found the project's benefits outweigh its unavoidable adverse environmental effects (CEQA Guidelines, § 15093; Pub. Resources Code, § 21081, subd. (b)). Here, however, as noted above, the Town of Los Gatos has identified and adopted feasible mitigation measures that mitigate all significant environmental impacts of the project to less-than-significant levels. Thus, just as the Town is not required to address the feasibility of alternatives, the Town is also not required to adopt a Statement of Overriding Considerations for the project.

The Town recognizes the Final EIR incorporates information obtained and produced after the Draft EIR was completed, and that the Final EIR contains additions, clarifications, and modifications. The Town has reviewed and considered the Final EIR and all of this information, and finds that the Final EIR does not add significant new information to the Draft EIR that will require recirculation of the EIR under CEQA. The new information added to the EIR does not involve a new significant environmental impact, a substantial increase in the severity of an environmental impact, or a feasible mitigation measure or alternative considerably different from others previously analyzed that the project sponsor declines to adopt and that will clearly lessen the significant environmental impacts of the project. No information indicates that the Draft EIR was inadequate or conclusory or that the public was deprived of a meaningful opportunity to review and comment on the Draft EIR. Thus, recirculation of the EIR is not required. The Town finds that the changes and modifications made to the EIR after the Draft EIR was circulated for public review and comment do not individually or collectively constitute significant new information as described in Public Resources Code section 21092.1 or the CEQA Guidelines section 15088.5.

VI. Mitigation Monitoring and Reporting Program

Subdivision (a) of Public Resources Code section 21081.6 requires lead agencies to "adopt a reporting and mitigation monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the

environment." For the project, the Town satisfied this obligation by preparing a Mitigation Monitoring and Reporting Program (MMRP), which is included as Section 4 in the Final EIR. The MMRP provides a list of all adopted project mitigation measures, identifies the parties responsible for implementing such measures, and identifies the timing for implementation and monitoring of each measure. The MMRP is being approved concurrently with the adoption of these Findings of Fact.

VII. Significant Effects and Mitigation Measures

The Draft EIR identified a number of potentially significant environmental effects (or impacts) caused or contributed to by the project. All of these effects can be mitigated to less than significant levels through the adoption of feasible mitigation measures, all of which Town staff has determined remain necessary, in unchanged form, for the project as approved. The project thus will not result in any significant and unavoidable impacts. The Town of Los Gatos' findings with respect to the project's significant and potentially significant effects and mitigation measures are set forth in the table attached to these findings (Table A to CEQA Findings). The findings set forth in the table are hereby incorporated herein by reference.

This table does not attempt to describe the full analysis of each environmental impact contained in the Draft and Final EIRs. Instead, the table provides a summary description of each impact, describes the applicable mitigation measures identified in the Draft EIR or Final EIR and adopted by the Town of Los Gatos, and states the Town's findings on the significance of each impact after imposition of the adopted mitigation measures. A full explanation of these environmental findings and conclusions can be found in the Draft EIR and Final EIR, and these findings hereby incorporate by reference the discussions and analyses in those documents supporting the Final EIR's determinations regarding mitigation measures and the project's impacts and mitigation measures designed to address those impacts. In making these findings, the Town of Los Gatos ratifies, adopts, and incorporates into these findings the analyses and explanations in the Draft EIR and Final EIR, and ratifies, adopts, and incorporates in these findings the determinations and conclusions of those documents relating to environmental impacts and mitigation measures, except to the extent any such determinations and conclusions are specifically and expressly modified by these findings.

VIII. References

EMC Planning Group. *Final EIR 401-409 Alberto Way.* June 2016.

EMC Planning Group. *Draft EIR 401-409 Alberto Way.* April 2016.

Architectural Technologies. *A Planning Application for 401-409 Alberto Way.* February 2016.

Table A. Table of Impacts, Mitigation Measures, and CEQA Findings

Environmental Impact (Significance Before Mitigation)	**Mitigation Measure**	**Significance After Mitigation**	**Findings of Fact**
Air Quality			
Inconsistency with Clean Air Plan (S)	AQ-1. Final plans for the proposed buildings on the site shall be amended to include a requirement for low NO_X heating systems to be installed in new buildings on the site. AQ-2. Final plans shall be amended to include a requirement for the installation of at least four electric charging stations prior to occupancy, with parking restricted to electric or plug-in hybrid vehicles, and at least one handicapped space shall be provided with access to a charging station.	LTS	Findings: Implementation of Mitigation Measures AQ-1 and AQ-2 will reduce this impact to a less-than-significant level. Pursuant to Public Resources Code Section 21081(a) and CEQA Guidelines Section 15091 (a), the Town of Los Gatos hereby directs that this Mitigation Measure be adopted. The Town of Los Gatos, therefore, finds that changes or alterations have been required in, or incorporated into, the project that avoid the significant environmental effects as identified in the EIR. Explanation: The project's site plan does not fully address several of the control measure requirements of the 2010 Clean Air Plan. Mitigation Measures AQ-1 and AQ-2 require low NO_X heating systems and installation of electric charging stations, which will implement the control measures lacking in the project's site plan and will eliminate conflicts with the 2010 Clean Air Plan.

Environmental Impact (Significance Before Mitigation)	**Mitigation Measure**	**Significance After Mitigation**	**Findings of Fact**
			(DEIR pp. 3-35 and 3-36)
Construction Dust Adjacent to Sensitive Receptors (S)	AQ-3. The project contractor shall implement basic dust control measures at all on-site and off-site locations where grading or excavation takes place. The project contractor shall implement additional dust control measures at all on-site and off-site locations where grading or excavation takes place within 200 feet of residential properties. Basic dust control measures: a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day; b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered; c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street	LTS	Findings: Implementation of Mitigation Measure AQ-3 will reduce this impact to a less-than-significant level. Pursuant to Public Resources Code Section 21081(a) and CEQA Guidelines Section 15091 (a), the Town of Los Gatos hereby directs that this Mitigation Measure be adopted. The Town of Los Gatos, therefore, finds that changes or alterations have been required in, or incorporated into, the project that avoid the significant environmental effects as identified in the EIR. Explanation: Construction of the project will take place adjacent to existing residences to the project site and will result in dust emissions (particulate matter) that could affect residents in this area. Mitigation Measure AQ-3 provides controls to limit dust from construction from being transported off-site via wind erosion of unpaved surfaces or through soils tracked-out onto paved roads where particulate matter could enter the air through the motion of passing cars and trucks. Thus, AQ-3 will reduce impacts related to construction dust to a less-than-

Environmental Impact (Significance Before Mitigation)	**Mitigation Measure**	**Significance After Mitigation**	**Findings of Fact**
	sweepers at least once per day. The use of dry power sweeping is prohibited; d. All vehicle speeds on unpaved roads shall be limited to 15 mph; e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used; and f. The project contractor shall designate a "disturbance coordinator" responsible for responding to any local complaints regarding dust complaints. The project contractor will post a publicly visible sign with a contact telephone number for the disturbance coordinator. The disturbance coordinator shall respond and take correction action for any complaint received with 48 hours. The Air District's phone number shall also be visible to ensure compliance with		significant level. (DEIR, pp. 3-37- 3-38.)

Environmental Impact (Significance Before Mitigation)	**Mitigation Measure**	**Significance After Mitigation**	**Findings of Fact**
	applicable regulations. g. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph; h. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established; and i. Unpaved roads shall be treated with a three to six inch compacted layer of wood chips, mulch, or gravel.		
Biological Resources			
Disturbance of Nesting Birds (PS)	BIO-1. If noise generation, ground disturbance, vegetation removal, or other construction activities begin during the nesting bird season (February 1 to August 31), or if construction activities are suspended for at least two weeks and recommence during the nesting bird	LTS	Findings: Implementation of Mitigation Measure BIO-1 will reduce this impact to a less-than-significant level. Pursuant to Public Resources Code Section 21081(a) and CEQA Guidelines Section 15091 (a), the Town of Los Gatos hereby directs that this Mitigation Measure be adopted. The Town of Los Gatos, therefore, finds that changes or

Environmental Impact (Significance Before Mitigation)	**Mitigation Measure**	**Significance After Mitigation**	**Findings of Fact**
	season, then the project developer shall retain a qualified biologist to conduct a pre-construction survey for nesting birds. The survey shall be performed within suitable nesting habitat areas on and adjacent to the site to ensure that no active nests would be disturbed during project implementation. This survey shall be conducted no more than two weeks prior to the initiation of disturbance/construction activities. A report documenting survey results and plan for active bird nest avoidance (if needed) shall be completed by the qualified biologist and submitted to the Town of Los Gatos for review and approval prior to disturbance and/or construction activities. If no active bird nests are detected during the survey, then project activities can proceed as scheduled. However, if an active bird nest of a native species is		alterations have been required in, or incorporated into, the project that avoid the significant environmental effects as identified in the EIR. Explanation: Construction activities performed during nesting bird season could result in the direct loss of nests, including eggs and young, or the abandonment of an active nest. Mitigation Measure BIO-1 provides measures to reduce direct and indirect disturbance of active bird nests during construction of the project, thus reducing impacts to nesting birds to a less-than-significant level. (DEIR, p. 3-57.)

Environmental Impact (Significance Before Mitigation)	**Mitigation Measure**	**Significance After Mitigation**	**Findings of Fact**
	detected during the survey, then a plan for bird nest avoidance shall be prepared to determine and clearly delineate an appropriately-sized, temporary protective buffer area around each active nest, depending on the nesting bird species, existing site conditions, and type of proposed disturbance and/or construction activities. The protective buffer area around an active bird nest is typically 75-250 feet, determined at the discretion of the qualified biologist and in compliance with applicable project permits. To ensure that no inadvertent impacts to an active bird nest will occur, no disturbance and/or construction activities shall occur within the protective buffer area(s) until the juvenile birds have fledged (left the nest), and there is no evidence of a second attempt at nesting, as determined by the qualified biologist.		
Cultural Resources			

Environmental Impact (Significance Before Mitigation)	**Mitigation Measure**	**Significance After Mitigation**	**Findings of Fact**
Disturbance of Archaeological Resources (PS)	CR-1. Prior to the issuance of a grading permit, the project's grading plan shall indicate the requirement for a qualified archaeologist to be present at all times during grading and excavation activities on the project site. If archaeological resources are uncovered, work will not continue until the resources have been removed and/or recorded. The Planning Division of the Community Development Department shall be responsible for ensuring the implementation of these mitigation measures. Costs shall be the responsibility of the developer(s).	LTS	Findings: Implementation of Mitigation Measure CR-1 will reduce this impact to a less-than-significant level. Pursuant to Public Resources Code Section 21081(a) and CEQA Guidelines Section 15091 (a), the Town of Los Gatos hereby directs that this Mitigation Measure be adopted. The Town of Los Gatos, therefore, finds that changes or alterations have been required in, or incorporated into, the project that avoid the significant environmental effects as identified in the EIR. Explanation: Because unknown significant buried archaeological l resources could be located on the project site, and the project involves deep excavations, the potential exists for disturbance of these resources during grading or excavation activities. Mitigation Measure CR-1 will require monitoring by a qualified archeologist during grading and excavation and in the event of a discovery of an archeological resource, work is to be halted until the resource(s) have been removed and/or recovered. Thus, the potentially significant impact to archaeological resources will be reduced to

Environmental Impact (Significance Before Mitigation)	**Mitigation Measure**	**Significance After Mitigation**	**Findings of Fact**
			a less-than-significant level. (DEIR, pp. 3-72-3-73.)
Disturbance of Human Remains (PS)	CR-2. If human remains are found during construction activities, no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains shall occur until the archeological monitor and the coroner of Santa Clara County are contacted. If it is determined that the remains are Native American, the coroner shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent (MLD) from the deceased Native American. The MLD may then make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the	LTS	Findings: Implementation of Mitigation Measure CR-2 will reduce this impact to a less-than-significant level. Pursuant to Public Resources Code Section 21081(a) and CEQA Guidelines Section 15091 (a), the Town of Los Gatos hereby directs that this mitigation measure be adopted. The Town of Los Gatos, therefore, finds that changes or alterations have been required in, or incorporated into, the project that avoid the significant environmental effects as identified in the EIR. Explanation: The project site is not known to contain human remains, but excavation during construction of project improvements could result in disturbance of unknown human remains. Mitigation Measure CR-2 requires that excavation or disturbance of the site be halted if human remains are found during construction activities until a qualified archaeological monitor and coroner are contacted. Mitigation Measure CR-2 also includes specific requirements if the remains are determined

Environmental Impact (Significance Before Mitigation)	**Mitigation Measure**	**Significance After Mitigation**	**Findings of Fact**
	human remains and associated grave goods as provided in Public Resources Code section 5097.98. The landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further disturbance if: a) the Native American Heritage Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission; b) the descendent identified fails to make a recommendation; or c) the landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner. The Planning Division of the Community Development Department shall be		to be Native American including contacting the Native American Heritage Commission. Thus, implementation Mitigation Measure CR-2 will reduce the potential impacts to human remains to a less-than-significant level. (DEIR, pp. 3-73- 3-74.)

Environmental Impact (Significance Before Mitigation)	**Mitigation Measure**	**Significance After Mitigation**	**Findings of Fact**
	responsible for ensuring the implementation of these mitigation measures. Costs shall be the responsibility of the developer(s)		
Geology and Soils			
Susceptibility to Seismic Ground Shaking and Liquefaction (PS)	GEO-1. Prior to the approval of building permits for the project site, the applicant shall be responsible for demonstrating to the approval of the Building Official that proposed design plans are in conformance with all current California Building Code standards and that all design measures and site preparation recommendations as suggested in the project's geotechnical exploration report prepared by ENGEO (2015) have been incorporated into the project's final design.	LTS	Findings: Implementation of Mitigation Measure GEO-1 will reduce this impact to a less-than-significant level. Pursuant to Public Resources Code Section 21081(a) and CEQA Guidelines Section 15091 (a), the Town of Los Gatos hereby directs that this Mitigation Measure be adopted. The Town of Los Gatos, therefore, finds that changes or alterations have been required in, or incorporated into, the project that avoid the significant environmental effects as identified in the EIR. Explanation: Ground shaking from earthquakes could be very strong within the region and thus at the project site. The project site is located in an area identified in the General Plan EIR and the Seismic Hazards Zone Map as a seismically-induced liquefaction zone; thus, sufficiently strong seismic

Environmental Impact (Significance Before Mitigation)	**Mitigation Measure**	**Significance After Mitigation**	**Findings of Fact**
			shaking could result in liquefaction. Building codes and engineering standards have been developed to address the forces to which buildings are subjected during earthquakes, and buildings constructed in accordance with these codes and standards should withstand earthquakes without severe damage or significant numbers of injuries or deaths. Mitigation Measure GEO-1 requires the applicant to demonstrative compliance with current California Building Code Standards in addition to all recommendations from the geotechnical report prepared for the project, thus, reducing potential impacts to a less-than-significant level. (DEIR, pp. 3-80- 3-81.)
Soil Instability due to Deep Excavations (PS)	GEO-1. Prior to the approval of building permits for the project site, the applicant shall be responsible for demonstrating to the approval of the Building Official that proposed design plans are in conformance with all current California Building Code standards and that all design measures and site preparation recommendations as	LTS	Findings: Implementation of Mitigation Measure GEO-1 will reduce this impact to a less-than-significant level. Pursuant to Public Resources Code Section 21081(a) and CEQA Guidelines Section 15091 (a), the Town of Los Gatos hereby directs that this Mitigation Measure be adopted. The Town of Los Gatos, therefore, finds that changes or alterations have been required in, or incorporated

Environmental Impact (Significance Before Mitigation)	**Mitigation Measure**	**Significance After Mitigation**	**Findings of Fact**
	suggested in the project's geotechnical exploration report prepared by ENGEO (2015) have been incorporated into the project's final design.		into, the project that avoid the significant environmental effects as identified in the EIR. Explanation: The project site is not located within, or near, a landslide hazard area, nor areas of other known soil instability. However, due to the large amount of excavation for the project there is the potential for soil instability. Mitigation Measure GEO-1 requires implementation of the project's geotechnical report recommendations including adequate drainage for retaining walls, backfill specifications for wet sites, temporary shoring and dewatering measures, etc. Implementation of these measures during the construction and design process will reduce potential impacts related to soil instability to a less-than-significant level. (DEIR, pp. 3-80- 3-81.)
Susceptibility to Expansive Soils (S)	GEO-1. Prior to the approval of building permits for the project site, the applicant shall be responsible for demonstrating to the approval of the Building Official that proposed design plans are in conformance with all current California Building Code	LTS	Findings: Implementation of Mitigation Measure GEO-1 will reduce this impact to a less-than-significant level. Pursuant to Public Resources Code Section 21081(a) and CEQA Guidelines Section 15091 (a), the Town of Los Gatos hereby directs that this Mitigation Measure be adopted. The Town of

Environmental Impact (Significance Before Mitigation)	**Mitigation Measure**	**Significance After Mitigation**	**Findings of Fact**
	standards and that all design measures and site preparation recommendations as suggested in the project's geotechnical exploration report prepared by ENGEO (2015) have been incorporated into the project's final design.		Los Gatos, therefore, finds that changes or alterations have been required in, or incorporated into, the project that avoid the significant environmental effects as identified in the EIR. Explanation: Testing preformed during the project's geotechnical exploration indicated a moderate expansive potential of project site soils. Mitigation Measure GEO-1 requires implementation of the project's geotechnical report recommendations including adequate drainage for retaining walls, backfill specifications for wet sites, temporary shoring and dewatering measures, etc. Implementation of these measures during the construction and design process of the project reduces potential impacts related to expansive soils to a less-than-significant level. (DEIR, pp. 3-80- 3-81.)
Hazards and Hazardous Materials			
Potential to Release Hazardous Materials into the Environment	HAZ-1.Prior to any demolition activities on the project site, an asbestos and lead-based paint survey shall be performed to	LTS	Findings: Implementation of Mitigation Measure HAZ-1 will reduce this impact to a less-than-significant level. Pursuant to Public Resources Code

Environmental Impact (Significance Before Mitigation)	**Mitigation Measure**	**Significance After Mitigation**	**Findings of Fact**
(PS)	determine if any additional waste removal activities would be required. The selected project contractor shall implement all site specific measures and recommendations identified within the site's asbestos and lead-based survey. Compliance with the asbestos and lead-based paint survey during site demolition activities shall be demonstrated to the satisfaction of the Town Engineer.		Section 21081(a) and CEQA Guidelines Section 15091 (a), the Town of Los Gatos hereby directs that this Mitigation Measure be adopted. The Town of Los Gatos, therefore, finds that changes or alterations have been required in, or incorporated into, the project that avoid the significant environmental effects as identified in the EIR. Explanation: The existing office buildings may contain asbestos and/or lead-based paint which could be released into the environment during demolition. Mitigation Measure HAZ-1 requires an asbestos and lead-based paint survey to be completed prior to any demolition activities and, if present, implementation of recommendations contained therein, which will reduce potential impacts related to the release of hazardous materials to a less-than-significant level. (DEIR, p. 3-105.)
Traffic and Transportation			
Potential to Increase Hazards due to Design	T-3 Off-site improvement plans shall show that parking on southbound Alberto	LTS	Findings: Implementation of Mitigation Measure T-3 will reduce this impact to a less-than-significant

Environmental Impact (Significance Before Mitigation)	**Mitigation Measure**	**Significance After Mitigation**	**Findings of Fact**
Features Based on Site Access and Site Distance (S)	Way between the two project driveways shall be prohibited to ensure sight distance is not obscured.		level. Pursuant to Public Resources Code Section 21081(a) and CEQA Guidelines Section 15091 (a), the Town of Los Gatos hereby directs that this Mitigation Measure be adopted. The Town of Los Gatos, therefore, finds that changes or alterations have been required in, or incorporated into, the project that avoid the significant environmental effects as identified in the EIR. Explanation: Parked vehicles block drivers' views at the south exit-only driveway, thereby obstructing visibility of southbound vehicles on Alberto Way, and block drivers' views of northbound vehicles at the north full-access driveway. Implementation of Mitigation Measure T-3 will prohibit parking between the two project driveways thereby reducing potential hazards related to blocked drivers' visibility to a less-than-significant level.

Notes: LTS – Less-Than-Significant PS = Potentially Significant S = Significant

Source: EMC Planning Group Inc. 2016

CONDITIONS OF APPROVAL – *August 10, 2016*

401-409 Alberto Way
Architecture and Site Application S-15-056
Conditional Use Permit Application U-15-009
Environmental Impact Report EIR-16-001

Requesting approval to demolish three existing office buildings and construct two new, two-story office buildings with underground parking on property zoned CH. APN 529-23-018.
APPLICANT: Shane Arters, LP Acquisitions, LLC
PROPERTY OWNER: CWA Realty

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, DRC or the Planning Commission depending on the scope of the changes.
2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. SIGN PERMIT: A Sign Permit from the Los Gatos Community Development Department must be obtained prior to any changes to existing signs or installation of new signs.
4. CERTIFICATE OF USE AND OCCUPANCY: A Certificate of Use and Occupancy from the Los Gatos Community Development Department must be obtained prior to commencement of use.
5. BUSINESS LICENSE: A business license from the Town of Los Gatos Finance Department must be obtained prior to the commencement of any new or change of use.
6. LAPSE FOR DISCONTINUANCE: If the activity for which the Conditional Use Permit has been granted is discontinued for a period of one (1) year, the approval lapses pursuant to Section 29.20.340 of the Zoning Ordinance.
7. LEED CERTIFICATION: Prior to issuance of building permits and prior to final, the applicant shall provide documents showing progress towards and completion of LEED Silver certification.
8. OUTDOOR LIGHTING: Exterior lighting shall be kept to a minimum, and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security.
9. GENERAL: All existing trees shown on the plan and trees required to remain or to be planted are specific subjects of approval of this plan, and must remain on the site.
10. TREE REMOVAL PERMIT: A Tree Removal Permit shall be obtained for any trees to be removed, prior to the issuance of a building or grading permit.
11. ARBORIST REQUIREMENTS: The developer shall implement, at their cost, all recommendations made by Deborah Ellis, identified in the Arborist's report dated September 26, 2015, on file in the Community Development Department. A Compliance

Memorandum shall be prepared by the applicant and submitted with the building permit application detailing how the recommendations have or will be addressed. These recommendations must be incorporated in the building permit plans, and completed prior to issuance of a building permit where applicable.

12. TREE FENCING: Protective tree fencing and other protection measures shall be placed at the drip line of existing trees prior to issuance of demolition and building permits and shall remain through all phases of construction. Refer to tree fencing requirements and other protection measures identified in the Arborist Reports prepared by Deborah Ellis dated September 26, 2015, on file in the Community Development Department. Include a tree protection plan with the construction plans.
13. TREE STAKING: All newly planted trees shall be double-staked using rubber tree ties.
14. WATER EFFECIENCY LANDSCAPE ORDINANCE: The final landscape plan shall meet the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. A review fee based on the current fee schedule adopted by the Town Council is required when working landscape and irrigation plans are submitted for review.
15. LANDSCAPING: Prior to issuance of a Certificate of Occupancy all landscaped must be complete.
16. STORY POLES: The story poles on the project site shall be removed within 30 days of approval of the Architecture & Site application.
17. SALVAGE OF BUILDING MATERIALS: Prior to the issuance of a demolition permit, the developer shall provide the Community Development Director with written notice of the company that will be recycling the building materials. All wood, metal, glass, and aluminum materials generated from the demolished structure shall be deposited to a company which will recycle the materials. Receipts from the company(s) accepting these materials, noting the type and weight of materials, shall be submitted to the Town prior to the Town's demolition inspection.
18. AIR QUALITY 1: Final plans for the proposed buildings on the site shall be amended to include a requirement for low NOX heating systems to be installed in new buildings on the site.
19. AIR QUALITY 2: Final plans shall be amended to include a requirement for the installation of at least four electric charging stations prior to occupancy, with parking restricted to electric or plug-in hybrid vehicles, and at least one handicapped space shall be provided with access to a charging station.
20. AIR QUALITY 3: The project contractor shall implement basic dust control measures at all on-site and off-site locations where grading or excavation takes place. The project contractor shall implement additional dust control measures at all on-site and off-site locations where grading or excavation takes place within 200 feet of residential properties. Basic dust control measures:
    a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day;
    b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered;
    c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited;
    d. All vehicle speeds on unpaved roads shall be limited to 15 mph;

e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used; and

f. The project contractor shall designate a "disturbance coordinator" responsible for responding to any local complaints regarding dust complaints. The project contractor will post a publicly visible sign with a contact telephone number for the disturbance coordinator. The disturbance coordinator shall respond and take correction action for any complaint received with 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

g. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph;

h. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established; and

i. Unpaved roads shall be treated with a three to six inch compacted layer of wood chips, mulch, or gravel.

21. BIOLOGY 1: If noise generation, ground disturbance, vegetation removal, or other construction activities begin during the nesting bird season (February 1 to August 31), or if construction activities are suspended for at least two weeks and recommence during the nesting bird season, then the project developer shall retain a qualified biologist to conduct a pre-construction survey for nesting birds. The survey shall be performed within suitable nesting habitat areas on and adjacent to the site to ensure that no active nests would be disturbed during project implementation. This survey shall be conducted no more than two weeks prior to the initiation of disturbance/construction activities. A report documenting survey results and plan for active bird nest avoidance (if needed) shall be completed by the qualified biologist and submitted to the Town of Los Gatos for review and approval prior to disturbance and/or construction activities.

    If no active bird nests are detected during the survey, then project activities can proceed as scheduled. However, if an active bird nest of a native species is detected during the survey, then a plan for bird nest avoidance shall be prepared to determine and clearly delineate an appropriately-sized, temporary protective buffer area around each active nest, depending on the nesting bird species, existing site conditions, and type of proposed disturbance and/or construction activities. The protective buffer area around an active bird nest is typically 75-250 feet, determined at the discretion of the qualified biologist and in compliance with applicable project permits.

    To ensure that no inadvertent impacts to an active bird nest will occur, no disturbance and/or construction activities shall occur within the protective buffer area(s) until the juvenile birds have fledged (left the nest), and there is no evidence of a second attempt at nesting, as determined by the qualified biologist.

22. CULTURAL RESOURCES 1: Prior to the issuance of a grading permit, the project's grading plan shall indicate the requirement for a qualified archaeologist to be present at all times during grading and excavation activities on the project site. If archaeological resources are uncovered, work will not continue until the resources have been removed and/or recorded. The Planning Division of the Community Development Department shall

be responsible for ensuring the implementation of these mitigation measures. Costs shall be the responsibility of the developer(s).

23. CULTURAL RESOURCES 2: If human remains are found during construction activities, no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains shall occur until the archeological monitor and the coroner of Santa Clara County are contacted. If it is determined that the remains are Native American, the coroner shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent (MLD) from the deceased Native American. The MLD may then make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code section 5097.98. The landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further disturbance if: a) the Native American Heritage Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission; b) the descendent identified fails to make a recommendation; or c) the landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

    The Planning Division of the Community Development Department shall be responsible for ensuring the implementation of these mitigation measures. Costs shall be the responsibility of the developer(s).

24. GEOLOGY & SOILS 1: Prior to the approval of building permits for the project site, the applicant shall be responsible for demonstrating to the approval of the Building Official that proposed design plans are in conformance with all current California Building Code standards and that all design measures and site preparation recommendations as suggested in the project's geotechnical exploration report prepared by ENGEO (2015) have been incorporated into the project's final design

25. HAZARDS AND HAZARDOUS MATERIALS 1: Prior to any demolition activities on the project site, an asbestos and lead-based paint survey shall be performed to determine if any additional waste removal activities would be required. The selected project contractor shall implement all site specific measures and recommendations identified within the site's asbestos and lead-based survey. Compliance with the asbestos and lead-based paint survey during site demolition activities shall be demonstrated to the satisfaction of the Town Engineer.

26. TRANSPORTATION & TRAFFIC 1: Prior to the issuance of a building permit for construction of the proposed project on the site, the applicant shall enter into a construction agreement with the Town of Los Gatos to implement improvements for the restriping of Alberto Way to include a dedicated right-turn lane and a shared left-through lane. Costs for these improvements will be determined by the Town's traffic consultant.

27. TRANSPORTATION & TRAFFIC 2: Prior to the issuance of a building permit for construction of the proposed project on the site, the applicant shall enter into a construction agreement with the Town of Los Gatos to provide a bike box on Alberto Way at the intersection with Los Gatos-Saratoga Road, as well as the detached sidewalks with a

landscape buffer on Alberto Way along the project site frontage, and on the north side of Los Gatos-Saratoga Road between Alberto Way and the State Route 17 northbound on-ramp.

28. TRANSPORTATION & TRAFFIC 3: Off-site improvement plans shall show that parking on southbound Alberto Way between the two project driveways shall be prohibited to ensure sight distance is not obscured.
29. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval, and may be secured to the satisfaction of the Town Attorney.
30. COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.

Building Division

31. PERMITS REQUIRED: A separate Building Permit will be required for the two level Parking Garage podium structure and a separate Building Permit shall be required for each office/commercial building. Separate permits are required for electrical, mechanical, and plumbing work as necessary.
32. CONDITIONS OF APPROVAL: The Conditions of Approval must be blue-lined in full on the second sheet of the construction plans. A Compliance Memorandum shall be prepared and submitted with the building permit application detailing how the Conditions of Approval will be addressed.
33. SIZE OF PLANS: Four sets of construction plans, size 24" x 36" minimum, 30" x 42" maximum.
34. BUILDING & SUITE NUMBERS: Submit requests for new building addresses to the Building Division prior to submitting for the building permit application process.
35. SOILS REPORT: A soils report, prepared to the satisfaction of the Building Official, containing foundation and retaining wall design recommendations, shall be submitted with the building permit application. This report shall be prepared by a licensed civil engineer specializing in soils mechanics.
36. DEMOLITION REQUIREMENTS: Obtain Building Department Demolition Applications and Bay Area Air Quality Management District Applications from the Building Department Service Counter. Once the Demolition Forms have been completed, all signatures obtained, and written verification from PG&E that all utilities have been disconnected, return the completed Forms to the Building Department Service Counter with the Air District's J# Certificate(s), PG&E verification, and three (3) sets of Site Plans showing all existing structures, existing utility service lines such as water, sewer, and PG&E. No demolition work shall be done without first obtaining a Permit from the Town.
37. SHORING: Shoring plans and calculations will be required for all excavations which exceed four (4) feet in depth or which remove lateral support from any existing building, adjacent property or the public right-of-way. Shoring plans and calculations shall be prepared by a California licensed engineer and shall conform to Cal/OSHA regulations.
38. FOUNDATION INSPECTIONS: A pad certificate prepared by a licensed civil engineer or land surveyor shall be submitted to the project building inspector at foundation inspection.

This certificate shall certify compliance with the recommendations as specified in the soils report and that the building pad elevations and on-site retaining wall locations and elevations have been prepared according to the approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer for the following items:

a. Building pad elevation
b. Finish floor elevation
c. Foundation corner locations
d. Retaining Walls

39. TITLE 24 ENERGY COMPLIANCE: All required California Title 24 Energy Compliance Forms must be blue-lined (sticky-backed) onto a sheet of the plans.
40. BACKWATER VALVE: The scope of this project may require the installation of a sanitary sewer backwater valve per Town Ordinance 6.50.025. Please provide information on the plans if a backwater valve is required and the location of the installation. The Town of Los Gatos Ordinance and West Valley Sanitation District (WVSD) requires backwater valves on drainage piping serving fixtures that have flood level rims less than 12-inches above the elevation of the next upstream manhole.
41. FIRE ZONE: This project will require Class A Roof Assemblies.
42. SPECIAL INSPECTIONS: When a special inspection is required by CBC Section 1704, the architect or engineer of record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the building permit. The Town Special Inspection form must be completely filled-out, signed by all requested parties, and be blue-lined on the construction plans. Special Inspection forms are available from the Building Division Service Counter or online at www.losgatosca.gov/building
43. NONPOINT SOURCE POLLUTION STANDARDS SHEET: The Town standard Santa Clara County Valley Nonpoint Source Pollution Control Program Sheet (or Clean Bay Sheet 24x36) shall be part of the plan submittal as the second or third page. The specification sheet is available at the Building Division Service Counter for a fee of $2 or at San Jose Blue Print for a fee.
44. NPDES-C.3 DATA FORMS: Copies of the NPDES C.3 Data Forms (updated based on the final construction drawings) must be blue-lined in full onto the Plans. In the event that this data differs significantly from any Planning approvals, the Town may require recertification of the project's storm water treatment facilities prior to release of the Building Permit.
45. GREEN BUILDING STANDARDS: This project must, at a minimum, be in compliance with the Nonresidential Mandatory Measures of the current California Green Building Standards Code (CGBSC) and all subsequent Amendments.
    a. Bicycle Parking: Per CGBSC Section 5.106.4.1.1 provide twenty (20) permanently anchored bicycle racks (= 5% of motorized vehicle parking) for short-term bicycle parking or ten (10) two-bike capacity racks. Per CGBSC Section 5.106.4.2 provide secure bicycle lockers for twenty (20) bicycles (= 5% of motorized vehicle parking). Note: Providing showers, changing rooms, and clothes lockers in each building is a voluntary amenity to be considered.
    b. Designated Parking: Per CGBSC Section 5.106.5.2 provide designated parking for any combination of low-emitting, fuel-efficient, and carpool/van pool vehicles as shown in Table 5.106.5.2 which equals 8% of the proposed parking or a minimum of

32 spaces.

c. Electric Vehicle Charging Stations: Per CGBSC Section 5.106.5.3, during construction provide electric vehicle supply equipment and electrical components as listed to facilitate the future installation of (or provide for during construction) electric vehicle charging stations. Per CGBSC Table 5.106.5.3.3, 12 electric vehicle charging stations spaces are required for this project or 3% of the total parking spaces.

46. SITE ACCESSIBILITY: At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public streets or sidewalks to the accessible building entrance that they serve. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public. At least one accessible route shall connect all accessible buildings, facilities, elements and spaces that are on the same site. If access is provided for pedestrians from a pedestrian tunnel or elevated walkway, entrances to the buildings from each tunnel or walkway must be accessible.
47. ACCESSIBLE PARKING: The parking lots, as well as the parking structure, where parking is provided for the public as clients, guests or employees, shall provide handicap accessible parking. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances.
48. APPROVALS REQUIRED: The project requires the following departments and agencies approval before issuing a building permit:
    a. Community Development/Planning Division: Jennifer Armer at (408) 399-5706
    b. Engineering/Parks & Public Works Department: Mike Weisz at 395-5340
    c. Santa Clara County Fire Department: (408) 378-4010
    d. West Valley Sanitation District: (408) 378-2407
    e. Bay Area Air Quality Management District: (415) 771-6000
    f. Local School District: **The Town will forward the paperwork to the appropriate school district(s) for processing. A copy of the paid receipt is required prior to permit issuance.**
49. ADVISORY COMMENTS:
    a. Allowable Area calculations shall be provided for each building per California Building Code Chapter 5.
    b. Per California Building Code Section 1027.5 Exit Discharge Access to a public way, from the Shared Courtyard Amenity Area, it appears that there will be difficulty providing a direct and unobstructed access to the public way or the ability to provide a safe dispersal area in compliance with the Exception requirements.
    c. For the balconies, the occupant load will be calculated at 15 square feet per occupant. Please consider dividing the balconies with permanent railings to limit the balcony areas to less than 750 square feet in order to avoid the requirement for two compliant exits in anticipation of unknown future tenant improvement layouts.

TO THE SATFISFATION OF THE DIRECTOR OF PARKS & PUBLIC WORKS:

Engineering Division

50. GENERAL: All public improvements shall be made according to the latest adopted Town Standard Plans, Standard Specifications and Engineering Design Standards. All work shall conform to the applicable Town ordinances. The adjacent public right-of-way shall be kept clear of all job related dirt and debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless an encroachment permit is issued. The developer's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the Town performing the required maintenance at the developer's expense.
51. APPROVAL: This application shall be completed in accordance with all the conditions of approvals listed below and in substantial compliance with the latest reviewed and approved development plans. Any changes or modifications to the approved plans or conditions of approvals shall be approved by the Town Engineer
52. ENCROACHMENT PERMIT: All work in the public right-of-way will require a Construction Encroachment Permit. All work over $5,000 will require construction security. It is the responsibility of the applicant/developer to obtain any necessary encroachment permits from affected agencies and private parties, including but not limited to, Pacific Gas and Electric (PG&E), SBC, Comcast, Santa Clara Valley Water District, California Department of Transportation. Copies of any approvals or permits must be submitted to the Town Engineering Division of the Parks and Public Works Department prior to releasing any permit.
53. PUBLIC WORKS INSPECTIONS: The Developer or his representative shall notify the Engineering Inspector at least twenty-four (24) hours before starting any work pertaining to on-site drainage facilities, grading or paving, and all work in the Town's right-of-way. Failure to do so will result in rejection of work that went on without inspection.
54. RESTORATION OF PUBLIC IMPROVEMENTS: The Developer shall repair or replace all existing improvements not designated for removal that are damaged or removed because of the Developer's operations. Improvements such as, but not limited to: curbs, gutters, sidewalks, driveways, signs, pavements, raised pavement markers, thermoplastic pavement markings, etc. shall be repaired and replaced to a condition equal to or better than the original condition. Any new concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. Existing improvement to be repaired or replaced shall be at the direction of the Engineering Construction Inspector, and shall comply with all Title 24 Disabled Access provisions. The Developer shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.
55. STREET/SIDEWALK CLOSURE: Any proposed blockage or partial closure of the street and/or sidewalk requires an encroachment permit. Special provisions such as limitations on works hours, protective enclosures, or other means to facilitate public access in a safe manner may be required.
56. PLAN CHECK FEES: Plan check fees shall be deposited with the Town prior to plan review at the Engineering Division of the Parks and Public Works Department.
57. INSPECTION FEES. Inspection fees shall be deposited with the Town prior to issuance of any Permit.

58. PLANS AND STUDIES: All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the Town Engineer for review and approval.
59. GRADING PERMIT: A Grading Permit will be required for all site grading and drainage work except for exemptions listed in Section 12.20.015 of the Town Grading Ordinance. The grading permit application (with grading plans) shall be made to the Engineering Division of the Parks and Public Works Department located at 41 Miles Avenue. The grading plans shall include final grading, drainage, retaining wall location, driveway, utilities and interim erosion control. Grading plans shall list earthwork quantities and a table of existing and proposed impervious areas. Unless specifically allowed by the Director of Parks and Public Works, the grading permit will be issued concurrently with the building permit. The grading permit is for work outside the building footprint(s). A separate building permit, issued by the Building Department on E. Main Street is needed for grading within the building footprint.
60. TREE REMOVAL: A tree removal permit is required prior to the issuance of a grading or building permit, whichever comes first.
61. SURVEYING CONTROLS: Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer qualified to practice land surveying, for the following items:
    a. Retaining wall: top of wall elevations and locations.
    b. Toe and top of cut and fill slopes.
62. RETAINING WALLS: A building permit, issued by the Building Department at 110 E. Main Street, may be required for onsite retaining walls. Onsite walls are not reviewed or approved by the Engineering Division of the Parks and Public Works Department.
63. GEOLOGY AND SOILS MITIGATION MEASURE: A geotechnical investigation shall be conducted for the project to determine the surface and sub-surface conditions at the site and to determine the potential for surface fault rupture on the site. The geotechnical study shall provide recommendations for site grading as well as the design of foundations, retaining walls, concrete slab-on-grade construction, excavation, drainage, on-site utility trenching and pavement sections. All recommendations of the investigation shall be incorporated into project plans.
64. SOILS REVIEW: The applicant's soils engineer shall review the final grading and drainage plans to ensure that designs for foundations, retaining walls, site grading, and site drainage are in accordance with their recommendations and the peer review comments. The applicant's soils engineer's approval shall then be conveyed to the Town either by letter or by signing the plans.
65. SOILS ENGINEER CONSTRUCTION OBSERVATION: During construction, all excavations and grading shall be inspected by the applicant's soils engineer prior to placement of concrete and/or backfill so they can verify that the actual conditions are as anticipated in the design-level geotechnical report, and recommend appropriate changes in the recommendations contained in the report, if necessary. The results of the construction observation and testing shall be documented in an "as-built" letter/report prepared by the applicants' soils engineer and submitted to the Town before final release of any occupancy permit is granted.
66. SOIL RECOMMENDATIONS: The project shall incorporate the geotechnical/geological recommendations contained in the *Geotechnical Exploration by ENGEO, Inc., dated July*

17, 2015, and any subsequently required report or addendum. Subsequent reports or addendum are subject to peer review by the Town's consultant and costs shall be borne by the applicant.

67. IMPROVEMENTS AGREEMENT: The applicant shall enter into an agreement to construct public improvements that are part of the development in a form acceptable to the Town in the amount of 100% (performance) and 100% (labor and materials) prior to issuance of any permit. Applicant shall provide two (2) copies of documents verifying the cost of the public improvements to the satisfaction of the Engineering Division of the Parks & Public Works Department.
68. JOINT TRENCH PLANS: Joint trench plans shall be reviewed and approved by the Town prior to recordation of a map. The joint trench plans shall include street and/or site lighting and associated photometrics. A letter shall be provided by PG&E stating that public street light billing will by Rule LS2A, and that private lights shall be metered with billing to the homeowners association. Pole numbers, assigned by PG&E, shall be clearly delineated on the plans.
69. PUBLIC IMPROVEMENTS: The following improvements shall be installed by the developer. Plans for those improvements shall be prepared by a California registered civil engineer, reviewed and approved by the Town, and guaranteed by contract, Faithful Performance Security and Labor & Materials Security before the issuance of a building permit or the recordation of a map. All improvements shall be constructed per Town standards. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
    a. Alberto Way:
        i. Install new curb, gutter, detached sidewalk with landscaped planting strip, street lights, signing, striping, and storm drainage as directed by the Town Engineer.
        ii. Remove and replace the existing pavement section along the project frontage with a traffic-appropriate engineered structural pavement section from centerline to the lip of gutter on the project (west) side.
        iii. Provide a 2-inch grind and overlay from centerline to the east side of the street/lip of gutter.
        iv. Provide two (2) travel lanes exiting Alberto Way: an exclusive right-turn lane and a shared left-thru lane.
        v. Install a bike box on Alberto Way at the intersection with Los Gatos-Saratoga Road.
        vi. Install ADA-compliant curb ramps at the intersection of Alberto Way and Los Gatos-Saratoga Road.
    b. Los Gatos-Saratoga Road:
        i. Install new curb, gutter, detached sidewalk with landscaped planting strip, street lights, signing, striping, and storm drainage as directed by the Town Engineer.
        ii. Install ADA-compliant curb ramps on Los Gatos-Saratoga Road at the SR-17 northbound ramp.
        iii. Provide a 2-inch grind and overlay from the median island to the new lip of gutter along the project frontage.

iv. Widen the north side of Los Gatos-Saratoga Road and remove & replace the existing median island along eastbound Los Gatos-Saratoga Road to provide for a future bike lane and a left-turn pocket, 200 feet in length, for eastbound Los-Gatos Saratoga Road traffic turning onto northbound Alberto Way.

70. ON-STREET PARKING: On-street parking along the project's Alberto Way frontage shall remain prohibited after the construction and installation of public improvements.
71. UNDERGROUND PARKING GARAGE DRAINAGE: Water from the underground parking garage shall not be discharged onto the public street. The applicant shall design a floor drainage system for the garage that collects all drainage and conveys runoff to the sanitary sewer system, NOT the storm drain system.
72. UTILITIES: The Developer shall install all new, relocated, or temporarily removed utility services, including telephone, electric power and all other communications lines underground, as required by Town Code Section 27.50.015(b). All new utility services shall be placed underground. Underground conduit shall be provided for cable television service. Applicant is required to obtain approval of all proposed utility alignments from any and all utility service providers before a Certificate of Occupancy for any new building can be issued. The Town of Los Gatos does not approve or imply approval for final alignment or design of these facilities.
73. DRIVEWAY APPROACH: The developer shall install two (2) Town standard commercial driveway approaches. The new driveway approaches shall be constructed per Town Standard Details and must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore.
74. FRONTAGE IMPROVEMENTS (SIGNALIZED INTERSECTION): Applicant shall upgrade existing traffic signal to current Town standards including, but not limited to, LED signal indication, LED pedestrian signal indication, LED safety lighting, ADA compliant pedestrian push buttons, 12" signal heads, Emtrac fire preemption device, video detection system, service pedestal, and traffic signal interconnect, as applicable. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
75. FRONTAGE IMPROVEMENTS (STREET LIGHTS): Replace existing street light fixture with LED light fixture. Re-paint existing street light pole. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
76. TRAFFIC IMPROVEMENTS (LOS GATOS-SARATOGA ROAD/ALBERTO WAY INTERSECTION IMPROVEMENT): Extend the left turn lane in eastbound Los Gatos-Saratoga Road to 200 feet in length. Re-construct the median island and necessary roadway configuration to accommodate the extended left turn lane and to provide for future bike lane. Plans shall be prepared by developer's design consultants and submitted to Town Engineer for approval prior to construction. Applicant is required to designate necessary right of way for the required widening. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.

77. TRAFFIC IMPROVEMENTS (SIGNAL INTERCONNECT FROM ALBERTO WAY TO LOS GATOS BOULEVARD): Install signal interconnect conduit from Alberto Way to the existing empty conduit approximately 300 feet east of Alberto Way. Install new signal interconnect cable in the new and existing conduits from Alberto Way/Los Gatos-Saratoga Road to Los Gatos Boulevard/Los Gatos-Saratoga Road.
78. TRANSPORTATION DEMAND MANAGEMENT PLAN (TDM): The Applicant shall prepare a Transportation Demand Management (TDM) Plan for Town approval prior to the issuance of a building permit. The TDM shall include a TDM coordinator, applicable measures as bicycle facility provisions, transit passes and subsidies, carpool incentive, reserved car share parking, guaranteed ride home, electrical car charging stations, etc., and an annual monitoring report.
79. STREET LIGHTS AND TRAFFIC SIGNAL INSPECTION FEES: Developer shall pay a fee in the amount of $2,000.00 for the Town's inspection of street lights and traffic signal related work installed by the developer. The fees shall be due at time of building permit application.
80. SIGHT TRIANGLE AND TRAFFIC VIEW AREA: Any proposed improvements, including but not limiting to monument signs, fence, trees and hedges, shall abide by Town Code Sections 23.10.080, 26.10.065, and 29.40.030.
81. TRAFFIC STUDY: Any development of land use that generates greater traffic impacts than those assumed in the traffic study report may be required an updated traffic study in accordance with Town's traffic impact policy.
82. TRAFFIC IMPACT MITIGATION FEE: The developer shall pay the project's proportional share of transportation improvements needed to serve cumulative development within the Town of Los Gatos. The fee amount will be based upon the Town Council resolution in effect at the time the building permit is issued. The fee shall be paid before issuance of a building permit. The traffic impact mitigation fee for this project using the current fee schedule is estimated at $615,400.00. The final fee with credits for complete street improvements along Los Gatos-Saratoga Road shall be calculated from the final plans using the rate schedule in effect immediately prior to building permit issuance.
83. CALTRANS: Prior to start of any work along or within Caltrans Rights-of-way and/or easement, the developer shall obtain necessary encroachment permits for the proposed work. Copy of approved encroachment permit is required to be submitted to Engineering Department prior to permit issuance.
84. WVSD (West Valley Sanitation District): Sanitary sewer laterals are televised by West Valley Sanitation District and approved by the Town of Los Gatos before they are used or reused. A sanitary sewer clean-out is required for each property at the property line or location specify by the Town.
85. SANITARY SEWER BACKWATER VALVE: Drainage piping serving fixtures which have flood level rims less than twelve (12) inches (304.8 mm) above the elevation of the next upstream manhole and/or flushing inlet cover at the public or private sewer system serving such drainage piping shall be protected from backflow of sewage by installing an approved type backwater valve. Fixtures above such elevation shall not discharge through the backwater valve, unless first approved by the Building Official. The Town shall not incur any liability or responsibility for damage resulting from a sewer overflow where the property owner or other person has failed to install a backwater valve as defined in the Uniform Plumbing Code adopted by the Town and maintain such device in a functional

operation condition. Evidence of West Sanitation District's decision on whether a backwater device is needed shall be provided prior to issuance of a building permit.

86. STORMWATER MANAGEMENT: Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Town of Los Gatos Engineering and/or Building Department upon request.
87. STORMWATER DEVELOPMENT RUNOFF: All new development and redevelopment projects are subject to the Stormwater development runoff requirements. Every applicant shall submit a stormwater control plan and implement conditions of approval that reduce stormwater pollutant discharges through the construction, operation and maintenance of treatment measures and other appropriate source control and site design measures. Increases in runoff volume and flows shall be managed in accordance with the development runoff requirements
88. LANDSCAPING: In finalizing the landscape plan for the biotreatment area, it is recommended that the landscape architect ensure that the characteristics of the selected plants are similar to those of the plants listed for use in bioretention areas in Appendix D of the SCVURPPP C.3 Stormwater Handbook.
89. AGREEMENT FOR STORMWATER BEST MANAGEMENT PRACTICES INSPECTION AND MAINTENANCE OBLIGATIONS: The property owner shall enter into an agreement with the Town for maintenance of the stormwater filtration devices required to be installed on this project by Town's Stormwater Discharge Permit and all current amendments or modifications. The agreement shall specify that certain routine maintenance shall be performed by the property owner and shall specify device maintenance reporting requirements. The agreement shall also specify routine inspection requirements, permits and payment of fees. The agreement shall be recorded prior to release of any occupancy permits.
90. TRAFFIC CONTROL PLAN: Traffic control plan is required and must be submitted and approved prior to issuance of any work in the public right-of-way. This plan shall include, but not be limited to, the following measures:
    a. Construction activities shall be strategically timed and coordinated to minimize traffic disruption for schools, residents, businesses, special events, and other projects in the area. The schools located on the haul route shall be contacted to help with the coordination of the trucking operation to minimize traffic disruption.
    b. Flag persons shall be placed at locations necessary to control one-way traffic flow. All flag persons shall have the capability of communicating with each other to coordinate the operation.
    c. Prior to construction, advance notification of all affected residents and emergency services shall be made regarding one-way operation, specifying dates and hours of operation.
91. CONSTRUCTION STREET PARKING: No vehicle having a manufacture's rated gross vehicle weight exceeding ten thousand (10,000) pounds shall be allowed to park on the

portion of a street which abuts property in a residential zone without prior to approval from the Town Engineer.

92. HAULING OF SOIL: Hauling of soil on or off-site shall not occur during the morning or evening peak periods (between 7:00 a.m. and 9:00 a.m. and between 4:00 p.m. and 6:00 p.m.). Prior to the issuance of a building permit, the developer shall work with the Town Building and Engineering Division Inspectors to devise a traffic control plan to ensure safe and efficient traffic flow under periods when soil is hauled on or off the project site. This may include, but is not limited to provisions for the developer/owner to place construction notification signs noting the dates and time of construction and hauling activities, or providing additional traffic control. Coordination with other significant projects in the area may also be required.
93. CONSTRUCTION NOISE: Between the hours of 8:00 a.m. to 8:00 p.m., weekdays and 9:00 a.m. to 7:00 p.m. weekends and holidays, construction, alteration or repair activities shall be allowed. No individual piece of equipment shall produce a noise level exceeding eighty-five (85) dBA at twenty-five (25) feet from the source. If the device is located within a structure on the property, the measurement shall be made at distances as close to twenty-five (25) feet from the device as possible. The noise level at any point outside of the property plane shall not exceed eighty-five (85) dBA.
94. CONSTRUCTION MANAGEMENT PLAN: Prior to the issuance of any permits, the Applicant shall submit a construction management plan that shall incorporate at a minimum the Earth Movement Plan, Traffic Control Plan, Project Schedule, site security fencing, employee parking, construction staging area, materials storage area(s), construction trailer(s), concrete washout(s) and proposed outhouse locations.
95. EROSION CONTROL: Interim and final erosion control plans shall be prepared and submitted to the Engineering Department of the Parks & Public Works Department. A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the San Francisco Bay Regional Water Quality Control Board for projects disturbing more than one acre. A maximum of two weeks is allowed between clearing of an area and stabilizing/building on an area if grading is allowed during the rainy season. Interim erosion control measures, to be carried out during construction and before installation of the final landscaping shall be included. Interim erosion control method shall include, but are not limited to: silt fences, fiber rolls (with locations and details), erosion control blankets, Town standard seeding specification, filter berms, check dams, retention basins, etc. Provide erosion control measures as needed to protect downstream water quality during winter months. The grading, drainage, erosion control plans and SWPPP shall be in compliance with applicable measures contained in the amended provisions C.3 and C.14 of most current Santa Clara County NPDES MRP Permit. Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (http://www.srh.noaa.gov/forecast) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Town of Los Gatos Engineering and

Building Department will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

96. DUST CONTROL: Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible. Further, water trucks shall be present and in use at the construction site. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the Town, or a minimum of three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites in order to insure proper control of blowing dust for the duration of the project. Watering on public streets shall not occur. Streets will be cleaned by street sweepers or by hand as often as deemed necessary by the Town Engineer, or at least once a day. Watering associated with on-site construction activity shall take place between the hours of 8 a.m. and 5 p.m. and shall include at least one late-afternoon watering to minimize the effects of blowing dust. All public streets soiled or littered due to this construction activity shall be cleaned and swept on a daily basis during the workweek to the satisfaction of the Town. Demolition or earthwork activities shall be halted when wind speeds (instantaneous gusts) exceed 25 MPH. All trucks hauling soil, sand, or other loose debris shall be covered.
97. CONSTRUCTION ACTIVITIES: All construction shall conform to the latest requirements of the CASQA Stormwater Best Management Practices Handbooks for Construction Activities and New Development and Redevelopment, the Town's grading and erosion control ordinance, and other generally accepted engineering practices for erosion control as required by the Town Engineer when undertaking construction activities.
98. SITE DRAINAGE: Rainwater leaders shall be discharged to splash blocks. No through curb drains will be allowed. Any storm drain inlets (public or private) directly connected to public storm system shall be stenciled/signed with appropriate "NO DUMPING - Flows to Bay" NPDES required language. On-site drainage systems for all projects shall include one of the alternatives included in section C.3.i of the Municipal Regional NPDES Permit. These include storm water reuse via cisterns or rain barrels, directing runoff from impervious surfaces to vegetated areas and use of permeable surfaces. If dry wells are to be used they shall be placed 10' minimum from adjacent property line and/or right of way.
99. GOOD HOUSEKEEPING: Good housekeeping practices shall be observed at all times during the course of construction. All construction shall be diligently supervised by a person or persons authorized to do so at all times during working hours. The storing of goods and/or materials on the sidewalk and/or the street will not be allowed unless an encroachment permit is issued by the Engineering Division of the Parks and Public Works Department. The adjacent public right-of-way shall be kept clear of all job related dirt and debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless an encroachment permit is issued. The developer's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the Town performing the required maintenance at the developer's expense.

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LP ACQUISITIONS
REAL ESTATE DEVELOPMENT

July 23, 2015
REVISED October 5, 2015
REVISED February 10, 2016
REVISED July 13, 2016

Ms. Kendra Burch, Chair
Los Gatos Planning Commission
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030

RE: Letter of Justification

Dear Ms. Burch:

Included in this letter is the justification for the efforts of LP Acquisitions to redevelop the 2.15-acre site known as 401-405 Alberto Way (APN 529-23-018), located at the northwest corner of Los Gatos-Saratoga Road (Highway 9) and Alberto Way. Our Justification Letter includes the response to the comments we received at both the Conceptual Development Advisory Committee ("CDAC") review, as well as the Town Staff comments received during the Technical Project Review meetings held on August 19, 2015, October 28, 2015 and March 16, 2016. Particular emphasis has been afforded to describe the manner in which our project complies with the Town's 2020 General Plan, as well as the Sustainability Plan (2012).

Our proposed project includes the demolition of the three, three-story, wood-framed office structures (~30,000 square feet), as well as all appurtenant site improvements and replacement with two new, steel frame, 2-story buildings totaling 91,965 square feet. Parking for employees and visitors will be provided on two levels of underground parking (383 subterranean parking spaces) and seven (7) surface parking spaces. Site development would include an onsite employee amenity area, visitor parking, new landscaping and a variety of energy efficient and sustainable interior and exterior building elements. As described in the paragraphs that follow, development of the site will fully comply with all applicable Town General Plan Goals and Policies, as well as applicable standards and guidelines established by the Municipal Code.

The designed building land coverage is 49.6%, below the 50% land coverage allowed by the Mixed-Use Commercial Land Use Designation (2020 General Plan). The building height also complies with the Mixed-Use Commercial Land Use Designation as well as the Municipal Code Section 29.10.090 which addresses height limits and exceptions to such building height limits since the Project is consistent with that section. As you know, Municipal Code Section 29.10.090 allows exceptions to the height restrictions; therefore, this Municipal Code Section allows towers, spires, and similar architectural features to exceed the 35-foot height limit provided those areas are inaccessible to human activity or

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EXHIBIT 6

storage. Consistent with Section 29.10.090, the building entry feature will be closed off at the second floor ceiling such that the feature will neither be accessible, habitable nor visible from the interior of the building. Thus, tenants in the buildings will be unable to access or use the feature from inside the building and the building entry feature would qualify for the exception to the 35-foot height limitation.

The building use will be dedicated to professional office use. Hours of operation will generally be from 7am to 6pm. Given the proposed building square footage, we anticipate no more than 1 employee per 250 sf of usable space on site at any given time. Because the tenant mix has not been finalized, office hour shift details are not currently available; however, given the types of professional office space users we are targeting, we expect the hours of operation, including any employee shifts would be limited between 7am to 6pm.

Site development would require demolition of all existing site improvements.

The project neither proposes nor requires a General Plan Amendment and Planned Development. The project complies with the Zoning for the property in all respects. The project does not require any variance or exception to any rule, code or regulation and meets all requirements for the zoning code related to lot coverage, set-back, heights and other requirement of the zone. This request is for approval of a Conditional Use Permit (required by Town Code) and Architecture and Site Application materials (attached), which are required for the construction of the buildings.

Background:

LP Acquisitions is a wholly owned subsidiary of Lamb Partners, which has developed over 800,000 square feet of commercial and office buildings in Santa Clara County since 1998. We have taken great interest in the West Valley Class A office Market, specifically Los Gatos. Our goal is to provide quality commercial projects to neutralize the very low vacancy rates and high demand for Class A office space in the Los Gatos area. Our proposed project is consistent with the Town's objective of promoting economic vitality and business diversity in Los Gatos.

Initially, we met with Town Planning Staff and various CDAC Committee Members to better understand the site zoning and uses which might be sensitive to current Town conditions. During our CDAC meeting, the Committee Members provided valuable feedback on the following four (4) areas related to compatibility with the Los Gatos 2020 General Plan and Zoning: Traffic, Building Height and Size, Transportation Demand Management Plan, and Community Outreach. We took great care in discussing these items with the Committee Members and we have provided details below to address their concerns.

In addition to these initial meetings, during the last 16 months we have successfully completed our due diligence process, engaged the Town Planning Staff and Public Works in three (3) technical review meetings to address Staff comments. We have met with various Planning and Public Works Staff and a couple of the Town's key planning review consultants (including Larry Cannon, Town Consulting Architect). The purpose of these meetings were to clarify and confirm the proposed architectural concepts and treatment of offsite conditions and to address specific technical concerns.

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Lastly we recently participated in a kick-off meeting organized by Town Planning Staff for the initiation of the California Environmental Quality Act (CEQA) Review process. Though our project does not trigger preparation of a full Environmental Impact Report (EIR), we voluntarily agreed to preparation of an EIR with the intent of providing the community with an opportunity to review a more rigorous and comprehensive environmental assessment of our proposed project than would otherwise be prepared.

The project does not result in *any* significant environmental impacts. The City's Draft Environmental Impact Report further confirmed that the project would not result in any significant environmental impacts. Nonetheless, we voluntarily agreed to include the handful of additional mitigating features identified in the Draft EIR in order to further lessen the already less-than-significant environmental impacts. Moreover, even though the project would not cause any significant environmental impacts, the Draft EIR considered alternatives to the Proposed Project. In this regard, the Town went above and beyond CEQA's requirement to identify alternatives that would avoid or substantially lessen environmental impacts because the project would not cause any significant impacts to begin with. Nonetheless, although the Draft EIR alternatives would not "feasibly attain" most of the basic objectives of the project, we appreciate the Town's interest in providing the alternatives analysis for informational purposes so that the public and decision makers can be fully informed about the consequences of the project and our efforts to design an office development that is compatible with the surrounding land uses.

All of the information below was requested by CDAC members and we have taken great care to show that we are in compliance with the Los Gatos General Plan 2020. We conclude this letter with a discussion of the benefits to the community.

Office Market Research Statistics for Los Gatos:

- The size of the commercial office market in Los Gatos is approximately 1,617,800 square feet, of which 655,340 square feet is Class A Office.
- The current Class A vacancy in the West Valley is 10.44%.
- The current Class A vacancy in Los Gatos is 2.64%.
- Below is the historical vacancy rate for Los Gatos from January 2011 to present

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*Colliers International – July 1, 2016 Los Gatos & WV Availability Reports (see attached "Monthly Snapshot")

Project Compatibility with the Los Gatos 2020 General Plan and Zoning:

- **Land Use:**
  The proposed project has been designed in conformance with the Town of Los Gatos Zoning requirements. Proposed site coverage, height limitations and parking requirements all meet the Town zoning requirements. We are requesting no special considerations, variances, exceptions or amendments as part of this application.

  Specific applicable goals/policies in the 2020 General Plan include:

  LU-1.2 Ensure that new development preserves and promotes existing commercial centers consistent with the maintenance of a small-town atmosphere and image.

  LU-1.4 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.

  LU-1.8 Commercial development of any type (office, retail, research and development, etc.) shall be designed in keeping with the small-town character of Los Gatos.

- **Community Design Element:**
  The existing buildings on the site were constructed in the mid 1960's and have outlived their usefulness in terms of energy efficiency and sustainability, and they do not meet the current building code requirements for seismic safety and accessibility. The proposed project will bring to the area new state of the art Class A office buildings, incorporating recycled and sustainable building materials and energy efficient operational systems. The architecture has utilized

building materials, exterior finishes and design features that compliment not only the surrounding land uses, but draw from the architecture of the Town's most recognizable and important buildings. The stone veneer and canopy incorporated into the first floor helps to ground the buildings and break up the height of the structures. The second floor provides functional balconies and natural/earth-toned building materials and colors allowing for a seamless blend with the buildings' surroundings. These architectural features as well as the clay roof tile with saw-cut wood rafters are consistent with the architectural features and character found in other nearby commercial and residential structures. The Hotel Los Gatos (210 E. Main St.) and both Palo Alto Medical Foundation buildings located at 15400 Los Gatos Blvd and 15720 Winchester Blvd are examples of this architectural style.

Importantly, the buildings have been set back to the rear of the site, opening the front of the site to an area of enriched landscaping, pedestrian activity and employee use. By providing underground parking, visitor parking on the street level is kept to a minimum, further enhancing the pedestrian experience as compared to existing conditions.

To respond to Town Staff comments, and in respect of our immediate property owners and businesses, a Shadow Study was prepared as part of this resubmittal, please refer to Sheet A3.32. Based on the shade and shadow analysis, no impacts to adjacent property owners would result.

As a result of the attention we have afforded to these high quality design elements, the proposed architecture will respect the small town feel desired by the Town through a combination of building articulation, scale and building setbacks, and landscape treatments. (Refer to Sheets A1.01, A3.01, A3.02, A3.11a, A3.11b, L0.1, and L0.2).

Redevelopment of this site will also provide a more desirable building type needed to attract and retain today's high tech and professional office users (i.e. larger floor plates, operationally sustainable/functional buildings, energy efficient systems and onsite employee amenities). 98% of the parking for the project will be below grade leaving more of the site available for landscape, open space and employee amenity/leisure space. Site lighting will be largely accomplished with bollard pedestrian lights, wall sconces, and soffit lighting, thereby meeting the night-lighting safety needs and minimizing lighting impacts to the neighboring sites. Our goal is to create an interactive pedestrian orientated space that is attractive to future employees and visitors to the site.

Specific applicable goals/policies in the 2020 General Plan include:

CD-1 Preserve and enhance Los Gatos' character through exceptional community design.
- CD-1.1 Building elements shall be in conformance with those traditionally in the neighborhood.
- CD-1.2 New structures, remodels, landscapes and hardscapes shall be designed to harmonize and blend with the scale and rhythm of the neighborhood and natural features in the area.

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CD-1.3 Buildings, landscapes, and hardscapes shall follow the natural contours of the property.

CD-1.4 Development on all elevations shall be of high equality design and construction, a positive addition to and compatible with the Town's ambiance. Development shall enhance the character and unique identity of existing commercial and/or residential neighborhoods.

CD-2 To limit the intensity of new development to a level that is consistent with surrounding development and with the Town at large.

CD-3 To require utilities, landscaping and streetscapes to contribute to Los Gatos' high-quality character.

CD-3.2 Street and structural lighting shall be required to minimize its visual impacts by preventing glare, limiting the amount of light that falls on neighboring properties, and avoiding light pollution of the night sky.

CD-3.4 Encourage the use of landscaping such as trees, large shrubs, and trellised vines to mitigate the effects of building mass, lower noise, and reduce heat generation.

CD-3.5 All landscaping shall be carefully reviewed to ensure that it is aesthetically pleasing, compatible with its neighborhood and natural environment, and water conserving.

CD-3.7 Roof mounted mechanical equipment shall be screened and such screening shall be considered as part of the structure for height limitations.

CD-4 To preserve existing trees, natural vegetation, natural topography, riparian corridors and wildlife habitats, and promote high quality, well designed, environmentally sensitive, and diverse landscaping in new and existing developments.

CD-4.5 New development shall promote visual continuity through tree planting, consistent use of low shrubs and ground cover.

CD-16 Promote and protect view sheds and scenic resources.

- **Transportation Element:**

The property is ideally located for ingress/egress to Los Gatos-Saratoga Road and Highway 17, with the northbound on-ramp to Highway 17 adjacent to the site. Hexagon has performed a full traffic impact study (TIA) with direction from Los Gatos Public Works for the proposed project. Briefly, the report presents the following conclusions:

- During the daily AM and PM peak-hour, trips generated by the proposed project had no significant impact on traffic operations. The report concludes that no mitigation improvements are needed at the intersections studied in the traffic analysis.
- Specifically, inside the am/pm peak timeframes, all intersections studied would operate at acceptable levels of service under all studied scenarios.

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- As stated in the Hexagon Report, though the proposed project does not trigger any CEQA-related impacts, it is noted that the intersections on Los Gatos-Saratoga Road at Santa Cruz Avenue and at University Avenue experience longer queues and delays on certain LOS calculations indicated. Thus, the proposed project includes certain roadway improvements to help alleviate existing operational delays. These improvements are identified and shown on Figure 12 which is attached to this letter.

With the addition of these few improvements and overall design of the proposed project, the intent of the following goals/policies of the 2020 General Plan would be met.

Specific applicable goals/policies in the 2020 General Plan include:

TRA-2.4	New development shall minimize the number of driveway openings and curb cuts.
TRA-2.6	Street improvements such as curb cuts, sidewalks, bus stop turnouts, bus shelters, light poles, traffic signals, benches, and trash container shall be planned as an integral part of development projects to ensure safe movement of people and vehicles and minimize disruption to the streetscape.
TRA-3	To prevent and mitigate traffic impacts from new development (all policies under Goal TRA-3).
TRA-5	To ensure that Los Gatos streets are safe for all users, including drivers, cyclists and pedestrians.
TRA-9.6	Require development proposals to include amenities that encourage alternate forms of transportation that reduce pollution or traffic congestion as a benefit to the community (e.g. bicycle lockers/racks, showers, dedicated van-pool or car-pool parking areas, dedicated shuttle services, innovative bus shelter designs).
TRA-13	To provide adequate parking for existing and proposed uses, and to minimize impacts on surrounding residential neighborhoods.
TRA-13.3	Require adequate parking in commercial areas so as not to impact or affect adjacent residential properties.

- **Environmental and Sustainability Element:**
  The project will promote the appropriate use of local, native plants in its landscaping. It will promote the efficient use of water, and will minimize the amount of storm water runoff.

  Development of the proposed project would include low-water use landscape and plant materials to control sun and wind exposure, and to provide employee amenity spaces that are both functional and aesthetically inviting. The core and shell of the office structure would be

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designed with the goal of achieving the standards for Leadership in Energy and Environmental Design (LEED) certification based on current LEED standards.

Specific applicable goals/policies in the 2020 General Plan include:

ENV-1	To preserve and protect native plants and plant communities in the Town, and promote the appropriate use of local, native plants in habitat restoration and landscaping.
ENV-5	To protect and preserve watersheds and water quality.
ENV-6	To conserve the water resources of the Town and promote the efficient use of water to ensure an adequate support of the Town's plant and wildlife populations as well as human populations.
ENV-9	To minimize the amount of storm water runoff, as well as to protect and improve the water quality of runoff.
ENV-10	To promote recycling and reuse as well as reduction in demand.
ENV-12	To conserve the air resources of the Town and maintain and improve acceptable air quality in Los Gatos.
ENV-13	To promote a sustainable community that protects environmental resources and the climate to prevent negative impacts to future generations.
ENV-14	To reduce overall greenhouse gas (GHG) emissions to 1990 levels by 2020.
ENV-17	To promote green buildings that minimize consumption of energy and natural resources

- **Los Gatos Sustainability Plan (2012):**

Sustainability measures including energy efficiency and alternative transportation facilities will be provided in accordance with Los Gatos standards. The framework for solar energy and solar hot water systems installation will be provided and fixtures will be chosen according to efficiency requirements. The project will be designed to meet Cal Green standards and go beyond the Town's requirements to attain LEED gold certification.

Additional measures from the Los Gatos Sustainability Plan addressed by the project include support for pedestrians, bicyclists and transit facilities and programs such as a fixed route shuttle, school pool program and a vehicle circulation, parking and idling reduction program. The development includes solar orientation and solar ready features to promote renewable energy generation. Energy efficiency features such as programmable thermostats, energy-efficient indoor and outdoor appliances and lighting are also included. The project will meet water use and efficiency requirements to include water efficiency retrofits and water conservation pricing. A thorough Construction Waste Management plan will address construction waste diversion from the project and promote salvaged, recycled-content and local

construction materials. The wide array and level of sustainability measures included in the proposed project would meet the full intent of the applicable goals/policies in the 2012 Sustainability Plan as noted below.

Specific applicable goals/policies in the 2012 Sustainability Plan include:

TR-1 Support for Pedestrians, Bicyclists and Transit. Promote walking, bicycling, and transit through the following:

a. Require all new buildings, excluding single-family homes, to include a principal functional entry that faces a public space such as a street, square, park, paseo or plaza, in addition to any entrance from a parking lot, to encourage pedestrian foot traffic.
b. Require new projects, excluding single-family homes, to include pedestrian or bicycle through-connections to existing sidewalks and existing or future bicycle facilities, unless prohibited by topographical conditions.
c. Seek grant funding to establish a Safe Routes to School (SR2S) Program to increase more student walking and biking trips.
d. Design and implement affordable traffic-calming measures on specific streets to dissuade Highway 17 cut-through traffic and attract pedestrian and bicycle traffic.
e. Implement transit access improvements through sidewalk/crosswalk safety enhancement and bus shelter improvements.

TR-4 Bicycle Facilities and Programs. Provide for new bicycle facilities and programs through the following:

a. Install new bicycle facilities throughout the existing Town street network to close bicycle network gaps as identified in the General Plan.
b. Require bicycle parking facilities and on-site showers in major non-residential development and redevelopment projects. Major development projects include buildings that would accommodate more than 50 employees, whether in a single business or multiple tenants; major redevelopment projects include projects that change 50 percent or more of the square footage or wall space.

TR-6 Vehicle Circulation, Parking and Idling Reduction Programs. Support trip reduction and the use of electric vehicles through the following:

a. Encourage a voluntary Employer Commute Trip Reduction Program for new and existing development. This would be multi-strategy program that encompasses a combination of individual measures, such as ride-share programs, discounted transit programs, end-of-trip facilities (e.g. showers and lockers), encouraging telecommuting, and preferential parking permit programs. As part of this program, encourage employers to allow commuters to pay for transit with pre-tax dollars.
b. Encourage new non-residential development to include designated or preferred parking for vanpools, carpools and electric vehicles.

GB-4 Solar Orientation. Require measures that reduce energy use through solar orientation by taking advantage of shade, prevailing winds, landscaping and sunscreens.

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RE-3 Renewable Energy Generation in Projects. Require that new or major rehabilitations of commercial, office, or industrial development greater than or equal to 20,000 square feet in size incorporate solar or other renewable energy generation to provide 15 percent or more of the project's energy needs. Major rehabilitations are defined as remodeling/additions of 20,000 square feet of office/retail commercial or 100,000 square feet of industrial floor area. Remove regulatory barriers to incorporating renewable energy generation.

RE-5 Solar Ready Features. Where feasible, require that all new buildings be constructed to allow for the easy, cost-effective installation of future solar energy systems. "Solar ready" features should include: proper solar orientation (i.e. South facing roof area sloped at 20 to 55 degrees from the horizontal); clear access on the south sloped roof (i.e. No chimneys, heating vents, or plumbing vents); electrical conduit installed for solar electric system wiring; plumbing installed for solar hot water system; and space provided for a solar hot water storage tank.

EC-1 Energy-Efficient Appliances and Lighting. Require new development to use energy-efficient appliances that meet Energy-Star standards and energy-efficient lighting technologies that exceed Title 24 standards by 30 percent.

EC-3 Energy-Efficient Outdoor Lighting. Require outdoor lighting fixtures to be energy-efficient. Require parking lot light fixtures and light fixtures on buildings to be on full cut-off-fixtures, except emergency exit or safety lighting, and all permanently installed exterior lighting shall be controlled by either a photocell or an astronomical time switch. Prohibit continuous all night outdoor lighting in construction sites unless required for security reasons. Revise the Town Code to include these requirements.

EC-10 Heat Gain Reduction. Require all new development and major rehabilitation (i.e. additions or remodels of 20,000 square feet of office/retail commercial or 100,000 square feet of industrial floor area) projects to incorporate any combination of the following strategies to reduce heat gain for 50 percent of the non-roof impervious site landscape, which includes roads, sidewalks, courtyards, parking lots, and driveways: shade within five years of occupancy; paving materials with a Solar Reflectance Index (SRI) of at least 29, open grid pavement system; and parking spaces underground, under deck, under roof , or under a building. Any roof used to shade or cover parking must have an SRI of at least 29.

WW-1 Water Use and Efficiency Requirements. For new development, require all water use and efficiency measures identified as voluntary in the California Green Building Standards Code, and consider more stringent targets. California Green Building Standards Code requirement s include: 1) reduce indoor potable water use by 20 percent after meeting the Energy Policy Act of 1992 fixture performance requirements, and 2) reduce outdoor potable water use by 50 percent from a calibrated mid-summer baseline case, for example, through irrigation efficiency, plant species, recycled wastewater, and captured rainwater.

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WW-3 Bay Friendly Landscaping. Require new development to use native plants or other appropriate noon-invasive plants that are drought-tolerant, as described in the Bay Friendly Landscaping Guidelines, available at StopWaste.Org and BayFriendlyCoalition.Org.

SW-3 Salvage, Recycled-Content and Local Construction Materials. Encourage the use of salvaged and recycled-content materials and other materials that have low production energy costs for building materials, hard surfaces, and non-plant landscaping. Require sourcing of construction materials locally, as feasible.

- **Conditional Use Permit Findings:** The redevelopment of the project site into a more sustainability designed, operated and functional office space is both essential to the well-being of the Town of Los Gatos, its residents and employers, as it is desirable to the Community as a whole. The current site was not designed with sustainable practices in mind, and has long surpassed its functionality as a desirable office environment. The proposed uses would not be detrimental to the public health, safety, or general welfare of the Town, and in fact, quite the opposite, will result in an improved condition over the currently built environment. As demonstrated through the project architectural elements, engineering details, and environmental sustainability practices highlighted herein, the property is designed to be in harmony with the various elements of the General Plan (as described above), and in fact implements many of those same policies.

- **Neighborhood Outreach:**
We initiated our Neighborhood Outreach Meetings and Open House on September 28th and September 30th, 2015, and followed up with additional outreach meetings on October 14th and 21st, November 17th, 2015, January 5th and 6th, 2016, and then we held update meetings from July 18th through 21st, 2016. Since we envisioned this as an interactive process, we met onsite with the adjacent homeowner associations and key stakeholders (the names and addresses of those that were notified are attached to our resubmittal). . This process naturally began with extensive communication with the onsite tenants. Our outreach program includes notification of the meetings, an overview of meeting formats, when and where information will be provided, team members that will be present and a request for neighbors to attend so that we can seek their input. In addition, these initial meetings and our planned community neighborhood follow-up meetings provides specific information on the project's features, components and amenities in order to elaborate on the benefits that redevelopment of the site facilitates.

- **Benefits to the Community**
From an environmental perspective, the building designs will provide a more energy efficient and healthy environment for prospective tenants. Upgraded and energy efficient buildings will assist in further reducing the current carbon footprint by minimizing energy load, enhancing the number of large shade trees, modernizing energy operations/systems, increasing the amount of landscaped space and improving irrigation efficiency. We will be providing the type of high-

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quality, Class A office space that will attract businesses seeking "A" space to stay in Los Gatos or relocate to Los Gatos. This will help enrich both the retention and diversity of local jobs offered in Town.

By redeveloping the site, we will provide for a significantly higher property tax base, which benefits both the Town of Los Gatos, but also (importantly), the Los Gatos School Districts.

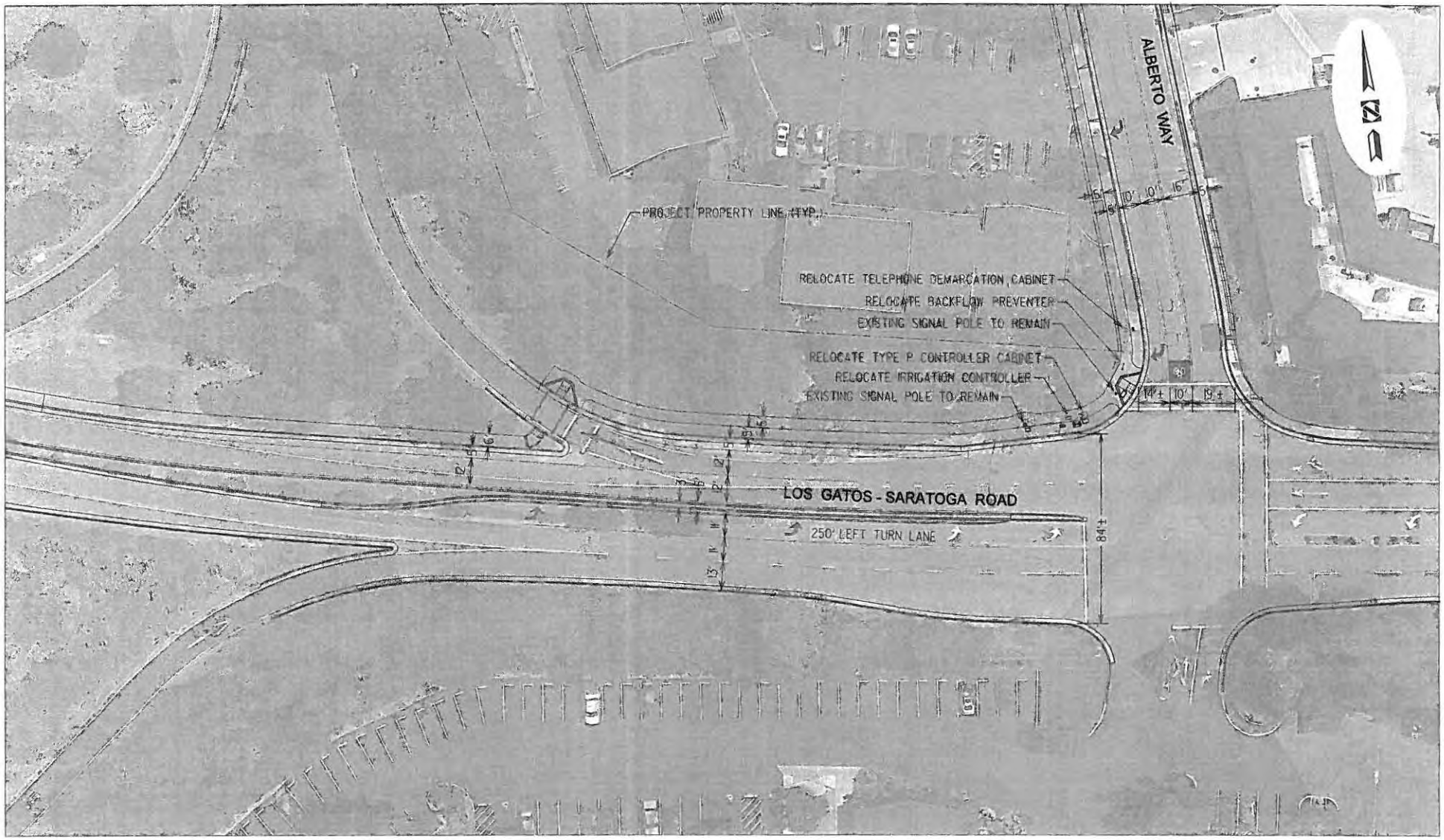
We will provide a Transportation Demand Management (TDM) plan to maximize alternative mode split options, reduce dependence on single-occupant vehicle and to encourage use of pedestrian/bicycle/ride-share programs. Additionally, this state of the art office complex will reward tenant employees which use public transportation to and from work by providing the following: 1) subsidize the cost of transit passes (details to be provided when a tenant is secured); 2) make available designated carpool/vanpool parking and garage area storage for up to 99 bicycles; and 3) provide shower and locker areas for pedestrians and cyclists.

Respectfully,

Shane Arters

Shane Arters
Principal & COO

525 Middlefield Road, Suite 118, Menlo Park, CA 94025 | 650.326.1600

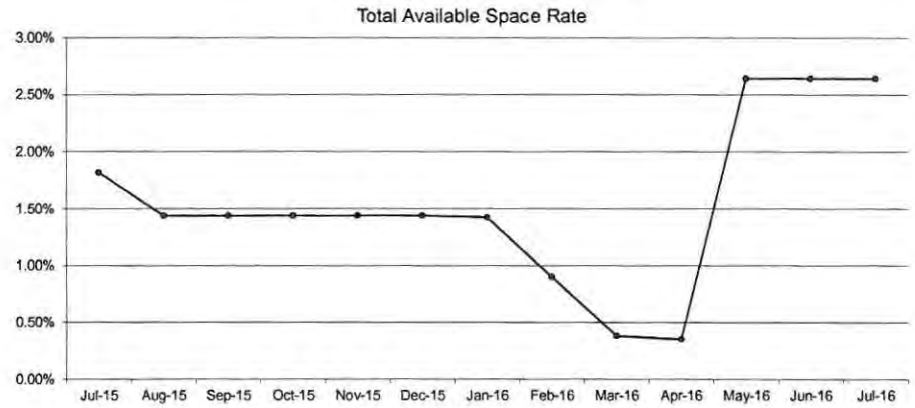


Hexagon Transportation Consultants, Inc.	4 North Second Street, Suite 400 San Jose, California 95113 Phone: (408) 971-6100 www.hextrans.com	**FIGURE 12** **CONCEPTUAL DRAWING FOR PROPOSED OFF-SITE IMPROVEMENTS**	DESIGNED BY: M. POWELL DATE: 12/18/2015	GRAPHIC SCALE 0 40 60 80 1 INCH = 40 FEET

MONTHLY SNAPSHOT

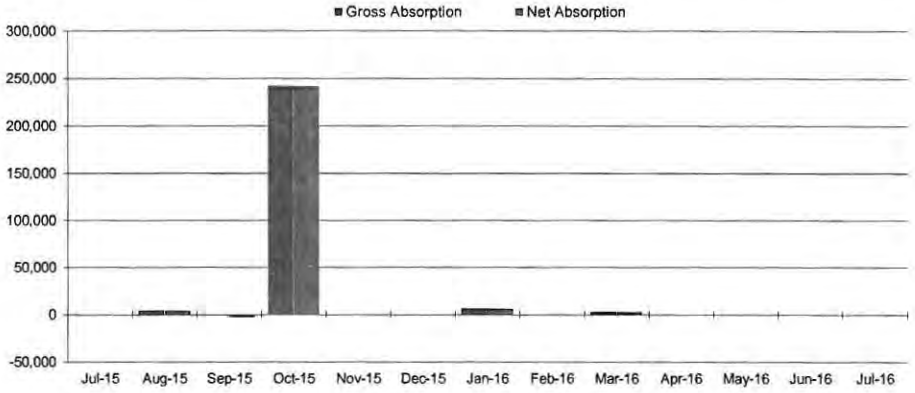
Los Gatos Office Class A Available Space

Quarter	Date	Direct Vacant	Sublease Vacant	Direct Occupied	Sublease Occupied	Total Available Space	Total Available Space Rate	Building Base
Q2-16	Jul-16	2,298	0	15,000	0	17,298	2.64%	655,340
	Jun-16	2,298	0	15,000	0	17,298	2.64%	655,340
	May-16	2,298	0	15,000	0	17,298	2.64%	655,340
Q1-16	Apr-16	2,298	0	0	0	2,298	0.35%	655,340
	Mar-16	2,496	0	0	0	2,496	0.38%	655,340
	Feb-16	5,892	0	0	0	5,892	0.90%	655,340
Q4-15	Jan-16	9,339	0	0	0	9,339	1.43%	655,340
	Dec-15	9,339	0	0	0	9,339	1.44%	648,527
	Nov-15	9,339	0	0	0	9,339	1.44%	648,527
Q3-15	Oct-15	9,339	0	0	0	9,339	1.44%	648,527
	Sep-15	9,339	0	0	0	9,339	1.44%	648,527
	Aug-15	7,082	0	2,257	0	9,339	1.44%	648,527
Q2-15	Jul-15	11,821	0	0	0	11,821	1.82%	648,527



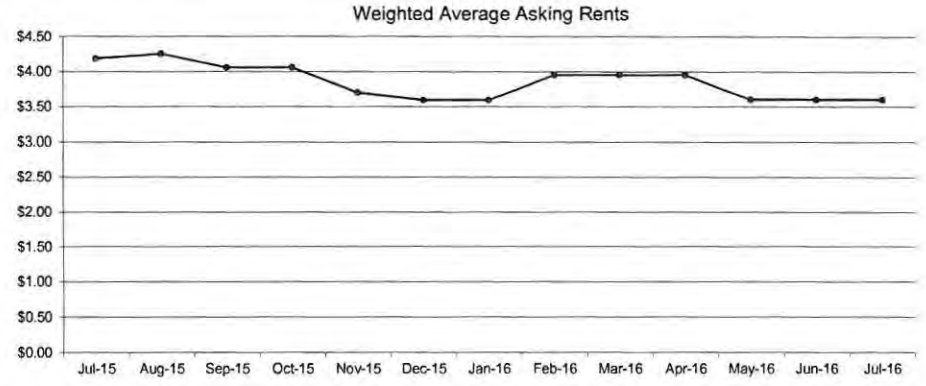
Los Gatos Office Class A Absorption

Quarter	Date	Date Range	Gross Absorption	Net Absorption	Gross Absorption Quarter	Net Absorption Quarter
Q2-16	Jul-16	6/1/16 to 7/1/16	0	0	0	0
	Jun-16	5/1/16 to 6/1/16	0	0		
	May-16	4/1/16 to 5/1/16	0	0		
Q1-16	Apr-16	3/1/16 to 4/1/16	239	198	3,635	3,594
	Mar-16	2/1/16 to 3/1/16	3,396	3,396		
	Feb-16	1/1/16 to 2/1/16	0	0		
Q4-15	Jan-16	12/1/15 to 1/1/16	6,813	6,813	6,813	6,813
	Dec-15	11/1/15 to 12/1/15	0	0		
	Nov-15	10/1/15 to 11/1/15	0	0		
Q3-15	Oct-15	9/1/15 to 10/1/15	242,500	242,500	247,239	244,982
	Sep-15	8/1/15 to 9/1/15	0	-2,257		
	Aug-15	7/1/15 to 8/1/15	4,739	4,739		
Q2-15	Jul-15	6/1/15 to 7/1/15	0	0	15,047	-654



Los Gatos Office Class A Weighted Average Asking Rents

Quarter	Date	Weighted Rent in FS
Q2-16	Jul-16	$3.60
	Jun-16	$3.60
	May-16	$3.60
Q1-16	Apr-16	$3.95
	Mar-16	$3.95
	Feb-16	$3.95
Q4-15	Jan-16	$3.59
	Dec-15	$3.59
	Nov-15	$3.70
Q3-15	Oct-15	$4.06
	Sep-15	$4.06
	Aug-15	$4.26
Q2-15	Jul-15	$4.19



Colliers INTERNATIONAL

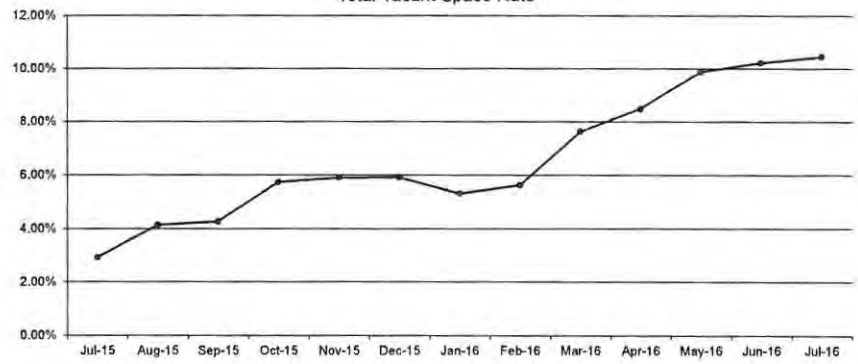
Colliers International is pleased to be able to provide the above information and in so doing believes its validity. However, we cannot guarantee its accuracy or take responsibility for its use.

MONTHLY SNAPSHOT

West Valley Office Class A
Available Space

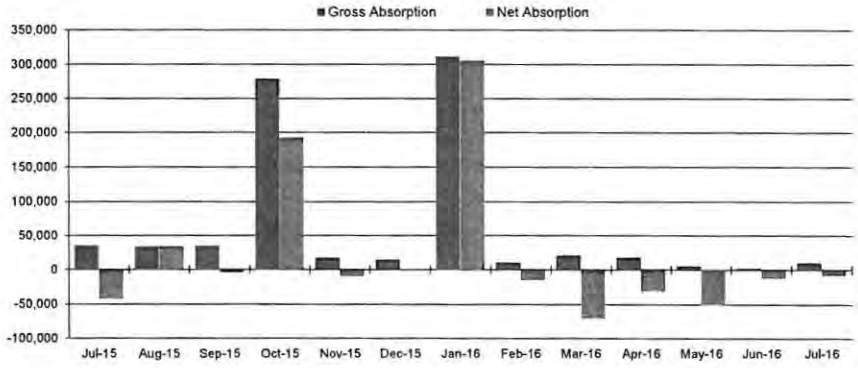
Quarter	Date	Direct Vacant	Sublease Vacant	Direct Occupied	Sublease Occupied	Total Available Space	Vacancy Rate	Building Base
Q2-16	Jul-16	310,914	73,567	42,842	66,166	493,489	10.44%	3,682,939
	Jun-16	310,914	65,338	42,842	47,199	466,293	10.22%	3,682,939
	May-16	306,048	57,818	49,337	54,719	467,922	9.88%	3,682,939
Q1-16	Apr-16	308,006	4,211	27,557	47,199	386,973	8.48%	3,682,939
	Mar-16	276,830	4,211	42,014	1,300	324,355	7.63%	3,682,939
	Feb-16	203,180	4,154	118,031	9,867	335,232	5.63%	3,682,939
Q4-15	Jan-16	191,389	4,154	122,032	12,167	329,742	5.31%	3,682,939
	Dec-15	195,682	4,154	134,038	30,683	364,557	5.91%	3,379,880
	Nov-15	199,836	0	132,707	14,624	347,167	5.91%	3,382,269
Q3-15	Oct-15	186,055	7,839	142,524	12,324	348,742	5.74%	3,378,245
	Sep-15	136,413	7,839	211,052	4,095	359,399	4.27%	3,378,245
	Aug-15	140,137	0	250,217	18,439	408,793	4.15%	3,378,245
Q2-15	Jul-15	96,728	0	231,878	12,297	340,903	2.93%	3,300,856

Total Vacant Space Rate



West Valley Office Class A
Absorption

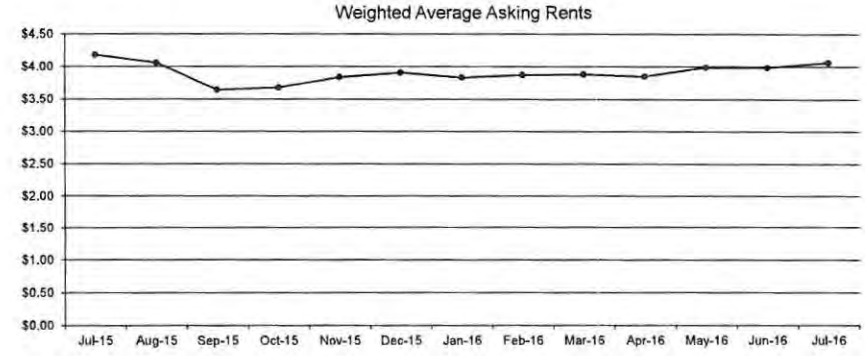
Quarter	Date	Date Range	Gross Absorption	Net Absorption	Gross Absorption Quarter	Net Absorption Quarter
Q2-16	Jul-16	6/1/16 to 7/1/16	9,445	-8,229	15,737	-72,264
	Jun-16	5/1/16 to 6/1/16	1,629	-12,386		
	May-16	4/1/16 to 5/1/16	4,663	-51,649		
Q1-16	Apr-16	3/1/16 to 4/1/16	17,790	-31,176	48,549	-117,664
	Mar-16	2/1/16 to 3/1/16	20,742	-71,250		
	Feb-16	1/1/16 to 2/1/16	10,017	-15,238		
Q4-15	Jan-16	12/1/15 to 1/1/16	311,156	305,622	342,542	295,995
	Dec-15	11/1/15 to 12/1/15	14,327	0		
	Nov-15	10/1/15 to 11/1/15	17,059	-9,627		
Q3-15	Oct-15	9/1/15 to 10/1/15	278,518	192,858	346,996	222,723
	Sep-15	8/1/15 to 9/1/15	34,498	-4,115		
	Aug-15	7/1/15 to 8/1/15	33,980	33,980		
Q2-15	Jul-15	6/1/15 to 7/1/15	35,212	-43,025	57,722	-48,744



West Valley Office Class A
Weighted Average Asking Rents

Quarter	Date	Weighted Rent in FS
Q2-16	Jul-16	$4.06
	Jun-16	$3.98
	May-16	$3.99
Q1-16	Apr-16	$3.85
	Mar-16	$3.88
	Feb-16	$3.87
Q4-15	Jan-16	$3.83
	Dec-15	$3.90
	Nov-15	$3.84
Q3-15	Oct-15	$3.68
	Sep-15	$3.64
	Aug-15	$4.06
Q2-15	Jul-15	$4.18

Weighted Average Asking Rents



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LP ACQUISITIONS
REAL ESTATE DEVELOPMENT

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PLANNING DIVISION

Project Construction Details for 401-405 Alberto Way

Updated and Revised August 2, 2016

General Construction Timeline:

- Project construction will occur in a single phase with construction commencing in late spring/ early summer 2017.
- The construction timeframe is 14 months from the initiation of Core & Shell to the completion of site work.
- Strick Safety measures will be implemented (i.e. minimum of 2 flagmen positioned on Alberto Way during grading and construction, and weekly Community Meetings open to all residents) will ensure rapid ingress/egress of emergency vehicles on Alberto Way and open communication of all Construction processes to residents.

Site Grading:

- The project will require excavation and shoring to accommodate a 2-story underground parking structure.
- See attached route map of dump-truck travel.
- The General Contractor will implement Dust Control Measures which meet the Town standards.
- Estimated timeline for excavation, grading and shoring is 3 months.

Underground Garage Construction:

- This phase will include digging footings, preparing the pad, installing drainage and undergrounding, and waterproofing.
- This phase will also include installation of rebar and structural materials to accommodate the concrete floors and sides of the parking structure.
- The top of the parking structure will be the foundation of both buildings.
- Our General Contractor will work closely with our Structural, Civil and Geotechnical engineers to incorporate the highest construction standards to meet building codes.
- Estimated timeline for this phase is 4 months.

Core & Shell Building Construction:

- This phase will include structural, flooring, skin and roof.
- All connections to public utilities.
- Estimated timeline for this phase is 6 months.

Site Work:

- On-site finished hardscape, concrete sidewalks and paving.
- Landscape including all trees and plants.
- Outside meeting area arbors.
- Estimated timeline is 1 month.

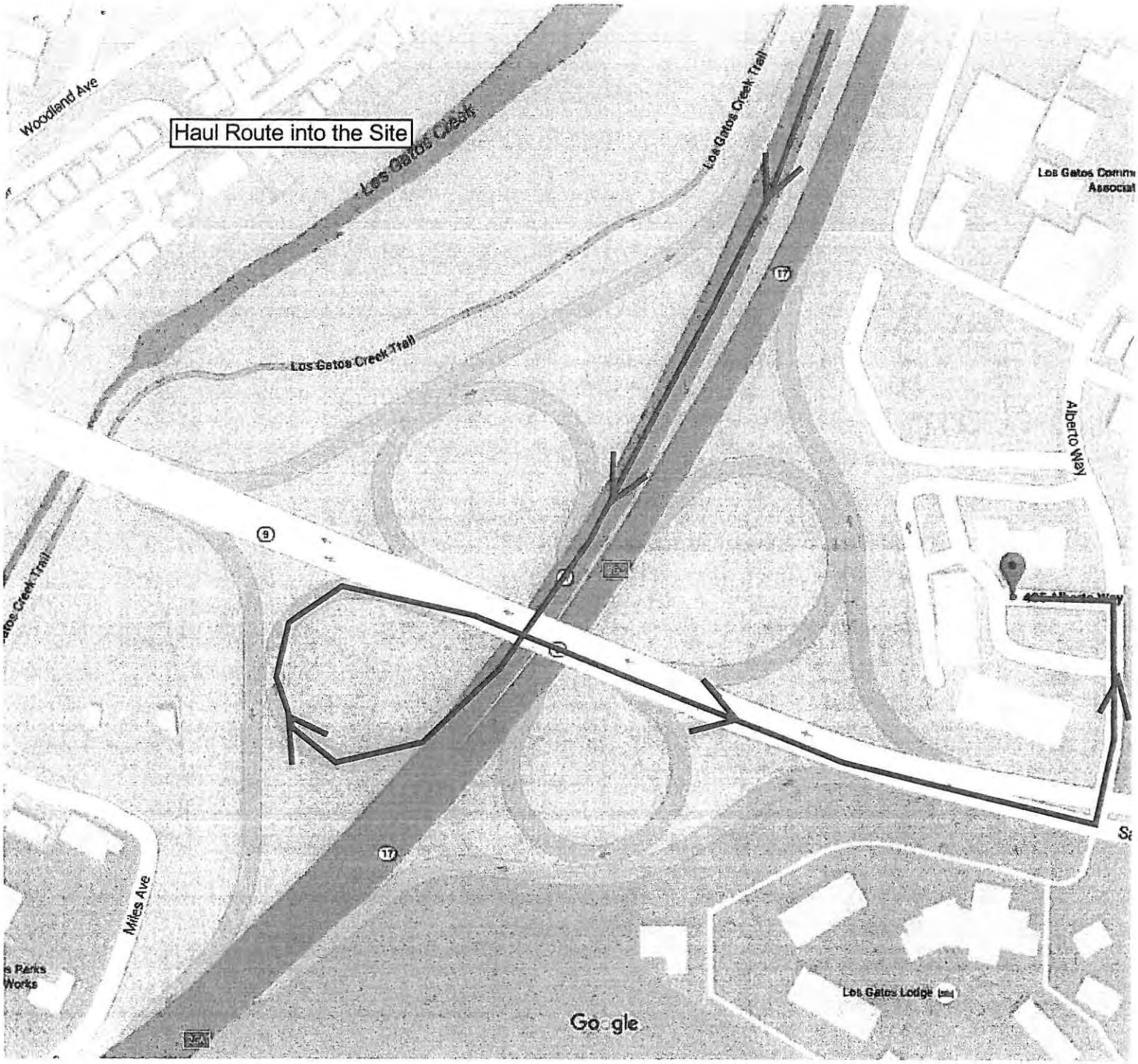
Offsite Work:

- This work will be done during the Core & Shell work noted above.
- Estimated timeline for completion is concurrent with Core & Shell.

Completion of Construction

- This project is estimated to be completed by Summer/Fall 2018.

EXHIBIT 7


Haul Route into the Site
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Los Gatos Creek
Los Gatos Creek Trail
Los Gatos Creek Trail
Los Gatos Commu
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17
Alberto Way
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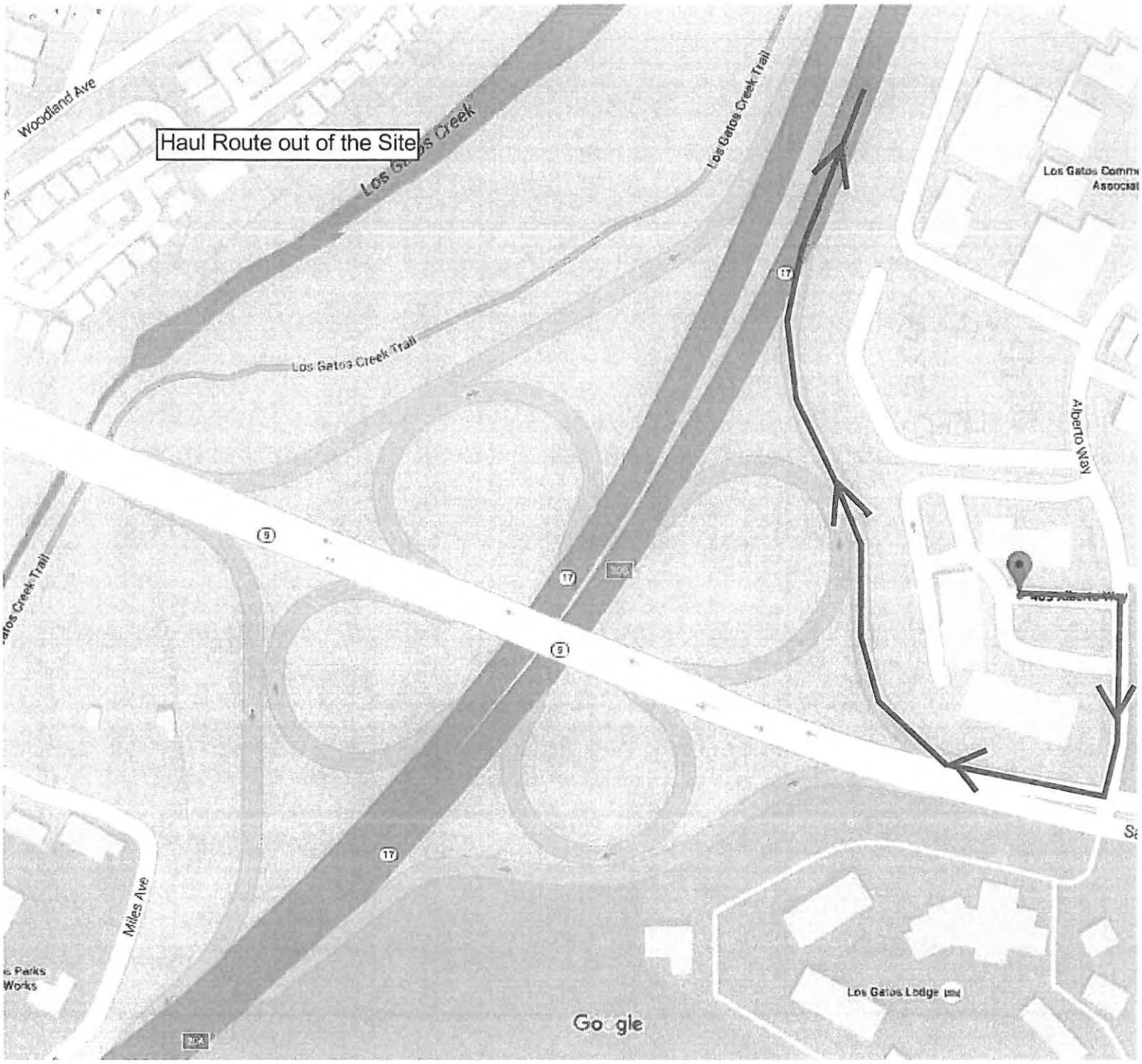
17
Miles Ave
Los Gatos Lodge
Google


Haul Route out of the Site
Woodland Ave
Los Gatos Creek
Los Gatos Creek Trail
Los Gatos Creek Trail
Alberto Way
Miles Ave
Los Gatos Lodge
Google

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LP ACQUISITIONS
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FEB 10 2016
TOWN OF LOS GATOS
PLANNING DIVISION

Neighborhood Outreach Table of Contents

1. Outreach Map
2. Sep. 28 & 30, 2015 Combined Open House Outreach Meeting for ALL Communities in the Alberto Way Corridor
3. Sep. 28, 2015 Meeting Summary with Oaks Office Park Owner
4. Oct. 14, 2015 Meeting Summary with Los Gatos Lodge Owner
5. Oct. 14, 2015 Meeting Summary with Best Western Inn Owner
6. Oct. 21, 2015 Los Gatos Commons HOA Outreach Presentation Meeting
7. Nov. 17, 2015 Las Casitas Open House Outreach Meeting
8. Jan. 5 & 6, 2016 Combined Open House Outreach Meeting for Bella Vista Village and Pueblo De Los Gatos

EXHIBIT 8

401 ALBERTO WAY OUTREACH MAP

AUGUST 31, 2015

We Want Your Input

September 28, 2015
5:30 - 8:30 pm

401 Alberto Way, Suite B
Los Gatos, CA 95032

· Refreshments Provided ·

401-405 Alberto Way

401-405 Alberto Way

Neighborhood Open House

LP Acquisitions, LLC is embarking on a major effort to define a new beginning for the office buildings at 401-405 Alberto Way.

After a seven-month evaluation process, we are in the process of refining our conceptual plans for the redevelopment of the 2.15-acre site. We have made great progress, and the next step is to hear from you! We have taken great care in developing a concept for redevelopment of the site that will fully comply with the Town's General Plan Goals and Policies. In fact, no special requests, considerations, variances or exceptions are being requested under this proposal.

Today, our proposal features redevelopment of the site with two, new two-story Class "A" office buildings, totaling 92,800 square feet. Parking would be provided in two levels of underground parking with eight surface parking spaces provided for visitor parking. The buildings would be dedicated to professional office use, just as they are today though with healthy, sustainable and energy efficient materials and systems in place.

Please join us for an evening of information, sharing, and community input! It will be an interactive, open house format, where you will have a chance to talk directly with members of the development team. Your input is critical to shaping a project site that results in a neighborhood and community asset. So come, join us for an evening of engaging conversation and creative thinking!

No formal presentation will be provided—
so join us anytime between 5:30pm to 8:30pm!

Stay involved!
For more information, call Randy Lamb @ (650) 326-1600 ext. 3

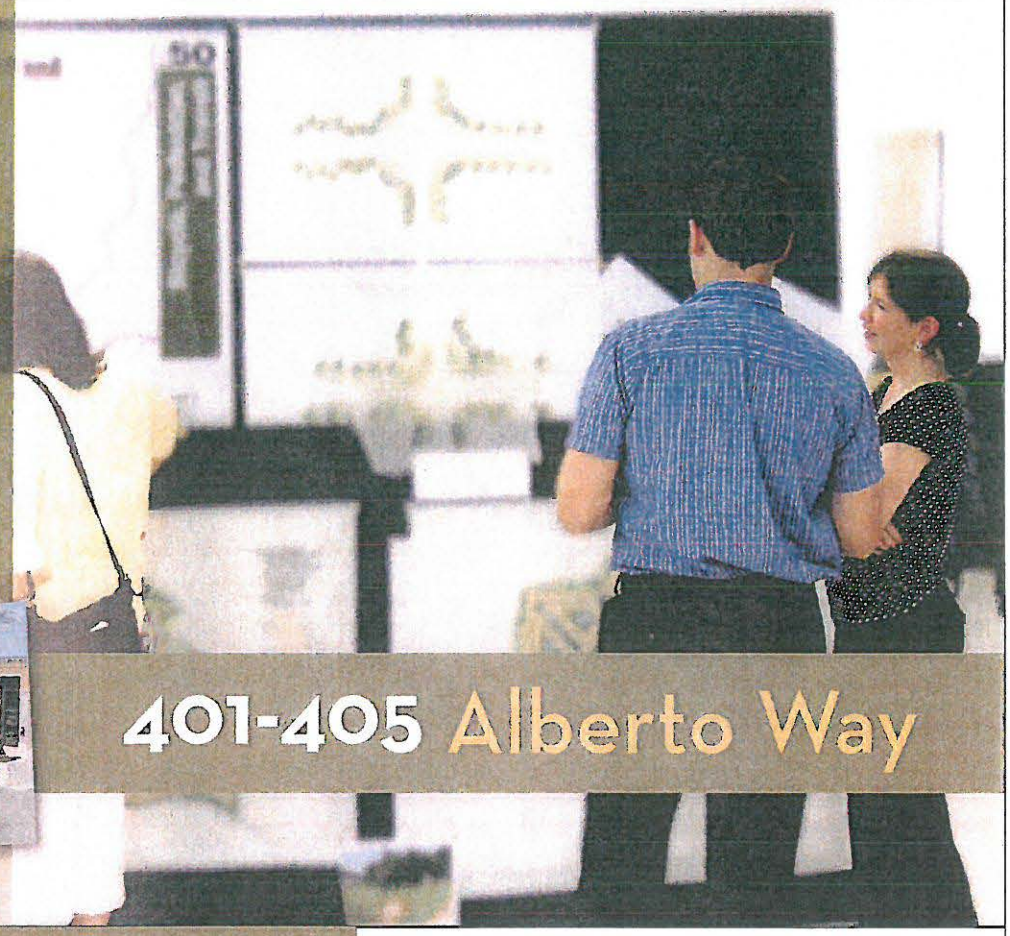
We Want Your Input

September 30, 2015

5:30 - 8:30 pm

401 Alberto Way, Suite B
Los Gatos, CA 95032

Refreshments Provided



401-405 Alberto Way

401-405 Alberto Way

Neighborhood Open House

LP Acquisitions, LLC is embarking on a major effort to define a new beginning for the office buildings at 401-405 Alberto Way.

After a seven-month evaluation process, we are in the process of refining our conceptual plans for the redevelopment of the 2.15-acre site. We have made great progress, and the next step is to hear from you! We have taken great care in developing a concept for redevelopment of the site that will fully comply with the Town's General Plan Goals and Policies. In fact, no special requests, considerations, variances or exceptions are being requested under this proposal.

Today, our proposal features redevelopment of the site with two, new two-story Class "A" office buildings, totaling 92,800 square feet. Parking would be provided in two levels of underground parking with eight surface parking spaces provided for visitor parking. The buildings would be dedicated to professional office use, just as they are today though with healthy, sustainable and energy efficient materials and systems in place.

Please join us for an evening of information, sharing, and community input! It will be an interactive, open house format, where you will have a chance to talk directly with members of the development team. Your input is critical to shaping a project site that results in a neighborhood and community asset. So come, join us for an evening of engaging conversation and creative thinking!

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Stay involved!

For more information, call Randy Lamb @ (650) 329-1010 ext. 3

401-405 Alberto Way

Las Casitas, Las Gatos Commons, Oaks Office Park Owner (Nearon Enterprises), Bella Vista Village, Pueblo De Los Gatos, The Best Western Inn Hotel Owner

Neighborhood Open House Meeting Combined Summary

Monday September 28th 5:30-8:30 pm

Wednesday September 30th 5:30-8:30 pm

Comments:

- Concerned about Speeding on Alberto Way
- Alberto Way Sight Distance Issue
    - Eliminate on-street parking
    - Use mirrors all over Los Gatos
- How many employees will there be? With more employees, traffic will get worse.
- How much of the current hill view behind this property will be covered by the new structure?
- Look at buildout on Alberto Way of all properties for traffic
- How will the building affect my view? (Comment from unit#4 at 420 Alberto Way).
- Please build pedestrian foot bridge over Highway 17. That would be fantastic!
- Traffic signal timing needs to be adjusted. Need more green time on Alberto Way.
- Don't take our on-street parking! (No red zones)
- Accidents Los Gatos/Saratoga/Alberto—concerned about more with project
- Merge across NB 17 ramp to EB Los Gatos/Saratoga, unsafe. Too little weaving distance.
- How does building compare in size to buildings at end of the street?
- What is timing of construction – start to end?
- Project timeline? How long can tenants expect to remain?
- Access in/out of the site from Highway 9 and Alberto Way
- Look at access from Highway 17 – very bad
- Highway 85 is a "b"
- Traffic overall is a "b" all over Town, too much development and construction going on
- Concerned with number of on-street parking
- BellaVista Village (47 home) would like to be notified of overall process schedule
- General numbers on traffic generation (Bella Vista) residents would like to know the numbers**

401-405 ALBERTO WAY

401-405 Alberto Way Neighborhood Open House
SIGN-IN SHEET

09-28-15

Name: Brad Martin Email:
Address: Alberto Way Phone: 408 3543952

Name: Dan Rosenbaum Email: drosenbaum@hzeron.com
Address: 475-485 Alberto Way Phone:

Name: Julie Thorne Email: jthorne@montalvoarts.org
Address: Alberto Way Phone:

Name: Ryan Liscom Email: ryan@ultimatehd.com
Address: 409 Ste D Phone: 408 402 5445

Name: Jayson Cutia Email: jayson@ULTIMATEHD.com
Address: 409 Ste D Phone: 408-402-5445

Name: Bob + Sherry Burke Email:
Address: Alberto Way Phone: 408 313 8471

Name: Erik Hallgrimson Email: erik.hallgrimson@cushwake.com
Address: 300 Santana Row 5th floor Phone: (408) 888-8210

Name: Nichole Rolle Email: nickle_rolle@yahoo.com
Address: 420 Alberto Way, Unit 4 Los Gatos Phone:

Name: William H. Tolhurst DS Email: dntolhurst.earthlink.net
Address: 409 Alberto #3 Phone: 408 356-9459

Name: Cathy Cathey Email: catjcat@aol.com
Address: 420 Alberto # 44 Phone: 408 605 2360

Name: Randy Wen Email:
Address: 435 Alberto Way #8 Phone: 408-839-9466

Name: Email:
Address: Phone:

Name: Email:
Address: Phone:

401-405 Alberto Way Neighborhood Open House
SIGN-IN SHEET

09-28-15

Name: Laura Patton Email: laura_patton@concast.net
Address: 435 Alberto Way Hill Phone:

Name: [illegible] Email:
Address: Phone: 650-575-9157

Name: Michael Shields Email:
Address: 401 Alberto Wy Phone: 831-359-1900

Name: KEITH BRITANY Email: keithbritany@gmail.com
Address: 401 ALBERTO WY SUITE 1-3 Phone: 831-566-3728

Name: Sandy Nash Email: sandrajnash@gmail.com
Address: 409 E Phone: 408-309-9321

Name: Email:
Address: Phone:

Name: Email:
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Name: Email:
Address: Phone:

09-30-15

Susan Senter
Managing Agent for
Neighborhood HOA

401-405 Alberto Way Neighborhood Open House
SIGN-IN SHEET

ssenter@communitymanagement.com

Name: Kesha Fikes Email:
Address: 401 E Phone:

Name: Patrick K. Tillman Email:
Address: 850 Maggi Ct L.G. Phone:

Name: Alisha Bdug Email: abdeylmft@gmail.com
Address: 401 ste 1 Phone:

Name: Mary Morrison Email:
Address: 443 Alberto Way #B221 95032 Phone:

Name: Melanie Kemp Email: mkemp@cbnorcal.com
Address: 174 Cuesta de Los Gatos Phone:

Name: BARB CAMPISI Email: BARBCAMPISI@YAHOO.COM
Address: 182 CUESTA DE LOS GATOS Phone:

Name: RICK VACCARELLO Email: RICKVACC@COMCAST.NET
Address: 182 CUESTA DE LOS GATOS WY. Phone:

Name: SCOTT ESCHEN Email: scott@seacoastpartners.us
Address: 19770 GLEN UNA DR., SARATOGA 95070 Phone:

Name: Email:
Address: Phone:

Name: Email:
Address: Phone:

Name: Email:
Address: Phone:

Name: Email:
Address: Phone:

Name: Email:
Address: Phone:

401-405 Alberto Way Neighborhood Open House
SIGN-IN SHEET

Name: Bob Burke Email: _____

Address: 420 Alberto Way #48 Phone: 408 896 2896

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

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Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

APN	Mail Address	Mail City	Mail State	Mail ZIP Code	Owner 1	Situs Address	Situs City	State	Situs ZIP Code	Today's Date
529-50-001	112 Craig Way	Los Gatos	Ca	95032	Bolandi Jaleh (te) & Esfandiar (te)	435 Alberto Way 1	Los Gatos	Ca	95032	8/31/2015
529-50-002	435 Alberto Way #2	Los Gatos	Ca	95032	Cougoule Cynthia C & Jeffrey R	435 Alberto Way 2	Los Gatos	Ca	95032	8/31/2015
529-50-003	435 Alberto Way #3	Los Gatos	Ca	95032	Martin Bradford	435 Alberto Way 3	Los Gatos	Ca	95032	8/31/2015
529-50-004	435 Alberto Way #4	Los Gatos	Ca	95032	55 Partners Llc	435 Alberto Way 4	Los Gatos	Ca	95032	8/31/2015
529-50-005	435 Alberto Way #5	Los Gatos	Ca	95032	Rufanov Roman V & Victoriya A	435 Alberto Way 5	Los Gatos	Ca	95032	8/31/2015
529-50-006	435 Alberto Way #6	Los Gatos	Ca	95032	Yonaka Elise M	435 Alberto Way 6	Los Gatos	Ca	95032	8/31/2015
529-50-007	435 Alberto Way #7	Los Gatos	Ca	95032	Russell Geraldine A (te)	435 Alberto Way 7	Los Gatos	Ca	95032	8/31/2015
529-50-008	435 Alberto Way #8	Los Gatos	Ca	95032	Gafney Timothy J (te) & Kristy L (te)	435 Alberto Way 8	Los Gatos	Ca	95032	8/31/2015
529-50-009	435 Alberto Way #9	Los Gatos	Ca	95032	Drew Michael (te) & Jill (te)	435 Alberto Way 9	Los Gatos	Ca	95032	8/31/2015
529-50-010	435 Alberto Way #10	Los Gatos	Ca	95032	Prostota Yuri	435 Alberto Way 10	Los Gatos	Ca	95032	8/31/2015
529-50-011	435 Alberto Way #11	Los Gatos	Ca	95032	Patton Laura R	435 Alberto Way 11	Los Gatos	Ca	95032	8/31/2015
529-50-012	435 Alberto Way #12	Los Gatos	Ca	95032	Cahn Susan R	435 Alberto Way 12	Los Gatos	Ca	95032	8/31/2015
529-50-013	435 Alberto Way #13	Los Gatos	Ca	95032	Friedman Sheri (te)	435 Alberto Way 13	Los Gatos	Ca	95032	8/31/2015
529-50-014	435 Alberto Way #14	Los Gatos	Ca	95032	Morelli Joe & Sandy	435 Alberto Way 14	Los Gatos	Ca	95032	8/31/2015
529-50-015	22145 Orchard Ct	Cupertino	Ca	95014	Scheuerlein Roy E (te) & Andrea R (te)	435 Alberto Way 15	Los Gatos	Ca	95032	8/31/2015
529-50-016	435 Alberto Way #16	Los Gatos	Ca	95032	Gherardi Lisa	435 Alberto Way 16	Los Gatos	Ca	95032	8/31/2015
529-50-017	5 Geranium Ln	San Carlos	Ca	94070	Butler Gerald Trust	435 Alberto Way 17	Los Gatos	Ca	95032	8/31/2015
529-50-018	435 Alberto Way #18	Los Gatos	Ca	95032	Wen Ren Gang & Lin Cindy	435 Alberto Way 18	Los Gatos	Ca	95032	8/31/2015

APN	Mail Address	Mail City	Mail State	Mail ZIP Code	Owner 1	Situs Address	Situs City	State	Situs ZIP Code	Today's Date
529-47-001	439 Alberto Way #a103	Los Gatos	Ca	95032	Brown Judith A (te)	439 Alberto Way A103	Los Gatos	Ca	95032	8/31/2015
529-47-002	145 El Pinar	Los Gatos	Ca	95032	Boren Rita L (te)	439 Alberto Way	Los Gatos	Ca	95032	8/31/2015
529-47-003	Po Box 110937	Campbell	Ca	95011	Ripps Donna S	439 Alberto Way 104	Los Gatos	Ca	95032	8/31/2015
529-47-004	3091 Pruneridge Ave	Santa Clara	Ca	95051	Swanson Kathleen & Grant	439 Alberto Way A204	Los Gatos	Ca	95032	8/31/2015
529-47-005	1511 Monteval Ln	San Jose	Ca	95120	Schneider Linda (te)	439 Alberto Way A105	Los Gatos	Ca	95032	8/31/2015
529-47-006	11 S Knoll Rd #20	Mill Valley	Ca	94941	Hedemark Charm (te)	439 Alberto Way 205	Los Gatos	Ca	95032	8/31/2015
529-47-007	439 Alberto Way #a106	Los Gatos	Ca	95032	Jensen Paul T (te)	439 Alberto Way A106	Los Gatos	Ca	95032	8/31/2015
529-47-008	1567 Via Campo Aureo	San Jose	Ca	95120	Kaviani Alireza S (te)	439 Alberto Way A206	Los Gatos	Ca	95032	8/31/2015
529-47-009	439 Alberto Way #a107	Los Gatos	Ca	95032	Panighetti Irene (te)	439 Alberto Way A107	Los Gatos	Ca	95032	8/31/2015
529-47-010	439 Alberto Way #a207	Los Gatos	Ca	95032	Shoda Bernice	439 Alberto Way A207	Los Gatos	Ca	95032	8/31/2015
529-47-011	5 N Name Rd	Los Gatos	Ca	95033	Stark Dennis C (te) & Judith W (te)	439 Alberto Way A101	Los Gatos	Ca	95032	8/31/2015
529-47-012	439 Alberto Way #a201	Los Gatos	Ca	95032	Martin Patsy J (te)	439 Alberto Way A201	Los Gatos	Ca	95032	8/31/2015
529-47-013	439 Alberto Way #a102	Los Gatos	Ca	95032	Klaben Anne & Martin	439 Alberto Way A102	Los Gatos	Ca	95032	8/31/2015
529-47-014	16055 Camino Del Cerro	Los Gatos	Ca	95032	Crist David W	439 Alberto Way A202	Los Gatos	Ca	95032	8/31/2015
529-47-015	109 Bond Ct	Los Gatos	Ca	95030	Guthrie Family Trust	439 Alberto Way A110	Los Gatos	Ca	95032	8/31/2015
529-47-016	439 Alberto Way #210	Los Gatos	Ca	95032	Figueroa Joseph A & Kathy A	439 Alberto Way 210	Los Gatos	Ca	95032	8/31/2015
529-47-017	439 Alberto Way #a109	Los Gatos	Ca	95032	White Helen C (te) & Stephen F (te)	439 Alberto Way A109	Los Gatos	Ca	95032	8/31/2015
529-47-018	282 Shannon Oaks Ln	Los Gatos	Ca	95032	Gundotra Vivek P (te) & Claudia N (te)	439 Alberto Way 209	Los Gatos	Ca	95032	8/31/2015
529-47-019	439 Alberto Way #108	Los Gatos	Ca	95032	Peregrina Patricia R	439 Alberto Way 108	Los Gatos	Ca	95032	8/31/2015
529-47-020	639 Meadow Ave	Santa Clara	Ca	95051	Denissova Evguenia	439 Alberto Way A208	Los Gatos	Ca	95032	8/31/2015
529-47-021	16270 Short Rd	Los Gatos	Ca	95032	Hernandez Reginald P (te) & Betty J (te)	443 Alberto Way B120	Los Gatos	Ca	95032	8/31/2015
529-47-022	6043 Allen Ave	San Jose	Ca	95123	Mangola Margaret B (te)	443 Alberto Way B220	Los Gatos	Ca	95032	8/31/2015
529-47-023	1309 Stillwaters Ave	Centralia	Wa	98531	Johnson Ann (te)	443 Alberto Way B121	Los Gatos	Ca	95032	8/31/2015
529-47-024	443 Alberto Way #b221	Los Gatos	Ca	95032	Morrison Mary K (te)	443 Alberto Way B221	Los Gatos	Ca	95032	8/31/2015
529-47-025	16178 Rose Ave	Monte Sereno	Ca	95030	Zambetti Marino	443 Alberto Way B122	Los Gatos	Ca	95032	8/31/2015
529-47-026	Po Box 502580	St Thomas	Vi	805	Zimmerman Howard W (te) & Emil	443 Alberto Way B222	Los Gatos	Ca	95032	8/31/2015
529-47-027	441 Alberto Way #111	Los Gatos	Ca	95032	Dailey Matthew O	441 Alberto Way 111	Los Gatos	Ca	95032	8/31/2015
529-47-028	441 Alberto Way #b112	Los Gatos	Ca	95032	Barnett Harlan H & Audrey R	441 Alberto Way B112	Los Gatos	Ca	95032	8/31/2015
529-47-029	1067 Almarida Dr	San Jose	Ca	95128	Moskaluk Raymond	441 Alberto Way B113	Los Gatos	Ca	95032	8/31/2015
529-47-030	132 Tait Ave	Los Gatos	Ca	95030	Weinstein Deborah	441 Alberto Way B114	Los Gatos	Ca	95032	8/31/2015
529-47-031	443 Alberto Way #b115	Los Gatos	Ca	95032	Simmons Ilse P (te)	443 Alberto Way B115	Los Gatos	Ca	95032	8/31/2015
529-47-032	443 Alberto Way #b215	Los Gatos	Ca	95032	Ryan Shirley M Living Trust	443 Alberto Way B215	Los Gatos	Ca	95032	8/31/2015
529-47-033	Po Box 320786	Los Gatos	Ca	95032	Hogan Alan P (te)	443 Alberto Way B116	Los Gatos	Ca	95032	8/31/2015
529-47-034	443 Alberto Way #b216	Los Gatos	Ca	95032	Bacigalupo Joseph A (te)	443 Alberto Way B216	Los Gatos	Ca	95032	8/31/2015
529-47-035	443 Alberto Way #b117	Los Gatos	Ca	95032	Lane Monya A	443 Alberto Way B117	Los Gatos	Ca	95032	8/31/2015
529-47-036	443 Alberto Way #b217	Los Gatos	Ca	95032	Burns Maura L	443 Alberto Way B217	Los Gatos	Ca	95032	8/31/2015
529-47-037	2609 Annette Ct	Tracy	Ca	95304	Mendicino Deborah E (te)	443 Alberto Way B118	Los Gatos	Ca	95032	8/31/2015
529-47-038	443 Alberto Way #b218	Los Gatos	Ca	95032	Thomson Euan S (te) & Allison J (te)	443 Alberto Way B218	Los Gatos	Ca	95032	8/31/2015
529-47-039	1713 Husted Ave	San Jose	Ca	95124	Hamidi Samira	443 Alberto Way B119	Los Gatos	Ca	95032	8/31/2015
529-47-040	12311 Irwin Way	Boulder Creek	Ca	95006	Jordan Investment Trust	443 Alberto Way B219	Los Gatos	Ca	95032	8/31/2015
529-47-041	443 Alberto Way #b123	Los Gatos	Ca	95032	Mittelstet John	443 Alberto Way B123	Los Gatos	Ca	95032	8/31/2015
529-47-042	443 Alberto Way	Los Gatos	Ca	95032	Hartley Barbara J (te)	443 Alberto Way	Los Gatos	Ca	95032	8/31/2015
529-47-043	443 Alberto Way #b124	Los Gatos	Ca	95032	Greenband Anita (te)	443 Alberto Way B124	Los Gatos	Ca	95032	8/31/2015
529-47-044	443 Alberto Way #b224	Los Gatos	Ca	95032	Hodges Gerry (te)	443 Alberto Way B224	Los Gatos	Ca	95032	8/31/2015

APN	Mail Address	Mail City	Mail State	Mail ZIP Code	Owner 1	Situs Address	Situs City	State	Situs ZIP Code	Today's Date
529-21-042	101 Ygnacio Valley Rd #450	Walnut Creek	Ca	94596	Alberto Way Holdings Llc	485 Alberto Way	Los Gatos	Ca	95032	8/31/2015

APN	Mail Address	Mail City	Mail State	Mail ZIP Code	Owner 1	Situs Address	Situs City	State	Situs ZIP Code	Today's Date
529-45-001	61 Mariposa Ave	Los Gatos	Ca	95030	Maggi Living Trust	371 Bella Vista Ave	Los Gatos	Ca	95032	8/31/2015
529-45-001	21060 Homestead Rd	Cupertino	Ca	95014	Cupertino Development Corporat	371 Bella Vista Ave	Los Gatos	Ca	95032	8/31/2015
529-45-001	21060 Homestead Rd		Ca	95014	Bella Vista Village Homeowners	355 Bella Vista Ave	Los Gatos	Ca	95032	8/31/2015
529-45-001	19336 Monte Vista Dr	Saratoga	Ca	95070	Melehan James S & Patricia E	371 Bella Vista Ave	Los Gatos	Ca	95032	8/31/2015
529-45-001	185 Cuesta De Los Gatos	Los Gatos	Ca	95032	Mazumdar Sanjay	371 Bella Vista Ave	Los Gatos	Ca	95032	8/31/2015
529-45-001	195 Cuesta De Los Gatos	Los Gatos	Ca	95032	Cala Salvatore A	355 Bella Vista Ave	Los Gatos	Ca	95032	8/31/2015
529-45-001	112 Cuesta De Los Gatos	Los Gatos	Ca	95032	Bast 1999 Trust	355 Bella Vista Ave	Los Gatos	Ca	95032	8/31/2015
529-45-001	112 Cuesta De Los Gatos	Los Gatos	Ca	95032	Bast Clifford C & Julie D	355 Bella Vista Ave	Los Gatos	Ca	95032	8/31/2015
529-45-001	112 Cuesta De Los Gatos	Los Gatos	Ca	95032	Bast Clifford C & Julie D			Ca		8/31/2015
529-45-002	185 Cuesta De Los Gatos	Los Gatos	Ca	95032	Parsons Edward W	185 Cuesta De Los Gatos	Los Gatos	Ca	95032	8/31/2015
529-45-003	179 Cuesta De Los Gatos	Los Gatos	Ca	95032	Hung Pei-jean (te)	179 Cuesta De Los Gatos	Los Gatos	Ca	95032	8/31/2015
529-45-004	Po Box 3005	Olympic Valley	Ca	96146	Stepner David (te) & Judie (te)	175 Cuesta De Los Gatos	Los Gatos	Ca	95032	8/31/2015
529-45-005	129 Treseder Ct	Los Gatos	Ca	95032	Borrison Kristine A	129 Cuesta De Los Gatos	Los Gatos	Ca	95032	8/31/2015
529-45-006	125 Treseder Ct	Los Gatos	Ca	95032	Yemoto Wesley Paul (te)	125 Treseder Ct	Los Gatos	Ca	95032	8/31/2015
529-45-007	121 Treseder Ct	Los Gatos	Ca	95032	Thomas Colleen A	121 Treseder Ct	Los Gatos	Ca	95032	8/31/2015
529-45-008	117 Treseder Ct	Los Gatos	Ca	95032	Franklin Shelly	117 Treseder Ct	Los Gatos	Ca	95032	8/31/2015
529-45-009	113 Treseder Ct	Los Gatos	Ca	95032	Ogawa Stuart (te)	113 Treseder Ct	Los Gatos	Ca	95032	8/31/2015
529-45-010	109 Treseder Ct	Los Gatos	Ca	95032	Kauffman Rennis H (te) & Bonna S (te)	109 Treseder Ct	Los Gatos	Ca	95032	8/31/2015
529-45-011	16404 E La Chiquita Ave	Los Gatos	Ca	95032	Panyan Johanna W 1991 Trust	101 Cuesta De Los Gatos	Los Gatos	Ca	95032	8/31/2015
529-45-012	165 Montclair Dr	Santa Cruz	Ca	95060	Mccullough Ellen N	100 Cuesta De Los Gatos	Los Gatos	Ca	95032	8/31/2015
529-45-013	104 Cuesta De Los Gatos	Los Gatos	Ca	95032	Seif Gholamali (te) & Afagh (te)	104 Cuesta De Los Gatos	Los Gatos	Ca	95032	8/31/2015
529-45-014	4825 Kingdale Dr	San Jose	Ca	95124	Wong Perry R	108 Cuesta De Los Gatos	Los Gatos	Ca	95032	8/31/2015
529-45-015	112 Cuesta De Los Gatos	Los Gatos	Ca	95032	Moreau-fox Sylvie J	112 Cuesta De Los Gatos	Los Gatos	Ca	95032	8/31/2015
529-45-016	2465 De La Cruz Blvd	Santa Clara	Ca	95050	Melehan Joseph P (te)	116 Cuesta De Los Gatos	Los Gatos	Ca	95032	8/31/2015
529-45-017	120 Cuesta De Los Gatos	Los Gatos	Ca	95032	Gullo David L (te)	120 Cuesta De Los Gatos	Los Gatos	Ca	95032	8/31/2015
529-45-018	124 Cuesta De Los Gatos	Los Gatos	Ca	95032	Ilkbahar Aysen	124 Cuesta De Los Gatos	Los Gatos	Ca	95032	8/31/2015
529-45-019	22605 Salem Ave	Cupertino	Ca	95014	Altmaier Richard (te) & Paulette (te)	128 Cuesta De Los Gatos	Los Gatos	Ca	95032	8/31/2015
529-45-020	4724 Cordoba Way	Oceanside	Ca	92056	Liou Mendy Y (te)	132 Cuesta De Los Gatos	Los Gatos	Ca	95032	8/31/2015
529-45-021	7782 E Fledgling Dr	Scottsdale	Az	85255	Clark John	134 Cuesta De Los Gatos	Los Gatos	Ca	95032	8/31/2015
529-45-022	136 Cuesta De Los Gatos	Los Gatos	Ca	95032	Hughes Anne (te)	136 Cuesta De Los Gatos	Los Gatos	Ca	95032	8/31/2015
529-45-023	138 Cuesta De Los Gatos	Los Gatos	Ca	95032	Bryan John W & Jennifer D	138 Cuesta De Los Gatos	Los Gatos	Ca	95032	8/31/2015
529-45-024	21060 Homestead Rd	Cupertino	Ca	95014	Bella Vista Village Homeowners	Cuesta De Los Gatos	Los Gatos	Ca	95032	8/31/2015
529-45-025	166 Cuesta De Los Gatos	Los Gatos	Ca	95032	Imam Mohammed S & Anoopma	166 Cuesta De Los Gatos	Los Gatos	Ca	95032	8/31/2015
529-45-026	168 Cuesta De Los Gatos	Los Gatos	Ca	95032	Kim Eliot	168 Cuesta De Los Gatos	Los Gatos	Ca	95032	8/31/2015
529-45-027	170 Cuesta De Los Gatos	Los Gatos	Ca	95032	Lutgert Robin L (te)	170 Cuesta De Los Gatos	Los Gatos	Ca	95032	8/31/2015
529-45-028	174 Cuesta De Los Gatos	Los Gatos	Ca	95032	Kemp Melanie A (te)	174 Cuesta De Los Gatos	Los Gatos	Ca	95032	8/31/2015
529-45-029	176 Cuesta De Los Gatos	Los Gatos	Ca	95032	Matacco Scott & Gretchen J	176 Cuesta De Los Gatos	Los Gatos	Ca	95032	8/31/2015
529-45-030	178 Cuesta De Los Gatos	Los Gatos	Ca	95032	Kennedy Kolleen (te)	178 Cuesta De Los Gatos	Los Gatos	Ca	95032	8/31/2015
529-45-031	182 Cuesta De Los Gatos	Los Gatos	Ca	95032	Vaccarello Richard H (te)	182 Cuesta De Los Gatos	Los Gatos	Ca	95032	8/31/2015
529-45-032	186 Cuesta De Los Gatos	Los Gatos	Ca	95032	Anderson Robert C (te) & Deborah P (te)	186 Cuesta De Los Gatos	Los Gatos	Ca	95032	8/31/2015

529-45-033	190 Cuesta De Los Gatos	Los Gatos	Ca	95032	Sedgwick Grant & Robin	190 Cuesta De Los Gatos	Los Gatos	Ca	95032	8/31/2015
529-45-034	194 Cuesta De Los Gatos	Los Gatos	Ca	95032	Parfitt Mary B	194 Cuesta De Los Gatos	Los Gatos	Ca	95032	8/31/2015
529-45-035	198 Cuesta De Los Gatos	Los Gatos	Ca	95032	Moon Stephanie L	198 Cuesta De Los Gatos	Los Gatos	Ca	95032	8/31/2015
529-45-036	195 Cuesta De Los Gatos	Los Gatos	Ca	95032	Hart Sharon	195 Cuesta De Los Gatos	Los Gatos	Ca	95032	8/31/2015
529-60-001	164 Maggi Ct	Los Gatos	Ca	95032	Murphy Paul F	164 Maggi Ct	Los Gatos	Ca	95032	8/31/2015
529-60-002	162 Maggi Ct	Los Gatos	Ca	95032	Singh Ravi & Minal B	162 Maggi Ct	Los Gatos	Ca	95032	8/31/2015
529-60-003	160 Maggi Ct	Los Gatos	Ca	95032	Corral Edgar (te)	160 Maggi Ct	Los Gatos	Ca	95032	8/31/2015
529-60-004	17751 Vista Ave	Monte Sereno	Ca	95030	Doyle Ciaran T & Jane E	158 Maggi Ct	Los Gatos	Ca	95032	8/31/2015
529-60-005	156 Maggi Ct	Los Gatos	Ca	95032	Lown Kenneth A (te) & Mary A (te)	156 Maggi Ct	Los Gatos	Ca	95032	8/31/2015
529-60-006	154 Maggi Ct	Los Gatos	Ca	95032	Chin Debra	154 Maggi Ct	Los Gatos	Ca	95032	8/31/2015
529-60-007	152 Maggi Ct	Los Gatos	Ca	95032	Stulski Vitaliy	152 Maggi Ct	Los Gatos	Ca	95032	8/31/2015
529-60-008	150 Maggi Ct	Los Gatos	Ca	95032	Badame Mary J	150 Maggi Ct	Los Gatos	Ca	95032	8/31/2015
529-60-009	148 Maggi Ct	Los Gatos	Ca	95032	Williamson Nicholas P & Laura A	148 Maggi Ct	Los Gatos	Ca	95032	8/31/2015
529-60-010	146 Maggi Ct	Los Gatos	Ca	95032	Straight Forrest	146 Maggi Ct	Los Gatos	Ca	95032	8/31/2015
529-60-011	144 Maggi Ct	Los Gatos	Ca	95032	Schweickert William	144 Maggi Ct	Los Gatos	Ca	95032	8/31/2015
529-60-012	18599 Lyons Ct	Saratoga	Ca	95070	Sanzgiri Ajit	142 Maggi Ct	Los Gatos	Ca	95032	8/31/2015
529-60-013	140 Maggi Ct	Los Gatos	Ca	95032	Barnia Hedayat & Marjan	140 Maggi Ct	Los Gatos	Ca	95032	8/31/2015

APN	Mail Address	Mail City	Mail State	Mail ZIP Code	Owner 1	Situs Address	Situs City	State	Situs ZIP Code	Today's Date
529-43-001	175 Highland Ave	Los Gatos	Ca	95030	Hobson Nadine (te)	420 Alberto Way 1	Los Gatos	Ca	95032	8/31/2015
529-43-002	151 Eastridge Dr	Los Gatos	Ca	95032	Spiteri Ralph J & Laverne C	420 Alberto Way 2	Los Gatos	Ca	95032	8/31/2015
529-43-003	420 Alberto Way #4	Los Gatos	Ca	95032	Rolle Nichole A	420 Alberto Way 4	Los Gatos	Ca	95032	8/31/2015
529-43-004	420 Alberto Way #6	Los Gatos	Ca	95032	Spence Dolores (te)	420 Alberto Way 6	Los Gatos	Ca	95032	8/31/2015
529-43-005	420 Alberto Way #8	Los Gatos	Ca	95032	Holland Andrew	420 Alberto Way 8	Los Gatos	Ca	95032	8/31/2015
529-43-006	16025 Greenridge Ter	Los Gatos	Ca	95032	Pragastis Panagiotis & Lynn	420 Alberto Way 12	Los Gatos	Ca	95032	8/31/2015
529-43-007	420 Alberto Way #52	Los Gatos	Ca	95032	Prince Janet	420 Alberto Way 52	Los Gatos	Ca	95032	8/31/2015
529-43-008	17800 Soda Springs Rd	Los Gatos	Ca	95033	Hamm James F (te) & Norma P (te)	420 Alberto Way 50	Los Gatos	Ca	95032	8/31/2015
529-43-009	420 Alberto Way #46	Los Gatos	Ca	95032	Filice Christine M	420 Alberto Way 46	Los Gatos	Ca	95032	8/31/2015
529-43-010	420 Alberto Way #44	Los Gatos	Ca	95032	Cathey Cathy J	420 Alberto Way 44	Los Gatos	Ca	95032	8/31/2015
529-43-011	175 Highland Ave	Los Gatos	Ca	95030	Hobson Nadine (te)	420 Alberto Way 42	Los Gatos	Ca	95032	8/31/2015
529-43-012	3190 S Bascom Ave #200	San Jose	Ca	95124	Bawden Charles A	420 Alberto Way 40	Los Gatos	Ca	95032	8/31/2015
529-43-013	733 Old Orchard Rd	Campbell	Ca	95008	Graziano Rosa A	420 Alberto Way 39	Los Gatos	Ca	95032	8/31/2015
529-43-014	420 Alberto Way #38	Los Gatos	Ca	95032	Huynh Duc	420 Alberto Way 38	Los Gatos	Ca	95032	8/31/2015
529-43-015	420 Alberto Way #36	Los Gatos	Ca	95032	White Charles A (te)	420 Alberto Way 36	Los Gatos	Ca	95032	8/31/2015
529-43-016	420 Alberto Way #34	Los Gatos	Ca	95032	Rich Andrew	420 Alberto Way 34	Los Gatos	Ca	95032	8/31/2015
529-43-017	420 Alberto Way #32	Los Gatos	Ca	95032	Dixon Margaret L	420 Alberto Way 32	Los Gatos	Ca	95032	8/31/2015
529-43-018	20600 Canyon View Dr	Saratoga	Ca	95070	Demartini A Kirch (te) & Sharon J (te)	420 Alberto Way 30	Los Gatos	Ca	95032	8/31/2015
529-43-019	109 E Hilton Dr	Boulder Creek	Ca	95006	Pierce Paula M (te)	420 Alberto Way 28	Los Gatos	Ca	95032	8/31/2015
529-43-020	420 Alberto Way #26	Los Gatos	Ca	95032	Sato Paulette	420 Alberto Way 26	Los Gatos	Ca	95032	8/31/2015
529-43-021	420 Alberto Way #24	Los Gatos	Ca	95032	Wittmayer Adam J	420 Alberto Way 24	Los Gatos	Ca	95032	8/31/2015
529-43-022	655 Coe Ave	San Jose	Ca	95125	Smith Joan H (te)	420 Alberto Way 22	Los Gatos	Ca	95032	8/31/2015
529-43-023	16251 Shannon Rd	Los Gatos	Ca	95032	Sajjadi Hamed	420 Alberto Way 20	Los Gatos	Ca	95032	8/31/2015
529-43-024	420 Alberto Way #18	Los Gatos	Ca	95032	Scott Jannette	420 Alberto Way 18	Los Gatos	Ca	95032	8/31/2015
529-43-025	860 Virginia Ave	Campbell	Ca	95008	Azad Kathryn Trust	420 Alberto Way 16	Los Gatos	Ca	95032	8/31/2015
529-43-026	420 Alberto Way #14	Los Gatos	Ca	95032	Tegger Carollynn	420 Alberto Way 14	Los Gatos	Ca	95032	8/31/2015
529-43-027	6224 Belmont Cir	Mount Airy	Md	21771	Benet Charles A (te) & Elsbeth (te)	420 Alberto Way 3	Los Gatos	Ca	95032	8/31/2015
529-43-028	13385 Surrey Ln	Saratoga	Ca	95070	Fireman Paul L (te) & Kay K (te)	420 Alberto Way 5	Los Gatos	Ca	95032	8/31/2015
529-43-029	420 Alberto Way #7	Los Gatos	Ca	95032	Brett Declan	420 Alberto Way 7	Los Gatos	Ca	95032	8/31/2015
529-43-030	999 Mazzone Dr	San Jose	Ca	95120	Szabo Edward O (te) & Diane P (te)	420 Alberto Way 9	Los Gatos	Ca	95032	8/31/2015
529-43-031	Po Box 41513	San Jose	Ca	95160	Corbisiero Samuel A (te) & Linda R (te)	420 Alberto Way 10	Los Gatos	Ca	95032	8/31/2015
529-43-032	420 Alberto Way #11	Los Gatos	Ca	95032	Harman Shaun	420 Alberto Way 11	Los Gatos	Ca	95032	8/31/2015
529-43-033	420 Alberto Way #13	Los Gatos	Ca	95032	Curtis Christopher V	420 Alberto Way 13	Los Gatos	Ca	95032	8/31/2015
529-43-034	37 Kidds Way	Stonington	Ct	6378	Carroll Alan E & Donna L	420 Alberto Way 53	Los Gatos	Ca	95032	8/31/2015
529-43-035	420 Alberto Way #51	Los Gatos	Ca	95032	Bonney Susan	420 Alberto Way 51	Los Gatos	Ca	95032	8/31/2015
529-43-036	6550 Crystal Springs Dr	San Jose	Ca	95120	Fiorentino Joseph A (te) & Bette A (te)	420 Alberto Way 49	Los Gatos	Ca	95032	8/31/2015
529-43-037	420 Alberto Way #48	Los Gatos	Ca	95032	Ashburn Matthew P	420 Alberto Way 48	Los Gatos	Ca	95032	8/31/2015
529-43-038	420 Alberto Way #47	Los Gatos	Ca	95032	Roxborough Katherine R & Ben	420 Alberto Way 47	Los Gatos	Ca	95032	8/31/2015
529-43-039	1038 Wranglers Trail Rd	Pebble Beach	Ca	93953	Cannizzaro Anthony J (te) & Margaret J (te)	420 Alberto Way 45	Los Gatos	Ca	95032	8/31/2015
529-43-040	420 Alberto Way #43	Los Gatos	Ca	95032	Melnik Sergey	420 Alberto Way 43	Los Gatos	Ca	95032	8/31/2015

529-43-041	420 Alberto Way #41	Los Gatos	Ca	95032	Granas Alexander (te) & Carol S (te)	420 Alberto Way 41	Los Gatos	Ca	95032	8/31/2015
529-43-042	420 Alberto Way #37	Los Gatos	Ca	95032	Bourgeois John A	420 Alberto Way 37	Los Gatos	Ca	95032	8/31/2015
529-43-043	854 Via Seco	Nipomo	Ca	93444	Morrone Charles L	420 Alberto Way 35	Los Gatos	Ca	95032	8/31/2015
529-43-044	420 Alberto Way #33	Los Gatos	Ca	95032	Bartley Parastou O & Clint E	420 Alberto Way 33	Los Gatos	Ca	95032	8/31/2015
529-43-045	420 Alberto Way #31	Los Gatos	Ca	95032	Ou Qian	420 Alberto Way 31	Los Gatos	Ca	95032	8/31/2015
529-43-046	62 Broadway	Los Gatos	Ca	95030	Switzer Lucille M (te)	420 Alberto Way 29	Los Gatos	Ca	95032	8/31/2015
529-43-047	420 Alberto Way #27	Los Gatos	Ca	95032	Thorne Julie D	420 Alberto Way 27	Los Gatos	Ca	95032	8/31/2015
529-43-048	1708 Lollie Ct	San Jose	Ca	95124	Kellogg William G (te) & Diane C (te)	420 Alberto Way 25	Los Gatos	Ca	95032	8/31/2015
529-43-049	11547 Green Valley Rd	Sebastopol	Ca	95472	Cooper Gayle V	420 Alberto Way 23	Los Gatos	Ca	95032	8/31/2015
529-43-050	10280 Pacific Ct	Plymouth	Ca	95669	Francis Karen L (te)	420 Alberto Way 21	Los Gatos	Ca	95032	8/31/2015
529-43-051	420 Alberto Way #19	Los Gatos	Ca	95032	Jerome Katarzyna M	420 Alberto Way 19	Los Gatos	Ca	95032	8/31/2015
529-43-052	420 Alberto Way #17	Los Gatos	Ca	95032	Pitzer Mary A	420 Alberto Way 17	Los Gatos	Ca	95032	8/31/2015
529-43-053	104 Loma Alta Ave	Los Gatos	Ca	95030	Liebthal Jennifer	420 Alberto Way 15	Los Gatos	Ca	95032	8/31/2015
529-43-084	715 Michael St	Milpitas	Ca	95035	Wiggen Pt			Ca	95035	8/31/2015

APN	Mail Address	Mail City	Mail State	Mail ZIP Code	Owner 1	Situs Address	Situs City	State	Situs ZIP Code	Today's Date
529-43-001	175 Highland Ave	Los Gatos	Ca	95030	Hobson Nadine (te)	420 Alberto Way 1	Los Gatos	Ca	95032	8/31/2015
529-43-002	151 Eastridge Dr	Los Gatos	Ca	95032	Spiteri Ralph J & Laverne C	420 Alberto Way 2	Los Gatos	Ca	95032	8/31/2015
529-43-003	420 Alberto Way #4	Los Gatos	Ca	95032	Rolle Nichole A	420 Alberto Way 4	Los Gatos	Ca	95032	8/31/2015

401-405 Alberto Way, Los Gatos
Meeting Summary with Dan Rosenbaum, Nearon Enterprises a/k/a Alberto Oaks Office Park Owner
September 28, 2015 at 3:30pm

Comments:

- Alberto Oaks Office Project Owner
- Met with Dan in person
- Wanted to know what we are building and when
- Had we done a traffic study to understand the impacts to a new project both for Highway 9, but also for the intersection with Alberto Way?
- Overall was supportive as long as there aren't future traffic failure issues in the future after our project which would curtail his development plans
- How many employees will there be? With more employees, traffic will get worse.
- Will the garage parking be available to the public?
- Traffic signal timing needs to be adjusted. Need more green time on Alberto Way.
- How will large trucks make deliveries to the site during construction?
- Where will the construction workers park during construction?
- Will there be monitoring of construction traffic, noise and pollution?
- What is timing of construction – start to end?
- Project timeline?
- How many people will travel to the site each day?

401-405 Alberto Way, Los Gatos
Phone Call Summary with Keet Nerhan (Owner of Los Gatos Lodge)
October 14, 2015 at 10:30am

Comments:

- Los Gatos Lodge Owner
- Talked by phone with Keet directly
- Wanted to know what we are building and when
- Had we done a traffic study to understand the impacts to a new project both for Highway 9, but also for the intersection with Alberto Way?
- Overall was supportive as long as there aren't future traffic failure issues in the future after our project which would curtail his development plans
- How many employees will there be? With more employees, traffic will get worse.
- Will the garage parking be available to the public?
- Traffic signal timing needs to be adjusted. Need more green time on Alberto Way.
- How will large trucks make deliveries to the site during construction?
- Where will the construction workers park during construction?
- Will there be monitoring of construction traffic, noise and pollution?
- What is timing of construction – start to end?
- Project timeline?
- How many people will travel to the site each day?

401-405 Alberto Way, Los Gatos
Phone Call Summary with Les Pelio (Owner of the Best Western Inn Hotel)
October 14, 2015 at 2pm

Comments:

- Best Western Inn Owner
- Talked by phone with Les directly
- Wanted to know what we are building and when
- Had we done a traffic study to understand the impacts to a new project both for Highway 9, but also for the intersection with Alberto Way?
- Overall was supportive as long as there aren't future traffic failure issues in the future after our project which would cause traffic issues on ingress or egress with his site
- How many employees will there be? With more employees, traffic will get worse.
- Will the garage parking be available to the public?
- Traffic signal timing needs to be adjusted. Need more green time on Alberto Way.
- How will large trucks make deliveries to the site during construction?
- Where will the construction workers park during construction?
- Will there be monitoring of construction traffic, noise and pollution?
- What is timing of construction – start to end?
- Project timeline?
- How many people will travel to the site each day?

401-405 Alberto Way
Los Gatos Commons—Neighborhood Open House Meeting Summary
Wednesday, October 21, 2015 from 5-6pm

Comments:

- Over 55 Community
- Presentation made to the HOA after their HOA meeting
- 40 + people in attendance
- Gave a 20 minute presentation about the project, and then answered questions as follows:
- Concerned about Speeding on Alberto Way
- Alberto Way Sight Distance Issue
- Many senior citizens like to walk during the day and are concerned about safety doing so
- How many employees will there be? With more employees, traffic will get worse.
- How much of the current hill view behind this property will be covered by the new structure?
- Town should look at buildout on Alberto Way of all properties for traffic
- Any idea if the restaurant across the street will open soon?
- Any idea what the Nearon office project will be doing at the end of Alberto Way?
- Any idea what the Los Gatos Lodge will be doing (if anything) on development?
- Traffic signal timing needs to be adjusted. Need more green time on Alberto Way.
- How will large trucks make deliveries to the site during construction?
- Where will the construction workers park during construction?
- Will there be monitoring of construction traffic, noise and pollution?
- Accidents Los Gatos/Saratoga/Alberto—concerned about more with project
- Difficult for older people to walk to downtown already due to sidewalk gaps, now it will be worse.
- How does building compare in size to buildings at end of the street?
- What is timing of construction – start to end?
- Project timeline?
- Access in/out of the site from Highway 9 and Alberto Way
- Look at access from Highway 17 – very bad
- Can anything be done about the stacking of cars getting out of Alberto Way in the am?
- Traffic overall is a "b" all over Town, too much development and construction going on
- Concerned with number of on-street parking making visibility terrible for seniors
- How many visitor parking spaces will there be?
- How many people will travel to the site each day?
- Will the gates to the parking garage be up during the day?
- Will the gates be down at night?
- Homeless issues on the street already and we don't want to increase these

Shane Arters Supporting Documentation for HOA Mtg with Los Gatos Commons

From: Randy Lamb <randy@lambpartners.com>
Sent: Friday, October 09, 2015 2:19 PM
To: 'Rosemary Harper'
Cc: 'Anthony Schrock'; 'John R. Mittelstet'; Randy Lamb; 'Shane Arters'
Subject: RE: 401 Alberto Way, Los Gatos, Community Outreach Meeting

Thanks Rosemary. That works fine for me and I look forward to seeing you all on the 21st. Are you in a large room at the site?

Randy

LAMB PARTNERS

Randy Lamb
525 Middlefield Road, Suite 118
Menlo Park, CA 94025
650-208-4195 mobile
650-326-1600 ext 3
650-326-1661 fax
randy@lambpartners.com
www.lambpartners.com

Please consider the environment before printing this email.

From: Rosemary Harper [mailto:dukenmolly@yahoo.com]
Sent: Friday, October 9, 2015 10:59 AM
To: Randy Lamb <randy@lambpartners.com>
Cc: Anthony Schrock <anthony@propertyproltd.com>; John R. Mittelstet <jmitt@comcast.net>
Subject: Re: 401 Alberto Way, Los Gatos, Community Outreach Meeting

Hi Randy

Sorry did not get back to you yesterday.

The best time for you to meet with the association would be at our next board meeting on October 21st. We usually finish up about 5PM so I would suggest you arrive about that time and we will put you on the agenda.

Rosemary Harper
Los Gatos Commons HOA

From: Randy Lamb <randy@lambpartners.com>
To: 'Rosemary Harper' <dukenmolly@yahoo.com>
Sent: Wednesday, October 7, 2015 3:40 PM
Subject: RE: 401 Alberto Way, Los Gatos, Community Outreach Meeting

Thanks Rosemary. Sorry for the misspelling of your name.

Randy

From: Rosemary Harper [mailto:dukenmolly@yahoo.com]
Sent: Wednesday, October 7, 2015 3:21 PM
To: Randy Lamb <randy@lambpartners.com>
Subject: Re: 401 Alberto Way, Los Gatos, Community Outreach Meeting

Randy, I received the information and will get back to you as soon as possible.

Rosemary Harper
Los Gatos Commons HOA

From: Randy Lamb <randy@lambpartners.com>
To: Rosemarie Harper <Dukenmolly@yahoo.com>
Cc: Randy Lamb <Randy@lambpartners.com>; 'Shane Arters' <shane@lambpartners.com>
Sent: Wednesday, October 7, 2015 2:24 PM
Subject: 401 Alberto Way, Los Gatos, Community Outreach Meeting

Hi Rosemarie:

Thank you for taking my call today on our proposed Alberto Way Class A Office project. Our company has been developing high end real estate projects for over 20 years. We build Class A office, high end multi-family condominium product, as well as custom homes.

We have attached the initial invite sent out via USPS to all neighbors who own homes on (and off of) Alberto Way. We had an open house on September 28th and then on the 30th. Turnout from the neighborhood was good. We had a number of questions and suggestions for the project and are tracking every comment for further discussion internally.

We actively look for input from property owners and neighbors on our projects. We are contacting every association on Alberto Way requesting to make a presentation on the project to an upcoming association meeting. We always strive to be brief in our presentations and promote input and questions from attendees.

As you mentioned that your executive meeting is tomorrow, can we talk after the meeting on the outcome of our request to make a presentation? Can you also confirm receipt of this email so I know this made it to you?

Thank you

Randy

Randy Lamb
Managing Member
Lamb Partners, LLC
525 Middlefield Road, Suite 118
Menlo Park, Ca. 94025

401-405 Alberto Way
Las Casitas—Neighborhood Open House Meeting Summary
Tuesday, November 17, 2015 at 7pm

Comments:

- Townhouse community adjacent to Project
- Open House at the Project site
- 4 people in attendance
- Concerned about Speeding on Alberto Way
- Alberto Way Sight Distance Issue
- How many employees will there be? With more employees, traffic will get worse.
- Any idea what the Nearon office project will be doing at the end of Alberto Way?
- Traffic signal timing needs to be adjusted. Need more green time on Alberto Way.
- How will large trucks make deliveries to the site during construction?
- Where will the construction workers park during construction?
- Will there be monitoring of construction traffic, noise and pollution?
- What is timing of construction – start to end?
- Project timeline?
- Access in/out of the site from Highway 9 and Alberto Way
- Can anything be done about the stacking of cars getting out of Alberto Way in the am?
- How many visitor parking spaces will there be?
- How many people will travel to the site each day?

We Want Your Input

January 5, 2016

5:30 - 7:00 pm

405 Alberto Way, Suite A
Los Gatos, CA 95032

· Refreshments Provided ·

401-405 Alberto Way

401-405 Alberto Way

Neighborhood Open House

LP Acquisitions, LLC is embarking on a major effort to define a new beginning for the office buildings at 401-405 Alberto Way.

After a ten-month evaluation process, we are in the process of refining our conceptual plans for the redevelopment of the 2.15-acre site. We have made great progress, and the next step is to hear from you! We have taken great care in developing a concept for redevelopment of the site that will fully comply with the Town's General Plan Goals and Policies. In fact, no special requests, considerations, variances or exceptions are being requested under this proposal.

Today, our proposal features redevelopment of the site with two, new two-story Class "A" office buildings, totaling 92,800 square feet. Parking would be provided in two levels of underground parking with eight surface parking spaces provided for visitor parking. The buildings would be dedicated to professional office use, just as they are today though with healthy, sustainable and energy efficient materials and systems in place.

Please join us for an evening of information, sharing, and community input! It will be an interactive, open house format, where you will have a chance to talk directly with members of the development team. Your input is critical to shaping a project site that results in a neighborhood and community asset. So come, join us for an evening of engaging conversation and creative thinking!

No formal presentation will be provided—
so join us anytime between 5:30pm to 7:00pm!

Stay involved!
For more information, call Randy Lamb @ (650) 326-1600 ext. 103

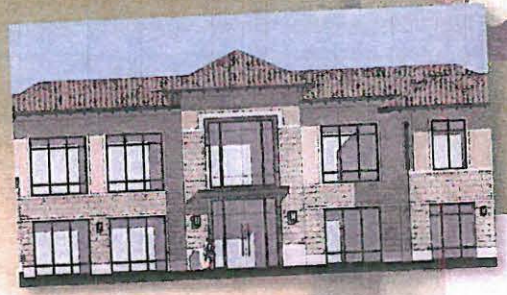
We Want Your Input

January 6, 2016

5:30 - 7:00 pm

405 Alberto Way, Suite A
Los Gatos, CA 95032

Refreshments Provided



401-405 Alberto Way

401-405 Alberto Way

Neighborhood Open House

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Today, our proposal features redevelopment of the site with two, new two-story Class "A" office buildings, totaling 92,800 square feet. Parking would be provided in two levels of underground parking with eight surface parking spaces provided for visitor parking. The buildings would be dedicated to professional office use, just as they are today though with healthy, sustainable and energy efficient materials and systems in place.

Please join us for an evening of information, sharing, and community input! It will be an interactive, open house format, where you will have a chance to talk directly with members of the development team. Your input is critical to shaping a project site that results in a neighborhood and community asset. So come, join us for an evening of engaging conversation and creative thinking!

No formal presentation will be provided—
so join us anytime between 5:30pm to 7:00pm!

Stay involved!

For more information, call Randy Lamb @ (650) 326-1600 ext: 103

401-405 Alberto Way
Bella Vista Village—Neighborhood Open House Meeting Summary
Tuesday, January 5, 2016 from 5:30 to 7pm

Comments:

- Townhouse community across from Los Gatos Commons
- Open House at the Project site
- 4 people in attendance
- Concerned about Speeding on Alberto Way
- Alberto Way Sight Distance Issue
- How many employees will there be? With more employees, traffic will get worse.
- Will the garage parking be available to the public?
- Will the garage gates be open during the day and night?
- How will we secure the garage from homeless and crime?
- Any idea what the Nearon office project will be doing at the end of Alberto Way?
- Traffic signal timing needs to be adjusted. Need more green time on Alberto Way.
- How will large trucks make deliveries to the site during construction?
- Where will the construction workers park during construction?
- Will there be monitoring of construction traffic, noise and pollution?
- What is timing of construction – start to end?
- Project timeline?
- Access in/out of the site from Highway 9 and Alberto Way
- Can anything be done about the stacking of cars getting out of Alberto Way in the am?
- How many visitor parking spaces will there be in front of the building and in the garage?
- How many people will travel to the site each day?

401-405 Alberto Way
Pueblo De Los Gatos—Neighborhood Open House Meeting Summary
Wednesday, January 6, 2016 from 5:30 to 7pm

Comments:

- Townhouse community across from our Project
- Open House at the Project site
- 4 people in attendance
- Concerned about Speeding on Alberto Way
- Alberto Way Sight Distance Issue
- How many employees will there be? With more employees, traffic will get worse.
- Will the garage parking be available to the public?
- How will we secure the garage from homeless and crime?
- Any idea what the Nearon office project will be doing at the end of Alberto Way?
- Will the views of the mountains behind the Project still be there as they are today?
- Traffic signal timing needs to be adjusted. Need more green time on Alberto Way.
- How will large trucks make deliveries to the site during construction?
- Where will the construction workers park during construction?
- Will there be monitoring of construction traffic, noise and pollution?
- What is timing of construction – start to end?
- Project timeline?
- Access in/out of the site from Highway 9 and Alberto Way
- Can anything be done about the stacking of cars getting out of Alberto Way in the am?
- How many visitor parking spaces will there be in front of the building and in the garage?
- How many people will travel to the site each day?

BV Jan. 5 5:30-7pm

401-405 Alberto Way Neighborhood Open House
SIGN-IN SHEET

Name: Ty Kemp Email:
Address: 174 Cuesta De Los Gatos Wy Phone:

Name: Rick Vaccarello Email:
Address: 182 Cuesta De Los Gatos Phone:

Name: Melanie Kemp Email: melanie.kemp@cbnorcal.com
Address: 174 Cuesta de Los Gatos Way Phone: 408-805-1555

Name: Bobb Campisi Email:
Address: 182 Cuesta De Los Gatos Wy. Phone:

Name: Email:
Address: Phone:

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PDLG Jan 6 5:30-7

401-405 Alberto Way Neighborhood Open House
SIGN-IN SHEET

Name: Andie Rich Email: andiekrich@gmail.com
Address: 420 Alberto Way Unit 34 LG, CA 95032 Phone: 408-529-2762

Name: _____ Email: _____
Address: _____ Phone: _____

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Address: _____ Phone: _____

#4

Mail Address	Mail City	Mail St	Mail ZIP Code	Owner 1
61 Mariposa Ave	Los Gatos	CA	95030	Maggi Living Trust
371 Bella Vista Ave	Los Gatos	CA	95032	Current Resident
21060 Homestead Rd	Cupertino	CA	95014	Cupertino Development Corporat
21060 Homestead Rd	Cupertino	CA	95014	Bella Vista Village Homeowners
355 Bella Vista Ave	Los Gatos	CA	95032	Current Resident
19336 Monte Vista Dr	Saratoga	CA	95070	Melehan James S & Patricia E
185 Cuesta De Los Gatos	Los Gatos	CA	95032	Mazumdar Sanjay
195 Cuesta De Los Gatos	Los Gatos	CA	95032	Cala Salvatore A
355 Bella Vista Ave	Los Gatos	CA	95032	Current Resident
112 Cuesta De Los Gatos	Los Gatos	CA	95032	Bast Clifford C & Julie D
185 Cuesta De Los Gatos	Los Gatos	CA	95032	Parsons Edward W
179 Cuesta De Los Gatos	Los Gatos	CA	95032	Hung Pei-Jean
Po Box 3005	Olympic Valley	CA	96146	Stepner David & Judie
175 Cuesta De Los Gatos	Los Gatos	CA	95032	Current Resident
129 Treseder Ct	Los Gatos	CA	95032	Borrison Kristine A
125 Treseder Ct	Los Gatos	CA	95032	Yemoto Wesley Paul
121 Treseder Ct	Los Gatos	CA	95032	Thomas Colleen A
117 Treseder Ct	Los Gatos	CA	95032	Franklin Shelly
113 Treseder Ct	Los Gatos	CA	95032	Ogawa Stuart &Chen-Ogawa, Jane
109 Treseder Ct	Los Gatos	CA	95032	Kauffman Rennis H & Bonna S
16404 E La Chiquita Ave	Los Gatos	CA	95032	Panyan Johanna W 1991 Trust
101 Cuesta De Los Gatos	Los Gatos	CA	95032	Current Resident
165 Montclair Dr	Santa Cruz	CA	95060	Mccullough Ellen N
100 Cuesta De Los Gatos	Los Gatos	CA	95032	Current Resident
104 Cuesta De Los Gatos	Los Gatos	CA	95032	Seif Gholamali & Afagh
4825 Kingdale Dr	San Jose	CA	95124	Wong Perry R
108 Cuesta De Los Gatos	Los Gatos	CA	95032	Current Resident
112 Cuesta De Los Gatos	Los Gatos	CA	95032	Moreau-fox Sylvie J

2465 De La Cruz Blvd	Santa Clara	CA	95050	Melehan Joseph P
116 Cuesta De Los Gatos	Los Gatos	CA	95032	Current Resident
120 Cuesta De Los Gatos	Los Gatos	CA	95032	Gullo David L
124 Cuesta De Los Gatos	Los Gatos	CA	95032	Ilkbahar Aysen
22605 Salem Ave	Cupertino	CA	95014	Altmaier Richard & Paulette
128 Cuesta De Los Gatos	Los Gatos	CA	95032	Current Resident
4724 Cordoba Way	Oceanside	CA	92056	Liou Mendy Y
132 Cuesta De Los Gatos	Los Gatos	CA	95032	Current Resident
7782 E Fledgling Dr	Scottsdale	AZ	85255	Clark John
134 Cuesta De Los Gatos	Los Gatos	CA	95032	Current Resident
136 Cuesta De Los Gatos	Los Gatos	CA	95032	Hughes Anne
138 Cuesta De Los Gatos	Los Gatos	CA	95032	Bryan John W & Jennifer D
21060 Homestead Rd	Cupertino	CA	95014	Bella Vista Village Homeowners
166 Cuesta De Los Gatos	Los Gatos	CA	95032	Imam Mohammed S & Anoopma
168 Cuesta De Los Gatos	Los Gatos	CA	95032	Kim Eliot & Lee-Kim, Julia S
170 Cuesta De Los Gatos	Los Gatos	CA	95032	Lutgert Robin L
174 Cuesta De Los Gatos	Los Gatos	CA	95032	Kemp Melanie A
176 Cuesta De Los Gatos	Los Gatos	CA	95032	Matacco Scott & Gretchen J
178 Cuesta De Los Gatos	Los Gatos	CA	95032	Kennedy Kolleen
182 Cuesta De Los Gatos	Los Gatos	CA	95032	Vaccarello Richard H
186 Cuesta De Los Gatos	Los Gatos	CA	95032	Anderson Robert C & Deborah P
190 Cuesta De Los Gatos	Los Gatos	CA	95032	Sedgwick Grant & Robin
194 Cuesta De Los Gatos	Los Gatos	CA	95032	Parfitt Mary B
198 Cuesta De Los Gatos	Los Gatos	CA	95032	Moon Stephanie L
195 Cuesta De Los Gatos	Los Gatos	CA	95032	Hart Sharon
164 Maggi Ct	Los Gatos	CA	95032	Murphy Paul F
162 Maggi Ct	Los Gatos	CA	95032	Singh Ravi & Minal B
160 Maggi Ct	Los Gatos	CA	95032	Corral Edgar &Carmona, Janet
17751 Vista Ave	Monte Sereno	CA	95030	Doyle Ciaran T & Jane E

158 Maggi Ct	Los Gatos	CA	95032	Current Resident
156 Maggi Ct	Los Gatos	CA	95032	Lown Kenneth A & Mary A
154 Maggi Ct	Los Gatos	CA	95032	Chin Debra
152 Maggi Ct	Los Gatos	CA	95032	Stulski Vitaliy
150 Maggi Ct	Los Gatos	CA	95032	Badame Mary & Tillman, Patrick
148 Maggi Ct	Los Gatos	CA	95032	Williamson Nicholas P & Laura A
146 Maggi Ct	Los Gatos	CA	95032	Straight Forrest
144 Maggi Ct	Los Gatos	CA	95032	Schweickert William & Stratulate, Renee
18599 Lyons Ct	Saratoga	CA	95070	Sanzgiri Ajit
142 Maggi Ct	Los Gatos	CA	95032	Current Resident
140 Maggi Ct	Los Gatos	CA	95032	Barnia Hedayat & Marjan

#5

Mail Address	Mail City	Mail State	Mail ZIP Code	Owner 1
175 Highland Ave	Los Gatos	CA	95030	Hobson Nadine
420 Alberto Way 1	Los Gatos	CA	95032	Current Resident
151 Eastridge Dr	Los Gatos	CA	95032	Spiteri Ralph J & Laverne C
420 Alberto Way 2	Los Gatos	CA	95032	Current Resident
420 Alberto Way #4	Los Gatos	CA	95032	Rolle Nichole A
420 Alberto Way #6	Los Gatos	CA	95032	Spence Dolores
420 Alberto Way #8	Los Gatos	CA	95032	Holland Andrew
16025 Greenridge Ter	Los Gatos	CA	95032	Pragastis Panagiotis & Lynn
420 Alberto Way 12	Los Gatos	CA	95032	Current Resident
420 Alberto Way #52	Los Gatos	CA	95032	Prince Janet
17800 Soda Springs Rd	Los Gatos	CA	95033	Hamm James F & Norma P
420 Alberto Way 50	Los Gatos	CA	95032	Current Resident
420 Alberto Way #46	Los Gatos	CA	95032	Filice Christine M
420 Alberto Way #44	Los Gatos	CA	95032	Cathey Cathy J
420 Alberto Way #42	Los Gatos	CA	95030	Current Resident
3190 S Bascom Ave #200	San Jose	CA	95124	Bawden Charles A & Robinson, Kenneth
420 Alberto Way 40	Los Gatos	CA	95032	Current Resident
733 Old Orchard Rd	Campbell	CA	95008	Graziano Rosa A
420 Alberto Way 39	Los Gatos	CA	95032	Current Resident
420 Alberto Way #38	Los Gatos	CA	95032	Huynh Duc
420 Alberto Way #36	Los Gatos	CA	95032	White Charles A & Miller, Julia
420 Alberto Way #34	Los Gatos	CA	95032	Rich Andrew & Knudsen, Andrea
420 Alberto Way #32	Los Gatos	CA	95032	Dixon Margaret L
20600 Canyon View Dr	Saratoga	CA	95070	Demartini A Kirch & Sharon J
420 Alberto Way 30	Los Gatos	CA	95032	Current Resident
109 E Hilton Dr	Boulder Creek	CA	95006	Pierce Paula M
420 Alberto Way 28	Los Gatos	CA	95032	Current Resident
420 Alberto Way #26	Los Gatos	CA	95032	Sato Paulette

420 Alberto Way #24	Los Gatos	CA	95032	Wittmayer Adam J
655 Coe Ave	San Jose	CA	95125	Smith Joan H
420 Alberto Way 22	Los Gatos	CA	95032	Current Resident
16251 Shannon Rd		CA	95032	Sajjadi Hamed & Azar
420 Alberto Way 20	Los Gatos	CA	95032	Current Resident
420 Alberto Way #18	Los Gatos	CA	95032	Scott Jannette
860 Virginia Ave	Campbell	CA	95008	Azad Kathryn Trust
420 Alberto Way 16	Los Gatos	CA	95032	Current Resident
420 Alberto Way #14	Los Gatos	CA	95032	Tegger Carollynn
6224 Belmont Cir	Mount Airy	MD	21771	Benet Charles A & Elsbeth
420 Alberto Way 3	Los Gatos	CA	95032	Current Resident
13385 Surrey Ln	Saratoga	CA	95070	Fireman Paul L & Kay K
420 Alberto Way 5	Los Gatos	CA	95032	Current Resident
420 Alberto Way #7	Los Gatos	CA	95032	Brett Declan
999 Mazzone Dr	San Jose	CA	95120	Szabo Edward O & Diane P
420 Alberto Way 9	Los Gatos	CA	95032	Current Resident
Po Box 41513	San Jose	CA	95160	Corbisiero Samuel A & Linda R
420 Alberto Way 10	Los Gatos	CA	95032	Current Resident
420 Alberto Way #11	Los Gatos	CA	95032	Harman Shaun & Raminder, Cheema
420 Alberto Way #13	Los Gatos	CA	95032	Curtis Christopher V
37 Kidds Way	Stonington	CT	06378	Carroll Alan E & Donna L
420 Alberto Way 53	Los Gatos	CA	95032	Current Resident
420 Alberto Way #51	Los Gatos	CA	95032	Bonney Susan
6550 Crystal Springs Dr	San Jose	CA	95120	Fiorentino Joseph A & Bette A
420 Alberto Way 49	Los Gatos	CA	95032	Current Resident
420 Alberto Way #48	Los Gatos	CA	95032	Ashburn Matthew P
420 Alberto Way #47	Los Gatos	CA	95032	Roxborough Katherine R & Ben
1038 Wranglers Trail Rd	Pebble Beach	CA	93953	Cannizzaro Anthony J & Margaret J
420 Alberto Way 45	Los Gatos	CA	95032	Current Resident

420 Alberto Way #43	Los Gatos	CA	95032	Melnik Sergey &Mairna, Shorina
420 Alberto Way #41	Los Gatos	CA	95032	Granas Alexander & Carol S
420 Alberto Way #37	Los Gatos	CA	95032	Bourgeois John A
854 Via Seco	Nipomo	CA	93444	Morrone Charles L
420 Alberto Way 35	Los Gatos	CA	95032	Current Resident
420 Alberto Way #33	Los Gatos	CA	95032	Bartley Parastou O & Clint E
420 Alberto Way #31	Los Gatos	CA	95032	Ou Qian
62 Broadway	Los Gatos	CA	95030	Switzer Lucille M
420 Alberto Way 29	Los Gatos	CA	95032	Current Resident
420 Alberto Way #27	Los Gatos	CA	95032	Thorne Julie D
1708 Lollie Ct	San Jose	CA	95124	Kellogg William G & Diane C
420 Alberto Way 25	Los Gatos	CA	95032	Current Resident
11547 Green Valley Rd	Sebastopol	CA	95472	Cooper Gayle V
420 Alberto Way 23	Los Gatos	CA	95032	Current Resident
10280 Pacific Ct	Plymouth	CA	95669	Francis Karen L
420 Alberto Way 21	Los Gatos	CA	95032	Current Resident
420 Alberto Way #19	Los Gatos	CA	95032	Jerome Katarzyna M
420 Alberto Way #17	Los Gatos	CA	95032	Pitzer Mary A
104 Loma Alta Ave	Los Gatos	CA	95030	Liebthal Jennifer
420 Alberto Way 15	Los Gatos	CA	95032	Current Resident
715 Michael St	Milpitas	CA	95035	Wiggen Pt
420 Alberto Way 13	Los Gatos	CA	95032	Current Resident