



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

143 & 151 E. Main Street Mixed-Use Project

TOWN OF LOS GATOS
110 E. MAIN STREET
LOS GATOS, CA 95030

PHONE: (408) 354-6872
FAX: (408) 354-7593

NOTICE IS HEREBY GIVEN that the Town of Los Gatos has prepared an Initial Study to evaluate the environmental impacts of the proposed 143 & 151 E. Main Street Mixed-Use Project (proposed project), described below, and intends to adopt a Mitigated Negative Declaration in accordance with the California Environmental Quality Act. The Initial Study concludes that the proposed project would not have a significant adverse effect on the environment if the mitigation measures identified in the Initial Study are adopted and made conditions of approval of the proposed project.

FROM: Town of Los Gatos, Community Development Department
110 E. Main Street
Los Gatos, CA 95030
Contact, Ryan Safty, Associate Planner (Phone: [408] 354-6802 / Email:
RSafty@losgatosca.gov)

PUBLIC REVIEW PERIOD: The Initial Study and proposed Mitigated Negative Declaration are available for a 20-day review beginning on **February 28, 2025**, and ending **March 20, 2025**. Comments on the Mitigated Negative Declaration must be submitted in writing within the 20-day review period and sent by email or fax to:

Town of Los Gatos
Attn: Ryan Safty, Associate Planner
110 E. Main Street
Los Gatos, CA 95030
Email: RSafty@losgatosca.gov
Fax: (408) 354-7593

The Initial Study/Mitigated Negative Declaration and supporting technical studies can be accessed online at www.losgatosca.gov/143EMainStCEQA or in person at the Town's Community Development Department, located at 110 E. Main Street, Los Gatos, CA 95030.

PROJECT LOCATION: The approximately 0.43-acre project site, identified by Assessor's Parcel Numbers (APNs) 529-28-001 and -002, is located at 143 and 151 E. Main Street in the downtown area of the Town of Los Gatos, California. The project site is not identified on any list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5.

SUMMARY PROJECT DESCRIPTION: The proposed project is being processed under Senate Bill 330 (SB 330) and has invoked the Builder's Remedy. The applicant proposes to demolish the existing on-site commercial structures and construct a four-story, 52-foot tall, mixed-use building with underground parking accessed off of Church Street. The ground level of the proposed building would include 2,416 square feet of commercial space and a total of 30 residential units (24 market rate and 6 affordable) would be located on all four floors of the building. The units would be for sale and would range in size from 743 to 2,188 square feet. All existing on-site trees would be removed, and 21 new trees are proposed. The proposed project would require discretionary approval of an Architecture and Site Application for the mixed-use building, Conditional Use Permit for the mixed-use component, and Vesting Tentative Map for the condominium units.

CONTACT: Please contact Ryan Safty, Associate Planner by Phone at (408) 354-6802 or by email at RSafty@losgatosca.gov if you have questions regarding this Notice.

Ryan Safty

Ryan Safty, Associate Planner

2/26/25

Date