



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 03/08/2023

ITEM NO: 5

DESK ITEM

DATE: March 8, 2023
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Approval for Construction of a New Commercial Building, a Formula Retail Business (Whole Foods) Greater Than 6,000 Square Feet, a Merger of Two Lots into One, a Variance from the Required Number of Parking Spaces, and the Removal of Large Protected Trees on Properties Zoned CH. **Located at 15600-15650 Los Gatos Boulevard.** APNs 424-14-028 and -036. Categorically Exempt Pursuant to CEQA Guidelines Section 15332: In-Fill Development Projects. PROPERTY OWNER/APPLICANT: Steve Lynch, Sand Hill Property Company. PROJECT PLANNER: Jocelyn Shoopman

REMARKS:

Exhibit 19 includes public comment received between 11:01 a.m., Tuesday, March 7, 2023, and 11:00 a.m., Wednesday, March 8, 2023.

EXHIBITS:

Previously received with the March 8, 2023, Staff Report:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval for the Architecture and Site, Subdivision, and Variance applications
4. Recommended Conditions of Approval for the Conditional Use Permit application
5. Project Description
6. Letter of Justification for Variance from Parking
7. Community Outreach by Applicant
8. Applicant's Arborist Report #1
9. Consulting Arborist's Peer Review Report #1
10. Applicant's Arborist Report #2
11. Consulting Arborist's Peer Review Report #2
12. Applicant's Arborist Report #3

PREPARED BY: Jocelyn Shoopman
Associate Planner

Reviewed by: Planning Manager and Community Development Director

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SUBJECT: 15600-15650 Los Gatos Boulevard/S-22-008, M-22-002, U-22-005, and V-22-004

DATE: March 8, 2023

EXHIBITS (continued):

- 13. Consulting Architect's Report
- 14. Applicant's Response to Consulting Architect's Report
- 15. Environmental Consultant's CEQA Categorical Exemption Memorandum
- 16. Development Plans
- 17. Public Comments received before 11:00 a.m., Friday, March 3, 2023

Previously received with the March 8, 2023, Addendum Report:

- 18. Public Comment received between 11:01 a.m., Friday, March 3, 2023, and 11:00 a.m., Tuesday, March 7, 2023.

Received with this Desk Item Report:

- 19. Public Comment received between 11:01 a.m., Tuesday, March 7, 2023, and 11:00 a.m., Wednesday, March 8, 2023.