



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 06/12/2024

ITEM NO: 2

DATE: June 7, 2024
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Approval for a Private Sports Recreation Club on Property Zoned C-1. **Located at 15920 Los Gatos Boulevard.** APN 523-01-011. Conditional Use Permit Application U-24-005. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner: Carl Cilker. Applicant: Mary C. Egan. Project Planner: Jocelyn Shoopman.

RECOMMENDATION:

Consider approval of a request for a private sports recreation club on property zoned C-1, located at 15920 Los Gatos Boulevard.

PROJECT DATA:

General Plan Designation: Mixed Use Commercial
Zoning Designation: C-1
Applicable Plans & Standards: General Plan; Commercial Design Guidelines
Parcel Size: 1.05 acres
Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Commercial	Mixed Use Commercial	CH
South	Commercial	Mixed Use Commercial	C-1
East	Residential	Medium Density Residential	RD
West	Office and Commercial	Mixed Use Commercial	O and CH

PREPARED BY: Jocelyn Shoopman
Senior Planner

Reviewed by: Planning Manager and Community Development Director

CEQA:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities.

FINDINGS:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities.
- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).
- As required by Section 29.20.190 of the Town Code for granting a Conditional Use Permit.

ACTION:

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

BACKGROUND:

The subject property is located in the Cornerstone shopping center on the east side of Los Gatos Boulevard and approximately 400 feet north of the intersection of Blossom Hill Road and Los Gatos Boulevard (Exhibit 1). The project site is 1.05 acres and is currently vacant, but was previously occupied by Rite Aid until May 2023. Access to the parcel through the Cornerstone shopping center is provided by two points of access with ingress and egress on Los Gatos Boulevard and one point of access with ingress and egress on Blossom Hill Road (Exhibit 1).

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is located within the Cornerstone shopping center located on the east side of Los Gatos Boulevard and approximately 400 feet north of the intersection of Blossom Hill Road and Los Gatos Boulevard (Exhibit 1). The surrounding area contains a mix of uses with commercial to the north, two-family uses to the east, commercial uses to the south, and office and commercial uses to the west.

B. Project Summary

The applicant is requesting approval of a Conditional Use Permit (CUP) for a private sports recreation club (Exhibit 4). Due to the size of the existing building, the applicant is not proposing any outdoor recreation spaces, such as a sport court or swimming pool.

PROJECT DESCRIPTION (continued):

C. Zoning Compliance

The property is zoned C-1. The proposed use, a private sports recreation club requires a CUP in the C-1 zone.

DISCUSSION:

A. Zoning

A private sports recreation club is allowed as a conditional use in the C-1 zone, requiring approval of a CUP. The project is not proposing any exterior alterations to the design of the building and the complies with the zoning requirements related to lot coverage, building height, parking, and circulation. The applicant is not requesting any exceptions or Variances to the Town Code.

B. Conditional Use Permit

The proposed project is for a private sports recreation club. The applicant is proposing operation hours of 5:00 a.m. to 11:00 p.m. seven days a week. The proposed use will operate as a fitness center with free weights, weight machines, personal training, and ancillary fitness classes programmed throughout the day. A juice bar is proposed within the existing floor area of the building to offer food and drink options for purchase by members of the club, including, but not limited to smoothies, acai bowls, coffee, and pre-packaged foods, such as salads and protein bars (Exhibit 5). Due to the size of the existing building, the applicant is not proposing any outdoor recreation spaces, such as a sport court or swimming pool. Per Section 29.20.750 of the Zoning Code, the Planning Commission is the deciding body for a private sports recreation club use.

In order to grant approval of a CUP for the proposed use, 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 would 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.

DISCUSSION (continued):

In regard to the first finding, the proposed use is desirable to the public convenience because it provides a private sports recreation club with exercise opportunities for visitors and residents. As required by finding two, the proposed use would not impair the integrity of the zone, in that the proposed use is a commercial use and would be located in a commercial zone. In regard to the third finding, the proposed use would not be detrimental to public health, safety, or general welfare, as the conditions placed on the permit would maintain the welfare of the community. In regard to the final finding, the proposed use is in conformance with the Town Code and General Plan as discussed within this report.

C. Parking

The project site is located in the Cornerstone shopping center which contains a total of 285 parking spaces (Exhibit 7). The proposed use requires one parking space per 350 square feet of gross floor area (52 parking spaces). The total required parking for the proposed use plus all existing uses within the shopping center is 226 parking spaces. The existing parking on site meets the Town's requirements because it exceeds the required parking by 59 parking spaces.

D. General Plan

The 2020 General Plan Land Use designation for the site is Mixed Use Commercial. This designation permits a mixture of retail, office, and residential in a mixed-use project, along with lodging, service, auto-related businesses, non-manufacturing industrial uses, recreational uses, and restaurants. Projects developed under this designation shall maintain the smalltown, 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. This designation should never be interpreted to allow development of independent commercial facilities with principal frontage on the side streets.

Applicable goals and policies of the 2020 General Plan Land Use and Community Design Elements include, but are not limited to the following:

- Policy LU-2.1 – Minimize vehicle miles traveled for goods and services by allowing and encouraging stores that provide these goods within walking distance of neighborhoods in Los Gatos.
- Goal LU-4 – To provide for well-planned, careful growth that reflects the Town's existing character and infrastructure.

DISCUSSION (continued):

- Policy LU-9.6 – Encourage development that maintains and expands resident-oriented services and/or creates employment opportunities for local residents consistent with overall land use policies of the Town.
- Policy LU-13.2 – Commercial activity along Los Gatos Boulevard shall complement the whole Town and shall provide a dependable source of income, employment opportunities, goods, and services.
- Policy LU-13.5 – Establish and maintain appropriate boundaries between the commercial uses along Los Gatos Boulevard and adjacent residential neighborhoods.

PUBLIC COMMENTS:

Written notice was sent to property owners and tenants within 300 feet of the subject property. At the time this report was published, no comments had been received.

CEQA DETERMINATION:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Section 15301: Existing Facilities.

CONCLUSION:

A. Summary

The applicant is requesting approval of a CUP for a private sports recreation club in the C-1 zone. The project is consistent with the Zoning Code and General Plan.

B. Recommendation

Based on the analysis above, staff recommends approval of the CUP application subject to the recommended Conditions of Approval.

If the Planning Commission finds merit with the proposed project, it should:

1. Find that the project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities (Exhibit 2);
2. Make the finding that the project complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations) (Exhibit 2);
3. Make the findings as required by Section 29.20.190 of the Town Code for granting a CUP (Exhibit 2); and

CONCLUSION (continued):

4. Approve CUP application U-24-005 with the conditions contained in Exhibit 3, and development plans included as Exhibit 7.

C. Alternatives

Alternatively, the Commission 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.

EXHIBITS:

1. Location Map
2. Required Findings
3. Recommended Conditions of Approval
4. Letter of Justification
5. Business Description
6. Existing Photos
7. Site and Parking Plan