



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 04/26/2023

ITEM NO: 2

ADDENDUM

DATE: April 25, 2023
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Forward a Recommendation to the Town Council on Land Use and Economic Recovery Amendments to Chapter 29 (Zoning Regulations) of the Town Code Regarding Personal Service Businesses, Bars, Markets, Banks, Financial Services, Formula Retail, Group Classes, Veterinarians, Offices, and Definitions. The Proposed Amendments to the Town Code are Not Considered a Project Under the California Environmental Quality Act. Town Code Amendment Application A-23-001. **Project Location: Town Wide.**
Applicant: Town of Los Gatos.

REMARKS:

Exhibit 9 includes public comment received between 11:01 a.m., Friday, April 21, 2023, and 11:00 a.m., Tuesday, April 25, 2023.

EXHIBITS:

Previously received with the April 26, 2023 Staff Report:

1. Required Findings
2. Draft Ordinance Amendments
3. Strategic Priorities 2023 - 2025
4. Economic Vitality and Land Use Streamlining Information
5. Resolution 2020-008
6. Resolution 2022-066
7. Resolution 2023-011
8. C-2 Ground Floor Offices Map

PREPARED BY: Sean Mullin, AICP
Senior Planner

Reviewed by: Santa Clara County Fire Department, Planning Manager, Community Development Director, and Town Attorney

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SUBJECT: Economic Recovery Code Amendments

DATE: April 25, 2023

EXHIBITS (continued):

Received with this Addendum Report:

9. Public Comment received between 11:01 a.m., Friday, April 21, 2023, and 11:00 a.m., Tuesday, April 25, 2023.

From: Adam Mayer <[REDACTED]>
Sent: Sunday, April 23, 2023 9:39 PM
To: Planning <Planning@osgatosca.gov>
Subject: Public Comment Item #2 (4/26/23)

[EXTERNAL SENDER]

Dear Director Paulson, Planning Staff & Planning Commission,

While I am in general agreement with staff's recommendations for the "Land Use and Economic Recovery" Amendments to the Zoning Code, I would appreciate some more discussion and consideration about Part D "Formula Retail Greater than 6,000 Square Feet".

The amendments would not only remove the conditional use permit requirements for formula retail greater than 6,000 square feet, but it would remove the classification of "formula retail" completely. This would effectively put national retail chains in direct competition with locally owned small businesses over limited retail space in our Town's commercial corridors.

Currently, our commercial corridors strike a pretty nice balance between small mom & pop businesses and retail chains. In order to keep that balance, I could envision a compromise situation where the CUP requirement for formula retail over 6,000 square feet is removed in the C-1 and CH zones but kept in place in the C-2 and LM zones (thus incentivizing property owners in those zones to rent/lease to locally owned, independent businesses).

Luckily our town has the good fortune of not having a retail vacancy problem in large part to the smart moves that were made by the town during the pandemic emergency. The town did an excellent job then and continues to show thoughtful leadership with these proposed amendments. That being said, please seriously consider the potential unintended consequences of Part D.

Thanks,
Adam Mayer

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STUDIO—AMA

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