

Ryan Safty

From: Joseph Prang <joe@artisanwinedepot.com>
Sent: Wednesday, June 12, 2019 5:34 PM
To: Ryan Safty
Cc: Joseph Prang; Scott Plautz
Subject: Support for Development Project at 16212 Los Gatos Boulevard

Follow Up Flag: Follow up
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TOWN OF LOS GATOS
PLANNING DIVISION

As the only tenant on the property at 16212 Los Gatos Blvd, we at Artisan Wine Depot Los Gatos want to document our support for the current proposed Development Project at the site. We have been the site Tenant for 5 years and seen several development proposals (and associated Story Poles!). We feel this proposal is the best use of the property, and the best outcome for the local community. Scott Plautz and the 16212 Los Gatos Blvd LLC team has made a strong solution proposal for the intersection "island" at Shannon Road and Los Gatos Blvd.

In summary, we recommend the support of the project by Planning Commission / Town Council.

Joseph A Prang
For
Artisan Wine Depot Los Gatos.

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Joseph Prang
Wine Director / Certified Sommelier
408-497-7523
joe@artisanwinedepot.com
Artisan Wine Depot

*We have moved to a new location in Mountain View. Our updated address is now:
2495 Old Middlefield Way
Mountain View, CA 94043
Our websites and phone numbers are still the same.
Phone: (650) 917-8080
Website: www.artisanwinedepot.com

We are currently in our soft opening and doing personal concierge style service
Please inquire about our personal concierge service by emailing us at sales@artisanwinedepot.com or calling us at 650.917.8080

Artisan Wine Depot
Mountain View Location #1^[SEP] 2495 Old Middlefield Way, Mountain View, CA 94043^[SEP] Phone: (650) 917-8080
Website: www.artisanwinedepot.com
Los Gatos Location #2^[SEP] 16212 Los Gatos Boulevard, Los Gatos, CA 95032^[SEP] Phone: (408) 827-4127
Website: www.artisanwinedepotlg.com

Ryan Safty

From: Ron Tate <ron@tatedevelopment.com>
Sent: Wednesday, June 12, 2019 3:41 PM
To: Ryan Safty
Subject: I support the project and recommendation of approval for the development project at 16212 Los Gatos Blvd

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PLANNING DIVISION

Ryan

Please be advised that I strongly support the Los Gatos project known as at 16212 Los Gatos Blvd and encourage the approval as designed.

Ron Tate

22 South Santa Cruz
Los Gatos, Ca.
(408) 499-5302 cell
(408) 399-4960 fax
ron@tatedevelopment.com

Ryan Safty

From: Jim Foley <jimfoley@pennantproperties.com>
Sent: Wednesday, June 12, 2019 3:15 PM
To: Ryan Safty
Cc: scottplautz@gmail.com
Subject: Support for 16212 Los Gatos Blvd Redevelopment

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TOWN OF LOS GATOS
PLANNING DIVISION

Dear Ryan,

I wanted to send in this note supporting and recommending approval of the proposed project at 16212 Los Gatos Blvd. The existing building and use has not provided any meaningful benefit or service to the Town in recent years. Even the prior use, as an automotive use, was not properly located on Los Gatos Blvd. As such, even though the building and structure are not in any egregious state of disrepair, I would almost consider this corner blighted given its history.

I have reviewed the proposed project and am in full support of moving it forward. Los Gatos needs a "re-balancing" of uses and a major part of that is increasing availability of office space to create local jobs which in turn can reduce traffic, which is a good thing. The project also allows for commercial/retail components along the boulevard which will be a great improvement over the existing, and also serve the surrounding businesses and neighborhoods. I also recognize the huge commitment the developer has made to Safe Routes to School which is critical given the proximity of schools to the project as well as it truly demonstrates the good intentions and community commitment the developer has.

Please pass this note along to the deciding bodies so that they may hear support to approve the project from me as a local business owner, property owner, and resident of Los Gatos.

Thank you,

Jim Foley

Principal

(408) 813-7490

Pennant
Properties

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Ryan Safty

From: Ken Hoffman <ken@ehoffmanpm.com>
Sent: Wednesday, June 12, 2019 2:52 PM
To: Ryan Safty; Scott Plautz
Subject: 16212 Los Gatos Blvd., Los Gatos

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TOWN OF LOS GATOS
PLANNING DIVISION

Dear Mr. Rafty,

I am a commercial property owner of 15827 Los Gatos Blvd., Los Gatos. My wife and I have been watching the proposals for the above property during the past few years.

We like the current design as a commercial property. We see residential developments going up everywhere, and traffic coming to a stand still. We believe that there should not be any residential developments on busy streets.

According to the website looked at, the proposed development appears to meet all of the Town of Los Gatos requirements. Without going into detail, we believe that the plan currently before the Town Council, is a solid project for this property and for the Town of Los Gatos.

We hope that it will be approved.

Ken and Carol Hoffman

Ryan Safty

From: peter olcott <polcott@gmail.com>
Sent: Wednesday, June 12, 2019 2:05 PM
To: Ryan Safty
Subject: I support the project and recommendation of approval for the development project at 16212 Los Gatos Blvd

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PLANNING DIVISION

Ryan Safty

From: Deana Arnold <darnold@mac.com>
Sent: Wednesday, June 12, 2019 1:50 PM
To: Ryan Safty
Cc: Scott Plautz
Subject: 16212 Los Gatos Blvd.

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TOWN OF LOS GATOS
PLANNING DIVISION

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Dear Mr. Safty,

I am writing in support of the development project at 16212 Los Gatos Blvd. I feel that the plan being presented will not only meet the needs of the community and conform with local development plans, but will also improve the safety of school children as they walk to and from school. As a student teacher and long-term substitute at Los Gatos High School during the 2018/19 school year, student safety is a top priority to me, as I'm sure it is for the town of Los Gatos. I recommend and sincerely hope that the Town Council and Planning Commission approve this project.

Respectfully,
Deana Arnold, Ph.D., M.Ed.

Ryan Safty

From: David Taxin <DTaxin@moinc.net>
Sent: Wednesday, June 12, 2019 12:27 PM
To: Ryan Safty
Subject: 16212 LG Blvd.

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**TOWN OF LOS GATOS
PLANNING DIVISION**

Hi, Congratulation's on coming to Los Gatos, Love Capitola though also. As a leasing agent on the street since 1987 I'm in complete support of the project located at 16212 Los Gatos Blvd. I have been involved with many projects on this street and believe this one will also be a success. Scott has worked to make a minimal impact on the Town residences. We haven't had any new retail built on the street for over 5 years. Thank you, David Taxin



David Taxin
Lic. #00983163
Partner- 30 Years in CRE
MEACHAM/OPPENHEIMER, INC.
CORFAC INTERNATIONAL
8 N. San Pedro St. Ste. 300
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Ryan Safty

From: John Longstreth <lmountainfam@gmail.com>
Sent: Wednesday, June 12, 2019 12:24 PM
To: Ryan Safty
Subject: Support of Project at 16212 Los Gatos Blvd

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My wife and I own a business in downtown Los Gatos (Curls Hair Salon and Closet). We are very familiar with current businesses in our town and understand the need for additional commercial spaces for our community. We support the project and recommendation of approval for the development project at 16212 Los Gatos Blvd.

Regards,

John & Marcela Longstreth
Curls Hair Salon and Closet

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**TOWN OF LOS GATOS
PLANNING DIVISION**

Ryan Safty

From: scott frolich <sfrolinda@yahoo.com>
Sent: Wednesday, June 12, 2019 11:53 AM
To: Ryan Safty
Subject: Development at Los Gatos Blvd at Shannon Road

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**TOWN OF LOS GATOS
PLANNING DIVISION**

Hello,
My name is Scott Frolich and live at 173 Ivy Hill Way, Los Gatos 95032. I would like to see this project approved as it would add to the safety of the kids going to and from school and allow the wine store to stay in the same location along with other new businesses and offices.

Thanks, Scott

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Supplemental Opposition to Planned Development Application for 16212 Los Gatos Boulevard

Jeffrey A. Barnett

8.1.19

This Supplemental Opposition to the STEM application for approval of a commercial building at 16212 Los Gatos Boulevard augments the comments made in my opposition dated 6.9.19. I make these comments as a citizen of the Town, and not as a member of any Town committee or commission.

- The Five Foot Setback is not justified.

The Justification Letter dated May 31, 2019 does not support the reduction of the fifteen-foot setback to five feet. The letter explains that the Safe Routes to School standards required that the developer move the curb ten feet into the northbound lane of Los Gatos Boulevard. However, the sidewalk extension does not logically support a reduction of the required setback which amounts to a two-thirds degradation. See Letter, Page 1, Item a. The actual purpose of the requested five foot setback is to address proposed parking. See Letter, Page 1, Item b. It is the developer's responsibility to design and build in accordance with the Town's requirements, and the property/building size and related parking requirements are not an excuse for a dramatic loss of the setback.

The justification letter further states that the developer has maintained the required setback from the curb to the building and that it will achieve a greater setback than the minimum. However, the setback must be measured from the *property line* and not the curb.

- The Commercial Design Guidelines

The Justification letter acknowledges that under Section 5.A.2.1 of the Commercial Design Guidelines, setbacks should be substantially landscaped, including minimum landscape of fifteen feet from fronting sidewalks and large trees. The proposal does not address this requirement. The letter also does not explain the deviation from the general requirement of the Commercial Design Guidelines that buildings on corner locations should generally be limited to one story in height and that views to the surrounding hill should be maintained, especially at signalized intersections. See Sections 5A.1 and 5.A.2.6(a) on Page 44 of the Guidelines. The minimal setback, two story height, and lack of landscaping in the proper location would create a building mass that is inconsistent with the look and feel of the Boulevard. See Opposition dated 6.9.19, Pages 1-2.

- The Standards for Approval of a Planned Development Are Not Met.

Section 29.80.075 of the Town Code states that the purpose and intent of a planned development overlay zone is to preserve, enhance, and/or promote: (1) The Town's natural and historic resources; (2) the production of affordable housing; (3) the maximization for open space; and/or (4) a project that provides a public benefit to the citizens of the Town. None of these justifications apply to the submitted project. See Opposition date 6.9.19, Page 1.

- The Los Gatos Boulevard Plan Would Be Violated.

As noted, the proposed project is not consistent with the Los Gatos Boulevard Plan because it would conflict with the character of the neighborhood. See Opposition dated 6.9.19, Page 1.

- The General Plan Issue:

The proposal should be denied because it conflicts with the General Plan. Its architecture is not consistent with the immediate neighborhood. See Opposition dated 6.9.19, Page 2.

- The CEQA Issue:

A negative declaration should not be granted because of the adverse aesthetic impacts of the proposed building. See Opposition dated 6.9.19, Page 2.

In conclusion, it is the duty of the developer to propose construction that conforms to the General Plan, the Commercial Guidelines, the Boulevard Plan, the requirements for a PD overlay and CEQA. The Town should not set an adverse precedent by allowing a two-story building on a corner and particularly by concurrently permitting a PD overlay for the sole purpose of avoiding a reasonable setback requirement. The proposal does not provide a factual basis for the necessary findings by the Council.

Thank you for considering these points.

Jeffrey A. Barnett