



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 06/12/2019

ITEM NO: 2

DESK ITEM

DATE: JUNE 12, 2019

TO: PLANNING COMMISSION

FROM: JOEL PAULSON, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PLANNED DEVELOPMENT APPLICATION PD-17-002 AND NEGATIVE DECLARATION ND-19-002. PROJECT LOCATION: 16212 LOS GATOS BOULEVARD. PROPERTY OWNER/APPLICANT: 16212 LOS GATOS BLVD. LLC.

REQUESTING APPROVAL OF A PLANNED DEVELOPMENT TO RE-ZONE TWO PROPERTIES ZONED CH TO CH:PD TO ALLOW FOR CONSTRUCTION OF A NEW COMMERCIAL BUILDING. APN 523-06-010 AND -011.

REMARKS:

Exhibit 16 includes additional public comments received between 11:01 a.m., Tuesday, June 11, 2019 and 11:00 a.m., Wednesday, June 12, 2019.

It should also be noted that the June 12, 2019 staff report contained an error on page five, under the Discussion section. Page five of the staff report should be amended as follows:

The proposed PD application complies with all provisions of the CH zone and Los Gatos Boulevard Plan, except for the item listed below, which is proposed to be allowed through the PD ordinance:

- Reduced front setback along Los Gatos Boulevard of five feet, when Town Code requires ~~25~~ 15 feet. ~~based on the proposed building height of nearly 30 feet.~~

EXHIBITS:

Previously received under separate cover:

1. May 2019 Draft Initial Study and Negative Declaration

PREPARED BY: RYAN SAFTY
ASSOCIATE PLANNER

Reviewed by: Planning Manager and Community Development Director

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SUBJECT: 16212 LOS GATOS BOULEVARD/PD-17-002 AND ND-19-002
JUNE 12, 2019

Previously received with the June 12, 2019 Staff Report:

2. Location Map
3. Required Findings (one page)
4. February 24, 2016 Planning Commission Staff Report and minutes (22 pages)
5. August 10, 2016, Conceptual Development Advisory Committee meeting minutes (three pages)
6. Project Overview and Letter of Justification received April 13, 2018 (three pages)
7. Consulting Arborist's Report dated November 20, 2017 (37 pages)
8. Consulting Architect's Report dated December 13, 2017 (ten pages)
9. Applicant's response to Consulting Architect's Report received June 7, 2019 (two pages)
10. Justification for Exceptions and Response to Comments, received June 7, 2019 (four pages)
11. Color and materials board received May 30, 2019 (one sheet)
12. Planned Development Ordinance (31 pages) with Exhibit A Rezone Area (one page) and Exhibit B Development Plans, received May 30, 2019 (37 sheets)
13. Public comments received by 11:00 a.m. on Friday June 7, 2019

Previously received with the June 11, 2019 Addendum Report:

14. Public comments received between 11:01 a.m., Friday, June 7, 2019 and 11:00 a.m., Tuesday, June 11, 2019
15. Project Information Sheet by Engineering Division (four pages)

Received with this Desk Item Report:

16. Public comments received between 11:01 a.m., Tuesday, June 11, 2019 and 11:00 a.m., Wednesday, June 12, 2019

Ryan Safty

From: Marlene Gordon <mjbggordon@comcast.net>
Sent: Tuesday, June 11, 2019 2:07 PM
To: Ryan Safty
Subject: Proposed commercial Shannon Rd @ Los Gatos Blvd

Follow Up Flag: Follow up
Flag Status: Completed

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JUN 11 2019

TOWN OF LOS GATOS
PLANNING DIVISION

Associate planner Safty

I would like to urge the planning department to deny the requested reduced setback for the proposed commercial project at Shannon Rd and Los Gatos Blvd. This intersection is a very busy one with not only vehicular but bicycle and pedestrian traffic. A reduction of the third lane will create yet another traffic problem continuing to grow in Los Gatos. And the allowance of access by the proposed commercial building to enter and exit at Shannon Rd will create an amazing traffic jam at certain times of the day. This could create a dangerous situation should emergency vehicles need to access LG Blvd.

In addition, the fact remains that there are 3 schools within several blocks of this intersection with many students that walk or ride bicycles to and from school use this intersection. A reduction of a lane, increased traffic jams, vehicles entering and exiting the proposed site would create an unsafe situation for those students. Many of the young students are less concerned with their safety and ride on the wrong side of the street and are not as aware of traffic as they should be.

I'm also disappointed to see the height of this building will block the view of the east hillsides. I would hope the planning department would reconsider the height and allow only the height of the current building currently at the site.

As a resident living off Shannon Road, and annexed into the town, I urge the commission to deny the request for a reduced setback as well as reconsider and reduce the height of the proposed project.

Marlene Gordon
East La Chiquita

Sent from my iPad

Ryan Safty

From: Ryan Safty
Sent: Tuesday, June 11, 2019 4:39 PM
To: Ryan Safty
Subject: FW: Deny the Variance Request at Los Gatos Blvd. at Shannon Rd. Development

On Jun 11, 2019, at 1:05 PM, ewerner4@gmail.com wrote:

06.11.19

Dear Marico Sayoc,

I am writing to ask as a Councilperson that you deny the variance request for the development at Los Gatos Blvd. at Shannon Rd. That particular location is a major safety concern because of students at Fisher Middle School, in particular, who use that area as one of the main arteries via walking and cycling to their middle school. Students, too, tend to walk in groups and packs which often pushes them out to the curb as they walk and cycle. Additionally, this is Not the precedent the Town wants to set for future building along Los Gatos Blvd.

I urge you to vote No.

Last, on Saturday, June 8th, I witnessed while walking my dog on Shannon Rd., two female middle schoolers run out across the street paying no attention to oncoming traffic. A vehicle slammed its brakes on and barely in time before these two students were hit. (There was a middle school graduation party on Shannon Rd.) I share this event with you because it presents the kind of safety issues we face in a heavily traveled area via car and student. And, often is the case, these young students/lives are simply not paying 100% attention.

I am still shook by how close these two middle schoolers nearly lost their lives. (I did call the police because the vehicle speed exceeded the 30 mile an hour speed limit on Shannon Rd. in this incident).

Thank you.

Eileen Werner
ewerner4@gmail.com
Resident of Los Gatos, CA

Sent from my iPhone

RECEIVED

JUN 11 2019

TOWN OF LOS GATOS
PLANNING DIVISION

Ryan Safty

From: Don Macleod <donbmacleod@gmail.com>
Sent: Wednesday, June 12, 2019 3:31 AM
To: Ryan Safty
Subject: 16212 LG Blvd- Planning application

Follow Up Flag: Follow up
Flag Status: Flagged

RECEIVED
JUN 12 2019
TOWN OF LOS GATOS
PLANNING DIVISION

I am very pleased to hear that the now revised proposal for a suitable scale commercial development proposal is now moving forward at the above site address. Given all the revisions and extensive community outreach conducted by the developer in our town- the proposal as now being submitted to our Planning Commission has my full support.

Don Macleod,
133 Glen Ridge Avenue
Los Gatos 95030
Sent from my iPad

Ryan Safty

From: Farzon Almani farzon.almani@one82.com
Sent: Wednesday, June 12, 2019 7:09 AM
To: Ryan Safty
Cc: Scott Plautz
Subject: I support 16212 Los Gatos Blvd

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JUN 12 2019

TOWN OF LOS GATOS
PLANNING DIVISION

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Ryan.

I am writing you to show my support for the project and the recommendation of approval for the development project at 16212 Los Gatos Blvd. As a long-time resident and business owner in Los Gatos, I think this project will add a lot of value to our community and help support the long time values that we all cherish in this tight nit community.

I have lived and worked in Los Gatos since the 1970's. I have owned a business in Los Gatos since 1989.

Thank You

Farzon Almani

Founder & CEO

farzon.almani@one82.com

(408) 335-0346 direct

(408) 335-0353 main



Chat with our Service Desk



Ryan Safty

From: Linda Yung <linda.yung@gmail.com>
Sent: Wednesday, June 12, 2019 10:13 AM
To: Ryan Safty
Subject: 16212 Los Gatos Boulevard

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JUN 12 2019

Follow Up Flag: Follow up
Flag Status: Flagged

TOWN OF LOS GATOS
PLANNING DIVISION

Dear Members of the Los Gatos Town Council and Town Planners,

We are writing to voice our concerns that the commercial development will be built too close to the roads and the proposed design, especially the massive rooftop, creates a large wall that blocks the mountain views and towers over the neighborhood.

The proposed building should not be granted a reduced front yardage of just 5 feet when the requirement is 25 feet based on the proposed building height of nearly 30 feet. This request will overwhelm and stick out like a sore thumb around the neighborhood of LG Blvd, Shannon Rd and Roberts Rd.

There is a commercial/residential building at 16190 Los Gatos Blvd and Magneson Loop that is also a 2-story structure. This adjacent 2-story building blends in with the community's architecture and does not tower over its neighbors. It can be done. But the proposed building design falls short of blending with the community.

Also, the Compass building at 16268 Los Gatos Blvd has a further setback.

In addition, there are some design elements that require clarification. The proposal mentions there will be curved corner windows / doors. We are concerned that the curved windows / doors will blind drivers heading north on LG Blvd when the sun is low in the afternoon, especially if the building is not that far from the road. We hope the developer will provide solutions to minimize this potential harm.

We respectfully requests our town council to vote NO on the current proposed designs.

Regards,
Barnaby James and Linda Yung
Laruel Mews Residents

Ryan Safty

From: Scott Schork <sschork@BKF.com>
Sent: Wednesday, June 12, 2019 10:17 AM
To: Ryan Safty
Subject: 16212 Los Gatos Blvd

Follow Up Flag: Follow up
Flag Status: Flagged

RECEIVED

JUN 12 2019

TOWN OF LOS GATOS
PLANNING DIVISION

Dear Mr. Safty,

As a resident of Los Gatos with two teenage boys that recently graduated from Fisher Middle School, I am a strong supporter of the project and recommend approval for the development located at 16212 Los Gatos Blvd.

As a civil engineer I see the elimination of the pork-chop-islands at the northeast corner of Shannon and Los Gatos Blvd as a major safety improvement. This is particularly true for the children walking, biking and skating to school, but also the community as a whole. A typical pork-chop-island implies the driver has a free right turn, even on a red light. At this location that is not the case. Drivers must stop on the red light as indicated by signage. The kids are aware of the no-right on red scenario and they wander to the pork-chop-island with the assumption that the cars will stop. If I had to guess, 20% of the cars blow through the red light. Residents know it's a no-right on red but the typical driver isn't familiar with this non-standard situation.

The proposed development eliminates one of the northbound lanes of Los Gatos Blvd across the project frontage, reducing the number of lanes from three down to two. This is also a significant safety feature since it reduces the distance/time required for pedestrians crossing Los Gatos Blvd using the new crosswalk.

The elimination of the pork-chop-island and narrowing of lanes along Los Gatos Blvd requires installation of new traffic signals. This is a very expensive public benefit for a small commercial building. I trust the Planning Commission will consider these factors when making their decision to approve the project.

Sincerely,

Scott Schork
169 Ivy Hill Way
Los Gatos, CA 95032

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