

**Town of Los Gatos
Office of the Town Clerk
110 E. Main St., Los Gatos CA 95030**

APPEAL OF PLANNING COMMISSION DECISION

FILING FEES
\$438.00 (PLAPPEAL) Residential
\$1,763.00 (PLAPPEAL), per
Commercial, Multi-family, or
Tentative Map Appeal

TRANSCRIPTION \$500 (PLTRANS)

I, the undersigned, do hereby appeal a decision of the Planning Commission as follows: (PLEASE TYPE OR PRINT NEATLY)
DATE OF PLANNING COMMISSION DECISION 11/11/2020

PROJECT / APPLICATION NO: U-20-009 (Charles Schwab Professional Office on ground floor in C-2)
ADDRESS LOCATION: 35 University Ave

Pursuant to the Town Code, any interested person as defined in Section 29.10.020 may appeal to the Council any decision of the Planning Commission.

Interested person means:

1. *Residential projects.* Any person or persons or entity or entities who own property or reside within 1,000 feet of a property for which a decision has been rendered, and can demonstrate that their property will be injured by the decision.
2. *Non-residential and mixed-use projects.* Any person or persons or entity or entities who can demonstrate that their property will be injured by the decision.

Section 29.20.275 The notice of appeal shall state specifically wherein it is claimed there was an error or abuse of discretion by the Commission or wherein its decision is not supported by substantial evidence in the record.

1. There was an error or abuse of discretion by the Planning Commission:
There were the minimum amount of Planning Commissioners present to constitute a quorum and some of them appeared to not have had the opportunity to review a letter that outlined the damages this approval would do to the surrounding business community, the precedent it would set by approving a business via conditional use permit that does not align with the prescribed use within the zoning, and not acting in the best faith of the citizens by continuing this item for further discussion. ; **OR**
2. The Planning Commission's decision is not supported by substantial evidence in the record:

IF MORE SPACE IS NEEDED, PLEASE ATTACH ADDITIONAL SHEETS.

IMPORTANT:

1. **Appellant is responsible for fees for transcription of minutes. A \$500.00 deposit is required at the time of filing.**
2. Appeal must be filed within ten (10) calendar days of Planning Commission Decision accompanied by the required filing fee. Deadline is 5:00 p.m. on the 10th day following the decision. If the 10th day is a Saturday, Sunday, or Town holiday, then it may be filed on the workday immediately following the 10th day, usually a Monday.
3. The Town Clerk will set the hearing within 56 days of the date of the Planning Commission Decision (Town Ordinance No. 1967).
4. Once filed, the appeal will be heard by the Town Council.
5. If the basis for granting the appeal is, in whole or in part, information not presented to or considered by the Planning Commission, the matter shall be returned to the Planning Commission for review.

PRINT NAME: Los Gatos Chamber of Commerce SIGNATURE: _____
DATE: 11/19/2020 ADDRESS: 10 Station Way Los Gatos, CA 95030
PHONE: (408) 354-9300 EMAIL: catherine@losgatoschamber.com

***** OFFICIAL USE ONLY *****

DATE OF PUBLIC HEARING: _____ CONFIRMATION LETTER SENT: Date: _____
Pending Planning Department Confirmation TO APPLICANT & APPELLANT BY: _____
DATE TO SEND PUBLICATION: _____ DATE OF PUBLICATION: _____

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