



Letter of Justification

The applicant, Jesus Ching, is requesting a General Plan Amendment and Rezoning of property located at 15810 Los Gatos Blvd. The property is currently in an unincorporated area of Santa Clara County. The current zoning in the County is OA (Administrative – Professional Office) and the General Plan designation is Urban Service Area Los Gatos.

The current Los Gatos General Plan designation for the parcel is Low Density Residential.

The property is on the corner of Los Gatos Blvd. and Farley Road and currently has driveway access to both streets. The adjacent two parcels south of the subject parcel, front on Oleander Ave. with no access to Los Gatos Blvd. The subject property is the only County parcel in this area with frontage or access to Los Gatos Blvd.

The properties lying to the north and south of the three County parcels all have frontage and access on Los Gatos Blvd., and are designated on the Los Gatos General Plan as Mixed Use Commercial and zoned CH (Restricted Commercial Highway).

The applicant is requesting the Los Gatos General Plan be amended to designate the property from Low Density Residential to Mixed Use Commercial. In addition, the applicant is requesting the property be zoned CH Restricted Commercial Highway.

The proposed the land use designation conforms to the land use designation of Mixed Use Commercial as shown on the 2040 General Plan Land Use Diagram.

In conjunction the proposed General Plan Amendment and Rezoning the applicant has filed with the Town of Los Gatos a request for annexation of the County property into the Town of Los Gatos.

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