



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 07/12/2023

ITEM NO: 2

DESK ITEM

DATE: July 12, 2023
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Approval for Renovation of an Existing Commercial Building and Modification of an Existing Conditional Use Permit for an Automotive Dealership (Los Gatos Luxury Cars) on Property Zoned CH. **Located at 620 Blossom Hill Road.** APN 529-16-041. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Architecture and Site Application S-22-050 and Conditional Use Permit Application U-22-012. PROPERTY OWNER: John Thomas, Trustee. APPLICANT: Derek Frahmman, Integrity Design and Construction. PROJECT PLANNER: Sean Mullin.

REMARKS:

Exhibit 11 includes an email from the application clarifying some of the existing materials and the number of proposed new showrooms. These clarifications do not impact the proposed renovation or conditional use permit under consideration.

EXHIBITS:

Previously received with the July 12, 2023, Staff Report:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval for the Architecture and Site application
4. Recommended Conditions of Approval for the Conditional Use Permit application
5. Conditional Use Permit U-14-001
6. Letter of Justification
7. Site Photos
8. Photo Simulations
9. Development Plans

Previously received with the July 12, 2023, Addendum Report:

10. Updated Photo Simulations

PREPARED BY: SEAN MULLIN, AICP
Senior Planner

Reviewed by: Planning Manager and Community Development Director

PAGE 2 OF 2

SUBJECT: 620 Blossom Hill Road/S-22-050 and U-22-012

DATE: July 12, 2023

EXHIBITS (continued):

Received with this Desk Item Report:

11. Email from Applicant, received July 12, 2023