



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 05/27/2026

ITEM NO: 2

DESK ITEM

DATE: May 27, 2026
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Approval to Construct a Multi-Family Residential Development (138 units), a Condominium Vesting Tentative Map, Remove Large Protected Trees, and Site Improvements Requiring a Grading Permit Under Senate Bill 330 (SB330) on Vacant Properties Zoned R-1:8:HEOZ and R-1:8. **Located at 14789 Oka Road.** APN's 424-08-074 and -035. Architecture and Site Application S-24-052, Subdivision Application M-24-017, and Mitigated Negative Declaration Application ND-26-001. An Initial Study and Mitigated Negative Declaration Have Been Prepared. Property Owner: Edward Morimoto, Yuki Farms, LLC. Applicant: Erik Hayden, Urban Catalyst. Project Planner: Erin Walters.

REMARKS:

Public comments received between 3:01 p.m., Tuesday, May 26, 2026, and 11:00 a.m., Wednesday, May 27, 2026 are included as Exhibit 22.

EXHIBITS:

Previously Received with the May 27, 2026, Staff Report

1. Initial Study and Mitigated Negative Declaration with Appendices A through K (available online at <https://www.losgatosca.gov/14789Oka>)
2. Required Findings and Considerations
3. Recommended Conditions of Approval - S-24-052 and M-24-017
4. Location Map
5. Project Description
6. Letter of Justification
7. Site Photographs
8. Consulting Architect's Report
9. Applicant's Response to Consulting Architect's Report

PREPARED BY: Erin M. Walters
Senior Planner

Reviewed by: Planning Manager, Community Development Director, Town Attorney

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SUBJECT: 14789 Oka Road/S-24-052, M-24-017 and ND-26-001

DATE: May 27, 2026

10. Final Arborist Report
11. Consulting Arborist's Peer Review
12. Visual Renderings
13. Applicant's Neighborhood Outreach
14. Public comments received by 3:00 p.m., Friday, May 22, 2026
15. Mitigation Monitoring and Reporting Program
16. Public Comments and Responses Regarding the Mitigated Negative Declaration
17. Initial Study/Mitigated Negative Declaration Errata Sheet
18. North Entrance Exhibit
19. Objective Design Standards Checklist
20. Development Plans

Previously Received the May 26, 2026, Addendum Report:

21. Public Comments Received Between 3:01 p.m., Friday, May 22, 2026, and 3:00 p.m., Tuesday, May 26, 2026

Received with this Desk Item Report:

22. Public Comments Received Between 3:01 p.m., Tuesday, May 26, 2026, and 11:00 a.m., Wednesday, May 27, 2026

From: Alyse Okumura <[REDACTED]>

Sent: Wednesday, May 27, 2026 6:42 AM

To: Erin Walters <EWalters@losgatosca.gov>

Subject: Comments in Opposition – 14789 Oka Road, 138-Unit Residential Development | May 27, 2026 Planning Commission Meeting

[EXTERNAL SENDER]

Hi Erin Walters and Members of the Los Gatos Planning Commission,

I am writing as a resident of the Oka Road neighborhood to formally submit my opposition to the proposed 138-unit multi-family residential development at 14789 Oka Road, scheduled for consideration at your May 27, 2026 meeting. While I appreciate the Town's efforts to expand housing, my husband and I have serious concerns regarding public safety, traffic, and infrastructure capacity that I respectfully urge the Commission to weigh carefully before rendering a decision.

1) Emergency Access & fire safety – Critical single-point of failure

Oka Road is the sole vehicular access point into and out of our neighborhood. Adding 138 residential units (with approx 200–300+ additional residents) to this corridor without a secondary access route creates a dangerous single point of failure in any emergency scenario.

In the event of a structure fire, earthquake, gas leak, or medical emergency at the new complex itself, emergency vehicles (fire trucks/ambulances) would need to navigate the same narrow, congested Oka road that panicked residents are fleeing on. This mutual blocking of ingress and egress could cost lives.

We respectfully request that the Commission require the developer to demonstrate a credible secondary emergency egress plan before any approval is granted, and that the Fire Department's formal review be made part of the public record.

2) Permanent Traffic Congestion Impacts

At standard occupancy rates, 138 new residential units can conservatively be expected to generate 800++ additional vehicle trips per day on Oka Road leading to Lark Ave. Our neighborhood currently relies on Oka Road as its primary. As well as the businesses of two

healthclubs, schools, and community center are located on Oka Road with the only access point.

This increase will result in:

- Significantly longer wait times entering & exiting the neighborhood during peak morning and evening hours.
- Increased risk of accidents at the intersections on Oka Road.
- Pedestrian and cyclist safety degradation as vehicle volume grows.
- Spillover parking pressure into existing residential streets.

We urge the Commission to require a full Traffic Impact Analysis (TIA) specific to Oka Road, not merely the project site and to condition any approval on demonstrated mitigation measures.

3) Construction Traffic

The construction of a 138-unit complex is a multi-year endeavor. During that period, existing residents will face daily disruption from:

- Heavy construction vehicles (concrete trucks, cranes, delivery semis) navigating a road not designed for that load.
- Road damage and potential structural degradation to Oka Road's surface and shoulders.
- Noise, dust, and vibration affecting neighboring properties.
- Restricted lane access and construction staging potentially blocking emergency vehicle passage.

4) Infrastructure Capacity

The proposed density creates an intense localized infrastructure demand that directly challenges local neighborhood safety and emergency evacuation capacities.

5) Environmental and Canopy Destruction

The removal of established orchards and numerous large protected trees violates the environmental stewardship values of our community (under Senate Bill 330). These trees provide important canopy, stormwater absorption, and habitat value to the neighborhood. We urge the Commission to require a thorough arborist report and genuine mitigation, not merely token replacement plantings before any removal is permitted.

We not opposed to housing growth in Los Gatos, but deeply opposed to approving a development of this scale on a single-access road without rigorous safety and infrastructure analysis. The residents of Oka Road deserve the same standard of emergency access and quality of life that any Los Gatos neighborhood is entitled to. Thank you for your consideration of these comments.

Respectfully submitted,

Alyse Okumura & Michael Grossman

Residents of [REDACTED]

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Alyse Okumura

[REDACTED]

[REDACTED]

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