



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 05/27/2026

ITEM NO: 2

ADDENDUM

DATE: May 26, 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., Friday, May 22, 2026, and 3:00 p.m., Tuesday, May 26, 2026, are included as Exhibit 21.

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

PAGE 2 OF 2

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

DATE: May 26, 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

Received with this Addendum Report:

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

From: Jackson Louie <[REDACTED]>
Sent: Saturday, May 23, 2026 8:16 AM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: [REDACTED]
Subject: 14789 Oka Road Development Project

[EXTERNAL SENDER]

Hi Ms Walters,

We reside in the quiet cul-de-sac of Mozart Ave. We are concerned about the additional traffic that the new development will add with the additional 138 units. Oka Road is quite narrow and the traffic on Lark Ave. is already very heavy. We are also concerned about the traffic impact during construction as there will be big construction equipment rolling through the narrow Oka Road.

With the new additional units, what are the planned escape routes in case of emergency and how would that impact the Mozart neighborhood? We are at the "end" of the neighborhood and Oka is the ONLY way out.

Did the town perform any traffic studies? I did not see any in the project site:

[Pending Planning Projects | The Los Gatos CA Official Site!](#)

Best Regards,

Jackson Louie

[REDACTED]

From: Calvin T [REDACTED]

Sent: Saturday, May 23, 2026 3:26 PM

To: Erin Walters <EWalters@losgatosca.gov>

Subject: PETITION TO THE LOS GATOS PLANNING COMMISSION OPPOSITION TO THE 14789 OKA ROAD PROJECT

[EXTERNAL SENDER]

To: Erin Walters, Senior Planner,

PETITION TO THE LOS GATOS PLANNING COMMISSION

OPPOSITION TO THE 14789 OKA ROAD PROJECT

Application Numbers: Architecture and Site Application S-24-052 & Subdivision Application M-24-017

To the Town of Los Gatos Planning Commission:

I, the undersigned resident and stakeholder of Los Gatos, formally petition against the approval of the 138-unit multi-family development proposed at 14789 Oka Road. While I recognize the state housing requirements, I urge the Planning Commission to heavily scrutinize or deny this proposal based on critical compliance, safety, and environmental failures, including:

- **Environmental and Canopy Destruction:** The removal of established orchards and numerous large protected trees violates the environmental stewardship values of our community.
- **Traffic Hazards and Congestion:** Adding 138 units right at the volatile SR-17 and SR-85 freeway interchange presents extreme, unmitigated traffic safety hazards for Oka Road.
- **Inadequate Infrastructure Integrity:** The proposed density creates an intense localized infrastructure demand that directly challenges local neighborhood safety and emergency evacuation capacities.

I request that the Planning Commission hold the developer to the absolute strictest interpretation of the Town's Objective Design Standards

Regards,

May Lee

From: Divya Prasad <[REDACTED]>

Sent: Monday, May 25, 2026 3:13 PM

To: Erin Walters <EWalters@losgatosca.gov>

Subject: PETITION TO THE LOS GATOS PLANNING COMMISSION OPPOSITION TO THE 14789 OKA ROAD PROJECT

[EXTERNAL SENDER]

Hello Ms Walters,

Application Numbers: Architecture and Site Application S-24-052 & Subdivision Application M-24-017

To the Town of Los Gatos Planning Commission:

We reside in the Mozart Ave cul de sac, and would like to formally petition against the approval of the 138-unit multi-family development proposed at 14789 Oka Road.

While we recognize the state housing requirements, we urge the Planning Commission to heavily scrutinize or deny this proposal based on critical compliance, safety, and environmental failures, including:

- Traffic Hazards and Congestion: Adding 138 units right at the volatile SR-17 and SR-85 freeway interchange presents extreme, unmitigated traffic safety hazards for Oka Road. Oka Rd is quite narrow with heavy traffic already, with two health clubs, schools, community center etc. In an emergency event such as fire or earthquake, residents will be trapped with no way out (the gridlock that was created in the recent apartment fire is a good example). Additionally, the construction equipment on the narrow lane will obstruct traffic even further.

- Environmental and Canopy Destruction: The removal of established orchards and numerous large protected trees violates the environmental stewardship values of our community.

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

We request that the Planning Commission hold the developer to the absolute strictest interpretation of the Town's Objective Design Standards.

Cheers

Divya

From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Saturday, May 23, 2026 8:06 AM

To: Planning <Planning@losgatosca.gov>

Subject: Online Form Submission #17585 for Community Development Contact Form

[EXTERNAL SENDER]

Community Development Contact Form

First Name	Jackson
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Last Name	Louie
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Email Address (Required)	
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Phone Number	
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Tell Us About Your Inquiry (Required)	Comment Regarding A Planning Project
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Address/APN you are inquiring About (Required)	14789 Oka Road
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Message (Required)	We reside in the quiet neighborhood of Mozart Ave. We are concerned about the additional traffic that the new development will add as Oka Road is quite narrow and traffic on Lark Ave. is already very heavy. Also, we are concerned about escape routes in case of emergency. Did the town perform any traffic studies?
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Add An Attachment if applicable	<i>Field not completed.</i>
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From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Sunday, May 24, 2026 6:35 PM

To: Planning <Planning@losgatosca.gov>

Subject: Online Form Submission #17591 for Community Development Contact Form

[EXTERNAL SENDER]

Community Development Contact Form

First Name Ed

Last Name w

Email Address
(Required)

Phone Number *Field not completed.*

Tell Us About Your Inquiry (Required) Comment Regarding A Planning Project

Address/APN you are inquiring About (Required) 14789 Oka Road

Message (Required) As long term resident have witnessed and struggle what is happening on our city. It would be very irresponsible for this counsel to approve such project without making enough research how this project will impact on the current environment of our city and their institutions.
surely I can point out the most obvious ones but it is

the job of our leaders to decide better with a accurate data.

transportation.

As a family we have a continuous traffic situation every day, we need to solve this situation before proceeding with the project.

Planing.

the greed has to stop and make the land to better use for our community. Even when most of Los Gatos is fill with many trees still we need parks for our kids. There are few places on Los Gatos where kids can play or do sports. We need more parks and this space location is a perfect place because is flat since most of the city has some slope. Having so many units on the planing says so much the greed of the builders to profit from this land since housing on the city is above than others cities on the valley. Even, there are mandates created for greedy politician from Sacramento to solve the problem of housing that mandate can not be used if that decision is affecting and will affect more residents on the future. I would assume as usual corporate environment tent to sue the city if that comes to it is the job of the leaders of the city to strongly reject that kind of behavior and have strong consequences . This is our city and we must protect and decide the best to keep our city with less problems and we must fix the ones we have before deciding to get more problems.

parking.

it has been proof that more units will bring more families to the location on consequence more forms of transportation if the planing is building units with two parkings and there is not parking on the street that would create another problem it is better the project address this issue but as mentioned previously they won't because that would be less money for them so before it starts please make sure what is the solution.

community overload.

we have great school environment compared to other places that makes our community desired but this is the work of previous generations and the current leaders must fallow that example to keep it our city proud of it and not bend to the power of money or politicians with agenda.

Add An Attachment if
applicable

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Email not displaying correctly? [View it in your browser.](#)

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