

From: Pat Blair <[REDACTED]>
Sent: Monday, June 15, 2026 10:02 AM
To: Clerk <Clerk@losgatosca.gov>
Subject: Town Council Meeting

[EXTERNAL SENDER]

Dear Council Members,

I am a long time Los Gatos resident and love our town. I live just off the Lark Ave. Winchester Blvd. intersection in the Wimbledon Place development. Traffic has increased to close to an unsustainable level during certain times of the day. It may take a couple of light cycles to move through that intersection. Lark Ave. is also a parking lot at times and it now takes a long long time to move from Winchester Blvd. to Los Gatos Blvd. I truly shutter to think of emergency vehicles inability to get to emergencies during these gridlock periods. Because of this, I strongly oppose the development proposed on Oka near the JCC. It would have a tremendous impact on an already traffic clogged area. Please don't approve more housing along this corridor.

Thank you,

Pat Blair

[REDACTED] Los Gatos

From: Witt Turner <witt@housingactioncoalition.org>

Sent: Monday, June 15, 2026 7:09 AM

To: Rob Moore <RMoore@losgatosca.gov>; Maria Ristow <MRistow@losgatosca.gov>; Mary Badame <MBadame@losgatosca.gov>; Rob Rennie <RRennie@losgatosca.gov>; Matthew Hudes <MHudes@losgatosca.gov>; Council <Council@losgatosca.gov>; Clerk <Clerk@losgatosca.gov>

Cc: Ali Sapirman <ali@housingactioncoalition.org>

Subject: 14789 Oka Road | Housing Action Coalition Letter of Support

[EXTERNAL SENDER]

Dear Mayor Moore, Vice Mayor Ristow, and Members of the Los Gatos Town Council,

Please find attached the Housing Action Coalition's formal letter of support for the 14789 Oka Road townhome project proposed by Urban Catalyst, and will be heard for approval tomorrow evening.

HAC's Project Review Committee reviewed this project and supports its approval. The proposal delivers 138 for-sale townhomes, including 28 affordable units at 80% AMI, on a site the Town's own Housing Element identifies for residential development. This is exactly the kind of housing Los Gatos needs.

As a reminder, this project has been submitted under the Builder's Remedy provision of the Housing Accountability Act. Under state law, the Town is required to approve housing projects that comply with applicable objective standards and may not deny or unreasonably condition such projects. The project received unanimous approval from the Planning Commission, and we urge the Town Council to do the same.

We greatly appreciate your leadership and are happy to answer any questions.

Sincerely,
Witt Turner

Housing Action Coalition

--

Witt Turner

He/Him/His

Office: (415)-300-0967

Cell: 510-421-9401

Advocacy and Operations Associate | Housing Action Coalition



555 Montgomery Street, San Francisco, CA 94111

housingactioncoalition.org

June 15, 2026

Los Gatos Town Council
Town of Los Gatos
110 East Main Street
Los Gatos, CA 95030

Dear Members of the Los Gatos Town Council,

The **Housing Action Coalition (HAC)** is a member-supported nonprofit that advocates for creating more housing at all income levels to help alleviate California's housing shortage, displacement, and affordability crisis. Following a presentation to our Project Review Committee, HAC is pleased to support Urban Catalyst's proposed 138-townhome development at 14789 Oka Road in Los Gatos.

Land Use and Affordability. The project delivers 138 new for-sale townhomes on an infill site identified in the Town's own Housing Element for residential development. With 28 units designated affordable at 80% AMI, the project meets both the Town's inclusionary requirements and Builder's Remedy standards. In a community where homeownership is increasingly out of reach, a for-sale project with dedicated on-site affordable units is a meaningful opportunity for families to build equity and put down roots in Los Gatos.

Density and Design. The project proposes 20.57 units per acre on a site zoned for just 8 units per acre, utilizing the State Density Bonus and Builder's Remedy to deliver housing at a density the site should have been planned for in the first place. The Dahlin Group, one of the Bay Area's most respected architects for townhome and single-family design, has produced a thoughtful plan with three-story homes, varied architectural articulation, and interior courtyards that received positive feedback from the Los Gatos Planning Commission.

Community Benefits. The project voluntarily improves the Oka Road frontage with new sidewalks, a new bike lane, and striped on-street parking. The site also includes community open space with a meandering pathway around a stormwater bioretention basin, adding walkable green space to the area.

Overall, the 14789 Oka Road project will deliver 138 new for-sale homes, including 28 affordable units, on a Housing Element site in one of the Bay Area's highest-resource communities. **We urge the Town Council to approve this project** consistent with its obligations under the Housing Accountability Act and Builder's Remedy.

Sincerely,



Corey Smith, *Executive Director*

From: cat wei [REDACTED]

Sent: Monday, June 15, 2026 5:55 PM

To: Erin Walters <EWalters@losgatosca.gov>; Council <Council@losgatosca.gov>

Subject: Formal Opposition: 14789 Oka Road Project (S-24-052 / M-24-017)

[EXTERNAL SENDER]

Date: 6/15/2026

Dear Senior Planner Walters and Members of the Town Council

I am writing as a resident of Los Gatos to formally express my strong opposition to the proposed 138-unit multifamily residential development at 14789 Oka Road.

While I recognize the Town's obligation to address state-mandated housing requirements, I believe this particular proposal would impose significant and inadequately mitigated impacts on the surrounding community. Accordingly, I respectfully urge the Town Council to carefully scrutinize, and ultimately consider denying, this application based on the following concerns: [[1](#), [2](#), [3](#)]

Public Safety and Traffic Impacts: The proposed high-density development is located near the already heavily congested SR-17 and SR-85 interchange. The resulting increase in vehicle traffic would further burden Oka Road and could adversely affect emergency access, evacuation routes, and overall traffic circulation in the area.

Environmental Impacts: The removal of hundreds of mature orchard trees would substantially reduce the area's tree canopy, diminish environmental benefits provided by these trees, and negatively affect local wildlife habitat.

Infrastructure Limitations: Existing public utilities and neighborhood roadways were not designed to accommodate a significant increase in residential density of this magnitude. The proposal raises concerns regarding the capacity of local infrastructure to support additional demand without adverse effects on current residents.

Because this application relies on Senate Bill 330 (SB 330), I request that the Town Council hold this project to the absolute strictest interpretation of the town's Objective Design Standards to protect public health and safety. Please include my formal letter in the official supplemental desk packet items for the record. [[1](#), [3](#)]

Thank you for your time, attention, and service to the Los Gatos community.

Respectfully submitted,

Catherine Wei

Printed Full Name: Catherine Wei

Physical Residential address: [REDACTED] Los Gatos, CA 95032

-----Original Message-----

From: Linda Nauman [REDACTED] >

Sent: Monday, June 15, 2026 7:06 PM

To: Clerk <Clerk@losgatosca.gov>

Subject: 138 Units proposal on Oka Road Los Gatos

[EXTERNAL SENDER]

I live in the town homes behind Courtside off Wimbledon. This unit would be a disaster! The only entrance/exit is out Oka to Lark. There is already a bottle neck on Lark. There are 4 lights on Lark between Winchester and Los Gatos Blvd. Now consider 138 cars x's 2 coming in and out of Oka road not to mention the traffic from the JCC and its School as well as traffic from Los Gatos Swim And Racket! It already can take 10 minutes to get from Winchester to Los Gatos Blvd to access southbound 85 because the powers that be didn't want access to Southbound 85 from Winchester because it would cause too much traffic congestion!!! This is a totally inappropriate use of this property. Please consider rejecting because of traffic's congestion! Thank you, Linda Nauman Sent from my iPhone

From: C. W. TRIPP [REDACTED]
Sent: Monday, June 15, 2026 7:37 PM
To: Clerk <Clerk@losgatosca.gov>
Subject: condo oaka rd

[EXTERNAL SENDER]

I am opposed to the condo dev on Oka Road. Think of the traffic

-----Original Message-----

From: josh gispan [REDACTED] >

Sent: Monday, June 15, 2026 8:10 PM

To: Clerk <Clerk@losgatosca.gov>

Subject: DO NOT APPROVE the new Oka resident development

[EXTERNAL SENDER]

This is NO LONGER a Town!!!!!!

I have lived in Charter Oaks for the last 20 years. Prior I lived in Monte Sereno.

When Netflix and then the North 40 were under construction it caused a CONTINUOUS back up on Lark.

I literally have to FORCE my way out of Charter Oak on to Lark EVERY Day.

The STUPIDITY of drivers that have a red light and then block cars trying to leave Charter Oaks is a daily occurrence.

We have 101 units so figure 180 cars on Charter Oaks trying to leave in the morning.

If you approve another +/-135 units on Oka that will bring an additional +/-175 cars.

WHERE ARE THEY GOING TO GO IN AN EMERGENCY.

Oka already has major congestion with the hundreds of units of apartments.

The JCC, the Mobil Home Park residents and DO NOT forget about all the homes on E Mozart and all those streets under the 85 underpass.

THERE IS NO OTHER ALTERNATIVE access out.

You will be causing a a situation that could be CHAOS in an emergency.

The Uki family already DESTROYED their beautiful orchard that existed on the north 40 by selling to a GREEDY developer. TOTAL EYESORE!!!!!!

This "Town" NEEDS TO STAY A TOWN!!!!!!!!!!!!!!

You have already impacted Los Gatos Blvd with the new Whole Foods.

Highway 9 Los Gatos Lodge site to Summerhill?

WHAT IS THIS Town Council thinking????????????

Your approval of the new residential multi story project next to Rotten Robbie's will cause TREMENDOUS traffic issues.

DO NOT APPROVE THESE MONSTROSITIES by allowing the sites to be over built.

DO NOT APPROVE THE ACE HARDWARE site either.

TOWNS need to stay "Towns"

NOT turn into Cities.....

ESPECIALLY Los Gatos

STOP ALL THE APPROVALS of these vertical residential jails.

Josh Gispan

[REDACTED]

Sent from my iPhone

Please excuse any typos

From: John Fox [REDACTED]
Sent: Monday, June 15, 2026 10:45 PM
To: Clerk <Clerk@losgatosca.gov>
Subject: Oka Road apartment proposal

[EXTERNAL SENDER]

If you are going to increase the density of inhabitants on Oka Road, the Town will need increase the capacity of Oka Road by adding a new lane in and a new lane out on Oka. The Town might also consider adding a second exit route out of Oka by going around the back of the church facing Lark. Alternatively, run a road down the south edge of the JCC and then dog leg south to Lark.

Please do not make the mistake the Town of Palo Alto made by increasing office occupancy density on Paige Mill Road without widening Page Mill or the El Camino Real. Hence,, the one-hour parking lot in the morning and again in the afternoon. The lesson is that you must scale up all urban systems in proportion. Urban Planning 101. Thanks...John Fox

From: lisa sieber <[REDACTED]>
Sent: Tuesday, June 16, 2026 7:59 AM
To: Clerk <Clerk@losgatosca.gov>
Subject: Condominium Complex on Oka Rd.

[EXTERNAL SENDER]

I am not in favor of a new Condominium Complex on Oka Rd. I live on La Rinconada Dr. and Lark Ave is already a congested bottleneck. Our small Town is being ruined by Developers this must stop! Please appeal to the Governor's office and our Representatives-our streets cannot handle more cars. If there's a fire in the Town of LG, people would not be able to exit the area and emergency vehicles would not be able to access-very concerning!

Lisa Sieber

Los Gatos Resident

From: Richard Sellen [REDACTED]
Sent: Tuesday, June 16, 2026 11:07 AM
To: Clerk <Clerk@losgatosca.gov>
Subject: Oka Proposal

[EXTERNAL SENDER]

Hi,

I am writing as a concerned resident of Los Gatos. I recently learned of the proposal to build 138 townhomes/condos on the site of the vacant orchard on Oka Road. I can not express enough how much this would be a disaster for that region. Frankly, Oka road and the surrounding intersections on Lark can not handle this large of an increase in traffic. Lark, as it is, is a parking lot heading to Los Gatos Boulevard. With many people getting frustrated and illegally turning right from lark onto LG boulevard from one of the center lanes. The sheer number of developments is absolutely mind boggling considering there is very little attention being paid to the existing infrastructure and eventual impact to our schools.

Richard Sellen

From: Jason Heimann [REDACTED]
Sent: Wednesday, August 12, 2026 7:28 PM
To: Erin Walters <EWalters@losgatosca.gov>
Subject: Development at 14789 Oka Road

[EXTERNAL SENDER]

Hi!

I'm a Campbell resident that lives just one mile from the proposed development at 14789 Oka Road. I'm writing in support of the development. Our neighborhood businesses could use more support, as could our local schools. We'd love to have more new neighbors!

The location on Oka road seems ideal for a large multi-family development. Close to Hwys 17 and 85, close to grocers and gas stations and restaurants. And Oka road sees so little traffic compared to the other two-lane roads in our area...

Let me know how I can support further development in our area!

Thanks,

Jason Heimann

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Wednesday, August 12, 2026 8:41 PM
To: Planning <Planning@losgatosca.gov>
Subject: Neighborhood Feedback: S-24-052 / M-24-017 (14789 Oka Road)

[EXTERNAL SENDER]

Dear Members of the Town Council and Planning Commission,

As a local resident residing in the immediate vicinity of 14789 Oka Road, I am submitting this public comment regarding the pending Architecture and Site Application (S-24-052) and Subdivision Application (M-24-017).

While I recognize the importance of regional housing growth, I have serious reservations about the current scale of this 138-unit development and its unmitigated neighborhood impacts. Please review the following specific issues prior to making a final decision:

Cumulative Traffic Impacts: The intersection capacities and narrow corridors around Oka Road are already operating under stress. Introducing a high-density complex will inevitably create bottleneck conditions during morning and evening commutes. A comprehensive Traffic Impact Analysis must be strictly vetted to ensure pedestrian and driver safety is not compromised.

Loss of Mature Canopy: The requested grading permits and the removal of "Large Protected Trees" will permanently alter the green character of our neighborhood. These trees are irreplaceable community assets. I urge the commission to mandate a redesigned site layout that prioritizes the preservation of the existing mature growth over maximum unit density.

Infrastructure Sustainability: Our local public amenities, drainage systems, and neighborhood spaces are not currently scaled for an overnight influx of hundreds of new residents. The town must ensure that full infrastructure mitigation fees and actual upgrades are locked in before any vesting tentative maps are approved.

Thank you for your dedication to maintaining the balance and livability of Los Gatos. I respectfully request that the town deny or significantly scale down this proposal until these community concerns are thoroughly resolved.

Sincerely,
A Local Neighborhood Resident(Oka Road Area, Los Gatos)

From: Tommy Mei <[REDACTED]>

Sent: Thursday, August 13, 2026 1:07 AM

To: Planning <Planning@losgatosca.gov>

Subject: Request to Defer Approval and Not Adopt the MND at This Time – 14789 Oka Road (S-24-052 / M-24-017 / ND-26-001)

[EXTERNAL SENDER]

Dear Mayor, Town Council Members, and Planning Staff,

Please accept these comments into the official public record for the August 18, 2026 Town Council hearing regarding the proposed 138-unit residential development at 14789 Oka Road (Architecture and Site Application S-24-052, Subdivision Application M-24-017, and Mitigated Negative Declaration ND-26-001).

I understand that this project is being processed under SB 330 and the Housing Accountability Act, including the applicant's Builder's Remedy claims. My comments are therefore not based simply on opposition to housing density. Instead, I respectfully ask the Town Council to address several specific public safety, environmental, and neighborhood-impact issues that remain concerning in the current record.

1. Emergency evacuation and emergency vehicle access at Oka Road and Lark Avenue

The most significant concern is whether the surrounding road network can safely accommodate both evacuation traffic and incoming emergency vehicles during a foreseeable emergency.

At the May 27, 2026 Planning Commission hearing, there was substantial discussion regarding congestion on Oka Road, Lark Avenue, and the surrounding Highway 17/85 area. The traffic consultant also acknowledged that weekend traffic conditions were not analyzed.

This is important because conditions in this area can be substantially different during summer weekend beach traffic, Highway 17 incidents, major accidents, wildfires, earthquakes, or other emergencies. Under these circumstances, ordinary weekday peak-hour traffic assumptions may not accurately represent the conditions under which residents and emergency responders would actually need to use the roadway.

I respectfully request that, before final approval, the Town require a specific emergency-access and evacuation analysis addressing:

- simultaneous resident evacuation and emergency vehicle access;

- Highway 17 incident-related congestion;
- summer weekend traffic conditions;
- the cumulative effect of existing development together with the additional 138 residential units; and
- whether any additional emergency access, traffic-control measures, or other improvements are necessary.

A conclusion that the project does not create a significant VMT impact under CEQA should not by itself be treated as a conclusion that emergency evacuation and emergency response conditions are adequate.

2. Flooding, grading, stormwater, and impacts on neighboring properties

The project involves substantial grading and raising portions of the site in an area affected by 100-year flood considerations.

Raising the project site may reduce flood exposure for the new homes, but the Town should also ensure that the project does not increase flood elevation, redirect stormwater, reduce flood-storage capacity, or otherwise transfer drainage or flooding impacts onto lower neighboring properties.

I respectfully request that the Town confirm, based on appropriate hydrologic and civil engineering analysis, that the proposed grading and stormwater system will not result in increased off-site flooding, runoff, ponding, or drainage impacts during major storm events.

The Town should consider requiring clear post-construction monitoring, maintenance responsibilities for stormwater facilities, and enforceable corrective measures if unanticipated off-site drainage impacts occur.

3. Retaining-wall and grade-difference impacts along neighboring properties

The proposed grading also creates a substantial elevation difference along portions of the project boundary.

During the Planning Commission discussion, the combination of approximately 3.5 feet of retaining wall and an approximately 6-foot masonry wall was discussed. From the lower neighboring side, the combined visual height may approach approximately 9.5 feet.

This is a substantial physical and visual impact on adjoining residents, particularly those in the neighboring mobile home community.

I respectfully request that the Town require the applicant to evaluate alternatives that reduce this impact, including changes in grading, stepped retaining walls, greater

setbacks, landscape screening, reduced wall height where feasible, and other design measures.

The final Conditions of Approval should address the wall as it will actually be experienced from neighboring properties, rather than evaluating only the nominal fence height measured from the raised project side.

4. Removal of approximately 374 existing orchard trees and long-term tree-canopy replacement

The development plans indicate the removal of approximately 374 orchard trees, including protected trees.

Although replacement landscaping is proposed, newly planted trees will not immediately replace the mature canopy, shade, habitat, visual buffering, and environmental benefits provided by the existing orchard.

I respectfully request that the Town require a measurable long-term tree-canopy replacement plan rather than relying only on the number of newly planted trees.

Such a plan should include:

- projected canopy coverage at approximately 10 and 20 years;
- preference for appropriate native or climate-adapted species;
- minimum planting sizes where feasible;
- long-term irrigation and maintenance requirements;
- replacement of trees that die during an established monitoring period; and
- clear responsibility for maintaining the required tree canopy after construction.

5. Weekend and incident-related traffic conditions should be distinguished from the CEQA VMT analysis

The public record indicates that the traffic analysis did not examine weekend traffic.

I recognize that current CEQA transportation analysis focuses primarily on Vehicle Miles Traveled rather than traditional congestion or Level of Service. However, a determination that the project falls below a VMT significance threshold does not mean that the project will have no meaningful effect on local congestion, emergency access, or neighborhood circulation.

I therefore ask the Council to distinguish between the legal CEQA VMT determination and the separate question of whether the local road network is adequately designed for this particular project's real-world traffic and emergency conditions.

If the Town cannot reasonably evaluate those conditions before approval, an appropriate Condition of Approval should require additional analysis and any necessary mitigation before issuance of building or grading permits.

6. Request for enforceable Conditions of Approval

I recognize that state housing law may limit the Town's ability to reduce the number of residential units or deny the project based solely on inconsistency with local zoning standards.

However, state housing law should not prevent the Town from imposing lawful, objective, feasible, and necessary conditions addressing legitimate public health, safety, infrastructure, drainage, environmental, and neighboring-property impacts.

Accordingly, I respectfully ask the Town Council not to treat approval of 138 units as requiring unconditional acceptance of every aspect of the current design.

Before final approval, the Council should ensure that the Conditions of Approval adequately and enforceably address:

1. emergency evacuation and fire/emergency access;
2. weekend and incident-related traffic conditions;
3. flood, grading, and off-site drainage impacts;
4. retaining-wall and grade-transition impacts on adjoining properties; and
5. long-term replacement of the existing tree canopy.

If the existing environmental record does not contain sufficient evidence to resolve these issues, I respectfully request that the Town obtain the necessary additional technical information before taking final action.

Please include this correspondence in the administrative record for the 14789 Oka Road project and provide it to all Town Council members before the August 18, 2026 hearing.

Thank you for your consideration.

Sincerely,

Cenkai Mei & Ming Dai

Los Gatos, CA 95032

From: Adam Sweeney <[REDACTED]>
Sent: Wednesday, August 12, 2026 5:19 PM
To: Clerk <Clerk@losgatosca.gov>
Subject: Please support new homes at 14789 Oka Road

[EXTERNAL SENDER]

Town Clerk Wendy Wood,

Dear Mayor Moore, Vice Mayor Ristow, and Members of the Los Gatos Town Council,

I am a Los Gatos-area resident writing in support of the 14789 Oka Road project, and I urge you to approve it at your August 18 hearing. We all need to play our part in providing more housing in our area. I'd like my kids and my friends' kids to be able to live here, too.

This project would bring 138 new for-sale homes to Los Gatos - including 28 homes reserved for low-income households. For families trying to put down roots here, homeownership is nearly out of reach. A project this size, built for buyers rather than renters, is a rare and meaningful opportunity.

The Planning Commission reviewed this project carefully and recommended its approval unanimously. The applicant has also voluntarily committed to real improvements along Oka Road - new sidewalks, a bike lane, and on-street parking - along with new public open space on the site.

Los Gatos is required to plan for nearly 2,000 new homes by 2031, and this site was identified in the Town's own Housing Element for exactly this kind of development. I understand neighbors have raised legitimate questions about traffic and safety on Oka Road, and I hope the Town and applicant keep working through those. But those concerns shouldn't stand in the way of 138 homes the Town needs. And, frankly, has there ever been a new development where the neighbors didn't complain about traffic and safety concerns?

I urge the Council to vote yes on 14789 Oka Road on August 18.

Sincerely,

Adam Sweeney



Saratoga, California 95070

From: Filip Buca [REDACTED] >

Sent: Wednesday, August 12, 2026 6:32 PM

To: Clerk <Clerk@losgatosca.gov>

Subject: Support new homes at 14789 Oka Road!

[EXTERNAL SENDER]

Town Clerk Wendy Wood,

Dear Mayor Moore, Vice Mayor Ristow, and Members of the Los Gatos Town Council,

I am a Los Gatos-area resident writing in support of the 14789 Oka Road project, and I urge you to approve it at your August 18 hearing.

This project would bring 138 new for-sale homes to Los Gatos - including 28 homes reserved for low-income households. For families like mine trying to put down roots here, homeownership is nearly out of reach. A project this size, built for buyers rather than renters, is a rare and meaningful opportunity.

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I urge the Council to vote yes on 14789 Oka Road on August 18.

Sincerely,

Filip Buca

Filip Buca
[REDACTED]

San Jose, California 95124

From: Seth Barberee [REDACTED]
Sent: Wednesday, August 12, 2026 7:07 PM
To: Clerk <Clerk@losgatosca.gov>
Subject: Support new homes at 14789 Oka Road!

[EXTERNAL SENDER]

Town Clerk Wendy Wood,

Dear Mayor Moore, Vice Mayor Ristow, and Members of the Los Gatos Town Council,

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I urge the Council to vote yes on 14789 Oka Road on August 18.

Sincerely,

Seth Barberee

[REDACTED]

[REDACTED]

San Jose, California 95117

From: Diana Foss <[REDACTED]>
Sent: Wednesday, August 12, 2026 4:55 PM
To: Clerk <Clerk@losgatosca.gov>
Subject: Support new homes at 14789 Oka Road!

[EXTERNAL SENDER]

Town Clerk Wendy Wood,

Dear Mayor Moore, Vice Mayor Ristow, and Members of the Los Gatos Town Council,

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applicant keep working through those. But those concerns shouldn't stand in the way of 138 homes the Town needs.

I urge the Council to vote yes on 14789 Oka Road on August 18.

Sincerely,

Diana Foss

A solid black rectangular box used to redact the signature of Diana Foss.

San Jose, California 95128