



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 09/28/2020

ITEM NO: 2

DESK ITEM B

DATE: September 28, 2020
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider Approval of a Request for Modification to an Existing Architecture and Site Application (S-13-090) to Remove Underground Parking for Construction of a Commercial Building (Market Hall) in the North 40 Specific Plan Area. Located at 14225 Walker Street. APN 424-56-017. Architecture and Site Application S-20-012. Property Owner/Applicant: Summerhill N40, LLC. Project Planner: Jocelyn Shoopman.

REMARKS:

Exhibit 18 includes additional public comments received between 11:01 a.m., Wednesday, September 23, 2020 and 11:00 a.m., Monday, September 28, 2020.

EXHIBITS:

Previously received with August 26, 2020 Staff Report:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Project Description
5. Letter of Justification
6. Development Plans, received May 18, 2020
7. Public comments received by 11:00 a.m., Friday, August 21, 2020

Previously received with August 26, 2020 Addendum Report:

8. Public comments received between 11:01 a.m., Friday, August 21, 2020 and 11:00 a.m., Tuesday, August 25, 2020.

Previously received with August 26, 2020 Desk Item Report:

9. Public comments received between 11:01 a.m., Tuesday, August 25, 2020 and 11:00 a.m., Wednesday, August 26, 2020.

PREPARED BY: JOCELYN SHOOPMAN
Associate Planner

Reviewed by: Planning Manager and Community Development Director

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SUBJECT: 14225 Walker Street/S-20-012

DATE: September 28, 2020

EXHIBITS (continued):

Previously received with September 9, 2020 Staff Report:

10. Public comments received between 11:01 a.m., Wednesday August 26, 2020 and 11:00 a.m., Friday, September 4, 2020

Previously received with September 9, 2020 Desk Item Report:

11. Public comments received between 11:01 a.m., Friday, September 4, 2020 and 11:00 a.m., Wednesday, September 9, 2020

Previously received with September 23, 2020 Staff Report:

12. Applicant's response to the project's compliance with the parking requirements in the Specific Plan
13. Town Attorney Memorandum
14. Public comments received between 11:01 a.m., Wednesday, September 9, 2020 and 11:00 a.m., Friday, September 18, 2020

Previously received with September 23, 2020 Addendum Report:

15. Applicant's response to a public comment regarding the project's compliance with the parking requirements in the Specific Plan
16. Public comments received between 11:01 a.m., Friday, September 18, 2020 and 11:00 a.m., Tuesday, September 22, 2020

Previously received with September 23, 2020 Desk Item Report:

17. Additional response from the applicant responding to a public comment regarding the project's compliance with the parking requirements in the Specific Plan

Received with this Desk Item B Report:

18. Public comments received between 11:01 a.m., Wednesday, September 23, 2020 and 11:00 a.m., Monday, September 28, 2020

From: Jennifer Grewal [REDACTED]
Sent: Saturday, September 26, 2020 6:22 PM
To: Council <Council@losgatosca.gov>
Subject: North 40

Good evening Tom councilmembers. I just read the below on Nextdoor. I know that the parking information is correct but cannot vouch for the remainder of the assertions in this post. However they are concerning to me enough to write and say please hold the developer completely accountable.

Our town needs sanity. We are a traffic mess and keeping this project accountable so that it does not create more of a mess is imparative.

Please - we need as minimal intrusion from this large development as possible. Do not allow it to become another unplanned unmitigated mess adding more than necessary to our traffic mess.

Thank you.

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NORTH 40 TRAVESTY! The current North 40 application does NOT meet the Housing Authority Act! The HAA requirements are for the entire Phase 1 of the North 40 but the application Summerhill submitted is only for 1 specific area. Therefore the town attorney is wrong to say the commission can only rule inline with the HAA requirements. Summerhill is duping our town by already removing access points to the underground parking (not mentioned in the report)!

How many "small changes" will Summerhill make before the Planning Commission's carefully created plan ends up not what was promised to the town that which makes our town better?

All hands on deck to stop Summerhill's snowballing us into something the town of Los Gatos doesn't want and can't live with!

The next town meeting is September 28 at 7 pm!

Jennifer Croft Grewal
[REDACTED]
[REDACTED]

From: CRUMPTON FAMILY [REDACTED]
Sent: Friday, September 25, 2020 1:49 PM
To: Planning Comment <PlanningComment@losgatosca.gov>
Subject: North Forty- Disapprove of modifications

Dear Los Gatos Town Council,

We disapprove of the following modifications to the North Forty previously agreed to underground parking. As you are most aware, Los Gatos needs more parking spaces, and we should use this opportunity to increase the number of spaces. Also, these parking spaces may lighten the load of cars parked on our streets.

Consider approval of a request for modification to an existing Architecture and Site Application (S-13-090) to remove underground parking for construction of a commercial building (Market Hall) in the North 40 Specific Plan Area. Located at 14225 Walker Street. APN 424-56-017. Architecture and Site Application S-20-012. Property Owner/Applicant: Summerhill N40, LLC. Project Planner: Jocelyn Shoopman.

Respectfully,

Mr. and Mrs. Thomas Crumpton,

Crumpton Family

[REDACTED]

Los Gatos, CA 95032