



**TOWN OF LOS GATOS  
COUNCIL AGENDA REPORT**

MEETING DATE: 10/20/2020

ITEM NO: 8

ADDENDUM

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DATE: October 19, 2020  
TO: Mayor and Town Council  
FROM: Laurel Prevetti, Town Manager  
SUBJECT: Consider an Appeal of a Planning Commission Decision Denying a Request for a 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 424-07-114. Architecture and Site Application S-20-012. Property Owners/Applicant/Appellant: Summerhill N40, LLC. Project Planner: Jocelyn Shoopman.

REMARKS:

Questions received from a Council Member:

Can staff provide an analysis of the letter submitted by the Planning Commission Chair and Vice Chair with regards to the interpretation of the Town Code as it relates to this project (Attachment 24)?

Staff's Response:

As noted in the report, staff's findings concur with the letter submitted by the Planning Commission Chair and Vice Chair. Staff does not concur with the analysis that the parking requirements in place at the time of the Architecture and Site (S-13-090) approval on August 1, 2017, apply to the request for a modification to the original Architecture and Site application.

Since the approval of the original Architecture and Site application, Ordinance 2272 was adopted by the Council on April 3, 2018 to amend Section 29.10.150 of the Town Code to revise the required parking requirements for restaurants. Section 2.5.8 (a) of the North 40 Specific Plan states that the number of off-street parking spaces required for a non-residential use shall

PREPARED BY: Jocelyn Shoopman  
Associate Planner

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Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and Community Development Director

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REMARKS (continued):

be consistent with the parking required in the downtown as required within Division 4 of the Zoning Ordinance. Section 29.10.150 (b) (1) of Division 4 of the Zoning Ordinance requires one parking space for each 300 square feet of gross floor area for retail and commercial stores, shops, restaurants, bars, taverns, and nightclubs.