



**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

MEETING DATE: 08/23/2023

ITEM NO: 5

ADDENDUM

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DATE: August 22, 2023  
TO: Planning Commission  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Forward a Recommendation to the Town Council on a Request to Amend the General Plan Land Use Designation of 16492 Los Gatos Boulevard and Assessor Parcel Number (APN) 532-07-086 from Low Density Residential to Neighborhood Commercial; Amend the General Plan Land Use Designation of Caltrans Right-of-Way Adjacent to 14685 Oka Road from Low Density Residential to Medium Density Residential and from R:1:8 to R-M:14-22; and Apply the Housing Element Overlay Zone to Allow for Increases to the Allowable Density, Height, Floor Area Ratio, and Lot Coverage to the Sites Included in the Sites Inventory Analysis of the 2023-2031 Housing Element:

**APN's 42406116, 42407116, 42408029, 42408058, 42408059, 42408060, 42408074, 52924001, 52924003, and 53207085; 401 through 409 Alberto Way; 620 and 14000 Blossom Hill Road; 16210, 16240, 16245, 16250, 16260, and 16270 Burton Road; Cal Trans Right-of-Way Adjacent to 14685 Oka Road; 110 and 206 Knowles Drive; 445 Leigh Avenue; 440 Los Gatos Almaden Road; 16603 Lark Avenue; 14823, 14831, 14849, 14859, 14917, 14925, 15300, 15349, 15367, 15405, 15425, 15480, 15500, 15795, 16151, 16203, 16392, and 16492 Los Gatos Boulevard; 50 and 165 Los Gatos Saratoga Road; 61 Montebello Way; 14800 and 14840 Oka Road; 50 Park Avenue; 101 South Santa Cruz Avenue.** An Environmental Impact Report (EIR) was Prepared and Certified for the 2040 General Plan Update on June 30, 2022, which Included the Proposed General Plan Amendments. No further Environmental Analysis is Required. Zoning Code Amendment Application Z-23-003 and General Plan Amendment Application GP-23-003. Applicant: Town of Los Gatos.

PREPARED BY: Jocelyn Shoopman and Erin Walters  
Associate Planner and Associate Planner

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

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SUBJECT: General Plan Amendments, Re-Zonings, and Housing Element Overlay Zone/  
Z-23-003 and GP-23-003

DATE: August 22, 2023

REMARKS:

Exhibit 10 contains public comments received between 11:01 a.m., Friday, August 18, 2023, and 11:00 a.m., Tuesday, August 22, 2023.

EXHIBITS:

Previously received with the August 23, 2023, Staff Report:

1. Draft Findings
2. Appendix D, Sites Inventory Analysis of the July 2023 Interim Working Draft Revised Housing Element
3. Appendix H, Sites Inventory Form of the July 2023 Interim Working Draft Revised Housing Element
4. Location Maps – 16492 Los Gatos Boulevard (Showing Existing and Proposed General Plan Designations)
5. Location Maps – Parcel 532-07-086 (Showing Existing and Proposed General Plan Designations)
6. Location Maps – Caltrans Right-of-Way (Showing Existing and Proposed General Plan Designations)
7. Location Maps – Caltrans Right-of-Way (Showing Existing and Proposed Zoning)
8. Location Maps – 2023-2031 Housing Element (Showing Existing and Proposed Zoning)
9. Draft Zoning Code Ordinance Amendments, Division 5. Housing Element Overlay Zone

Received with this Addendum Report:

10. Public Comments received between 11:01 a.m., Friday, August 18, 2023, and 11:00 a.m., Tuesday, August 22, 2023.

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

From: Tiffany Frye [REDACTED]

Sent: Monday, August 21, 2023 7:52 PM

To: Housing Element <HEUpdate@losgatosca.gov>; Jocelyn Shoopman <jshoopman@losgatosca.gov>;

Erin Walters <EWalters@losgatosca.gov>

Subject: Proposed Zoning change to 600 Blossom Hill

[EXTERNAL SENDER]

Los Gatos Planners, Planning Department, and the Housing Advisory,

I received notice of an application to change the zoning of a property bordering mine—600 Blossom Hill Road. I own 16979 Roberts Road, Unit 6, which shares a wall with 600 Blossom Hill Road.

I purchased my home at [REDACTED] because there weren't homes located behind the house and was, at the time, only zoned for commercial use. This guaranteed privacy and security for me and my backyard/home. There are no sight lines into my backyard and as a single female, the location didn't call too much attention, nor was there a lot of foot or vehicle traffic near that shared wall.

I would be opposed to any change in height levels at 600 Blossom Hill Road—as it would negatively affect the privacy and security of my home/life, which were major factors in the purchase of my home.

Please add this email to the public comments for the Wednesday, August 23rd 2023, meeting.

Thanks,  
Tiffany Frye

**From:** Troy Follmar <[REDACTED]>

**Sent:** Monday, August 21, 2023 7:43 AM

**To:** Housing Element <HEUpdate@losgatosca.gov>; Jocelyn Shoopman <jshoopman@losgatosca.gov>; Erin Walters <EWalters@losgatosca.gov>

**Subject:** Proposed zoning change to 620 Blossom Hill Rd.

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission,

My name is Troy Follmar, I am the owner of [REDACTED] My property on Roberts Rd shares its back fence with 620 Blossom Hill Rd, which is currently a single level car dealership. I am writing in regards to a notice of public hearing letter I just received in order to express my strong opposition to changing the zoning of 620 Blossom Hill. Construction of a building greater than one story tall will significantly decrease the privacy of my back yard, as well as significantly decrease my properties desirability and therefore value. I am hoping to keep the private feel of the property that was present when I purchased it almost ten years ago. I have discussed this issue with my neighbors and can report that neighborhood opposition to this proposed zoning change is unanimous.

I am unable to attend the meeting on August 23, which was announced to me on very short notice, so please include this letter in public comments at the meeting.

Best Regards,  
Troy Follmar

**From:** Cindy Cockcroft <[REDACTED]>

**Sent:** Saturday, August 19, 2023 12:36 PM

**To:** Housing Element <HEUpdate@losgatosca.gov>; Jocelyn Shoopman <jshoopman@losgatosca.gov>; Erin Walters <EWalters@losgatosca.gov>

**Subject:** Fwd: proposed zoning change to 600 Blossom Hill

[EXTERNAL SENDER]

Hello Los Gatos planners Erin and Jocelyn, and the planning department plus housing advisory,

I received today a notice of an application to change the zoning of a property that borders mine. The property is located at 600 Blossom Hill Road, and I own [REDACTED]. One reason I purchased this property was there were no homes behind me with windows with sightlines into my very private home and backyard.

I would be opposed to any change in the single level heights that affect the privacy and quiet enjoyment that led me to purchase my home.

In my expert opinion as an active California Real Estate Broker since 1985, medium density zoning and development would negatively affect my property value significantly.

Thank you for adding to this email to the public comments for Wednesday the 23rd of August

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**Cindy Cockcroft**

Realtor® / Broker Associate

[REDACTED]

[REDACTED]

[REDACTED]

**From:** Craig Steen [REDACTED]  
**Sent:** Saturday, August 19, 2023 12:11 PM  
**To:** Housing Element <HEUpdate@losgatosca.gov>  
**Subject:** Renewed information & projections

[EXTERNAL SENDER]

Given the exhaustive research and subsequent editorial columns by Thomas Elias in the Los Gatos Weekly, not only have we learned that the state auditor challenged some of the numbers of new units needed stated by the Housing Authority, but there is extensive availability of unused commercial space owing to "work at home" tech businesses....BUT..THE REAL MESSAGE IS THAT THERE WILL UNDOUBTEDLY BE A REFERENDUM ON THE BALLOT IN '24 WHICH WILL SURELY PASS THUS NEGATING ALL PREVIOUS HOUSING/LAND USE REQUIREMENTS....so before you spend more tax dollars trying to satisfy unpopular density requirements....let's acknowledge the inevitable conclusion of our housing dilemma as it will be determined by respective towns/cities and the requirements of planners voted in by the residents.....Yes, this is not popular with Bonta and various members of our legislature, which apparently refuse to acknowledge ongoing dissatisfaction with their proposals....thank-you