



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 12/10/2025

ITEM NO: 5

DATE: December 5, 2025

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval for Renovation and Expansion of an Existing Automotive Dealership (Los Gatos Luxury Cars) on Property Zoned CH:HEOZ. **Located at 620 Blossom Hill Road.** APN 529-16-041. Architecture and Site Application S-25-026. Categorically Exempt Pursuant to CEQA Guidelines Sections 15301: Existing Facilities. Property Owner: SHP-MINGMING, LLC. Applicant: Ali Yoosofi. Project Planner: Ryan Safty.

RECOMMENDATION:

Consider a request for approval for renovation and expansion of an existing automotive dealership (Los Gatos Luxury Cars) on property zoned CH:HEOZ, located at 620 Blossom Hill Road.

PROJECT DATA:

General Plan Designation: Mixed-Use Commercial

Zoning Designation: CH:HEOZ – Highway Commercial: Housing Element Overlay Zone

Applicable Plans and Standards: General Plan, Town Code, Commercial Design Guidelines

Parcel Size: 2.65 acres

Surrounding Area:

| | Existing Land Use | General Plan | Zoning |
|-------|--------------------------|----------------------------|---------------|
| North | Residential | Medium Density Residential | R-M:5-12 |
| South | Residential | Medium Density Residential | R-M:5-12 |
| East | Commercial | Mixed Use Commercial | CH:HEOZ |
| West | Residential | Medium Density Residential | R-M:5-12:PD |

PREPARED BY: Ryan Safty
Associate Planner

Reviewed by: Planning Manager and Community Development Director

CEQA:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Sections 15301: Existing Facilities.

FINDINGS:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Sections 15301: Existing Facilities.
- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).
- As required for compliance with the Commercial Design Guidelines.

CONSIDERATIONS:

- As required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application.

ACTION:

The decision of the Planning Commission is final unless appealed within ten days.

BACKGROUND:

The subject property is located on the south side of Blossom Hill Road across from the intersection of Blossom Hill Road and Oak Rim Way (Exhibit 1). The project site is 2.65 acres and is occupied by Los Gatos Luxury Cars, an automotive dealership, which is operating under an existing Conditional Use Permit (CUP). Currently, the dealership occupies a single building that includes four showrooms for various automotive brands, two service shops, and a second-story office space. Paved parking, hardscape, and some landscaping along Blossom Hill Road covers the remainder of the site. The site is currently served by one driveway, along the east edge of the Blossom Hill Road frontage. There are two other driveway approaches, but both are chained off.

A building permit (B24-0849) was approved and issued for the property in June of this year, to replace 1,548 square feet of service shop area with an additional showroom. The approval also shows that the two other existing driveway approaches on the site would be opened. The square footage did not change, and parking was proven to be in compliance. The work associated with B24-0849 has not yet begun.

SUBJECT: 620 Blossom Hill Road/S-25-026

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The current project scope, as noted in Exhibit 5, is to remodel the existing, 2,480-square foot Rolls Royce showroom with an 892-square foot addition at the rear, siding and signage changes along the Rolls Royce showroom, and modifications to the west parking lot in front of the Rolls Royce showroom (Exhibit 7). Pursuant to Town Code Section 29.20.750 of Division 7 – Assignment of Duties, Planning Commission approval is required for the commercial addition.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is located on the south side of Blossom Hill Road across from the intersection of Blossom Hill Road and Oak Rim Way (Exhibit 1). The surrounding area contains a mix of uses with residential to the north, west, and south; and commercial to the east.

B. Project Summary

The applicant is requesting approval of an Architecture and Site application to construct a showroom addition at the rear of the existing Rolls Royce showroom (Exhibits 5 through 7). Additionally, the plans show an internal remodel of the existing Rolls Royce showroom, siding and signage changes along the Rolls Royce showroom, and modifications to the west parking lot in front of the Rolls Royce showroom.

C. Zoning Compliance

The existing automotive dealership has an approved CUP governing the existing use (Exhibit 4). The proposed addition and remodel of a portion of the dealership would not affect the applicable conditions of approval included in the existing CUP.

DISCUSSION:

A. Architecture and Site Analysis

The applicant proposes to construct an 892-square foot addition to the rear of the Rolls Royce showroom, located at the western edge of the existing automobile dealership. The resulting building size on the property would be 27,584 square feet. In the CH zone, building size is limited to a lot coverage of 50 percent and a maximum height of 35 feet. With the addition, the property would have a lot coverage of 22 percent, and the area of the addition would be approximately 17 feet tall. A breakdown of the project floor area is summarized in the following table.

| Project Area Summary | | | |
|-------------------------|---------------|------------|---------------|
| | Existing | Addition | Proposed |
| Showrooms | 12,726 | 892 | 13,618 |
| Service Shops | 11,724 | | 11,724 |
| Second-Floor Offices | 2,242 | | 2,242 |
| Total Floor Area | 26,692 | 892 | 27,584 |

The project proposes minor site improvements in addition to the building work, including reorganizing some of the parking spaces at the western corner of the site. No new landscaping or lighting is proposed.

B. Zoning Compliance

Vehicle sales and service uses are allowed under the existing CUP (Exhibit 4), and no changes are proposed or needed to the existing CUP to facilitate this addition. The project complies with the zoning requirements related to lot coverage, building height, parking, and circulation.

C. Design and Compatibility

The proposed 892-square foot addition to the Rolls Royce showroom would be located directly behind the existing showroom and would be shielded from view from Blossom Hill Road by the existing building. The proposed addition would be approximately 17 feet tall, while the existing building areas immediately adjacent range from 18 to 19 feet in height.

The proposed exterior materials for the addition would use silver colored metal panels and would have a flat roof. The rest of the Rolls Royce showroom would also have the same material, replacing the existing porcelain stone wall tiles. As shown on the rendering on the cover sheet of the plans in Exhibit 7, the building would retain a cohesive and unified design around all sides of the building, while providing slight transitions in color and materials for the different showrooms.

New signage is also proposed for the Rolls Royce showroom, which would require a separate ministerial planning permit, and is shown in Exhibit 7.

D. Parking

The proposed project requires 85 parking spaces to be provided on site: 29 spaces for the automobile sales area; 10 spaces for the office area; 21 spaces for the service shops; and 25 spaces for the employees. The proposed site plan shows that the site will accommodate 85 spaces, complying with Town Code requirements. The site plan also shows an additional 27 spaces on the site used as sales inventory spaces.

E. Traffic and Public Improvements

The proposed project would add 892 square feet to the property. The Town's Traffic Engineer reviewed the project and information provided by the applicant and determined that the project will generate approximately 24.83 additional average daily trips. The Town's Traffic Impact Policy requires the project to pay a Transportation Impact Fee based on the number of new daily trips in the amount of \$27,415.94. This fee is included as a recommended Condition of Approval in Exhibit 3.

PUBLIC COMMENTS:

Project signage was installed on the site along the Blossom Hill Road street frontage and written notice was sent to property owners and tenants located within 300 feet of the subject property. Public comments received by 11:00 a.m., Friday, December 5, 2025, are included in Exhibit 8.

CONCLUSION:

A. Summary

The applicant is requesting approval of an Architecture and Site application for partial renovation and expansion of an existing automotive dealership for Los Gatos Luxury Cars. The proposed addition would comply with all applicable Town Code requirements, including lot coverage, building height, parking, and circulation.

B. Recommendation

Staff recommends that the Planning Commission consider the request and, if merit is found with the proposed project, take the following steps to approve the Architecture and Site application:

1. Find that the proposed project is Categorically Exempt pursuant to the adopted Guidelines for the implementation of the California Environmental Quality Act, Section 15301: Existing Facilities (Exhibit 2);
2. Make the finding that the project complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations) (Exhibit 2);
3. Make the finding that the project complies with the Commercial Design Guidelines (Exhibit 2);
4. Make the considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 2); and
5. Approve Architecture and Site application S-25-026 with the conditions contained in Exhibit 3 and the development plans in Exhibit 7.

C. Alternatives

Alternatively, the Commission can:

1. Continue the matter to a date certain with specific direction; or
2. Approve the application with additional and/or modified conditions; or
3. Deny the application.

EXHIBITS:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Conditional Use Permit U-22-012
5. Letter of Justification
6. Property Pictures
7. Project Plans
8. Public comments received by 11:00 a.m., Friday, December 5, 2025