



**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

MEETING DATE: 04/23/2025

ITEM NO: 6

DESK ITEM

DATE: April 23, 2025

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval to Demolish Existing Commercial Structures, Construct a Multi-Family Live/Work Development (55 Units), a Conditional Use Permit for a Live/Work Development, a Condominium Vesting Tentative Map, Site Improvements Requiring a Grading Permit, and Removal of Large Protected Trees, Under Senate Bill 330 (SB 330) on Property Zoned CH:HEOZ. **Located at 15349-15367 Los Gatos Boulevard.** APNs 424-19-048 and 424-19-049. Architecture and Site Application S-24-015, Conditional Use Permit U-24-006, Subdivision Application M-24-008. No Additional Environmental Review is Necessary Pursuant to CEQA Guidelines Sections 15162: Subsequent EIRs and 15168: Program EIR, Since the Proposed Project's Environmental Impacts were Adequately Addressed in the 2020 General Plan EIR and/or 2040 General Plan EIR, as Applicable. Property Owner: Jonathan Peck. Applicant: City Ventures. Project Planner: Sean Mullin.

REMARKS:

Exhibit 18 includes public comments received between 11:01 a.m., Monday, April 22, 2025, and 11:00 a.m., Wednesday, April 23, 2025.

EXHIBITS:

Previously Received with the April 18, 2025, Staff Report:

1. Final Initial Study – March 2025  
(available online at <https://www.losgatosca.gov/DocumentCenter/Index/2223>)
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Location Map
5. Project Description Letter
6. Letter of Justification
7. Consulting Architect's Report

PREPARED BY: Sean Mullin, AICP  
Planning Manager

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Reviewed by: Town Attorney and Community Development Director

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SUBJECT: 15349-15367 Los Gatos Boulevard/S-24-015, U-24-006, and M-24-008

DATE: April 23, 2025

8. Applicant's Response to Consulting Architect's Report
9. Letter of Justification for SDBL Concession and Waivers
10. Final Arborist's Report
11. Neighbor Outreach Summary
12. Visual Renderings
13. Objective Design Standards Checklist
14. Site Photos
15. Public comments received by 11:00 a.m., Friday, February 7, 2025
16. Development Plans

Previous Received with the April 22, 2025, Addendum Report:

17. Public Comments between 11:01 a.m., Friday, April 18, 2025, and 11:00 a.m., Tuesday, April 22, 2025

Received with today's Desk Item Report:

18. Public Comments between 11:01 a.m., Tuesday, April 22, 2025, and 11:00 a.m., Tuesday, April 23, 2025

**From:** heddi shariat [REDACTED]  
**Sent:** Tuesday, April 22, 2025 7:53 PM  
**To:** Planning <Planning@losgatosca.gov>  
**Subject:** proposed project located at 15349-15367 Los Gatos Boulevard

[EXTERNAL SENDER]

Dear Planning Department,

I am writing to express my strong opposition to the proposed development that would replace local businesses with new housing. Our small businesses are the heart and soul of this community—they provide essential services, create local jobs, and help preserve the unique character of our town. Replacing them with housing not only removes vital resources but risks permanently altering the feel and function of our neighborhood.

While the development may appear visually appealing from Garden Lane, the primary frontage would sit between a busy gas station and Silicon Valley MRI, directly across from Trader Joe's and the Palo Alto Medical Foundation. This is already one of the most congested areas in town. It's difficult to understand how residential housing could be considered viable in such a high-traffic, commercial-heavy location.

There are many other, more suitable areas for new housing—places that wouldn't come at the cost of local business or community identity. I urge you to reconsider this plan and prioritize thoughtful development that strengthens rather than compromises the fabric of our community.

Sincerely,

Heddi Shariat

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