



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 07/10/2019

ITEM NO: 2

DESK ITEM

DATE: July 10, 2019
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Architecture and Site Application S-19-026 and Subdivision Application M-19-006. Project Location: **15860-15894 Winchester Boulevard**. Applicant: Doug Rich, Valley Oak Partners. Property Owners: South Beach Partners LLC and Cumulus Capital Holdings LLC.
Requesting approval of a time extension to demolish three existing single-family residences, remove an accessory dwelling unit, remove large protected trees, and merge four lots for the purposes of constructing a new two-story office building with below grade and at grade parking. APNs 529-11-013, -038, -039, and -040.

REMARKS:

Exhibit 8 includes additional public comments received between 11:01 a.m., Tuesday, July 9, 2019 and 11:00 a.m., Wednesday, July 10, 2019.

EXHIBITS:

Previously received with July 10, 2019 Staff Report:

1. Location Map (one page)
2. Required Findings (one page)
3. Recommended Conditions of Approval (22 pages)
4. Time Extension Request, received May 9, 2019 (one page)
5. Development Plans, received May 9, 2019
6. Public Comments received by 11:00 a.m., Friday, July 5, 2019

Previously received with July 10, 2019 Addendum Report:

7. Public comments received between 11:01 a.m., Friday, July 5, 2019 and 11:00 a.m., Tuesday, July 9, 2019

PREPARED BY: Jennifer Armer, AICP
Senior Planner

Reviewed by: Planning Manager and Community Development Director

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SUBJECT: 15860-15894 Winchester Boulevard/S-19-026 and M-19-006

DATE: July 10, 2019

Received with this Desk Item Report:

8. Public comments received between 11:01 a.m., Tuesday, July 9, 2019 and 11:00 a.m., Wednesday, July 10, 2019

From: Karen Vincent <karevincent@msn.com>
Sent: Tuesday, July 09, 2019 6:47 PM
To: Planning <Planning@losgatosca.gov>
Subject: 15860, 15880, 15894 Winchester blvd

Dear planning commission,

I am one of the home owners at University Oaks condominium complex. We border the large proposed office building to be built adjacent to our property.

We have lived next to the fenced in and boarded up deserted houses for almost 2 years.

Dead bushes and trash litter the property. It is not attended to nor maintained. I fear that soon the mature trees meant to be kept will also soon be dying. The dead brush is a fire hazard.

Enough is enough. Please consider making a decision on this property that will cease this project immediately.

It is the gateway to beautiful Los Gatos. A visual that is unsightly and an embarrassment to be living next to.

Thank you,

Karen Vincent
711 University Ave
Los Gatos

From: MaryAnn <masullivan_2000@yahoo.com>
Sent: Tuesday, July 09, 2019 10:49 PM
To: Planning <Planning@losgatosca.gov>
Subject: Re: 15860, 15880, 15894 Winchester blvd

Dear planning commission

We are homeowners at the University Oaks complex bordering the proposed office building on Winchester.

The state of the property has become beyond unsightly, dilapidated and is now bordering on dangerous - from fire, rats, termites, squatters and the like.

It is our opinion that any extension for this owner's permit be denied as there does not seem to be any interest in the property by the owners (since they haven't cleared it and have created a dangerous environment), or by any future tenants.

We appreciate your consideration to this matter.

Regards
MaryAnn and Dave Weigand
709 University Avenue
408-206-9008