



**TOWN OF LOS GATOS**  
**CONCEPTUAL DEVELOPMENT**  
**ADVISORY COMMITTEE REPORT**

MEETING DATE: 12/11/2019

ITEM NO: 2

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DATE: December 3, 2019

TO: Conceptual Development Advisory Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Conceptual Development Advisory Committee Application CD-19-005. Project Location: **14919 Los Gatos Boulevard**.  
Property Owner: Yuki Family Farms c/o Edward Morimoto. Applicant: Don Capobres.  
Requesting preliminary review for relocation an existing pre-1941 single-family residence on property zoned North 40 Specific Plan to a property in the approved first phase of the North Forty Specific Plan. APNs 424-07-081 and 424-07-056

ROLE OF THE CDAC:

The Conceptual Development Advisory Committee (CDAC) advises a prospective applicant on the overall consistency of a project with Town policies prior to submitting a formal application and investing in the development review process. The Committee also endeavors to identify the potential issues that will need to be addressed during the development review process should the applicant wish to submit an application. The issues identified by the Committee are not intended to be all-inclusive and other additional issues may be identified during the formal development review process.

None of the Committee's comments are binding on the Town and in no way are they intended to indicate whether the project will be received favorably by the various review bodies that are charged with evaluating and deciding the application. As noted in this report, if an application is filed, technical analysis would need to be done during the evaluation of the proposal. In addition, public input is a required and essential component in the development review process. Notice has been sent to residents and property owners within 300 feet of the project site. In addition to the public comments received at this meeting, all applicants are strongly encouraged to hold neighborhood meetings to receive input as the design of the project evolves should they decide to proceed with the development review process.

PREPARED BY: Jocelyn Shoopman  
Associate Planner

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Reviewed by: Planning Manager and Community Development Director

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PROJECT DESCRIPTION:

The project includes parcels located inside and outside of the Phase I project area of the North 40 Specific Plan area (Attachment 1). The development plans for Phase I of the North Specific Plan included the approval of a two-story mixed use building located within the Transition District. The applicant has submitted a project description (Attachment 3) and preliminary plans (Attachment 4). Key elements of the proposed project, as listed on the project description and plans submitted, are as follows:

- Relocation of an existing two-story single-family residence from its current location at 14919 Los Gatos Boulevard to a parcel located within the Phase I project area;
- Conversion of the relocated single-family residence to a mixed use building with an office use on the first floor and a residential use on the second floor;
- A reduction in the number of residential units for the approved building from two to one, resulting in a total of 319 housing units for Phase I of the North 40 Specific Plan; and
- A reduction of 11 parking spaces from the surface parking lot.

EXISTING GENERAL PLAN AND ZONING DESIGNATIONS:

1. General Plan designation: North 40 Specific Plan Overlay.
2. Surrounding General Plan designations: North Forty Specific Plan Overlay to the north and south, California State Route 17 to the west, and Mixed Use Commercial across Los Gatos Boulevard to the east.
3. Zoning designation: North 40 Specific Plan.
4. Surrounding zoning designations: R-1:10 (Single-Family Residential) across Los Gatos Boulevard to the east, North 40 Specific Plan to the north and south, and California State Route 17 to the west.

BACKGROUND:

The proposal includes relocating an existing single-family residence currently located at 14919 Los Gatos Boulevard to a parcel to the south in the Phase I project area. The development plans for Phase I of the North 40 Specific Plan included the approval of a two-story mixed use building located within the Transition District. The applicant proposes to replace the approved two-story mixed use building with a relocated existing two-story single-family residence. The applicant is proposing to convert the single-family residence into a mixed use building with an office use on the first floor and a residential use on the second floor. The approved mixed use building included two office spaces and two housing units. The applicant's proposal would include one office space and one housing unit.

POTENTIAL CONSIDERATIONS AND ISSUES:

The following is a brief list of issues and topics for consideration by the CDAC. Staff has not reached conclusions on these topics. Staff is identifying them here to help frame the discussion and to solicit input. The main question for the CDAC is whether or not the applicant's concept for the project creates a high-quality plan appropriate for Los Gatos in this location. If an application is filed, staff would evaluate the technical issues.

1. General Plan/Zoning
  - a. The project site is currently zoned North 40 Specific Plan, which is consistent with the current General Plan designation, North 40 Specific Plan Overlay;
  - b. A reduction in the number of housing units from 320 to 319 would be consistent with the North 40 Specific Plan designation of dwelling units per acre; and
  - c. The proposed uses are permitted within the Transition District of the North 40 Specific Plan.
2. Lot Layout
  - a. Compatibility of the building layout, size of the building, and mass and scale with the surrounding buildings.
3. Parking
  - a. Adequacy of parking based on the proposed uses; and
  - b. Appropriateness of the reduction in parking.
4. Design
  - a. The project plans provide the previously approved and proposed conceptual site plans (Exhibits C and D of Attachment 3) and elevation renderings (Attachment 4);
  - b. Relocation of an existing structure would require approval of an Architecture and Site application;
  - c. The side setback adjacent to Curtis Drive increases from nine feet to 14 feet and the rear setback adjacent to South Turner Street maintains a setback of 12 feet; and
  - d. The proposed height of the building decreases from 33 feet, seven inches to 26 feet, two inches.

PUBLIC COMMENTS:

At this time, the Town has not received any public comment.

Attachments:

1. Location map
2. CDAC application
3. Project Description Letter
4. Conceptual Plans

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SUBJECT: 14919 Los Gatos Boulevard/CD-19-005

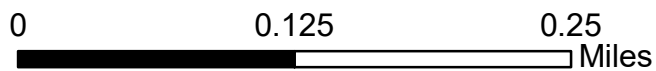
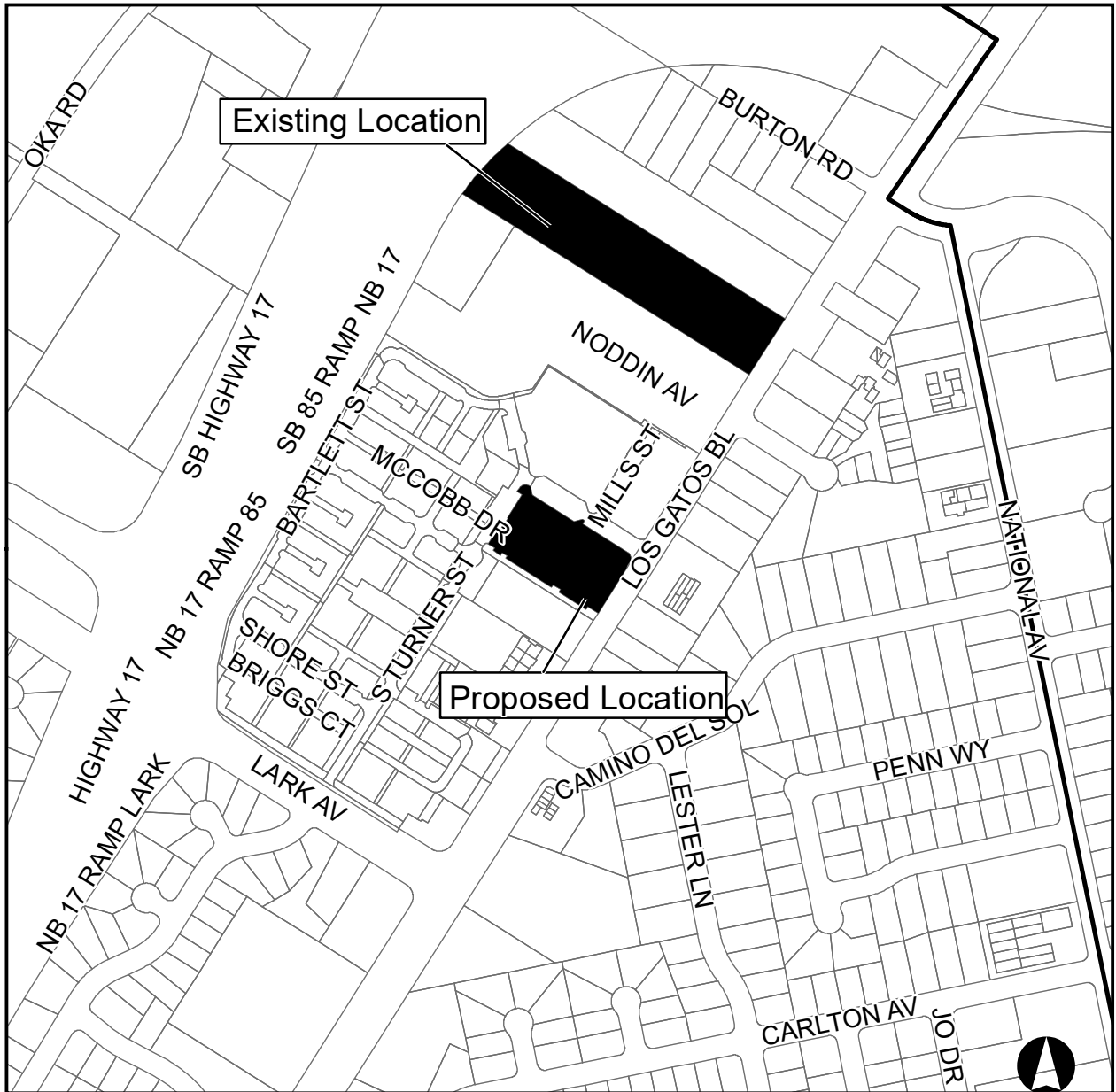
DATE: December 3, 2019

Distribution:

Don Capobres, 221 Bachman Avenue, Los Gatos, CA 95030

Yuki Family Farms c/o Edward Morimoto, 15945 Los Gatos Boulevard, Suite 11, Los Gatos, CA 95032

# 14919 Los Gatos Boulevard



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**APPLICATION FOR PROJECT REVIEW  
CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE**

**TOWN OF LOS GATOS - COMMUNITY DEVELOPMENT DEPARTMENT**  
110 E. Main St., Los Gatos, CA 95030  
Phone: (408) 354-6874 FAX: (408) 354-7593

**PAID**  
NOV 01 2019  
TOWN OF LOS GATOS

BP26135

PLEASE TYPE OR PRINT CLEARLY

**PROPERTY DETAIL:**

Address of subject property: 14919 Los Gatos Boulevard, Los Gatos, CA 95032  
Zoning North 40 Specific Plan Site Area \_\_\_\_\_ APN 424-07-0821  
Existing use Single family residential

**RECEIVED**

**BRIEFLY DESCRIBE PROJECT:**

Relocation of structure from current location at 14919 Los Gatos Blvd to the SW portion of APN 424-56-019 referred to as the live-work buildings (A1 South) in VTM 19756, North 40 Specific Plan Area.

NOV 01 2019

TOWN OF LOS GATOS  
PLANNING DIVISION


**APPLICANT:**

NAME Don Capobres PHONE: 408-355-9920  
ADDRESS 221 Bachman Avenue  
CITY Los Gatos STATE CA ZIP 95030

**NAME OF PROPERTY OWNER: (If same as above, check here )**

NAME Yuki Family Farms c/o Edward Morimoto PHONE: \_\_\_\_\_  
ADDRESS 15495 Los Gatos Blvd. Suite 11  
CITY Los Gatos STATE CA ZIP 95032

I hereby certify that I am the owner of record of the property described in Box #2 above, and that I approve of the action requested herein.

SIGNATURE OF OWNER  DATE 10-30-19

**ACKNOWLEDGMENT FORM**

I, the undersigned, fully acknowledge and understand the Conceptual Development Advisory Committee is only an advisory body and is not empowered by the Town Council or the Planning Commission to render recommendations or decisions regarding land use issues.

I further understand and acknowledge that any statement by the Committee that a potential land use appears consistent with Town Policy is not an express or implied approval of a development project. A project may be rejected by the Planning Commission and/or Town Council for inconsistency with Town policy or for other reasons in the course of the development review process, including public input.

I further understand and acknowledge that the members of the Conceptual Development Advisory Committee are in no way bound in their future review of my project, by their comments at this very preliminary state of project development.

SIGNATURE OF OWNER  DATE 10-30-19

**\*\* DO NOT WRITE BELOW THIS LINE**

APPLICATION No. CD-19-005

PLPERMIT	\$2,966.00
PLTRACK	118.64
PLANAP	296.60
(Noticing Deposit) PLPERMIT	500.00
<b>TOTAL FEE</b>	<b>\$3,881.24</b>

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### Gianandres House Move Project Description

The proposed project is to move an existing two-story single family residential building from its current location at 14919 Los Gatos Boulevard ("Gianandres House") to the southwest portion of APN 424-56-019 which is commonly referred to as Buildings A1 West/live-work in the approved first phase of development in the North 40 Specific Plan Area ("Relocation Site"). The existing location and Relocation Site are shown on an aerial map of the North 40 in Exhibit A.

The Gianandres House was constructed by the Gianandres family sometime within a few years prior to the Yuki family acquiring land in 1945. It was never occupied until the Yuki's purchased it. While the individual building does not hold any official historical significance<sup>1</sup> and there are no specific requirements for it under the North 40 Specific Plan, the Yuki Family is interested in preserving it. Recent images of the House are included in Exhibit B.

Harmonie Park Development is developing the retail portion of the approved first phase of the North 40 and, working with the Yuki Family, identified and performed preliminary due diligence on the Relocation Site which is also owned by the Yuki Family. We believe relocating the Gianandres House to this location will: 1) help with the our efforts with place-making and creating an authentic feel for the new development; 2) provide a nice transition from the residential Lark District to the mixed-use Transition District, and 3) celebrate the Family's multi-generational presence in Los Gatos.

The relocated house will be used as the office for Yuki family business on the ground floor and will remain as residential use on the second floor. This is consistent with the mixed-use nature of the buildings that were approved in Phase 1 for A1 West.

The impact of the project to the existing approved entitlements for the live/work units, is as follows:

- Total floor area increases from 2,370 square feet to 2,894 square feet. Of this, 1,770 will be for Yuki family business office use on the ground floor;
- Eleven parking spaces would be lost in the Building A1 surface lot, but the overall project would still maintain excess parking spaces versus what is required;
- The building setback from Turner St. will need to be reduced from 12' to 10' with a 6" roof overhang. The North 40 Specific Plan requires a 10' setback;
- Total open space would increase by 626 square feet; and
- Building height would be lower. It is 33'-7" from finished grade in the approved plans. The Gianandres House is 26'-2" from finished grade (final height dependent upon final foundation design).

The approved site plan and proposed site plan with relocated house is attached as Exhibits C and D, respectively. Elevations will be provided at the CDAC meeting.

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TOWN OF LOS GATOS  
13 DIVISION

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<sup>1</sup> According to the North 40 Specific Plan Historic Resources Technical Report, by Carey & Co., Inc., dated November 12, 2013, the "building does not appear to be individually eligible under the NRHP/CRHR Criteria B/2, C3 or d/4" and "(c)onstructed c. 1925, the house does not appear to be a significant example of an architectural type."

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Figure 1 West Elevation



Figure 3 - East Elevation



Figure 2 South Elevation



Figure 4 North Elevation



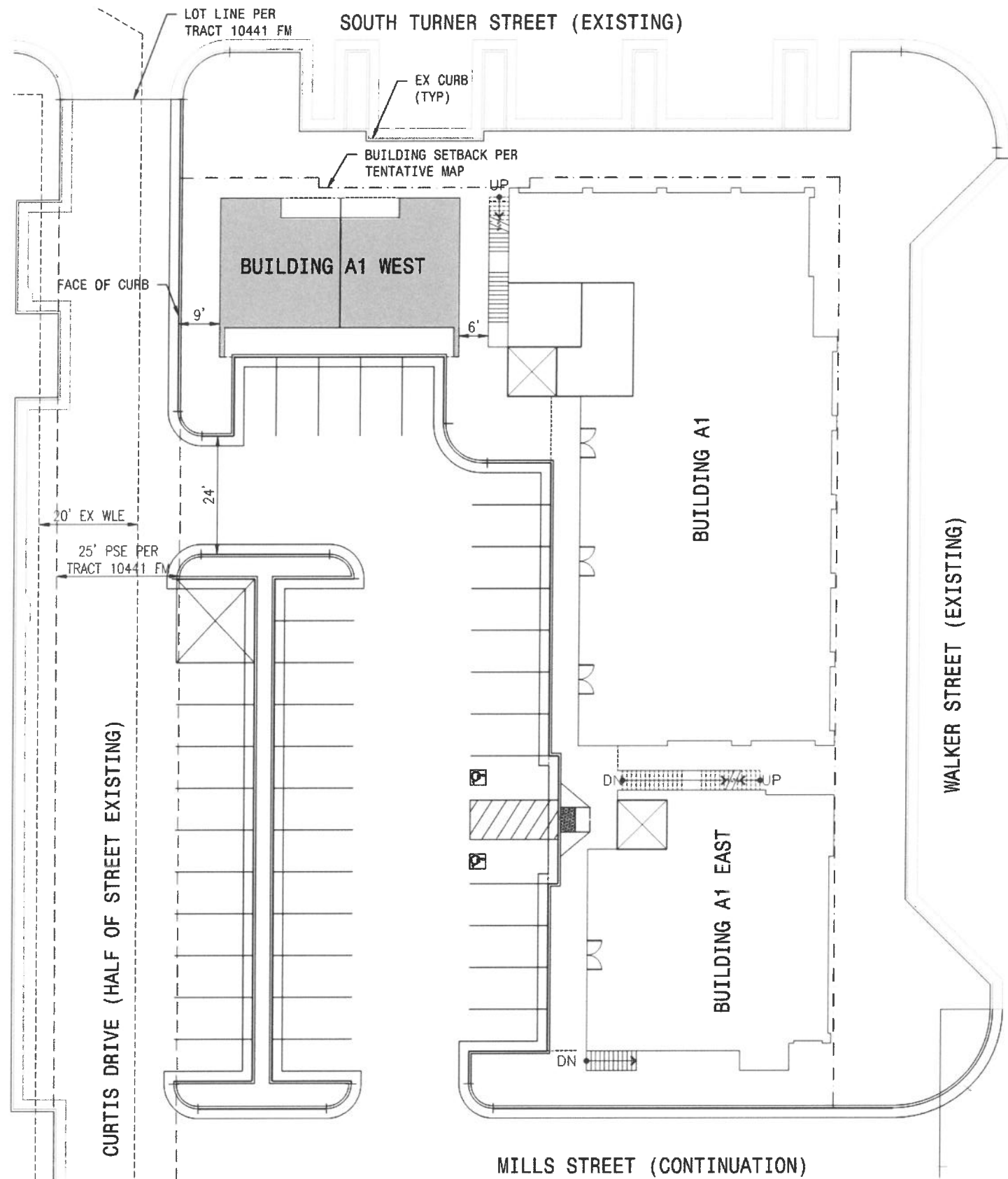


EXHIBIT C: As-Entitled Site Plan

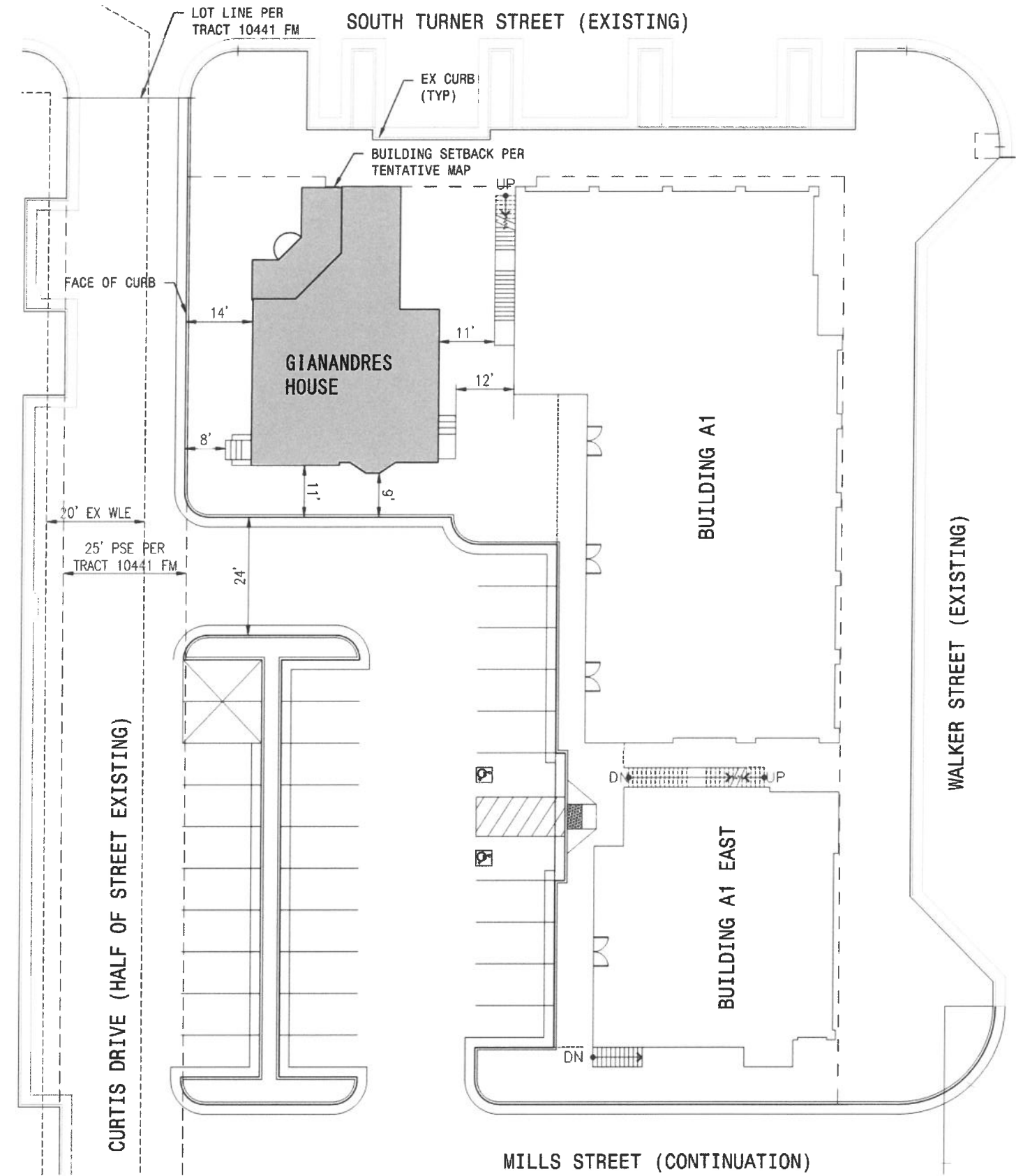
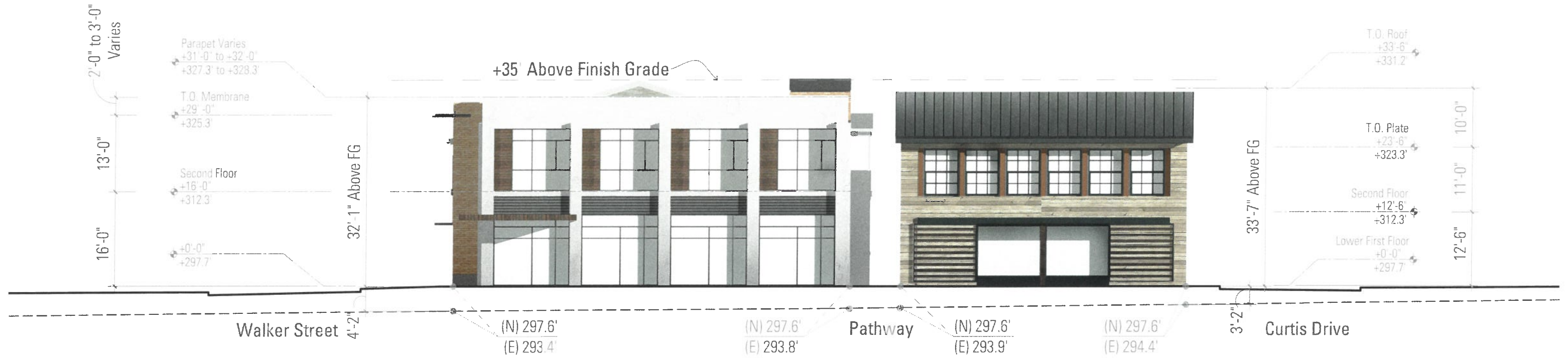
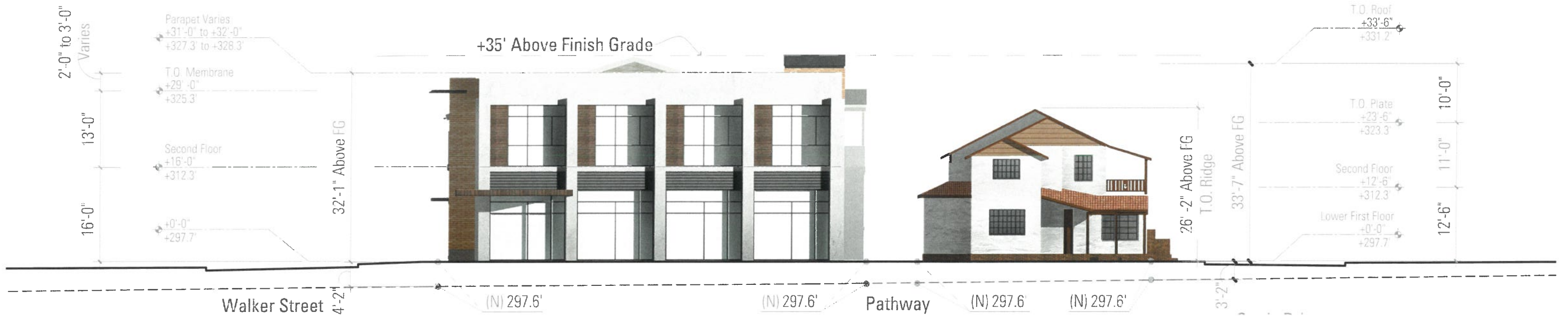


EXHIBIT D: Proposed Site Plan

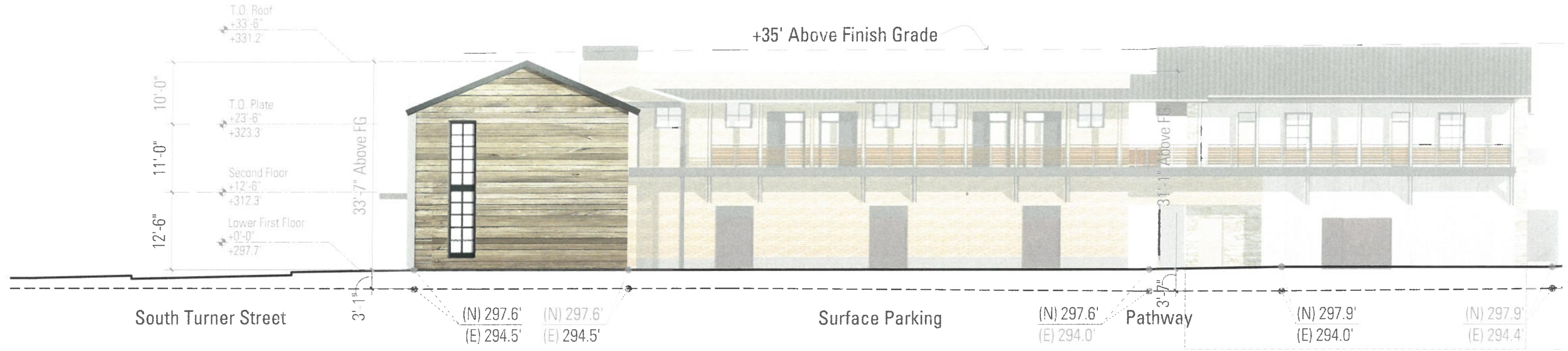


As-Entitled West "South Turner Street" Elevation

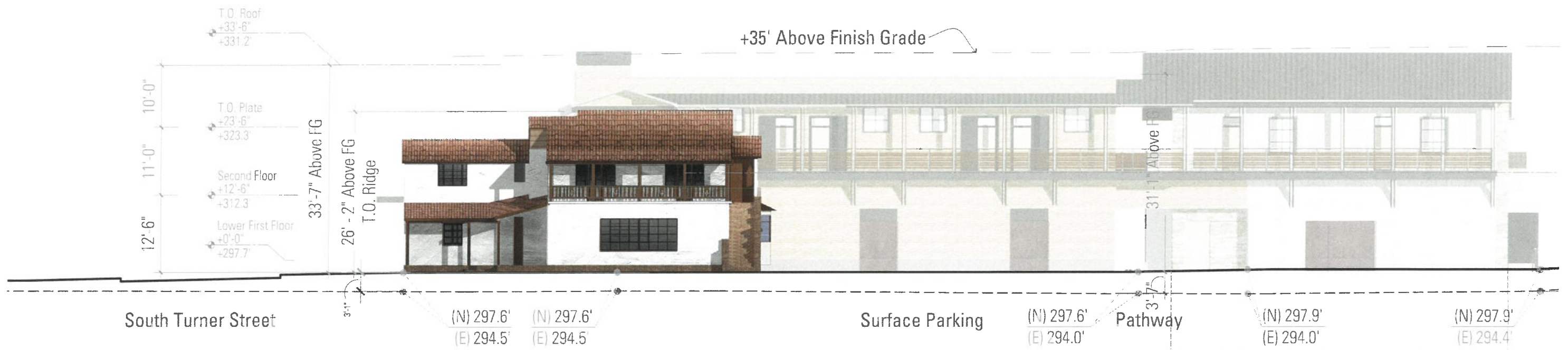


Proposed West "South Turner Street" Elevation





As-Entitled South "Curtis Drive" Elevation



Proposed South "Curtis Drive" Elevation

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**TOWN OF LOS GATOS  
CONCEPTUAL  
DEVELOPMENT ADVISORY  
COMMITTEE REPORT**

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**MINUTES OF THE CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE MEETING  
DECEMBER 11, 2019**

The Conceptual Development Advisory Committee of the Town of Los Gatos conducted a Regular Meeting on December 11, 2019, at 4:30 p.m.

**MEETING CALLED TO ORDER AT 4:30 PM**

**ROLL CALL**

Present: Chair Mary Badame, Vice Chair Barbara Spector, Vice Mayor Marcia Jensen, Committee Member Matthew Hudes, and Committee Member Thomas O'Donnell

**PLEDGE OF ALLEGIANCE**

**SUBCOMMITTEE REPORTS/COMMISSION MATTERS**

**VERBAL COMMUNICATIONS**

- None.

**CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)**

1. Approval of Minutes – November 13, 2019

**MOTION:**                   **Motion by Vice Mayor Marcia Jensen** to approve the consent item.  
**Seconded by Committee Member Matthew Hudes. Vice Chair Barbara Spector** abstained.

**VOTE:**                   **Motion passed unanimously.**

**PUBLIC HEARING**

1. 14919 Los Gatos Boulevard  
Conceptual Development Advisory Committee CD-19-005

Requesting preliminary review for relocation of an existing pre-1941 single-family residence on property zoned North 40 Specific Plan to a property in the approved first phase of the North 40 Specific Plan. APNs 424-07-081 and 424-07-056.

PROPERTY OWNER: Yuki Family Farms c/o Edward Morimoto

APPLICANT: Don Capobres

PROJECT PLANNER: Jocelyn Shoopman

MINUTES OF CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE MEETING OF  
DECEMBER 11, 2019

Jocelyn Shoopman, Associate Planner, presented the staff report.

Applicant presented the proposed project.

Open and closed the public comment.

Committee members discussed the matter and provided the following questions and comments:

- Is the loss of parking spaces still consistent with Specific Plan?
- Does it meet the setback requirements?
- Does it meet the maximum commercial square footage?
- Conflicting information about structure's build date. Prefer to choose earlier date and refer to Historic Preservation Committee.
- The reduced height and increased open space are preferable.
- Maintaining the agricultural heritage is a positive aspect and a plaque could be included.
- This is a good concept and a win/win situation.

**OTHER BUSINESS**

- None.

**ADJOURNMENT**

The meeting adjourned at 4:54 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the December 11, 2019 meeting as approved by the Conceptual Development Advisory Committee.

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/s/Jocelyn Fong, Administrative Assistant