



MEETING DATE: 8/06/07  
ITEM NO. 19  
ADDENDUM

COUNCIL AGENDA REPORT

DATE: August 2, 2007  
TO: MAYOR AND TOWN COUNCIL  
FROM: PAMELA JACOBS, INTERIM TOWN MANAGER *P Jacobs*  
SUBJECT: CONSIDER A REQUEST FOR APPROVAL OF A PLANNED DEVELOPMENT TO CONSTRUCT A NEW COMMERCIAL BUILDING ON PROPERTY ZONED CH. NO SIGNIFICANT ENVIRONMENTAL IMPACTS HAVE BEEN IDENTIFIED AS A RESULT OF THIS PROJECT AND A MITIGATED NEGATIVE DECLARATION HAS BEEN RECOMMENDED. APNS 537-29-007 & 008. PROPERTY LOCATION: **15200 LOS GATOS BOULEVARD**. PROPERTY OWNER: WESTWOOD COMPANY-HAMLIN, LLC. APPLICANT: KENNETH RODRIGUEZ & PARTNERS. FILE #PD-06-05 & ND-07-09.

DISCUSSION:

Attachment 14 is a letter that was received following completion of the staff report for this item.

The architecture of the building was designed to provide screening for any roof mounted equipment. The details of the equipment screening can be refined as part of the Architecture & Site review for the project. The applicant will provide a detail of the roof screening elements at the Council meeting. Staff recommends that the following condition be added to the Planned Development Ordinance:

*ROOF MOUNTED EQUIPMENT. All roof mounted equipment shall be screened through use of an equipment well and/or architectural elements such as a parapet. Roof equipment shall not be visible from the street or from adjacent residences. Details of the roof screening shall be reviewed as part of the Architecture & Site application.*

ATTACHMENTS:

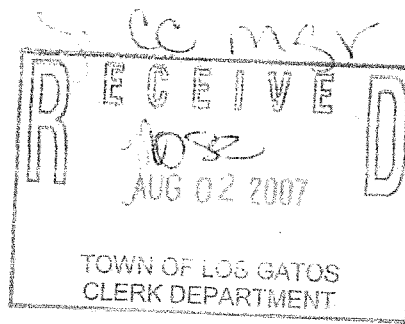
- 1.-13. Previous received
- 14. Letter from Jeffrey Scott (one page), received August 2, 2007

PREPARED BY: Bud N. Lortz, Director of Community Development *[Signature]*

Reviewed by:  Assistant Town Manager  Town Attorney  Clerk  Finance  
 Community Development

Revised: 8/2/07 4:54 PM

Town Council  
Town Of Los Gatos  
110 E. Main Street  
Los Gatos, CA 95030



August 2, 2007

Dear Council Members –

I live at 249 Carlton Court. My home is located directly behind 15200 Los Gatos Blvd. I will be out of town and unable to attend the Town Council meeting on August 6. However, I have strong opinions about the proposed development.

I have mentioned to the Planning Commission on numerous occasions my concern about the hours of operation for the proposed development. Several neighbors have echoed this concern in their own letters and verbal comments to the Planning Commission.

*We would like reasonable limits on hours of operation to be stipulated in the zoning ordinance!*

Despite the continual insistence of the Town's staff that limits should be included in conditional use permits, I see no reason why such limits can't be stated clearly and unambiguously in the zoning ordinance. It is, after all, a planned development. Everything is on the table.

As my neighbors and I have stated previously, residential homes are much closer to this proposed project than to other large developments on the Boulevard. Parking for the proposed development would come within 20 feet of my house. Parking would be just as close to one of my neighbors. The entrances to the parking lot are right behind both my neighbors. Every car that goes in and out of the lot would drive within a few feet of their properties.

I think a closing time in the 7:00-9:00 p.m. range is fair and reasonable. Perhaps the hours could be extended slightly on weekends. Considering the fact that five homes on our cul-de-sac have children, our street is particularly sensitive to evening noise. More importantly, I believe the letter and the spirit of the law are on our side. The Town's General Plan includes these items:

- L.P. 3.1 Protect existing residential areas from pressures for non-residential development.
- L.P. 3.4 Prohibit uses that may lead to deterioration of residential neighborhoods, or adversely impact the public safety or the residential character of a residential neighborhood.
- L.P. 3.5 Assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood.
- L.P. 7.1 New development [along Los Gatos Blvd.] must be designed in order to minimize adverse impacts upon adjacent residential areas.

Including reasonable limits on operating hours in the zoning ordinance would protect our quality of life. It would also minimize the possibility of C.U.P. battles between prospective tenants of 15200 Los Gatos Blvd. and the neighbors.

Regards,

  
Jeffrey Scott