



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 01/25/2017

ITEM NO: 3

DESK ITEM

DATE: JANUARY 25, 2017

TO: PLANNING COMMISSION

FROM: JOEL PAULSON, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: ARCHITECTURE AND SITE APPLICATION S-16-023, SUBDIVISION APPLICATION M-16-002, AND NEGATIVE DECLARATION ND-16-003.
PROJECT LOCATION: 15860-15894 WINCHESTER BOULEVARD.
APPLICANT: DOUG RICH, VALLEY OAK PARTNERS. PROPERTY OWNER: SOUTH BEACH PARTNERS LLC AND CUMULUS CAPITAL HOLDINGS LLC.
REQUESTING APPROVAL TO DEMOLISH THREE EXISTING SINGLE-FAMILY RESIDENCES, REMOVE A SECOND 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.

DEEMED COMPLETE: JANUARY 5, 2017

FINAL DATE TO TAKE ACTION: JULY 5, 2017

REMARKS:

Exhibit 19 includes public comments received after distribution of the January 24, 2017 Addendum Report.

EXHIBITS:

Previously received under separate cover:

1. Mitigated Negative Declaration

Previously received with January 25, 2017 Staff Report:

2. Location Map
3. Required Findings and Considerations (two pages)
4. Recommended Conditions of Approval (21 pages)

PREPARED BY: JOCELYN PUGA
Associate Planner

Reviewed by: Planning Manager and Community Development Department Director

5. Letter of Justification/Project Description (three pages), received March 3, 2016
6. Neighborhood Meeting Outcome and Attendees (two pages), received September 13, 2016
7. Consulting Arborist's First Report (46 pages), dated February 12, 2016
8. Consulting Arborist's Second Report (seven pages), dated June 10, 2016
9. Consulting Arborist's Addendum (two pages), dated July 22, 2016
10. Consulting Architect's Report (three pages), received May 5, 2016
11. January 13, 2016 Conceptual Development Advisory Committee Meeting Minutes (two pages)
12. Public Comments and Responses Regarding the Mitigated Negative Declaration (eight pages)
13. Mitigation Monitoring and Reporting Program, dated January 5, 2017
14. Public Comment (seven pages)
15. Development Plans (29 pages), received January 5, 2017

Received with January 24, 2017 Addendum Report:

16. Public comments received between 11:01 a.m., Friday, January 20, 2017 and 11:00 a.m., Tuesday, January 24, 2017
17. Additional information provided by the application, received January 24, 2017 (two pages)
18. Project information sheet provided by the Parks and Public Works Department, received January 24, 2015 (four pages).

Received with this Desk Item Report:

19. Public comments received between 11:01 a.m. Tuesday, January 24, 2017 and 11:00 a.m. Wednesday, January 25, 2017 (four pages).

DERMER LAW FIRM

A Professional Corporation



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January 24, 2017

MARTIN D. DERMER
1934 - 2013
JOSEPH D. DERMER
MAGDALENA A. LABRANCH

Via E-Mail: jpuga@losgatosca.gov

Jocelyn Puga, Associate Planner
Community Development Department
Town of Los Gatos
110 E Main Street
Los Gatos CA 95030

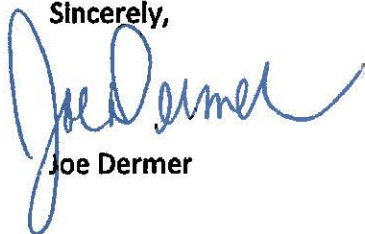
Dear Ms. Puga:

My family developed the office building at 15720 Winchester Boulevard at Dave's Avenue in 2012, which is where I currently have my office, along with Fidelity Title Company and Palo Alto Medical Foundation.

I am writing to urge the planning commission to approve the development of the Valley Oak Partners project, a professional office building of approximately 30,000 square feet located just south of our building on the same side of the street.

The east side of Winchester between West Farley and Blossom Hill Road consists of many dilapidated homes and properties of no significant architectural or historical value. Winchester is one of the gateways to the downtown area, and we look forward to the development of other projects, like the one proposed by Valley Oak Partners, which if approved, like our development, will result in beautiful new buildings to the Winchester corridor and attract great tenants offering an array of needed services to the town's residents and business people.

Sincerely,



Joe Dermer

Jocelyn Puga

To: JoAnne Peth
Subject: RE: 15860, 15880, and 15894 Winchester Boulevard

From: JoAnne Peth [<mailto:joannepeth@gmail.com>]
Sent: Tuesday, January 24, 2017 1:28 PM
To: Jocelyn Puga
Subject: Re: 15860, 15880, and 15894 Winchester Boulevard

Hi again Joceiyn,

Is it possible to attach these two photos to my email for the council tonight? These photos were taken this morning and show the view of the foothills that will be impacted.

Thank you,

JoAnne

RECEIVED

JAN 24 2017

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PLANNING DIVISION



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