



**TOWN OF LOS GATOS
PLANNING COMMISSION
STAFF REPORT**

MEETING DATE: 03/27/2019

ITEM NO: 3

DESK ITEM

DATE: MARCH 27, 2019

TO: PLANNING COMMISSION

FROM: JOEL PAULSON, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: ARCHITECTURE AND SITE APPLICATION S-18-033, CONDITIONAL USE PERMIT APPLICATION U-18-010, SUBDIVISION APPLICATION M-18-004, AND NEGATIVE DECLARATION ND-19-001. PROJECT LOCATION: 258 UNION AVENUE. PROPERTY OWNER: CASHMERE BOUQUET 1031 LLC. APPLICANT: EW REAL ESTATE, LLC
REQUESTING APPROVAL TO CONSTRUCT A MIXED-USE COMMERCIAL BUILDING WITH THREE ATTACHED MULTI-FAMILY CONDOMINIUMS, SIX DETACHED SINGLE-FAMILY CONDOMINIUMS, AND ALTERNATING USE OF PARKING ON PROPERTY ZONED C-1. APN 527-44-012 AND 013.

REMARKS:

Staff has prepared a list of objective standards that are applicable to the proposed project (Exhibit 15). The list is an excerpt from the lists of existing objective standards provided to Town Council for their discussion on June 19, 2018.

Additionally, revised Recommended Conditions of Approval are provided (Attachment 16) incorporating changes from Parks and Public Works staff for clarification and improved applicability to the proposed project. The changes are illustrated in underline and ~~strikethrough~~ font.

EXHIBITS:

Previously received under separate cover:

1. Mitigated Negative Declaration

Previously received with March 27, 2019 Staff Report:

2. Location Map (one page)

PREPARED BY: JENNIFER ARMER, AICP
Senior Planner

Reviewed by: Planning Manager and Community Development Director

3. Required Findings and Considerations (two pages)
4. Recommended Conditions of Approval (24 pages)
5. Project Description/Letter of Justification, received October 3, 2018 (four pages)
6. Applicant's Summary of Outreach to Neighbors (one page)
7. Consulting Arborist's Report (37 pages), dated July 21, 2018
8. Applicant's response to Consulting Arborist's Report (four pages), received February 21, 2019
9. Consulting Architect's Report (eight pages), received August 3, 2018
10. Applicant's Response to Consulting Architect's Report (three pages), received February 21, 2019
11. Mitigation Monitoring and Reporting Program (nine pages)
12. Project Information Sheet, prepared by the Parks and Public Works Department (two pages)
13. Development Plans, received February 28, 2019 (53 sheets)
14. Public Comments received by 11:00 a.m. Friday, March 22, 2019

Received with this Desk Item Report:

15. Applicable Objective Standards (five pages)
16. Revised Recommended Conditions of Approval (24 pages)
17. Public comments received between 11:01 a.m., Friday, March 22, 2019 and 11:00 a.m., Wednesday, March 27, 2019