



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 03/27/2019

ITEM NO: 4

DESK ITEM

DATE: MARCH 27, 2019

TO: PLANNING COMMISSION

FROM: JOEL PAULSON, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: ARCHITECTURE AND SITE APPLICATION S-17-042, VARIANCE APPLICATION V-18-002, AND CONDITIONAL USE PERMIT U-17-007.
PROJECT LOCATION: 400-420 BLOSSOM HILL ROAD.
APPLICANT: JASON REYES, CP SWENSON, LLC/C/O. PROPERTY OWNER: GREEN VALLEY CORPORATION C/O CASE SWENSON.
REQUESTING APPROVAL FOR DEMOLITION OF EXISTING OFFICE BUILDINGS, CONSTRUCTION OF AN ASSISTED LIVING AND MEMORY CARE FACILITY, VARIANCE FROM THE REQUIREMENT FOR A MASONRY WALL ABUTTING A RESIDENTIALLY ZONED LOT, AND REMOVAL OF LARGE PROTECTED TREES ON PROPERTY ZONED O. APN 529-16-017.

REMARKS:

Exhibit 20 includes an email from the 503-509 Blossom Hill Road Homeowner's Association regarding their agreement with the applicant on the following items:

- Add seven additional tall trees between properties for privacy;
- No wall to be located between the two properties; and
- Reduced construction hours on Sundays.

Exhibit 21 includes an email from the applicant confirming agreement with the 503-509 Blossom Hill Road Homeowner's Association regarding the items described above. Exhibit 21 also includes an updated plan illustrating the proposed added privacy trees to be located at the property line.

PREPARED BY: ERIN WALTERS
Associate Planner

Reviewed by: Planning Manager and Community Development Director

To reflect the agreement regarding the trees, staff recommends Condition of Approval #12 of Exhibit 3 to read:

PRIVACY- LANDSCAPING- Prior to issuance of a Certificate of Occupancy a minimum of six 48-inch Quercus agrifolia box trees and one 60-inch Quercus agrifolia box tree shall be planted along the eastern property line to provide privacy between properties per the privacy tree exhibit provided by the applicant in Exhibit 21.

Exhibit 22 includes public comments received between 11:01 a.m., Tuesday, March 26, 2019, and 11:00 a.m., Wednesday March 27, 2019.

EXHIBITS:

Previously received with the March 27, 2019 Staff Report:

1. Location Map
2. Required Findings and Considerations (two pages)
3. Recommended Conditions of Approval for the Architecture and Site and Variance applications (21 pages)
4. Recommended Conditions of Approval for the Conditional Use Permit (one page)
5. Letter of Justification/Project Description, received March 8, 2019 (47 pages)
6. Community Outreach by Applicant, received March 8, 2019 (one page)
7. Applicant's Arborist Report, received August 20, 2018 (60 pages)
8. Applicant's Arborist Response Memorandum, received August 20, 2018 (two pages)
9. Consulting Arborist's Peer Review Report, received February 4, 2019 (three pages)
10. Consulting Architect's Report #1, received November 14, 2017 (seven pages)
11. Applicant's Response to Consulting Architect's Report #1, received March 2, 2018 (one page)
12. Consulting Architect's Report #2, received March 29, 2018 (five pages)
13. Applicant's Response to Consulting Architect's Report #2, received May 7, 2018 (one page)
14. Consulting Architect's Report #3, received February 6, 2019 (four pages)
15. Environmental Consultant's CEQA Categorical Exemption Memorandum, received February 11, 2019 (14 pages)
16. Development Plans, received February 11, 2019 (54 sheets)
17. Public Comments received before 11:00 a.m., Friday March 22, 2019

Previously received with the March 27, 2019 Addendum A Report:

18. Applicant's Response to Neighbor's Concerns, received March 22, 2019 (four pages)
19. Project Information Sheet provided by the Parks and Public Works Department, received March 22, 2018 (three pages)

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SUBJECT: 400-420 BLOSSOM HILL ROAD/S-17-042, V-18-002, AND U-17-007
MARCH 27, 2019

Received with this Desk Item Report:

20. Neighbor's Email Regarding Engagement with the Applicant, received before 11:00 a.m., Wednesday March 27, 2019 (one page)
21. Applicant's Update on Neighborhood Engagement and Privacy Tree Diagram, received before 11:00 a.m., Wednesday March 27, 2019 (two pages)
22. Public Comments received between 11:01 a.m., Tuesday, March 26, 2019 before 11:00 a.m., Wednesday March 27, 2019

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