



TOWN OF LOS GATOS
PLANNING COMMISSION STAFF REPORT
Meeting Date: September 24, 2014

ITEM NO: 1
DESK ITEM

PREPARED BY: Jennifer Savage, Senior Planner
jsavage@losgatosca.gov

APPLICATION NO: Conditional Use Permit Application U-14-015

LOCATION: **14178 Blossom Hill Road** (southwest corner of Blossom Hill and Harwood Roads)

APPLICANT/
CONTACT PERSON: David J. Elliot

PROPERTY OWNER: Blossom Hill Investments

APPLICATION SUMMARY: Requesting approval to operate a restaurant (Subway) on property zoned C-1. APN 527-32-031.

EXHIBITS: Previously received with the Staff Report

1. Location Map
2. Findings
3. Recommended Conditions of Approval
4. Development Plans (three pages), received July 22, 2014

Received with this Desk Item

5. Public Comment (one page)

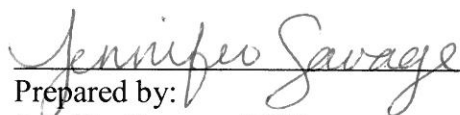
STAFF REMARKS:

The Town received the attached e-mail communication (Exhibit 5) after the staff report was circulated. In response to the questions, staff offers the following information:

1. As stated in the staff report, the previous use was Gallo's Restaurant.
2. Outdoor seating was not proposed or evaluated. Outdoor seating could not be permitted without evaluation, including the location of outdoor seating and parking requirements.
3. The use is required to provide parking for a restaurant. Parking requirements are the same for all restaurants outside the downtown area. As noted in the staff report, the requirement is one parking space for every three seats. The tenant space is 1,279 square feet. If a retail use, which is allowed by right, occupies the space, the retail use would require five parking spaces (one parking space for every 235 square feet). Five parking spaces meet Town Code parking requirements for the proposed number of seats (three seats for each of the five parking spaces equals 15 seats).

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4. As noted in the staff report, the proposed project would result in a decrease of four morning peak hour trips, an increase of 13 afternoon peak hour trips, and an increase of 180 ADT (average daily trips). Seventeen seats from the previous high turnover restaurant were credited to the proposed 1,279 square feet of Subway. The Engineering Division calculated the traffic mitigation fees based on town requirements.
5. The applicant did not inform staff of the total number of parking spaces for the shopping center.
6. As stated in the staff report, Starbuck's currently occupies the other portion (14180 Blossom Hill Road) previously occupied by Gallo's Restaurant in the Walgreen's Square Shopping Center. The Town approved Starbuck's in July 2013. In addition, staff has received inquiries for other tenant spaces in the shopping center.


Prepared by:

Jennifer Savage, AICP
Senior Planner


Approved by:

Laurel R. Prevetti
Assistant Town Manager/Community
Development Director

LRP:JLS:nl

Jennifer Savage

From: Lee Quintana <leeandpaul@earthlink.net>
Sent: Tuesday, September 23, 2014 2:26 PM
To: Jennifer Savage
Subject: Fwd: Subway CUP 14178 Blossom Hill Road

Jennifer,

I sent this yesterday and just received a message from my e-mail that it had not been delivered to you. I got my .gov's and .com's mixed up. Sorry for the delay.

Begin forwarded message:

From: Lee Quintana <leeandpaul@earthlink.net>
Date: September 22, 2014 10:22:26 AM PDT
To: Jennifer Savage <jsavage@losgatosca.com>
Cc: Laurel Prevetti <LPrevetti@losgatosca.gov>
Bcc: Shepardson John <Shepardsonlaw@me.com>, Vannada jak VanNada <jvannada@gmail.com>, maria ristow <ristows@comcast.net>, Jeff Loughridge <lokrij@comcast.net>
Subject: Subway CUP 14178 Blossom Hill Road

Hi Jennifer,

I have a few questions regarding this application.

- 1) What was the previous use?
- 2) Why is outdoor seating prohibited? Could it be approved if the total seating remained at 15?
- 3) Why was the parking calculated at the least intensive use (retail)? Would the parking requirement be different if it were calculated as a fast food use?
- 4) How was the traffic mitigation fee calculated?
- 5) What are the total parking numbers for the entire Walgreen Square Shopping Center?
- 6) Is this the only change in use within the center as a whole?

Thank you in advance for your answers.

Lee

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