



**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

MEETING DATE: 02/12/2025

ITEM NO: 3

DESK ITEM

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DATE: February 12, 2025

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval to Demolish Existing Hotel Structures (Los Gatos Lodge), Construct a Multi-Family Residential Development (155 Units), a Conditional Use Permit, a Condominium Vesting Tentative Map, Site Improvements Requiring a Grading Permit, and Remove Large Protected Trees Under Senate Bill 330 (SB 330) on Property Zoned CH:PD:HEOZ. **Located at 50 Los Gatos-Saratoga Road.** APNs 529-24-032, 529-24-001, and 529-24-003. Architecture and Site Application S-23-042, Conditional Use Permit Application U-23-017, and Subdivision Application M-23-009. No Additional Environmental Review is Necessary Pursuant to CEQA Guidelines Section 15183: Streamlining Process, Since the Proposed Project's Environmental Impacts were Adequately Addressed in the 2020 General Plan EIR and/or 2040 General Plan EIR, as Applicable. Property Owner: Keet S. Nerhan. Applicant: SummerHill Homes, LLC. Project Planner: Sean Mullin.

REMARKS:

Exhibit 20 includes additional public comments received between 11:01 am, Tuesday, February 11, 2025, and 11:00 am, Wednesday, February 12, 2025.

PREPARED BY: Sean Mullin, AICP  
Planning Manager

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Reviewed by: Community Development Director

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SUBJECT: 50 Los Gatos-Saratoga Road/ S-23-042, U-23-017, and M-23-009

DATE: February 12, 2025

EXHIBITS:

Exhibits previously received with the February 12, 2025, Staff Report:

1. Final Initial Study – December 24, 2024  
(available online at <https://www.losgatosca.gov/50LGS>)
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Location Map
5. Project Description Letter
6. Letter of Justification
7. Consulting Architect's Report
8. Applicant's Response to Consulting Architect's Report
9. Final Arborist's Report
10. Table of Requested Waivers Through State Density Bonus Law
11. Neighbor Outreach Summary
12. Visual Renderings
13. Construction Phasing Exhibit
14. Objective Design Standards Checklist
15. Letter from SummerHill Regarding Commissioner Stump
16. Public comments received by 11:00 a.m., Friday, February 7, 2025
17. Development Plans

Exhibits previously received with the February 12, 2025, Addendum report:

18. Revised Required Findings and Considerations
19. Public comments received between 11:01 am, Friday, February 7, 2025, and 11:00 am, Tuesday, February 11, 2025

Exhibits provided with this Desk Item report:

20. Public comments received between 11:01 am, Tuesday, February 11, 2025, and 11:00 am, Wednesday, February 12, 2025

**From:** Anthony Sammut <[REDACTED]>  
**Sent:** Tuesday, February 11, 2025 2:22 PM  
**To:** Sean Mullin <SMullin@losgatosca.gov>  
**Cc:** Clerk <Clerk@losgatosca.gov>  
**Subject:** Letter of Support - 50 Los Gatos Saratoga Road

[EXTERNAL SENDER]

Dear Shaun,

Please find the attached letter for item 3 on the planning commission agenda for this Wednesday 1/12/2025.

Thank you.

**Anthony Sammut**  
Sr. Construction Manager



[webcor.com](http://webcor.com)

Dear Planning Commission,

Los Gatos thrives when its essential workers can live within the community they serve. Unfortunately, many of our teachers, healthcare workers, and first responders are priced out of the local housing market. The SummerHill Homes development at 50 Los Gatos-Saratoga Road helps bridge this gap by offering 26 below-market homes and diverse housing options.

Beyond affordability, this project promotes walkability, integrates well with the neighborhood, and carefully considers traffic concerns. It's a well-balanced development that meets a pressing need in our town. I strongly urge you to approve it.

Sincerely,

Anthony Sammut



**From:** John Aiassa <[REDACTED]>  
**Sent:** Tuesday, February 11, 2025 1:00 PM  
**To:** Sean Mullin <SMullin@losgatosca.gov>  
**Cc:** Clerk <Clerk@losgatosca.gov>; James Foley <[REDACTED]>  
**Subject:** Support Letter for Town homes on Los Gatos Lodge site

[EXTERNAL SENDER]

Dear Shaun,

Attached please find a letter for item 3 on the planning commission agenda for this Wednesday 1/12/2025.

*H. John Aiassa Jr.*  
*HJA Consulting LLC*



Dear Planning Commission and Town Council,  
As a longtime Los Gatos resident, I care deeply about the future of our town. Housing has become increasingly out of reach for young professionals and families, forcing many to look elsewhere. The SummerHill Homes proposal at 50 Los Gatos-Saratoga Road offers a practical solution by providing diverse housing options, including 26 below-market homes for essential workers.

This development allows future generations to live, work, and contribute to our community. It also prioritizes responsible land use, pedestrian accessibility, and minimal traffic impact. I strongly support this project and urge you to approve it.

Sincerely,

John Aiassa



A handwritten signature in black ink, appearing to read 'H. John Aiassa Jr.', written over the redacted name.

**From:** Ryan Moore <[REDACTED]>  
**Sent:** Tuesday, February 11, 2025 11:16 AM  
**To:** Sean Mullin <SMullin@losgatosca.gov>  
**Subject:** LG Lodge Support Letter

[EXTERNAL SENDER]

My man, Sean! It's been too long and I hope you're well. Hopefully, we'll cross paths in town soon!

In the meantime, I'm attaching a letter of support for the LG Lodge development.

Thanks

Ryan

Dear Town Leaders,

Los Gatos is in need of more housing options, and the SummerHill Homes' proposal is a step in the right direction. With 26 affordable units, a thoughtful design that blends with the neighborhood, and improved pedestrian access, this development is a responsible solution.

We cannot ignore the growing need for homes, especially for our teachers, first responders, and young professionals. This project provides a well-planned, community-focused approach that benefits both current and future residents. Please support and approve this development.

Thank you,

[REDACTED]

[REDACTED]

[REDACTED]

**From:** Nick Lamson <[REDACTED]>  
**Sent:** Tuesday, February 11, 2025 8:07 PM  
**To:** Sean Mullin <SMullin@losgatosca.gov>  
**Cc:** Clerk <Clerk@losgatosca.gov>  
**Subject:** Letter Regarding Item #3 - Planning Commission 2/12

[EXTERNAL SENDER]

Dear Sean,

Attached please find a letter for item 3 on the planning commission agenda for this Wednesday 1/12/2025.

Thanks,



**Nick Lamson**  
*Development Manager*



[McCarthy.us](https://McCarthy.us)



February 11, 2025

Los Gatos Planning Commission  
110 East Main Street  
Los Gatos, CA

RE: 50 Los Gatos-Saratoga Road – SummerHill Homes Project

Dear Commission Members,

As a longtime Los Gatos resident and current member of the community, I've seen our town change and grow. While maintaining our small-town charm is important, so is ensuring that Los Gatos remains accessible to a diverse range of residents. The SummerHill Homes proposal strikes that balance beautifully, providing housing options that support first-time buyers, young professionals, and downsizing residents.

With thoughtful design, pedestrian-friendly improvements, and a commitment to affordability, this project is a step toward a stronger, more inclusive Los Gatos. I encourage you to approve it.

Best,

Nick Lamson

McCarthy Development

**From:** Andrew Bader <[REDACTED]>

**Sent:** Tuesday, February 11, 2025 10:08 PM

**To:** Sean Mullin <SMullin@losgatosca.gov>; Clerk <Clerk@losgatosca.gov>

**Subject:** 50 Los Gatos-Saratoga Rd Project

[EXTERNAL SENDER]

Dear Members of the Planning Commission,

Smart growth is crucial for Los Gatos to remain a thriving and welcoming town as it navigates the state laws supporting more housing. The SummerHill Homes proposed development at 50 Los Gatos-Saratoga Road is a prime example of responsible planning—providing much-needed housing while preserving the character of our community.

By offering 26 affordable homes for essential workers, improving pedestrian pathways, and ensuring traffic remains manageable, this project aligns with the town's long-term vision. It's a well-thought-out plan that balances growth with sustainability. I encourage you to approve it.

Best regards,

Andrew Bader

[REDACTED]



**From:** [REDACTED] >

**Sent:** Wednesday, February 12, 2025 12:44 AM

**To:** Sean Mullin <SMullin@losgatosca.gov>

**Subject:** Comment regarding LG Lodge proposal

[EXTERNAL SENDER]

While the land does need some development, 155 units seems excessive for the area. It is a heavily traveled area and this will lead to a lot of traffic. I can't even imagine the summer gridlock with more units in this location.

In addition, I have not seen much fire safety planning in any of the recent proposals before the town. I thought there was a Emergency Access Road from the HS Parking Lot connected to the intersection at Hwy 9 proposed? Im sure the developer doesn't want it but they just want to maximize profit and leave town...safety needs to be considered in this location. (Can we please learn from the recent fires!) I live here during the 1985 fires in the LG Mountains so this is a reality we must consider during this time of forced over development under SB330.

It would be nice to the row of buildings jutting right up against Highway 9 removed & keep the open green entrance feel of the Lodge.

In general, I continue to have serious concerns about the lack of resources all of these news building developments will have on the town long-term. And traffic and parking will become even worse than it already is.

-The McCracken family

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