



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 08/18/2026

ITEM NO: 1
ADDENDUM

DATE: August 14, 2026
TO: Mayor and Town Council
FROM: Chris Constantin, Town Manager
SUBJECT: **Consider a Request for Approval to Construct a Multi-Family Residential Development (138 units), a Condominium Vesting Tentative Map, Remove Large Protected Trees, and Site Improvements Requiring a Grading Permit Under Senate Bill 330 (SB330) on Vacant Properties Zoned R-1:8:HEOZ and R:1-8. Located at 14789 Oka Road. APN's 424-08-074 and -035. Architecture and Site Application S-24-052, Subdivision Application M-24-017, and Mitigated Negative Declaration Application ND-26-001. An Initial Study and Mitigated Negative Declaration Have Been Prepared. Property Owner: Edward Morimoto, Yuki Farms, LLC. Applicant: Erik Hayden, Urban Catalyst. Project Planner: Erin Walters.**

RECOMMENDATION: Staff recommends that the Town Council consider the Planning Commission's recommendation and adopt a Resolution to approve a request to construct a multi-family residential development (138 units), a Condominium Vesting Tentative Map, remove large protected trees, and site improvements requiring a Grading Permit under Senate Bill 330 (SB330) on vacant properties zoned R-1:8:HEOZ and R:1-8 located at 14789 Oka Road.

REMARKS:

Public comments received between 3:01 p.m., Thursday, August 13, 2026, and 3:00 p.m., Friday, August 14, 2026, are included as Attachment 8.

PREPARED BY: Erin M. Walters
Senior Planner

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and Community Development Director

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SUBJECT: 14789 Oka Road/S-24-052, M-24-017 and ND-26-001

DATE: August 14, 2026

ATTACHMENTS:

Previously Received with the August 18, 2026, Staff Report:

1. Draft Resolution making the required findings and approving the applications subject to the Conditions of Approval (included as Exhibit A)
2. May 27, 2026, Planning Commission Staff Report, with Exhibits 1 through 20
3. May 26, 2026, Planning Commission Addendum, with Exhibit 21
4. May 27, 2026, Planning Commission Desk Item, with Exhibit 22
5. May 27, 2026, Planning Commission Verbatim Minutes
6. Applicant's Letter regarding the Inapplicability of ODS Section B.4.5
7. Public Comments Received Between 11:01 a.m. Wednesday, May 27, 2026, and 3:00 p.m. Thursday, August 13, 2026

Received with this Addendum Report:

8. Public comments received by 3:00 p.m., Friday, August 14, 2026

From: Jeffrey Herdman [REDACTED]
Sent: Friday, August 14, 2026 12:30 PM
To: Clerk <Clerk@losgatosca.gov>
Subject: Support new homes at 14789 Oka Road!

[EXTERNAL SENDER]

Town Clerk Wendy Wood,

Dear Mayor Moore, Vice Mayor Ristow, and Members of the Los Gatos Town Council,

I am a Los Gatos-area resident writing in support of the 14789 Oka Road project, and I urge you to approve it at your August 18 hearing.

This project would bring 138 new for-sale homes to Los Gatos - including 28 homes reserved for low-income households. For families like mine trying to put down roots here, homeownership is nearly out of reach. A project this size, built for buyers rather than renters, is a rare and meaningful opportunity.

The Planning Commission reviewed this project carefully and recommended its approval unanimously. The applicant has also voluntarily committed to real improvements along Oka Road - new sidewalks, a bike lane, and on-street parking - along with new public open space on the site.

Los Gatos is required to plan for nearly 2,000 new homes by 2031, and this site was identified in the Town's own Housing Element for exactly this kind of development. I understand neighbors have raised legitimate questions about traffic and safety on Oka Road, and I hope the Town and applicant keep working through those. But those concerns shouldn't stand in the way of 138 homes the Town needs.

I urge the Council to vote yes on 14789 Oka Road on August 18.

Sincerely,

Jeffrey Herdman
jherdman123@gmail.com

San Jose, California 95129