



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 08/18/2026

ITEM NO: 1

DESK ITEM

DATE: August 18, 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., Monday, August 17, 2026, and 11:00 p.m., Tuesday, August 18, 2026, are included as Attachment 10.

ATTACHMENTS:

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 18, 2026

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

Previously Received with the August 14, 2026, Addendum Report:

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

Received Previously with the August 17, 2026, Addendum B Report:

9. Public comments received by 3:00 p.m., Monday, August 17, 2026

Received with this Desk Item Report:

10. Public comments received by 11:00 a.m., Tuesday, August 18, 2026

From: Bill Kalogeros [REDACTED]
Sent: Tuesday, August 18, 2026 10:59 AM
To: Clerk <Clerk@losgatosca.gov>
Subject: Public Comment Item - 14789 Oka Road

[EXTERNAL SENDER]

Questions concerning the proposed project.

1—How many stories will the structure(s) present?

2—Is the Orchard teardown only on one side of Oka Rd? Or both?

3—Where will residents park? Currently, street parking on Oka Rd. beginning at the corner of Lark and Oka is already at capacity, day and night. Daytime street parking for ACJCC preschool day school, as well as overflow from JCC, apartment complex, LG Swim & Raquet Club. Evenings and some overnight street parking full for all of the above but pre-school, plus some Bonnie View Residents. Add to this the construction equipment over several months, followed by residents of the new apartment complex if internal parking isn't in the plan. There are also numerous residents living on down at the bottom of Oka Rd, who must navigate Oka as their only access and exit.

4—What is the estimated timeline for tear-down of walnut trees and total construction? This is a mixed residential/ business area in which sounds from the freeway are already a constant? How long will the sounds of killing walnut-bearing trees, prep for construction and actual construction be interrupting current residents and businesses?

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Warm regards,

Bill Kalogeros

[REDACTED]

[REDACTED] (Office)

[REDACTED] (Cell)

[REDACTED] (DC)

[REDACTED] (HI)