

**Letter of Justification  
Venture Christian Church  
16845 Hicks Road**

**Prepared by Allen Matkins**

This letter supports the requested architecture and site approval (Los Gatos Town Code, § 29.30.140) and conditional use permit (§ 29.20.180) for the above-referenced project, which seeks to replace aging recreation facilities onsite with a new two-story gymnasium facility and athletic field. The proposed upgrades will not increase the intensity of the uses. The hours of operation (8:00 am – 10:00 pm) will not change, and the athletic programming is not expected to increase from the current level of programming.

The project will improve the aesthetics and functionality of the site, and the modernized facilities will benefit the athletic participants and spectators.

Overall, the project will not impair the integrity or character of the HR-1 zoning district, which is intended to “provide for an orderly, harmonious development of the foothills and mountains resulting in the minimum amount of disturbance of the natural terrain through existing residential density to the natural slope to encourage and provide incentive for excellence in design principles and engineering techniques, and to provide for a variety of dwelling types where land assembly and a unified development scheme are more appropriate.” (§ 29.40.230.) As set forth in the application materials submitted herewith, the project’s design satisfies these goals. Moreover, the project will not be detrimental to public health, safety or general welfare, and will meet the findings required for conditional use permits. (§ 29.20.190.) The proposed use, which only seeks to replace and improve the site with a new gymnasium and athletic field, is conditionally permitted in the HR-1 district. (§ 29.20.185.)

Similarly, the findings to approve an architecture and site approval application are also present here. (§ 29.20.150.) The traffic impacts were analyzed in a November 4, 2025 report by Hexagon Transportation Consultants, submitted herewith, which confirmed that no new trips would be generated by the project, and that the property’s VMT would remain unchanged. As depicted in the project plans submitted herewith, the proposed landscaping will ensure harmony with adjacent development and the surrounding area, and the site layout, drainage, lighting, and ADA access will improve the existing conditions. (§ 29.20.150.)

With regard to the project’s CEQA review, we believe that its lack of potential impacts to the environment qualifies the project for a number of potential exemptions or streamlining, including the Class 14 (Minor additions to schools) and Class 32 (infill development projects) categorical exemptions, the “common sense” exemption per Guideline 15061(b)(3), and streamlining per Guidelines 15183 and/or 15183.3.