



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 03/08/2017

ITEM NO: 2

**DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
FEBRUARY 8, 2017**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, February 8, 2017, at 7:00 p.m.

MEETING CALLED TO ORDER AT 7:00 P.M.

ROLL CALL

Present: Chair Tom O'Donnell, Vice Chair D. Michael Kane, Commissioner Mary Badame, Commissioner Kendra Burch, Commissioner Melanie Hanssen, and Commissioner Kathryn Janoff.

Absent: Commissioner Matthew Hudes

PLEDGE OF ALLEGIANCE

Vice Chair Kane led the Pledge of Allegiance. The audience was invited to participate.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

General Plan Committee

Commissioner Hanssen

- GPC met 2/8/17; considered a Pine Avenue application and recommended denial.

VERBAL COMMUNICATIONS

Angelia Doerner

- Offered an updated schedule to include key information regarding traffic impact analysis and the cumulative effect on various developments; questioned how Town plans could be included in applications when the Town has not approved them; and requested a study session of traffic impact analyses.

Jeff Loughridge

- There is no process where the Town goes back and looks at a project and determines what was on the plans, what actually ended up being there, and whether it was a success or failure. He cited the project at 375 Knowles with its drainage system that was not in the original plans and ended up having nine feet of dirt added at the back edge, with the grade at the top of the seven-foot fence at Villa Vasona next door.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. Approval of Minutes – January 25, 2017

2. 360 Bella Vista Avenue

Architecture and Site Applications S-15-053 and S-15-054

Requesting approval to demolish an existing two-family residence and construct two new single-family residences on property zoned R-1:8. APN 529-22-038.

Property Owner: John Brady

Applicant: Michael Black

Project Planner: Jocelyn Puga

MOTION: Motion by Commissioner Burch to approve adoption of the Consent Calendar. **Seconded** by Commissioner Badame.

VOTE: Motion passed unanimously

PUBLIC HEARINGS

3. 216 N. Santa Cruz Avenue

Conditional Use Permit Application U-16-007

Requesting approval of a Conditional Use Permit for a restaurant use on property zoned C-2. APN 529-04-085.

PROPERTY OWNER: McCarthy Santa Cruz, LLC

APPLICANT: Aaron Ruiz, Pressed Juicery

PROJECT PLANNER: Levi Hill

Levi Hill, Associate Planner, presented the staff report.

Commissioner Badame indicated that she would recuse herself from participating in the public hearing for 216 N. Santa Cruz Avenue due to a perceived conflict on interest with her business location being across the street from the project site.

Opened Public Comment.

Lee Ann Daly

- Pressed Juicery's mission is to bring nutrient-dense nutrition to everyone. All juice is made offsite. They sell bottled juices, juice products, and almond milk beverages.

Beth Nelson

- The store would be simple, with a small customer area, designed for buying the juice and leaving. They would install sinks in the back, as required by the Health Department, but it would not be a heavy prep area. The materials would be a light and natural California style.

Angelia Doerner

- Questioned how many parking spaces are allocated to the building, which the applicant would share with SoulCycle, and how many are allocated to this particular space for the Parking District. Suggested a condition that those spaces be held open for additional parking for SoulCycle. Pressed Juicery's location next to SoulCycle would be great for business.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Burch** to approve a Conditional Use Permit for 216 N. Santa Cruz Avenue. **Seconded by Commissioner Janoff.**

VOTE: **Motion passed unanimously.**

4. Review and Discuss the Bicycle and Pedestrian Master Plan

Bob Kass, Project Manager, presented the staff report.

Commissioners discussed the matter.

OTHER BUSINESS

5. Report from the Director of Community Development

Joel Paulson, Director of Community Development

- None.

ADJOURNMENT

The meeting adjourned at 8:30 p.m.

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DRAFT MINUTES OF PLANNING COMMISSION MEETING OF FEBRUARY 8, 2017
FEBRUARY 27, 2017

TOWN OF LOS GATOS PLANNING COMMISSION
February 8, 2017

APPROVED AS TO FORM:

Joel Paulson
Community Development Director

Prepared by

/s/ Vicki Blandin