



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 09/13/2017

ITEM NO: 1

**DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
AUGUST 23, 2017**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, August 23, 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, Commissioner Matthew Hudes, and Commissioner Kathryn Janoff

Absent: None

PLEDGE OF ALLEGIANCE

Commissioner Burch led the Pledge of Allegiance. The audience was invited to participate.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Historic Preservation Committee

Commissioner Hudes

- HPC met 8/23/17; considered one matter:
 - 223 Massol Avenue

VERBAL COMMUNICATIONS

None.

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

Vice Chair Kane requested that Item 2 be pulled from the Consent Calendar.

1. Approval of Minutes – August 9, 2017

MOTION: **Motion by Commissioner Badame to approve adoption of the Consent Calendar consisting of the Minutes of August 9, 2017. Seconded by Commissioner Burch.**

VOTE: **Motion passed unanimously**

September 5, 2017

PUBLIC HEARINGS

2. 663 Blossom Hill Road, Suite 200

Conditional Use Permit Application U-16-002

APN 529-65-028

Property Owner: Linda L. Lester, c/o Lester Investment

Applicant: LGC Barre LLC, Shadin Saah and Stacy Barrett

Project Planner: Erin Walters

Required one year review of parking for the approved Conditional Use Permit for a fitness studio (The Bar Method Los Gatos) on property zoned CH:PD.

Opened Public Comment.

Stacy Barrett

- She is the owner of The Bar Method Los Gatos. Many of their clients who live in the surrounding townhomes and area walk and bike to the studio. There have been no issues with parking and traffic. Limiting the childcare to five children has worked out well.

Closed Public Comment.

MOTION: **Motion by Vice Chair Kane** to accept the one-year review report on 663 Blossom Hill Road, Suite 200. **Seconded by Commissioner Badame.**

VOTE: **Motion passed unanimously.**

3. 17400 Phillips Avenue

Architecture and Site Application S-16-072

APN 532-39-015

Property Owner: Jeffrey Casale

Applicant: Sergio Ramirez-Batiz

Project Planner: Erin Walters

Requesting approval for construction of a swimming pool on property zoned HR-2½ on a slope greater than 20 percent.

Erin Walters, Associate Planner, presented the staff report.

September 5, 2017

Opened Public Comment.

Jeff Casale

- The current pool design emphasizes fitting in with the same look and feel of the property. They do not plan to remove any trees. The pool is salt water, so there would be low water usage in terms of the landscaping. They have done strong outreach to the neighbors. No neighbors can see the pool from their homes, and they are all supportive of the design.

Robert Stever

- He is the project engineer and prepared the project's civil drawings. The site has stone terraced walls that follow the contours of the site, as will the new design. All the walls will be short and follow the contours, and the pool also curves and follows the contours of the site, which was done to reduce the amount of earthwork required. They will use the same type of stone that is already used on the site. Although it is close, they are actually under the 30 percent slope.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Badame** to approve an Architecture and Site Application for 17400 Phillips Avenue. **Seconded by Vice Chair Kane.**

VOTE: **Motion passed unanimously.**

4. 20102 Foster Road

Architecture and Site Application S-14-122

APN 537-33-009

Property Owner: Scott Coker

Applicant: Tom Sloan, AIA

Project Planner: Erin Walters

Requesting approval for a grading permit, construction of a single-family residence, and an accessory structure on vacant property zoned HR-2½:PD.

Erin Walters, Associate Planner, presented the staff report.

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Opened Public Comment.

Tom Sloan

- He is the project architect. The house itself does not require any exceptions to be granted, except for the minor exception for the proposed relocation of the EVAE, Emergency Vehicle Access Easement. The project meets every chapter of the Hillside Development Standards and Guidelines. The Town's consulting architect reviewed the design and considers the home well designed and consistent with the Town's Residential Guidelines, and specifically recommended no changes be made.

John Brady

- He lives directly across the street from the subject site and endorses the project. They love the design, the colors, the materials, and the single-story aspect with a height that is lower than their own home. He hopes the project will be approved so there can be activity up on the hill to discourage vandalism and crime that occurs due to the lack of development.

Tom Sloan

- With respect to visibility, the code states if more than 25 percent can be seen from any viewing platform, then they must use paint and materials that have a light reflectivity value of 30 percent or less, which they have done, and they would go even darker if necessary. Blocking the view with trees is something that would be difficult for his client to accept. The house is only 18 feet high, which was also done to cut down the visibility. No neighbors have come forward with objections. It would be very difficult to see the house from the viewing platforms, and with the colors as dark as they are, it would not stand out.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Hanssen to approve an Architecture and Site Application for 20102 Foster Road. Seconded by Commissioner Burch.**

VOTE: **Motion passed 4-2-1 with Vice Chair Kane and Commissioner Badame opposing, and Commissioner Hudes abstaining.**

September 5, 2017

OTHER BUSINESS

5. Report from the Director of Community Development

Joel Paulson, Director of Community Development

- Town Council met 8/15/17; adopted a temporary 45-day moratorium for the remainder of the North 40 area, and on 9/19/17 will consider extending the moratorium until such time as the town can consider and potentially adopt modifications to the Specific Plan.

ADJOURNMENT

The meeting adjourned at 9:01 p.m.

TOWN OF LOS GATOS PLANNING COMMISSION
AUGUST 23, 2017

APPROVED AS TO FORM:

Joel Paulson
Community Development Director

Prepared by

/s/ Vicki Blandin