

Due to the length of our agenda and in fairness to later items on the agenda, the audience is requested to make their comments as brief and precise as possible, and limit them to **3 minutes or less.**



## **AGENDA TOWN OF LOS GATOS**

**PLANNING COMMISSION MEETING  
TOWN COUNCIL CHAMBERS  
110 E. MAIN STREET  
WEDNESDAY, MARCH 9, 2016 -- 7:00-11:30 P.M.**

### **ROLL CALL**

### **PLEDGE OF ALLEGIANCE**

### **WRITTEN COMMUNICATIONS – NONE**

### **REQUESTED CONTINUANCES – NONE**

### **SUB-COMMITTEE REPORTS – ORAL**

**VERBAL COMMUNICATIONS (AUDIENCE)** - (*Up to three-minute time limit per speaker for items not on the agenda. Speakers are allowed up to an additional three minutes to speak on any public hearing item.*)

### **CONSENT CALENDAR**

1. Approval of Minutes – February 24, 2016

2. 15555 Union Avenue

Conditional Use Permit Application U-15-015

Requesting approval for a learning center (Kumon) with group educational classes on property zoned C-1. APN 523-41-036.

PROPERTY OWNER: DS Downing LP

APPLICANT: Darshini Desai-Chheda

PROJECT PLANNER: Jocelyn Puga

The Planning Commission will sometimes act on items on the consent calendar in one motion. **Before the Commission acts on the consent calendar, any person wishing to have a consent item discussed may request that the Planning Commission remove it from the consent calendar and it will be heard under the New Public Hearing section of the agenda.** Requests for discussion made after action on the consent calendar cannot be considered.

### **CONTINUED PUBLIC HEARINGS**

3. 969 Cherrystone Drive

Tree Removal Permit Application T-15-215

Appeal of a decision to deny a Tree Removal Permit on property zoned R-1:8. APN 529-26-030.

PROPERTY OWNER/APPELLANT: Henry E. Otto

PROJECT PLANNER: Jennifer Armer

4. 15975 Union Avenue  
Subdivision Application M-15-001  
Architecture and Site Applications S-15-009 through S-15-011

Requesting approval to demolish an existing single-family residence, subdivide one lot into three lots, construct three new single-family residences, and remove large protected trees on property zoned R-1:10. APN 523-42-017.

PROPERTY OWNER: Betchart Union Ave Joint Venture Partnership

APPLICANT: Gary Kohlsaas, Architect

PROJECT PLANNER: Erin Walters

### **NEW PUBLIC HEARINGS**

5. 152 Twin Oaks Drive  
Architecture and Site Application S-16-004

Requesting approval to exceed the maximum floor area by enclosing an existing open accessory structure on a property zoned R-1:10. APN 532-15-026.

PROPERTY OWNER: Tom and Sally Edsall

APPLICANT: Gary Kohlsaas

PROJECT PLANNER: Jennifer Armer

6. 15567-15569 Union Avenue  
Conditional Use Permit Application U-15-012

Requesting approval to operate a coffee shop (Starbucks) with outdoor seating on property zoned C-1. APN 523-41-036.

PROPERTY OWNER: DS Downing LP

APPLICANT: Amber Reed

CONTACT PERSON: Dan Cuschieri

PROJECT PLANNER: Jocelyn Puga

7. 360 Bella Vista Avenue  
Subdivision Application M-15-005  
Architecture and Site Applications S-15-053 (Lot #1) and S-15-054 (Lot #2)

Requesting approval to demolish an existing two-family residence, subdivide one lot into two lots, 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: Marni Moseley

### **NEW OTHER BUSINESS**

8. Report from Director of Community Development
9. Commission Matters

### **ADJOURNMENT**

***The Town of Los Gatos has adopted the provisions of Code of Civil Procedure § 1094.6; litigation challenging a decision of the Council must be brought within 90 days after the decision is announced unless a shorter time limit is required by state or federal law.***

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Community Development Department at (408) 354-6874. Notification 48 hours before the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR §35,102-35.104]

Writings related to an item on the Planning Commission agenda distributed to members of the Commission within 72 hours of the meeting are available for public inspection at the reference desk in the Los Gatos Town Library, located at 100 Villa Avenue; the Community Development Department and Clerk Department, both located at 110 E. Main Street; and are also available for review on the official Town of Los Gatos website at [www.losgatosca.gov](http://www.losgatosca.gov). Copies of desk items distributed to members of the Commission at the meeting are available for review in the Town Council Chambers.