



**TOWN OF LOS GATOS
PLANNING COMMISSION
APRIL 27, 2016
110 EAST MAIN STREET
COUNCIL CHAMBERS (DOWNSTAIRS)
LOS GATOS, CA**

*Mary Badame, Chair
D. Michael Kane, Vice Chair
Kendra Burch, Commissioner
Charles Ereksen, Commissioner
Melanie Hanssen, Commissioner
Matthew Hudes, Commissioner
Thomas O'Donnell, Commissioner*

PARTICIPATION IN THE PUBLIC PROCESS

The Town of Los Gatos strongly encourages your active participation in the public process, which is the cornerstone of democracy. Please note that by Town policy, Planning Commissioners cannot talk with applicants, neighbors, or other interested parties regarding matters that may come to the Planning Commission. Written comments may be submitted to staff as described on the last page of this agenda. The Planning Commission meeting is the appropriate place to speak on an item.

If you wish to speak to an item on the agenda, please complete a speaker card located on the back of the chamber benches and return it to a staff member. If you wish to speak to an item NOT on the agenda, you may do so during the Verbal Communications period. The time allocated to speakers may change to better facilitate the Planning Commission meeting.

The purpose of the Planning Commission meeting is to conduct the business of the community in an effective and efficient manner. This is done by following meeting guidelines set forth in state law and in the Town Code. Conduct which is considered disruptive during Planning Commission meetings includes, but is not limited to:

- Addressing the Planning Commission without first being recognized;
- Interrupting speakers, Planning Commission, and Town staff;
- Continuing to speak after the allotted time has expired;
- Failing to relinquish the podium when directed to do so; and
- Repetitiously addressing the same subject.

For the benefit of the community, the Town of Los Gatos asks that you follow the Town's meeting guidelines while attending Planning Commission meetings and treat everyone with respect and dignity.

***Planning Commission Meetings Broadcast Live on KCAT, Channel 15
2nd and 4th Wednesdays at 7:00 p.m.***

***Rebroadcast of the Planning Commission Meetings
1st and 3rd Wednesdays at 7:00 p.m.***

***Live & Archived Planning Commission Meetings can be viewed by going to:
www.losgatosca.gov***

***IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE
TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE CLERK DEPARTMENT AT (408) 354-6834.
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]***

**TOWN OF LOS GATOS
PLANNING COMMISSION
APRIL 27, 2016
7:00 P.M.**

MEETING CALLED TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

WRITTEN COMMUNICATIONS – NONE

REQUESTED CONTINUANCES – ITEMS 2, 3, 4, 5, AND 6

SUB-COMMITTEE REPORTS – ORAL

VERBAL COMMUNICATIONS *(Members of the public may address the Planning Commission on any matter that is not listed on the agenda. Unless additional time is authorized by the Chair of the Planning Commission, remarks shall be limited to three minutes.)*

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION) *(Before the Planning Commission acts on the consent agenda, any member of the public or Planning Commission may request that any item be removed from the consent agenda. At the Chair's discretion, items removed from the consent calendar may be considered either before or after the Public Hearings portion of the agenda)*

1. Approval of Minutes – March 16, 2016 and April 13, 2016

PUBLIC HEARINGS

2. 15371 Santella Ct (Lot 8)
Architecture and Site Application S-15-001

Consider an appeal of a decision of the Development Review Committee to approve an Architecture and Site Application to construct a new single-family residence and remove large protected trees on property zoned HR-2½:PD. APN 529-09-017.

PROPERTY OWNER/APPLICANT: Davidon Homes

PROJECT PLANNER: Jocelyn Puga

Continued from 2/24/2016

3. 15343 Santella Ct (Lot 7)
Architecture and Site Application S-14-072

Requesting approval to construct a new single-family residence and remove large protected trees on property zoned HR-2½:PD. Remanded to the Planning Commission by Town Council. APN 527-09-016.

PROPERTY OWNER/APPLICANT: Davidon Homes

PROJECT PLANNER: Marni Moseley

Continued from 2/24/2016

4. 15358 Santella Ct (Lot 10)
Architecture and Site Application S-15-004

Requesting approval to construct a new single-family residence and remove large protected trees on property zoned HR-2½:PD. APN 527-09-019.

PROPERTY OWNER/APPLICANT: Davidon Homes

PROJECT PLANNER: Jocelyn Puga

Continued from 2/24/2016

5. 15415 Santella Drive (Lot 13)
Architecture and Site Application S-15-005

Consider an appeal of a decision of the Development Review Committee to approve an Architecture and Site Application to construct a new single-family residence on property zoned HR-2½:PD. APN 527-09-022.

PROPERTY OWNER: Davidon Homes

APPLICANT: Davidon Homes

PROJECT PLANNER: Jocelyn Puga

Continued from 2/24/2016

6. North Forty Phase 1
Architecture and Site Application S-13-090
Vesting Tentative Map M-13-014

Requesting approval for the construction of a new multi-use, multi-story development consisting of 320 residential units, which will include 50 affordable senior units; approximately 66,000 square feet of commercial floor area, which will include a market hall; on-site and off-site improvements; and a vesting tentative map. APNs: 424-07-024 through 027, 031 through 037, 070, 083 through 086, 090, and 100.

PROPERTY OWNERS: Yuki Farms/ETPH, Grosvenor USA Limited, Summerhill N40 LLC, Elizabeth K. Dodson, William N. Fales, William Hirshman

APPLICANT: Grosvenor USA Limited

PROJECT PLANNER: Marni Moseley

Continued from 3/30/2016

7. 126 Clover Way
Architecture and Site Application S-15-059

Requesting approval to demolish an existing single-family residence and to construct a new single-family residence on property zoned R-1:10. APN 532-15-005.

PROPERTY OWNER: Michael T. Paige

APPLICANT: Eugene H. Sakai

PROJECT PLANNER: Jocelyn Puga

8. 212-216 N. Santa Cruz Avenue
Conditional Use Permit Application U-16-001
Architecture and Site Application S-16-002

Requesting approval of exterior modifications to an existing commercial building and approval for a new fitness studio (Soul Cycle) with group exercise classes on property zoned C-2. APN 529-04-085.

PROPERTY OWNER: McCarthy Santa Cruz Ave, LLC

APPLICANT: SoulCycle c/o Luba Senatorova

PROJECT PLANNER: Jocelyn Puga

9. 307 W. Main Street
Architecture and Site Application S-16-009

Requesting approval to construct a second story addition to an existing single-family residence and to exceed the maximum allowable floor area on property zoned R-1D:LHP. APN 510-45-083.

PROPERTY OWNER: Dane & Lori Howard

APPLICANT: Jay Plett, Architect

PROJECT PLANNER: Susie Pineda

OTHER BUSINESS

10. Capital Improvement Program (CIP)
11. Report from the Director of Community Development
12. Commission Matters

ADJOURNMENT (*Planning Commission policy is to adjourn no later than 11:30 p.m. unless a majority of the Planning Commission votes for an extension of time*)

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.

Writings related to an item on the Planning Commission meeting agenda distributed to members of the Planning Commission within 72 hours of the meeting are available for public inspection at the front desk of the Los Gatos Town Library, located at 100 Villa Avenue, and are also available for review on the official Town of Los Gatos website. Copies of desk items distributed to members of the Planning Commission at the meeting are available for review in the Town Council Chambers.