



**TOWN OF LOS GATOS
PLANNING COMMISSION MEETING
MARCH 27, 2019
110 EAST MAIN STREET
LOS GATOS, CA**

*Matthew Hudes, Chair
Melanie Hanssen, Vice Chair
Mary Badame, Commissioner
Kendra Burch, Commissioner
Kathryn Janoff, Commissioner
Tom O'Donnell, Commissioner
Reza Tavana, 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. If you wish to speak to an item on the agenda, please complete a “speaker’s card” and return it to the Staff Liaison. 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. 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. This is done by following meeting guidelines set forth in State law and in the Town Code. Disruptive conduct is not tolerated, including but not limited to: addressing the Commissioners without first being recognized; interrupting speakers, Commissioners or 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.

Deadlines for Public Comment and Presentations are as follows:

- Persons wishing to make an audio/visual presentation on any agenda item must submit the presentation electronically, either in person or via email, to the Planning Department by 1p.m. or the Clerk’s Office no later than 3:00 p.m. on the day of the Planning Commission meeting.
- Persons wishing to submit written comments to be included in the materials provided to the Planning Commission must provide the comments to the Planning Department as follows:
 - For inclusion in the regular packet: by 11:00 a.m. the Friday before the meeting
 - For inclusion in any Addendum: by 11:00 a.m. the Monday before the meeting
 - For inclusion in any Desk Item: by 11:00 a.m. on the day of the meeting

Planning Commission meetings are broadcast Live on KCAT, Channel 15 (on Comcast) on the 2nd and 4th Wednesdays at 7:00 p.m.

Live and Archived Planning Commission meetings can be viewed by going to:

www.losgatosca.gov/Councilvideos

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 MEETING
MARCH 27, 2019**

7:00 PM

MEETING CALLED TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS *(Members of the public may address the Commission on any matter that is not listed on the agenda. Unless additional time is authorized by the 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 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 13, 2019

PUBLIC HEARINGS *(Applicants/Appellants and their representatives may be allotted up to a total of ten minutes maximum for opening statements. Members of the public may be allotted up to three minutes to comment on any public hearing item. Applicants/Appellants and their representatives may be allotted up to a total of five minutes maximum for closing statements. Items requested/recommended for continuance are subject to the Commission's consent at the meeting.)*

2. 460 Monterey Avenue
Architecture and Site Application S-19-009

Requesting approval of a modification to an approved Architecture and Site application for removal of a condition requiring utilities to be placed underground on property zoned R1-D. APN 410-16-022.

PROPERTY OWNER/APPLICANT: Edward Morimoto

PROJECT PLANNER: Sean Mullin

3. 258 Union Avenue
Architecture and Site Application S-18-033
Conditional Use Permit Application U-18-010
Subdivision Application M-18-004

Requesting approval to construct a mixed-use commercial building with three attached multi-family condominiums, six detached single-family condominiums, and alternating use of parking on property zoned C-1.

APNs 527-44-012 and 013.

PROPERTY OWNER: Cashmere Bouquet 1031 LLC

APPLICANT: EW Real Estate, LLC.

PROJECT PLANNERS: Jennifer Armer/Jocelyn Shoopman

4. 400 – 420 Blossom Hill Road
Architecture and Site Application S-17-042
Conditional Use Permit Application U-17-007
Variance Application V-18-002

Requesting approval for demolition of existing office buildings, construction of an assisted living and memory care facility, variance from the requirement for a masonry wall abutting a residentially-zoned lot, and removal of large protected trees on property zoned O.

APN 529-16-071.

PROPERTY OWNER: Green Valley Corporation C/O Case Swenson

APPLICANT: Jason Reyes, CP Swenson, LLC

PROJECT PLANNER: Erin Walters

5. Town Code Amendment – Land Use Appeal
Town Code Amendment Application A-19-002

Consider amendments to Chapter 29 (Zoning Regulations) of the Town Code regarding the land use appeal process.

APPLICANT: Town of Los Gatos

PROJECT PLANNER: Sally Zarnowitz

OTHER BUSINESS (*Up to three minutes may be allotted to each speaker on any of the following items.*)

6. Report from the Director of Community Development

SUBCOMMITTEE REPORTS/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*)

Writings related to an item on the Planning Commission meeting agenda distributed to members of the Commission within 72 hours of the meeting are available for public inspection at the reference desk of 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. Copies of desk items distributed to members of the Commission at the meeting are available for review in the Town Council Chambers.

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