

DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
MARCH 25, 2015

The Planning Commission of the Town of Los Gatos conducted a Study Session on the Housing Element from 5:30 p.m. to 6:55 p.m.

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, March 25, 2015, at 7:00 PM.

MEETING CALLED TO ORDER

Chair Burch called the meeting to order at 7:00 pm.

ROLL CALL

Present: Chair Kendra Burch, Vice Chair Mary Badame, Commissioner Charles Erikson, Commissioner Melanie Hanssen, Commissioner D. Michael Kane, Commissioner Tom O'Donnell, and Commissioner Joanne Talesfore

Absent: None.

PLEDGE OF ALLEGIANCE

Commissioner O'Donnell led the Pledge of Allegiance. The audience was invited to participate.

APPROVAL OF MINUTES OF MARCH 11, 2015

MOTION: Motion by **Commissioner Talesfore** to approve the meeting minutes of **March 11, 2015**.
Seconded by **Vice Chair Badame**.

VOTE: Motion passed 7-0.

WRITTEN COMMUNICATIONS

None.

REQUESTED CONTINUANCES – ITEM #3

MOTION: Motion by **Commissioner O'Donnell** to continue the public hearing for Item 3, 375 Knowles Drive, to April 8, 2015.
Seconded by **Commissioner Erikson**.

VOTE: Motion passed 7-0.

SUBCOMMITTEE REPORTS

Historic Preservation Committee Matters

Commissioner Kane

- The March 25, 2015 HPC meeting considered three matters:
 - 326 University Avenue
 - 145 Glen Ridge Avenue
 - Code language regarding historic demolition fines

VERBAL COMMUNICATIONS (AUDIENCE)

John Shepardson

- Commented that 43% of the Los Gatos budget goes to the Police Department and questioned if it is a sound use of the Town's resources, because it impacts important issues such as land use, property taxes, and town operations.

Commission members asked questions of Mr. Shepardson.

CONSENT CALENDAR

None.

CONTINUED PUBLIC HEARINGS

1. Zoning Code Amendment

Zoning Code Amendment: A-14-002

Applicant: Town of Los Gatos

Project Manager: Bob Kass

Consider the adoption of amendments to Chapter 26 (Trees and Shrubs) and Chapter 29 (Zoning Regulations – Tree Protection) of the Town Code. It has been determined that there is no possibility that this project will have a significant impact on the environment; therefore, the project is not subject to the California Environmental Quality Act (Section 15061 (b)(3)).

Chair Burch opened the public hearing.

Bob Kass, Project Manager, presented the staff report.

Commission members asked questions of Mr. Kass.

Commission members asked questions of staff.

Lee Quintana

- Commented that this has been a good collaborative process. She asked the Commission to seriously consider the recommendations by Dr. David Weissman in his letter. She also asked that adjacent homeowners be notified regarding all tree removals, not just large trees, and that the Zoning Code amendment include a provision that redwood trees should not be used as screening between properties.

Commission members asked questions of Ms. Quintana.

Chair Burch closed the public input portion of the hearing and returned to the Commission for deliberation.

Commission members asked questions of staff.

MOTION: **Motion by Commissioner Kane** to recommend to Town Council the approval of Zoning Code Amendment A-14-002 to Chapters 26 and 29 of the Town Code, and incorporate Items 6 and 10 of Dr. David Weissman's letter. The required findings were made as noted in Exhibit 1 of the staff report dated March 25, 2015.

Commission members asked questions of staff.

Seconded by Commissioner Talesfore.

Commission members discussed the matter.

Commission members asked questions of staff.

Vice Chair Badame requested that the motion be amended to say that Section 29.10.0990, number 6, would not be considered in hillside locations as defined by the Hillside Standards.

The maker of the motion accepted the amendment to the motion.

The seconder of the motion accepted the amendment to the motion.

Commission members asked questions of staff.

Commissioner Hanssen requested the motion be amended to include Item 11 of Dr. Weissman's letter.

The maker of the motion rejected the amendment to the motion.

Commission members asked questions of staff.

VOTE: Motion passed 7-0.

NEW PUBLIC HEARINGS

2. **10 Jackson Street**
Tree Permit: T-14-004
APN: 529-34-018
Property Owner: 10 Jackson Street LLC
Appellant: Frank Garofalo and Sean Kali-rai
Project Planner: Jocelyn Puga

Appeal of a decision by the Director of Community Development denying a Tree Removal Permit on property zoned C-1.

Chair Burch opened the public hearing.

Jocelyn Puga, Assistant Planner, presented the staff report.

Commission members asked questions of staff.

Commission members asked questions of Appellant Sean Kali-rai.

Sean Kali-rai

- Commented that staff has been great to work with.

Chair Burch closed the public input portion of the hearing and returned to the Commission for deliberation.

Commission members asked questions of staff.

Chair Burch reopened the public portion of the hearing.

Commission members asked questions of Appellant Sean Kali-rai.

Chair Burch closed the public input portion of the hearing and returned to the Commission for deliberation.

MOTION: Motion by **Commissioner O'Donnell** to grant the appeal based on meeting the Standards of Review set forth in 29.10.0990 because the tree's continual impact to the sidewalk impairs access, particularly to persons with disabilities.
Seconded by Commissioner Badame.

Commission members discussed the matter.

VOTE: Motion passed 7-0.

Planning Manager Joel Paulson cited the appeal rights.

NEW OTHER BUSINESS

1. Report from Community Development Director, Laurel Prevetti
 - Town Council met March 17, 2015; approved a Conditional Use Permit for Hillbrook School, denying all the appeals and modifying the conditions.
 - There are opportunities for positions on various boards and commissions.

ADJOURNMENT

Meeting adjourned at 8:39 pm.

TOWN OF LOS GATOS PLANNING COMMISSION
Wednesday, March 25, 2015

Kendra Burch, Chair

APPROVED AS TO FORM AND ATTEST:

Joel Paulson
Planning Manager