

DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
MAY 13, 2015

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, May 13, 2015, at 7:00 PM.

MEETING CALLED TO ORDER

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

ROLL CALL

Present: Vice Chair Mary Badame, Commissioner Melanie Hanssen, Commissioner D. Michael Kane, and Commissioner Tom O'Donnell.

Absent: Chair Kendra Burch, Commissioner Charles Erekson, Commissioner Joanne Talesfore

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES OF APRIL 22, 2015

MOTION: Motion by Commissioner O'Donnell to approve the meeting minutes of April 22, 2015.
Seconded by Commissioner Kane.

VOTE: Motion passed 4-0.

WRITTEN COMMUNICATIONS

Desk Item for Item 1.

REQUESTED CONTINUANCES

None.

SUBCOMMITTEE REPORTS

Historic Preservation Committee Matters

Commissioner Kane reported that he and Commissioner O'Donnell attended the 5/11/15 HPC meeting and considered five matters:

- 45 Broadway
- 371 Pennsylvania
- 205 University
- 145 Glen Ridge
- Historic Demolition Policy regarding fines (continued to the June 24, 2015 APC meeting.)

VERBAL COMMUNICATIONS (AUDIENCE)

John Shepardson

- Commented that regarding the North 40, he was pleased the Council kept to a 35-foot cap. He asked staff the dollar amount of unfunded road repair work. He thought they are at risk of losing the Town, because so much of its resources, 41%, are directed to the Police Department, and listed the potential benefits of using the Sheriff's Department instead.

CONSENT CALENDAR

None.

CONTINUED PUBLIC HEARINGS

1. 375 Knowles Drive (Lots 1-33)

Architecture and Site Applications S-14-080 through S-14-112

APN 406-28-039

Property Owner: County of Santa Clara

Applicant: KT Properties, Inc.

Project Planner: Jennifer Savage

Requesting approval to demolish the existing site improvements (building and parking lot), construct new site improvements, and build 33 single-family residences on property zoned O:PD.

Vice Chair Badame opened the public hearing.

Jennifer Savage, Senior Planner, presented the staff report.

Commission members asked questions of staff.

Mark Tersini

- Commented that when they sell square footage, they sell square footage as conditioned space paint to paint. They would not wrestle over 18 square feet, but would modify the homes to adjust the square footage to meet the PD ordinance. They will address the bicycle and pedestrian path at the appropriate time.

Lauri Moffet-Fehlberg

- Commented that in working with staff and the consulting architect that they have reached the fine tuning phase. They have added stone and a pop-out; changed the fencing detail; and added greater detail, additional architectural relief, and roof colors. She noted that the consulting architect has no other concerns or recommendations.

Commission members asked questions of Ms. Fehlberg.

Commission members asked questions of staff.

Commission members asked questions of Mr. Tersini.

Dr. Beverly Bryant

- Commented that she has been involved with the project from the beginning dealing with neighbor relations and the school districts. The Campbell Union School District was comfortable with their projected student numbers.

Commission members asked questions of Dr. Bryant.

Commission members asked questions of Mr. Tersini.

Commission members asked questions of staff.

Iddo Hadar

- Commented that he has submitted comments regarding traffic and transportation. His two issues are traffic and parking. Construction is expected to be lengthy, and he wanted conditions in place to ensure that traffic and parking during construction is consistent and acceptable to the environment. He was pleased to hear the applicant is amenable to adjusting the left turn.

Jennifer Besmer

- Commented that she is with Taylor Morrison, who will build the proposed homes. They have built homes for over 100 years and invest in only the best markets. They are excited to build in Los Gatos. They are open to a condition requiring clay tiles.

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

Commission members asked questions of staff.

Commission members discussed the matter.

MOTION: **Motion** by **Commissioner O'Donnell** to approve Architecture and Site Applications S-14-080 through S-14-112 subject to the conditions of approval as noted in Exhibit 3 of the staff report dated April 8, 2015. The required findings were made as noted in Exhibit 2 of the staff report dated April 8, 2015, with the additional conditions of approval that there shall be no left turn onto Knowles Drive.

Vice Chair Badame requested the motion be amended to include an additional condition of approval that clay tile shall be used instead of concrete tile for the Tuscan style homes.

Commission members asked questions of staff.

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

Commissioner Hanssen requested the motion be amended to include an additional condition of approval that stamping shall be used on the pathways between the sidewalks across the streets to indicate it is a pedestrian throughway.

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

Seconded by Commissioner Kane.

VOTE: **Motion passed 4-0. Commission members also added the two conditions included in the May 13, 2015 Staff Report.**

Planning Manager Joel Paulson cited the appeal rights.

NEW PUBLIC HEARINGS

None.

NEW OTHER BUSINESS

2. Report from Community Development Director, Laurel Prevetti
 - Town Council met 5/5/15; approved and adopted the Housing Element, which has been submitted to the state for consideration and is expected to be certified; adopted an urgency ordinance with respect to water conservation with a reduction target of 25% and will return in June with a permanent ordinance; considered an ordinance form of an updated alcohol and entertainment policy and referred the matter back to the Policy Committee and would ultimately return to the Planning Commission and Town Council. Staff has requested the May 27, 2015 Planning Commission meeting be cancelled due to lack of items.

3. Commission Matters

- Commissioners Hanssen and Kane attended the Safe Routes to School summit put on by the school district and it was attended by all Town Council members, and led by Mike Wasserman County Board of Supervisors.

ADJOURNMENT

Meeting adjourned at 8:15 pm.

TOWN OF LOS GATOS PLANNING COMMISSION
Wednesday, May 13, 2015

Kendra Burch, Chair

APPROVED AS TO FORM AND ATTEST:

Joel Paulson
Planning Manager