

DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
JULY 8, 2015

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, July 8, 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, Commissioner Tom O'Donnell, and Commissioner Joanne Talesfore.

Absent: Chair Kendra Burch and Commissioner Charles Erikson.

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES OF JUNE 24, 2015

MOTION: **Motion by Commissioner Kane** to approve the meeting minutes of **June 24, 2015.**
 Seconded by Commissioner O'Donnell.

VOTE: **Motion passed 5-0.**

WRITTEN COMMUNICATIONS

Desk Item for Item 1.

REQUESTED CONTINUANCES

None.

SUBCOMMITTEE REPORTS

None.

VERBAL COMMUNICATIONS (AUDIENCE)

John Shepardson

- Commented that the Town is effectively broke because it cannot afford to fix Almond Grove/Broadway streets, and noted that 42% of the Town's budget is for the police department. The Town could save \$100 million over 20 years if it went to the Sheriff's Department, an idea that deserves a third-party review.

CONSENT CALENDAR

None.

CONTINUED PUBLIC HEARINGS

None.

NEW PUBLIC HEARINGS

1. **17061 Wild Way**
Architecture and Site Application S-15-021
APN 424-30-087
Property Owner: Wild Way LLC
Applicant: Tony Jeans
Project Planner: Jennifer Savage

Vice Chair Badame opened the public hearing.

Jennifer Savage, Senior Planner, presented the Staff Report.

Commission members asked questions of Staff.

Tony Jeans

- Commented that he has tried to take into account the views from the street and from the neighbors, in spite of the building constraints. There are many large homes in the area. Front setbacks less than the allowable amount are normal on the street, including the neighboring property. He needs the reduced front setback in order to preserve the large oak trees in back.

Commission members asked questions of Mr. Jeans.

Connie Sullivan

- Commented that her home could have been easily impacted by the project, but it is not because of Mr. Jean's design. They would see only a small portion of the house and their privacy is protected; mostly they see trees from their home. The home is well designed for the area and would improve property values.

Mary Keith Osborn

- Commented that she has lived on Wild Way for 75 years, an oak woodland with birds and wildlife, which has been disregarded. It is sad that the house will be built and flipped. She asks that the property remains as much in its current state as possible.

Commission members asked questions of Ms. Osborn

Mary Jelinek

- Commented that she is speaking on behalf of Robert Herzig, who resides two homes from the proposed project and supports the project. The architect has worked with the neighbors and came up with a design that fits well on the property. He supports preserving the trees in back and noted that many homes on the street are built close to the street.

Tony Jeans

- Commented that he designed the windows facing both side neighbors to be small and high up. The footprint of both the current home and the proposed home are the same square footage, giving equal opportunity for landscaping. They plan to replant the property with native, drought tolerant plants. The tree to be removed has a root fungus and two arborists have declared it dangerous.

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

Commission members discussed the matter.

Commission members asked questions of Staff.

Vice Chair Badame reopened the public input portion of the hearing.

Vice Chair Badame asked questions of Mr. Jeans.

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

MOTION: **Motion** by **Commissioner Talesfore** to deny Architecture and Site Application S-15-021.
 Seconded by **Commissioner Kane**.

VOTE: **Motion passed 4-1, with Commissioner O'Donnell opposing.**

Planning Manager Joel Paulson cited the appeal rights.

NEW OTHER BUSINESS

1. Report from Community Development Director, Laurel Prevetti
 - There are no development applications for the July 22, 2015 meeting agenda. Staff suggests that the Commission meet on that date for a workshop to learn how to read an EIR, discuss the analysis that goes into staff reports, and go through the new Planning Commission rules and procedures.

ADJOURNMENT

Meeting adjourned at 8:05 pm.

TOWN OF LOS GATOS PLANNING COMMISSION
Wednesday, July 8, 2015

Kendra Burch, Chair

APPROVED AS TO FORM AND ATTEST:

Joel Paulson
Planning Manager