

DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
OCTOBER 28, 2015

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, October 28, 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 Kane led the Pledge of Allegiance. The audience was invited to participate.

WRITTEN COMMUNICATIONS

None.

REQUESTED CONTINUANCES – ITEMS 2-5

MOTION: **Motion by Commissioner Erikson** to continue the public hearings for Items 2 through 5: 15371 Santella Court (Lot 8), 15343 Santella Court (Lot 7), 15358 Santella Court (Lot 10), and 15415 Santella Drive (Lot 13), to December 9, 2015.
 Seconded by Commissioner Badame.

VOTE: **Motion passed 7-0.**

SUBCOMMITTEE REPORTS

Planned Development Study Committee

Commissioner Talesfore

- The 10/22/15 PDSC meeting:
 - Reviewed other municipalities' planned development zoning.
 - Reviewed the Ad Hoc Committee proposal.
 - Began looking at additional standards for the Ad Hoc Committee proposal.

General Plan Committee

Commissioner Erikson and Commissioner Hanssen

- The 10/28/15 GPC meeting considered one matter:
 - Surrey Farm/Twin Oaks General Plan Amendment

Historic Preservation Committee

Commissioner Kane

- The 10/28/15 HPC meeting considered six matters:
 - 304 Charles Street
 - 68 Fairview Plaza
 - 325 West Main Street
 - 233 Harding Avenue
 - 222 Bella Vista Avenue
 - 54 Los Gatos Boulevard

VERBAL COMMUNICATIONS (AUDIENCE)

None.

CONSENT CALENDAR

1. Approval of Minutes – October 14, 2015

MOTION: Motion by Commissioner Kane to approve the meeting minutes of October 14, 2015.
Seconded by Commissioner Talesfore.

VOTE: Motion passed 7-0.

CONTINUED PUBLIC HEARINGS

None.

NEW PUBLIC HEARINGS

6. 52 North Santa Cruz Avenue

Conditional Use Permit Application U-15-006

APN 529-03-035

Property Owner: Creamery II Investors LLC

Applicant: Rick Sutherland

Project Planner: Marni Moseley

Requesting approval of a formula retail store (ClickAway) in a commercial space currently occupied by a mobile retail store (Motor Cellular) on property zoned C-2.

Chair Burch opened the public hearing.

Marni Moseley, Associate Planner, presented the staff report.

Rick Sutherland

- Commented that their team is made up of long-time Los Gatos residents. They will bring tremendous value to the Town's consumers, such as activating a Verizon phone or getting tech support. Their store is successful and they want to keep doing exactly what they have been doing.

Commission members asked questions of Mr. Sutherland

Lee Fagot

- Commented that he could not figure out the difference between ClickAway and Motor Cellular, whether it is a change in ownership, change of business tactics, or a change in format.

Rick Sutherland

- Commented that there is no difference. There are no tactical changes; they are going to continue to sell Verizon phones.

Commission members asked questions of Mr. Sutherland.

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

MOTION: **Motion by Commissioner Kane** to approve Conditional Use Permit U-15-006 subject to the conditions of approval as noted in Exhibit 3 of the staff report dated October 28, 2015. The required findings were made as noted in Exhibit 2 of the staff report dated October 28, 2015.
Seconded by Commissioner Badame.

VOTE: **Motion passed 7-0.**

Planning Manager Joel Paulson cited the appeal rights.

NEW OTHER BUSINESS

1. Report from Community Development Director, Laurel Prevetti
 - The Town is looking for volunteers for seats on various boards and commissions. There is one more spot available on the Ad Hoc Citizen Committee that will be looking at potential revenue measures dedicated to capital projects.

ADJOURNMENT

Meeting adjourned at 7:27 pm.

TOWN OF LOS GATOS PLANNING COMMISSION
Wednesday, October 28, 2015

Kendra Burch, Chair

APPROVED AS TO FORM AND ATTEST:

Joel Paulson
Planning Manager