

DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
NOVEMBER 11, 2015

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, November 11, 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 Erikson led the Pledge of Allegiance. The audience was invited to participate.

WRITTEN COMMUNICATIONS

Desk Item for Item 2.

REQUESTED CONTINUANCES – ITEM #3

MOTION: **Motion by Commissioner Erikson** to continue the public hearing for Item 3, Town Code Amendment A-15-002, to January 13, 2016.
Seconded by Commissioner Badame.

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

SUBCOMMITTEE REPORTS

Conceptual Development Advisory Committee

Commissioner O'Donnell

- The 11/11/15 CDAC meeting considered two matters:
 - 17076 Summit Way
 - North 40 Phase I

Planned Development Study Committee

Commissioner Talesfore

- The 11/5/15 PDSC meeting considered:
 - The Ad Hoc Committee's draft for Planned Developments
 - Amendments to the draft, including a revised purpose and intent

VERBAL COMMUNICATIONS (AUDIENCE)

None.

CONSENT CALENDAR

1. Approval of Minutes – October 28, 2015

MOTION: **Motion by Commissioner Talesfore** to approve the meeting minutes of **October 28, 2015.**
Seconded by Commissioner Badame.

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

CONTINUED PUBLIC HEARINGS

2. 485 Monterey Avenue

Architecture and Site Application S-15-018

APN 410-16-026

Property Owner: Black Real Estate Investments, LLC

Applicant: Michael Black

Project Planner: Erin Walters

Requesting approval to demolish an existing office building, construct a new single-family residence, construct an accessory structure with reduced setbacks, and obtain a grading permit for property zoned O.

Chair Burch opened the public hearing.

Erin Walters, Associate Planner, presented the staff report.

Commission members asked questions of staff.

Michael Black

- Thanked the Commission for approving the rezoning portion of the project at the last hearing for which they have recently obtained Council approval. They are now focusing on the site and architecture application.

Bess Wiersema

- Commented that they reduced the overall pitch of the roof, which lowered the house; every open gable end became an open articulated detailed façade point; and they reduced the height. The garage size and one setback exception has not changed, but they brought additional justification in support of their proposal.

-

Commission members asked questions of Ms. Wiersema.

Wendy Paige

- Commented that she is the neighbor to the north. She is in favor of the project, because it will be an improvement over what is there now, and she also appreciates the aesthetics of the project. Her only concern is construction noise, and allowing construction during weekends and holidays from 9:00 a.m. to 7:00 p.m., which she finds unreasonable.

Commission members asked questions of Ms. Paige.

Commission members asked questions of staff.

Commission members asked questions of Ms. Wiersema and Mr. Black.

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 O'Donnell to approve Architecture and Site Application S-15-018 subject to the conditions of approval as noted in Exhibit 3 of the staff report dated November 11, 2015. The required findings were made as noted in Exhibit 2 of the staff report dated November 11, 2015.

Seconded by Commissioner Erikson.

Commission members discussed the matter.

Commissioner Hanssen requested the motion be amended to eliminate the 3 foot setback allowance and increase the setback to 5 feet.

The maker of the motion did not accept the amendment to the motion.

Commission members discussed the matter.

Chair Burch requested the motion be amended to state that there shall be no construction on Sundays and holidays.

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

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

VOTE: Motion failed 3-4 with Chair Burch, Vice Chair Badame, and Commissioners Hanssen and Talesfore opposing.

**MOTION: Motion by Chair Burch to approve Architecture and Site Application S-15-018 subject to the conditions of approval as noted in Exhibit 3 of the staff report dated November 11, 2015. The required findings were made as noted in Exhibit 2 of the staff report dated November 11, 2015. The Commission shall not approve the exception for the reduced setback for the garage. Subject to the additional conditions of approval that there shall be no construction on Sundays and holidays.
Seconded by Commissioner Kane.**

Commission members asked questions of staff.

VOTE: Motion passed 5-2 with Commissioners Erikson and O'Donnell opposing.

Planning Manager Joel Paulson cited the appeal rights.

NEW PUBLIC HEARINGS

None.

NEW OTHER BUSINESS

1. Report from Community Development Director, Laurel Prevetti
 - Town Council met 11/3/15; approved the Valet Parking Ordinance; considered the Hillbrook School six-month traffic monitoring; and denied the Quale Hill appeal.
 - The Council will appoint the new Mayor and Vice Mayor at the November 17th meeting.
 - The City continues to recruit for Boards and Commissions.

Commission Matters

- None.

ADJOURNMENT

Meeting adjourned at 8:16 pm.

TOWN OF LOS GATOS PLANNING COMMISSION
Wednesday, November 11, 2015

Kendra Burch, Chair

APPROVED AS TO FORM AND ATTEST:

Joel Paulson
Planning Manager