

**DRAFT**  
**MINUTES OF THE PLANNING COMMISSION MEETING**  
**JANUARY 8, 2014**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, January 8, 2014, at 7:00 P.M.

**MEETING CALLED TO ORDER**

Chair Erikson called the meeting to order at 7:00 p.m.

**ROLL CALL**

**Present:** Chair Charles Erikson, Vice Chair Margaret Smith, Commissioner Mary Badame, Commissioner Kendra Burch, Commissioner Tom O'Donnell, Commissioner Joanne Talesfore

**Absent:** Commissioner Marico Sayoc

**PLEDGE OF ALLEGIANCE**

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

**APPROVAL OF MINUTES OF NOVEMBER 13, 2013**

**MOTION:**       **Motion by Commissioner Talesfore to approve meeting minutes of November 13, 2013.**  
                      **Seconded by Commissioner Burch.**

**VOTE:**           **Motion passed 6-0.**

**WRITTEN COMMUNICATIONS**

None.

**REQUESTED CONTINUANCES**

None.

**SUBCOMMITTEE REPORTS**

**Historic Preservation Committee Matters**

Commissioner O'Donnell

- The 1/8/14 HPC meeting considered two matters:
  - 371 Pennsylvania Avenue
  - 145 Glenridge Avenue

**VERBAL COMMUNICATIONS (AUDIENCE)**

Jeff Loughridge

- Commented that the Albright project was passed by the City Council who disregarded the Planning Commission's wishes for the developer to modify plans to keep the project in line with the General Plan and he believes the process that allows a project with a negative recommendation from the Planning Commission to be put before the Town Council for a vote should be changed.

**CONSENT CALENDAR**

None.

**CONTINUED PUBLIC HEARINGS**

None.

## NEW PUBLIC HEARINGS

### 1. **16560 Shannon Road**

Subdivision Application M-13-010

Architecture and Site Applications S-13-071 & S-13-080

APN 532-04-001

Property Owner/Applicant: JG Building, LLC

Project Planner: Erin Walters

Requesting approval to subdivide a 20,300 square foot parcel into two lots, demolish an existing pre-1941 single-family residence and to construct two new single-family residences on a property zoned R-1:8.

### **Chair Erikson opened the public hearing.**

Erin Walters, Project Planner, presented a staff report.

Commission members asked questions of staff.

Greg Pinn

- Commented that they acquired the home a year ago as county property and annexed it into the Town, they have worked with staff and are proud of the project.

Greg Simpson

- Commented that they had performed neighborhood outreach several months previously and they hope to build two homes that will blend in with and enhance the neighborhood, and they have no known opposition.

Commission members asked questions of architect Chris Spaulding.

Commission members asked questions of staff.

Lorraine Nunes

- Commented that her property borders the project and she supports the development.

Christopher Lane

- Commented he is a 20-year member of the First Presbyterian Church of Los Gatos and supports the development so the project site can be cleaned up and brought up to neighborhood standards.

Greg Pinn

- Commented on the immediate neighborhood rule and that the four-story church should be thought of as part of the neighborhood when considering massing.

### **Chair Erikson closed the public input portion of the hearing and returned to the Commission for deliberation.**

Commission members discussed the matter.

**MOTION:**      **Motion** by **Commissioner Talesfore** to approve Subdivision Application M-13-010 subject to the conditions of approval as noted in Exhibit 3 of the staff report dated January 8, 2014. The required findings were made as noted in Exhibit 2 of the staff report dated January 8, 2014.  
                     **Seconded** by **Commissioner Burch**.

**VOTE: Motion passed 6-0.**

**MOTION: Motion by Commissioner Talesfore** to deny Architecture and Site Applications S-13-071 and S-13-080 with the condition that the demolition must occur prior to recording the map.  
**Seconded by Commissioner Burch.**

Commission members discussed the matter.

Commission members asked questions of staff.

**VOTE: Motion passed 5-1 with Commissioner Smith dissenting.**

**Planning Manager Joel Paulson** recited the appeal rights.

2. **375 Knowles Drive**  
Planned Development Application PD-13-002  
General Plan Amendment GP-13-001  
Environmental Impact Report EIR-13-003  
APN 406-28-032  
Property Owner: County of Santa Clara  
Property Applicant: KT Properties.  
Project Planner: Suzanne Avila

Accepting public comment on a Draft Environmental Impact Report (Draft EIR), for a request for a General Plan Amendment from Public to Office and a Planned Development for 45 residential units on property zoned O. An Environmental Impact Report has been prepared for the project. No action will be taken at this meeting.

**Chair Erikson opened the public hearing.**

Jeff Loughridge

- Asked questions with respect to the Draft Environmental Impact Report and commented on the increased traffic the development would bring, the Town's traffic mitigation fee, and that if the development is approved there should be greater setbacks required for the lots fronting Knowles and Capri.

Anne Robinson

- Commented she drives on Knowles every day and is concerned about the proposed reduced setbacks and neighborhood compatibility.

**Chair Erikson closed the public hearing.**

**Chair Erikson stated that the comment period for the Environmental Impact Report closes January 17 at 5:00P.M.**

## **NEW OTHER BUSINESS**

3. Election of Planning Commission Chair and Vice Chair

**MOTION: Motion by Chair Erikson** to nominate **Vice-Chair Smith** to serve as Chair of the Planning Commission in 2014.  
**Seconded by Commissioner O'Donnell.**

**VOTE: Motion passed 6-0.**

**MOTION: Motion by Chair Smith to nominate Commissioner Burch to serve as Vice Chair of the Planning Commission in 2014.  
Seconded by Commissioner Erikson.**

**VOTE: Motion passed 6-0.**

**4. Report from Director of Community Development  
Planning Manager Joel Paulson**

- Development Review Committee met on 12/17/13 and approved demolition of existing single-family home and building of a new single-family home at 150 Central Avenue; approved technical demolition and construction of new single-family home at 268 Los Morados; approved Architecture and Site Application for exterior modifications to 111 East Main Street; approved Architecture and Site Application for exterior modifications to an existing commercial building and parking lot improvements for the shopping center at the corner of Union and Los Gatos Almaden.
- Town Council met 12/16/13, held study session regarding potential leaf blower regulations, provided direction to staff, anticipated to come back in the spring of 2014; appointed members to various boards, commissions and committees; reviewed application for new office building at 16268 Los Gatos Boulevard and remanded it back to the Planning Commission.

**5. Commission Matters  
None.**

**ADJOURNMENT**

**Meeting adjourned at 8:03 p.m.**

TOWN OF LOS GATOS PLANNING COMMISSION  
Wednesday, January 8, 2014

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Charles Erikson, Chair

APPROVED AS TO FORM AND ATTEST:

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Joel Paulson  
Planning Manager