

**DRAFT**  
**MINUTES OF THE PLANNING COMMISSION MEETING**  
**MARCH 26, 2014**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, March 26, 2014, at 7:00 PM.

**MEETING CALLED TO ORDER**

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

**ROLL CALL**

**Present:** Chair Margaret Smith, Vice Chair Kendra Burch, Commissioner Mary Badame,  
Commissioner Marico Sayoc, Commissioner Joanne Talesfore

**Absent:** Commissioner Charles Erektion, Commissioner Tom O'Donnell

**PLEDGE OF ALLEGIANCE**

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

**APPROVAL OF MINUTES OF FEBRUARY 26, 2014 and MARCH 12, 2014**

**MOTION:** Motion by **Commissioner Sayoc** to approve meeting minutes of **February 26, 2014 and March 12, 2014**  
**Seconded** by **Vice Chair Burch**.

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

**WRITTEN COMMUNICATIONS**

Desk Item for Items 1, 2 and 3.

**REQUESTED CONTINUANCES**

None.

**SUBCOMMITTEE REPORTS**

None.

**VERBAL COMMUNICATIONS (AUDIENCE)**

None.

**CONSENT CALENDAR**

1. **15551 Union Avenue**  
Conditional Use Permit Application: U-14-003  
APN: 523-41-036  
Property Owner: DS Downing, LP  
Applicant: Jana Vickers  
Project Planner: Suzanne Avila

Requesting approval to conduct group fitness classes (Core Evolution Studio) on property zoned C-1.

**MOTION:** Motion by **Commissioner Talesfore** to approve Consent Item #1.  
**Seconded** by **Vice Chair Burch**.

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

## NEW PUBLIC HEARINGS

### 2. 81 West Main Street

Conditional Use Permit Application: U-14-002  
APN: 529-01-025  
Property Owner: Vermont Building, LLC/Sue Farwell  
Applicant: Anna Pizzo  
Project Planner: Jennifer Savage

Requesting approval to increase seating and provide full alcoholic beverage service for a restaurant (Zona Rosa) on property zoned C-2:LHP.

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

Jennifer Savage, Associate Planner, presented a staff report.

Commission members asked questions of staff.

Anna Pizzo

- Commented that Zona Rosa has been a well-received and profitable business since it opened in 2012. They have no plans to create a bar with seating, counter service or happy hour. Drinks are served with meals.

Commission members asked questions of Ms. Pizzo and Ms. Farwell.

#### **Chair Smith 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 Talesfore** to recommend that the Town Council approve Conditional Use Permit U-14-002 subject to the conditions of approval as noted in Exhibit 3 of the staff report dated March 26, 2014 **with the added Conditions of Approval that the CUP would not include a standalone bar, that electronic pagers be considered for crowd control with waiting patrons, and that Town Staff come up with language to address bottle disposal.** The required findings were made as noted in Exhibit 2 of the staff report dated March 26, 2014,  
**Seconded** by **Vice Chair Burch.**

**Vice Chair Burch requested that a community benefit of a public bench be included in the Conditions of Approval.**

**The maker of the motion accepted the addition to the motion.**

Commission members discussed the matter.

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

## CONTINUED OTHER BUSINESS

### 3. Interpretation of the Sign Ordinance regarding the definition of a Tenant Directory sign

**Chair Smith opened Continued Other Business.**

Joel Paulson, Planning Manager, presented a staff report.

Commission members asked questions of staff.

Commission members asked questions of Monica Renn, Los Gatos Economic Vitality Manager.

Camarin Madigan

- Commented that a well designed sign compliant with the Design Guidelines can also be multi-tenant. She encourages the Commission to adopt the modified policy statement.

Commission members asked questions of Ms. Madigan.

Jim Foley

- Commented that tenants in the rear of his building want their presence to be known but don't have signage on the street; therefore, he supports the modified definition that would allow a sign that could give those tenants street presence.

Commission members asked questions of Mr. Foley.

Todd Trezell

- Commented that having a tenant sign in their building would help their Mom and Pop businesses. He encourages the Commission to concur with the interpretation that a tenant directory sign is any sign that advertises more than one business and includes the business information and that a tenant sign is not a building directory sign.

Commission members asked questions of Mr. Trezell.

**Chair Smith 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 Talesfore** to accept the interpretation of the Sign Ordinance and adopt a policy as outlined in Exhibit 5 with the modified language in the staff report for the March 26, 2014 meeting.  
**Seconded by Commissioner Sayoc.**

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

Planning Manager Joel Paulson cited the appeal rights.

#### **NEW OTHER BUSINESS**

4. Report from Director of Community Development  
Planning Manager Joel Paulson
  - Development Review Committee met 3/18/14, approved an A&S application for 14300 Arnerich Road, approved an A&S application for 222 Bella Vista Avenue.
  - Town Council met 3/17/14, appointed various members to boards, committees and commissions; considered the project at 258 Union Avenue and remanded it back to the Planning Commission; and vacated the public right-of-way associated with the Albright Way project.
  - Town Council met 3/24/14, approved the subdivision for the Sisters of the Holy Names, approved the tasting room for Fernwood Cellars on North Santa Cruz Avenue, and discussed and modified two traffic fee items.

5. Commission Matters

- Commissioner Sayoc indicated that the Housing Element Advisory Board would hold its first meeting 3/27/14, 6:30 pm to 8:30 pm.
- Commissioner Sayoc indicated she would be absent from next Planning Commission meeting on 4/9/14.

**ADJOURNMENT**

**Meeting adjourned at 8:42 pm.**

TOWN OF LOS GATOS PLANNING COMMISSION  
Wednesday, March 26, 2014

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Margaret Smith, Chair

APPROVED AS TO FORM AND ATTEST:

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Joel Paulson  
Planning Manager