

Due to the length of our agenda and in fairness to later items on the agenda, the audience is requested to make their comments as brief and precise as possible, and limit them to **3 minutes or less**.



**AGENDA  
TOWN OF LOS GATOS**

**PLANNING COMMISSION MEETING  
\*\*\*SPECIAL MEETING\*\*\***

**TOWN COUNCIL CHAMBERS  
110 E. MAIN STREET  
WEDNESDAY, MAY 28, 2014 -- 7:45-11:30 P.M.  
\*\*\*NOTE START TIME\*\*\***

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES OF MAY 14, 2014**

**WRITTEN COMMUNICATIONS**

**REQUESTED CONTINUANCES**

**SUB-COMMITTEE REPORTS**

**VERBAL COMMUNICATIONS (AUDIENCE)** - *(Up to three-minute time limit per speaker for items not on the agenda. Speakers are allowed up to an additional three minutes to speak on any public hearing item.)*

**CONSENT CALENDAR**

1. \*16 Lyndon Avenue

Conditional Use Permit Application U-14-011

Requesting approval to operate a personal training facility (Mint Condition Fitness) with group classes on property zoned C-2. APN 510-44-044.

PROPERTY OWNER: One Six Inc.

APPLICANT: Colin and Raymond Triplett

PROJECT PLANNER: Marni Moseley

The item marked with an asterisk (\*) is on a consent calendar. The Planning Commission will act on all items on the consent calendar in one motion. **Before the Commission acts on the consent calendar, any person wishing to have a consent item discussed may request that the Planning Commission remove it from the consent calendar and it will be heard under the New Public Hearing section of the agenda.** Requests for discussion made after action on the consent calendar cannot be considered.

**CONTINUED PUBLIC HEARINGS**

### **NEW PUBLIC HEARINGS**

2. 15529 Union Avenue

Conditional Use Permit Application U-14-006

Requesting approval to operate a high turnover, sit-down restaurant with outdoor seating (Mooyah Burgers) on property zoned C-1. APN 523-41-036.

PROPERTY OWNER: DS Downing LP, A Delaware Limited Partnership

APPLICANT: Terry and Brit Ratto, Moo Ventures LG LLC

PROJECT PLANNER: Marni Moseley

3. 15540 El Gato Lane

Architecture and Site Application S-14-003

Requesting approval to demolish an existing single-family residence and to construct a new single-family residence on property pre-zoned R-1:8. APN 523-23-021.

PROPERTY OWNER: Fletch and Florence Sullivan

APPLICANT: Chris Spaulding, Architect

PROJECT PLANNER: Jennifer Savage

4. Zoning Code Amendment A-14-001

Consider adoption of amendments to Chapter 29 (Zoning Regulations) of the Town Code regarding the sales, service, and repair of zero emission battery electric vehicles in the C-2 and CH zones, and services stations in the C-1, C-2, CH, and LM zones.

PROJECT PLANNER: Jennifer Savage

### **NEW OTHER BUSINESS**

5. Report from Director of Community Development

6. Commission Matters

### **ADJOURNMENT**

***The Town of Los Gatos has adopted the provisions of Code of Civil Procedure § 1094.6; litigation challenging a decision of the Council must be brought within 90 days after the decision is announced unless a shorter time limit is required by state or federal law.***

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Community Development Department at (408) 354-6874. Notification 48 hours before the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR §35.102-35.104]

Writings related to an item on the Planning Commission agenda distributed to members of the Commission within 72 hours of the meeting are available for public inspection at the reference desk in the Los Gatos Town Library, located at 100 Villa Avenue; the Community Development Department and Clerk Department, both located at 110 E. Main Street; and are also available for review on the official Town of Los Gatos website at [www.losgatosca.gov](http://www.losgatosca.gov). Copies of desk items distributed to members of the Commission at the meeting are available for review in the Town Council Chambers.