

**MINUTES OF THE PLANNING COMMISSION MEETING
JUNE 11, 2014**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, June 11, 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 Charles Erekson, Commissioner Tom O'Donnell, Commissioner Marico Sayoc,

Absent: Commissioner Joanne Talesfore

PLEDGE OF ALLEGIANCE

Commissioner O'Donnell led the Pledge of Allegiance. The audience was invited to participate.

APPROVAL OF MINUTES

None.

WRITTEN COMMUNICATIONS

Desk Item for Item 1.

REQUESTED CONTINUANCES

None.

SUBCOMMITTEE REPORTS

None.

VERBAL COMMUNICATIONS (AUDIENCE)

None.

CONSENT CALENDAR

None.

CONTINUED PUBLIC HEARINGS

None.

NEW PUBLIC HEARINGS

1. **16330 Shannon Road**
Architecture and Site Application: S-13-092
APN: 532-03-035
Property Owner: Matthew and Carrie Currie
Applicant: D&Z Designs, Debra Mercado
Project Planner: Marni Moseley

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

Chair Smith opened the public hearing.

Marni Moseley, Associate Planner, presented a staff report.

Commission members asked questions of staff.

Matt Currie

- Commented that they are residents of Los Gatos and not developers. Their proposed home has been designed to harmonize and blend with the scale of the neighborhood and is in keeping with the style of homes in Los Gatos. They have prioritized the interests of their neighbors, and their immediate neighbors support the project.

Michael Davis

- Commented that they have twice redesigned the home to comply with the wishes of the staff and the Town architect. The two-story element of the home is less than 50% of the lot width and is nestled into the lot by the surrounding trees.

Commission members asked questions of Mr. Davis.

Bob Boschher

- Commented that he lives next door to the subject property and he has no objections. He has seen the plans and story poles and believes the house looks like the rest of the neighborhood.

Commission members asked questions of Mr. Boschher.

Mike An

- Commented that he uses Shannon Road every day and he supports the project. Thirty-five percent of the street is two-story homes, and he believes the two-story design of the farmhouse is an aesthetic improvement over the existing structures and is congruent with the neighborhood feel.

Gregory Pache

- Commented that the proposed home would be a benefit and improvement for the area and conforms to the neighborhood.

Jim Fowler

- The project is attractive, modern and safe and replaces a nonconforming home that is not family-friendly. Staff's recommendation for denial based on the massing difference of the proposed residence with that of the immediately adjacent homes ignores the fact that the proposed home and those on each side of it are surrounded by two-story homes.

Eric Morely

- Commented that he supports the application. The Curries have completely redesigned their home to do what the Town's architect requested and they also reached out early to their neighbors.

Nicolette Kelly

- Commented that she agrees with the other speakers in support of the project.

Mary Hammers

- Commented that she fully supports the project. The precedent for two-story farmhouses on Shannon Road was set in 1866 when her two-story farmhouse was built.

Whitney Halladay

- Commented that she echoes the others in supporting the project. She has looked at the plans and story poles and believes this is a beautiful home that will fit well into the neighborhood. She does not see that this home is any taller than other two-story homes in the area.

Jimiann Wong

- Commented that she supports the project and believes it is a wonderful chance to improve the quality of the neighborhood.

Tamara Boaner

- Commented that the home is beautiful and would be a huge upgrade while not being any larger than nearby homes or that the lot allows.

Carrie Currie

- Commented that their family has flourished in Los Gatos. They have worked as a family for two years to create a home that reflects their lifestyle, values, and rhythm. They also designed the home to reflect the Town's aesthetics and with respect to the privacy of their neighbors.

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 Sayoc** to approve Architecture and Site Application S-13-092 subject to the conditions of approval as noted in Exhibit 3 of the staff report dated June 11, 2014. The required findings were made as noted in Exhibit 2 of the staff report dated June 11, 2014.
Seconded by Commissioner Badame.

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

Planning Manager Joel Paulson cited the appeal rights.

2. **14411 Shannon Road**
Architecture and Site Application: S-13-094
APN: 537-18-003
Property Owner: John and Monica Kirkorian Community Property Trust
Applicant: John Kirkorian
Project Planner: Jennifer Savage

Requesting approval for a single-family residence greater than 5,000 square feet and a grading permit for a swimming pool on property zoned HR-2½.

Chair Smith opened the public hearing.

Jennifer Savage, Associate Planner, presented a staff report.

John Kirkorian

- Commented that they need over 5,000 square feet because they hold charity functions in their home. He also believes they qualify as a special circumstance, because given the 25 acres, the riding arena, the stalls and maintenance equipment they need a caretaker's cottage, larger garage, etc. They plan to use green materials and donate the materials from the demolition of the current home.

Lee Quintana

- Commented that this property came before her when she was on the Planning Commission requesting the riding arena and barn. Part of the rationale for approving it at the time was that the house and the caretaker's unit were within the limits of the Hillside Design Guidelines without asking for exceptions. That should be taken in account when discussing expanding the house to this level.

Herb Weinman

- Commented that he is an engineer and lives next door to the Kirkorians. He has looked at the plans and feels they are in keeping with the size of the property with the house being recessed from the street and not intrusive.

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 O'Donnell** to approve Architecture and Site Application S-13-094 subject to the conditions of approval as noted in Exhibit 3 of the staff report dated June 11, 2014. The required findings were made as noted in Exhibit 2 of the staff report dated June 11, 2014.
Seconded by **Commissioner Badame**.

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

Planning Manager Joel Paulson cited the appeal rights.

3. **301 Old Blossom Hill Road**
Fence Height Exception Request
APN: 523-09-040
Property Owner/Applicant/Appellant: Shannon and Renee Hart
Project Planner: Jennifer Savage

Appeal of a decision by the Director of Community Development denying a Fence Height Exception Request on property zoned R-1:8.

Chair Smith opened the public hearing.

Jennifer Savage, Associate Planner, presented a staff report.

Shannon Hart

- Their special concern is more about safety than privacy. Their back yard is where they have family dinners and have a pool. They have landscaping up on the current fence, but there have been incidents of rocks thrown by trucks coming over the top as well as people throwing bottles over. When trucks go by or their neighbor pulls out in the dark the headlights come over the fence and light up the bedrooms.

Commission members asked questions of Mr. Hart.

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 O'Donnell** to grant the appeal subject to the Findings as noted in Exhibit 2 of the staff report dated June 11, 2014, with the added conditions that 1) Within the area between the lower wall and new extension wall plants be planted, as suggested by the applicant, and maintained and irrigated,

and 2) In the interim while the plants are growing, and thereafter as the applicant may wish, planting shall be done to the top of the wall to soften the look, subject to the Town's selection and approval.

Seconded by Vice Chair Burch.

VOTE: Motion passed 6-0.

Planning Manager Joel Paulson cited the appeal rights.

4. **121-131 Albright Way**
Architecture and Site Application: S-14-022
APN: 424-32-038, 045, 054, and 060.
Property Owner: Los Gatos Business Park LLC
Applicant: Amy Dee (Netflix Inc.)
Project Planner: Joel Paulson

Requesting approval to construct an elevated pedestrian bridge between two commercial buildings on property zoned CM:PD.

Chair Smith opened the public hearing.

Joel Paulson, Planning Manager, presented a staff report.

Commission members asked questions of staff.

John Shenk

- Commented that the existing two buildings of the Gateway Project inspired the proposed bridge. Netflix would like to mirror that functionality over into these buildings. The architect for this bridge was also the architect on the Gateway Project.

Bob Giannini

- Commented that he is the architect of the project. As with Netflix's existing buildings, the walkway between buildings helps the functionality. Aesthetically they designed the bridge to mirror the existing buildings. They have incorporated a horizontal sunshade to shade the overhead sun, and glass fins because these buildings get an east/west exposure. The lighting would be subtle.

Commission members asked questions of Mr. Giannini.

Maria Ristow

- Commented that the bridge looks great, but her concern is that two more buildings will be constructed, with their own bridge, and that bridge could have an impact on Charter Oaks. When considering how the bridge will look from the road, the Planning Commission must also consider how it's going to look from Charter Oaks.

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 O'Donnell** to recommend approval to the Town Council of Architecture and Site Application S-14-022 subject to the conditions of approval as noted in Exhibit 3 of the staff report dated June 11, 2014. The required findings were made as noted in Exhibit 2 of the staff report dated June 11, 2014.

Seconded by **Vice Chair Burch**.

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

NEW OTHER BUSINESS

2. Report from Planning Manager Joel Paulson
 - Development Review Committee met and approved the demolition of an existing home and construction of a new home at 460 Monterey Avenue.

Report from Community Development Director, Laurel Prevetti

- Town Council met 6/2/14; the ad hoc committee considering Planned Development made a report and Council then referred the matter to the Planning Commission; approved the application for We Olive; considered moving the Council's meetings from Monday to Tuesday and on 6/16/14 will consider the final adoption of the that ordinance; approved the budget for next fiscal year; and approved the Leaf Blower Ordinance.
- The Town's new full-time Planning Technician will start providing counter services to residents and businesses on June 23, 2014. Staff is recruiting for two soon to be vacant positions.

Commission members asked questions of staff.

3. Commission Matters
None.

ADJOURNMENT

Meeting adjourned at 8:57 pm.

TOWN OF LOS GATOS PLANNING COMMISSION
Wednesday, June 11, 2014

/S/ Margaret Smith, Chair

APPROVED AS TO FORM AND ATTEST:

/S/ Joel Paulson
Planning Manager