

**MINUTES OF THE PLANNING COMMISSION MEETING
AUGUST 13, 2014**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, August 13, 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, Commissioner Mary Badame, Commissioner Charles Erektion, Commissioner Tom O'Donnell, Commissioner Marico Sayoc, Commissioner Joanne Talesfore

Absent: Vice Chair Kendra Burch

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES OF JULY 23, 2014

MOTION: Motion by Commissioner Talesfore to approve meeting minutes of July 23, 2014.
Seconded by Commissioner O'Donnell.

VOTE: Motion passed 6-0.

WRITTEN COMMUNICATIONS

Desk Item for Item 1.

REQUESTED CONTINUANCES

None.

SUBCOMMITTEE REPORTS

Historic Preservation Committee Matters

Commissioner Badame

- The 7/31/14 HPC meeting considered two matters:
 - 415 San Benito Avenue
 - 121 Harding Avenue
- The 8/6/14 HPC meeting considered one matter:
 - 201 University Avenue

Housing Element Advisory Board

Commissioner Sayoc

- The 8/7/14 Housing Element Advisory Board meeting reviewed the Draft Housing Element.
- The Board will meet on 8/14/14 to discuss the Housing Element with interested stakeholders.

Conceptual Development Advisory Committee

Commissioner Talesfore

- The 8/13/14 CDAC meeting considered property at the corner of Union Avenue and Blossom Hill Road.

VERBAL COMMUNICATIONS (AUDIENCE)

Jeff Loughridge

- Commented that public comment with respect to the North Forty Specific Plan should be reopened, because Staff's answers to questions during the last meeting involve new information the public was not aware of.

Jak Van Nada

- Commented that he was speaking on behalf of Anne Robinson to remind the Commission that currently there is 4,376,000 square feet of commercial space and 632 residential units within 1.6 miles of the North Forty development, and that the density of North Forty development needs to be kept lower.

CONSENT CALENDAR

None.

CONTINUED PUBLIC HEARINGS

1. North Forty Specific Plan

General Plan Amendment: GP-14-001

Zoning Code Amendment: Z-14-001

Environmental Impact Report: EIR-10-002

APNs: 424-07-009, 010, 024 through 027, 031 through 037, 052 through 054, 060, 063 through 065, 070, 081 through 086, 090, 094 through 096, 099, 100, 424-06-115, 116, 129.

Property Owners: Thomas & Miyoko Yuki, Herbert & Barbara Yuki, ETPH LP, William Mattes, Peter Brutsche, William Fales, William Hirschman, Elizabeth Dodson, Patricia Connell, Hans Mattes, Tak Petroleum, Dewey Ventura, Alexander & Betty Moisenko, Lucy, Dagostino, Robert & Georgianna Spinazze, Marianne Ezell, Los Gatos Medical Office Center, LLC.

Applicant: Town of Los Gatos

Project Planner: Joel Paulson

Consider adoption of a Specific Plan for the North Forty Area (area bounded by Lark Avenue, Los Gatos Boulevard, Highway 85, and Highway 17). The adoption of the Specific Plan includes the approval of General Plan text amendments and a new Zoning designation for the area. The project could have a significant impact on the environment and an Environmental Impact Report has been prepared.

Chair Smith opened the public hearing.

Joel Paulson, Planning Manager, presented a staff report.

Commission members asked questions of staff and consultants.

Commission members discussed the matter.

MOTION: **Motion** by **Commissioner O'Donnell** to recommend that the Town Council consider the Specific Plan with the Commission's recommendations and possible amendments to the Specific Plan.

Seconded by **Commissioner Erikson.**

Laurel Prevetti, Community Development Director, recited the motion with the Commission's recommendations.

Commissioner Badame requested the motion be amended to add the recommendation that the Council consider lowering the densities and square footage of Residential and Commercial uses.

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

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

VOTE: Motion passed 6-0.

Commission members asked questions of staff and consultants.

Commission members discussed the matter.

MOTION: Motion by Commissioner O'Donnell to move along the EIR to the Town Council without certification for the reasons that the Commission could not make the overriding considerations, which prevented them from certifying the EIR.

Chair Smith requested the motion be amended to include the EIR deficiencies.

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

Chair Smith requested the motion be amended to replace the phrase, "move along the EIR" with, "forward the EIR to the Town Council."

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

Seconded by Commissioner Erekson.

VOTE: Motion passed 6-0.

Planning Manager Joel Paulson cited the next steps in the North Forty process.

Commission members asked questions of staff.

NEW PUBLIC HEARINGS

None.

NEW OTHER BUSINESS

2. Report from Community Development Director, Laurel Prevetti
 - Town Council met 8/5/14; approved the bridge for the two buildings at the Albright site with added conditions on lighting; considered the 375 Knowles development, rescinded the resolution identifying the site as an affordable housing site, and continued the remainder of the matter to the 9/16/14 meeting; considered and provided guidance to the staff regarding code compliance services.
 - The Town's website now has a Pending Planning Projects Page.
 - The Town has hired two new planners.

Report from Planning Manager Joel Paulson

- Development Review Committee met 8/5/14; approved a project at 231 Vista Del Mar. Met 8/12/14; approved a request to exceed the maximum FAR for a pre-1941 house at 304 Nicholson Avenue; approved time extension for demolition of existing house and construction of a new house at 17390 High Street; and approved construction of a new house on 16600 Englewood Avenue.

ADJOURNMENT

Meeting adjourned at 11:02 pm.

TOWN OF LOS GATOS PLANNING COMMISSION
Wednesday, August 13, 2014

/s/ Margaret Smith, Chair

APPROVED AS TO FORM AND ATTEST:

/s/ Joel Paulson
Planning Manager