

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
TOWN COUNCIL CHAMBERS
110 E. MAIN STREET
WEDNESDAY, SEPTEMBER 24, 2014
6:00 P.M. -11:30 P.M.
****NOTE START TIME******

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES OF AUGUST 27, AND SEPTEMBER 10, 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. 14178 Blossom Hill Road
Conditional Use Permit U-14-015
Requesting approval to operate a minor restaurant (Subway) on property zoned C-1.
APN 527-32-031.
PROPERTY OWNER: Blossom Hill Investments
APPLICANT: David J. Elliot
PROJECT PLANNER: Jennifer Savage

The Planning Commission will sometimes act on 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

2. 205/215 Westchester Drive (Tree Appeal)
Tree Removal Permit T-14-060

Appeal of a decision by the Director of Community Development denying a Tree Removal Permit on properties zoned R-1:8. APNs 523-35-030 and 031.
APPLICANT/PROPERTY OWNER: John Fritz
APPELLANT/PROPERTY OWNER: Daniel J. Roberts
PROJECT PLANNER: Jennifer Savage

NEW PUBLIC HEARINGS

3. 300 Marchmont Drive
Conditional Use Permit U-12-002
Environmental Impact Report EIR-13-001

Requesting approval to modify a Conditional Use Permit to increase school enrollment and modify operations of an existing private school (Hillbrook School) on property zoned HR-1. It has been determined that this matter may have a significant impact on the environment and an Environmental Impact Report (EIR) has been prepared as required by the California Environmental Quality Act (CEQA). APNs 532-10-001 and 532-11-011.

PROPERTY OWNER/APPLICANT: Hillbrook School/Mark Silver
PROJECT PLANNER: Jennifer Savage

NEW OTHER BUSINESS

4. Report from Director of Community Development
5. 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. Copies of desk items distributed to members of the Commission at the meeting are available for review in the Town Council Chambers.