

**MINUTES OF THE PLANNING COMMISSION MEETING
SEPTEMBER 10, 2014**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, September 10, 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 Marico Sayoc, and Commissioner Joanne Talesfore

Absent: Vice Chair Kendra Burch, Commissioner Tom O'Donnell

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES

None.

WRITTEN COMMUNICATIONS

None.

REQUESTED CONTINUANCES – ITEM #1

SUBCOMMITTEE REPORTS

None.

VERBAL COMMUNICATIONS (AUDIENCE)

None.

CONSENT CALENDAR

None.

CONTINUED PUBLIC HEARINGS

None.

NEW PUBLIC HEARINGS

1. **15527 Union Avenue**
Conditional Use Permit: U-14-013
APN: 523-41-035, and 036
Property Owner: DS Downing LP, A Delaware Limited Partnership
Applicant: Rudy Wrabel
Project Planner: Erin Walters

Requesting approval to operate a minor restaurant on property zoned C-1.

Chair Smith opened the public hearing.

MOTION: Motion by **Commissioner Talesfore** to continue Conditional Use Permit U-14-013 to the meeting of October 8, 2014.
Seconded by **Commissioner Badame**.

Staff responded to the Commission's clarifying questions.

VOTE: Motion passed 5-0.

2. 300 Marchmont Drive – RENOTICED FOR SEPTEMBER 24, 2014 AT 6:00 P.M.

Conditional Use Permit: U-12-002

Environmental Impact Report: EIR-13-001

APNs: 532-10-001 and 532-11-011

Property Owner/Applicant: Hillbrook School/Mark Silver

Project Planner: Jennifer Savage

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).

NEW OTHER BUSINESS

1. Report from Community Development Director, Laurel Prevetti

- The Town Council met on 9/2/14; recommended the Housing Element be submitted to the state for its consideration; opened the public hearing for the North Forty, took public testimony, closed the public hearing, and continued the matter to the meeting 9/16/14. The Town has started boards and commission recruitment with an application deadline of 12/5/14 with interviews and appointments to be held on 12/16/14.

Report from Planning Manager Joel Paulson

- An email from a neighbor of a recently completed three-lot development on Union Avenue with respect to challenges that arose during construction will be passed out. The Development Review Committee met on 8/26/14; approved the demolition of an existing home and construction of a new home at 16785 Kennedy Road; issued a certificate of compliance to legalize two separate lots on 101 and 111 East Main Street; issued a certificate of compliance to recognize two parcels on 138 Wood Road; and approval of new home on a vacant parcel at 224 Bella Vista Avenue. The Development Review Committee met on 9/2/14; approved an Architecture and Site Application to construct an attached garage that encroached into the setbacks on a nonconforming lot at 135 Charles Street.

ADJOURNMENT

Meeting adjourned at 7:09 pm.

TOWN OF LOS GATOS PLANNING COMMISSION

Wednesday, September 10, 2014

/s/Margaret Smith, Chair

APPROVED AS TO FORM AND ATTEST:

/s/Joel Paulson
Planning Manager