

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, MAY 23, 2012 -- 7:00 -11:30 P.M.**

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES OF MAY 9, 2012

WRITTEN COMMUNICATIONS - NONE

REQUESTED CONTINUANCES – NONE

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. *109 Sund Avenue

Architecture and Site Application S-12-024

Requesting approval to construct an addition to a single family residence resulting in a floor area over 5,000 square feet on property zoned HR-1. APN 529-39-041.

PROPERTY OWNER: Marthin and Karin D. De Beer

APPLICANT: Scott Cunningham

PROJECT PLANNER: Suzanne Avila

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

2. 14251 Winchester Boulevard

Conditional Use Permit Application U-11-020

Architecture & Site Application S-11-091

Requesting approval to demolish an existing office building and construct a new office building on property zoned C-1. APN: 406-30-011.

PROPERTY OWNER: Khojasteh Family Trust

APPLICANT: John Lien

PROJECT PLANNER: Heather Bradley

(Continued from 4/25/12)

3. Zoning Code Amendment A-12-001

Public hearing to consider amending the Zoning Code to incorporate the State's Density Bonus law.

APPLICANT: Town of Los Gatos

PROJECT PLANNER: Wendie Rooney

(Continued from 5/9/12)

NEW PUBLIC HEARINGS

4. 424 N. Santa Cruz Avenue

Conditional Use Permit Application U-12-004

Requesting approval to operate a wine bar on property zoned C-1. APN 529-07-003.

PROPERTY OWNER: Jim Zanardi/Los Gatos Shopping Center LLC.

APPLICANT: Michael Guerra & Joe Cannistraci/San Calogero, Inc.

PROJECT PLANNER: Jennifer Savage

CONTINUED OTHER BUSINESS

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. Copies of desk items distributed to members of the Commission at the meeting are available for review in the Town Council Chambers.