

DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
April 22, 2015

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, April 22, 2015, at 7:00 PM.

MEETING CALLED TO ORDER

Vice Chair Badame called the meeting to order at 7:00 pm.

ROLL CALL

Present: Vice Chair Mary Badame, Commissioner Charles Erikson, Commissioner Melanie Hanssen, Commissioner D. Michael Kane, Commissioner Tom O'Donnell, and Commissioner Joanne Talesfore

Absent: Chair Kendra Burch

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES OF APRIL 8, 2015

MOTION: Motion by Commissioner Talesfore to approve the meeting minutes of April 8, 2015.
Seconded by Commissioner Kane.

VOTE: Motion passed 6-0.

WRITTEN COMMUNICATIONS

Desk Item for Item 2.

REQUESTED CONTINUANCES

None.

SUBCOMMITTEE REPORTS

Historic Preservation Committee Matters

Commissioner Kane

- The 4/22/15 HPC meeting considered eight matters:

- 212 Bean Avenue
- 12 Bayview Avenue
- 532/534 North Santa Cruz Avenue
- 134 Massol Avenue
- 89 Broadway
- 138/142 Stacia Street
- 45 Broadway
- Continued the review of historic demolition fines to its next meeting

VERBAL COMMUNICATIONS (AUDIENCE)

None.

CONSENT CALENDAR

None.

CONTINUED PUBLIC HEARINGS

None.

NEW PUBLIC HEARINGS

1. 471 Wraight Avenue

Minor Residential Development Application MR-14-025

APN 529-06-028

Property Owner: Adil and Renee Munshi

Applicant: Adam Rockwood, Rockwood Design Associates

Project Planner: Jocelyn Puga

Requesting approval for an addition greater than 100 square feet to an existing second story on property zoned R-1D.

Vice Chair Badame opened the public hearing.

Jocelyn Puga, Assistant Planner, presented the staff report.

Commission members asked questions of staff.

Adam Rockwood

- Commented that they determined the addition would be best situated in the middle of the 50-foot lot and located 23 feet from the southern neighbor at 469 Wraight. If they located the addition further north they would block sun access to the northern neighbor. It is impossible for the addition to block the sunlight of 469 Wraight because of its position and the sun angles, which have been documented and provided to the Commission.

Commission members asked questions of Mr. Rockwood.

Lloyd Marugg

- Commented that the applicant's proposed structure would compromise their quality of life. Their existing sunlight is indirect, which would be impacted in the main living and dining area, their only window facing north. The story poles show that the left dining room window, their primary source of light in that area, would be completely blocked, and their living area would become darker.

Commission members asked questions of Mr. Marugg.

Linda Amber

- Commented that she was available to answer questions.

Adam Rockwood

- Commented that they acknowledge there is impact to the indirect sunlight on their southern neighbor at 469 Wraight, but this is a 50-foot wide lot with 5-foot setbacks on each side, so their buildable width is only 40 feet. They have located the edge of the addition 23 feet away from the existing structure of their southern neighbor, but if they move the addition north they will block the direct solar access of the northern neighbor. The only way to mitigate the concerns of the southern neighbor is to offer money to build more windows to allow more sunlight into their home, which they refused.

Commission members asked questions of Mr. Rockwood.

Vice Chair Badame closed the public input portion of the hearing and returned to the Commission for deliberation.

Commission members discussed the matter.

Vice Chair Badame reopened the public portion of the hearing.

Commission members asked questions of the applicant.

Commission members asked questions of Mr. Marugg.

Vice Chair Badame closed the public input portion of the hearing and returned to the Commission for deliberation.

MOTION: **Motion** by **Commissioner O'Donnell** to approve Minor Residential Development Application MR-14-025 subject to the conditions of approval as noted in Exhibit 3 of the staff report dated April 22, 2015. The required findings were made as noted in Exhibit 2 of the staff report dated April 22, 2015.
Seconded by **Commissioner Hanssen**.

Commission members discussed the matter.

VOTE: **Motion passed 5-1 with Commissioner Kane opposing.**

Planning Manager Joel Paulson cited the appeal rights.

The public hearing was closed.

NEW OTHER BUSINESS

2. **Capital Improvement Program**
Five-year Capital Improvement Program for fiscal years July 1, 2015 to June 30, 2020.

Vice Chair Badame opened the New Other Business item.

Matt Morley, Director of Parks and Public Works, presented the staff report.

Commission members asked questions of Mr. Morley.

Angelia Doerner

- Commented that she is a resident of the Almond Grove. The \$4 million allocated for the Almond Grove would target only three streets for improvement: Broadway, Bachman, and Tate. However, Bean, Nicholson, and Wilder are in much worse condition and will not be improved for another 5 to 10 years. She and her neighbors believe there are opportunities to improve more of what is genuinely necessary with the \$4 million.

Commission members asked questions of Ms. Doerner.

Chair Badame closed the public input portion of the hearing and returned to the Commission for deliberation.

Commission members asked questions of Mr. Morley.

MOTION: **Motion** by **Commissioner Kane** to recommend Town Council approval of the five-year Capital Improvement Program for fiscal years July 1, 2015 to June 30, 2020.
Seconded by **Commissioner Erikson**.

Commission members discussed the matter.

VOTE: **Motion passed 5-1 with Commissioner O'Donnell opposing.**

3. Report from Community Development Director, Laurel Prevetti
 - Town Council met 4/21/15; heard an appeal for 240 El Cajon and approved a revised project; approved a use permit for Hult's Restaurant outdoor patio with hours to align with the restaurant hours; approved the updated Planning Commission Procedures and Policies; made appointments to boards, commissions, and committees.
4. Commission Matters
 - Commissioner Hanssen attended the ribbon cutting for the green bike lanes, which was well attended by parents and children, and believes it will be a positive feature of the Town.

ADJOURNMENT

Meeting adjourned at 8:56 pm.

TOWN OF LOS GATOS PLANNING COMMISSION
Wednesday, April 22, 2015

Mary Badame, Vice Chair

APPROVED AS TO FORM AND ATTEST:

Joel Paulson
Planning Manager