



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

**MINUTES OF THE PLANNING COMMISSION MEETING
JUNE 9, 2021**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, June 9, 2021, at 7:00 p.m.

This meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID19 pandemic and was conducted via Zoom. All planning commissioners and staff participated from remote locations and all voting was conducted via roll call vote.

MEETING CALLED TO ORDER AT 7:00 P.M.

ROLL CALL

Present: Chair Kathryn Janoff , Vice Chair Kendra Burch, Commissioner Jeffrey Barnett, Commissioner Melanie Hanssen, Commissioner Jeffrey Suzuki, Commissioner Reza Tavana, and Commissioner Emily Thomas

Absent: None.

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. Approval of Minutes – May 12, 2021

MOTION: Motion by Commissioner Tavana to approve adoption of the Consent Calendar. **Seconded** by Commissioner Suzuki.

VOTE: Motion passed 6-0 with Commissioner Thomas abstaining.

PUBLIC HEARINGS

2. 102 Alta Heights Court

Architecture and Site Application S-20-029

APN 532-29-045

Applicant: Eric Beckstrom

Property Owner: Bo Development, LLC

Project Planner: Ryan Safty

Requesting approval for demolition of an existing single-family residence and construction of a new single-family residence with reduced front and side setbacks on nonconforming property zoned R-1:8.

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Eric Beckstrom, Architect/Co-owner (Applicant)

- There is a wide variety of home sizes and styles in the Loma Alta neighborhood. The current house is tired and poorly built. The lot is challenging because it is small and oddly shaped. They propose to build a modest Tudor style, two-story home to blend into the historic village setting. The proposed home meets the Los Gatos square footage size and height limits, adds only 249 square feet to the existing house footprint, and will be passively heated. They have followed the consulting architect's recommendations. They previously met with all the neighbors and received unanimous support.

Rajiv Parihar, 104 Alta Heights

- They live on the north side of the subject site. They are concerned regarding the massing, bulk, and placement of the proposed home. They are also concerned that the applicant has asked for a reduction of the side setbacks on the east and west elevations and they request the setbacks remain at the current eight feet due to privacy concerns. They request the proposed cantilever projection on the east side of the house be eliminated. They request the front setback be 20 feet instead of 18 feet so vehicles can fully pull into the driveway. They ask that the height of the proposed house be reduced due to light and view concerns.

Harvey Grasty, 106 Alta Heights Court

- He neither objects to the project nor supports it. He agreed with Mr. Parihar regarding the front setback and the driveway. He also requested the height of the house be reduced, saying it feels like an ominous structure given its size and how it is placed.

Eric Beckstrom, Architect/Co-owner (Applicant)

- There are houses in the Loma Alta neighborhood that are taller than their proposed home, even the one next to them. They worked hard to make the house fit the lot, and a reduction to the side setbacks would require a full redesign of the project. The house next door has a front setback of only 4.5 feet. Vehicles would be able to park adequately in their design, and setting the house back farther would be detrimental to the large Oak tree.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Hanssen** to approve an Architecture and Site Permit for 102 Alta Heights Court. **Seconded by Vice Chair Burch.**

VOTE: **Motion passed 6-1 with Commissioner Barnett dissenting.**

OTHER BUSINESS

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

- At the Planning Commission's next hearing it will participate in part of the CEQA process for an Environmental Impact Report. The Community Development Director and Town Attorney will put together additional information on the process for Commissioners to review at the meeting.
- Planning Manager Sally Zarnowitz will retire from her position on June 11, 2021.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

General Plan Committee

Commissioner Hanssen

- GPC met May 26, 2021 to review the enabling documents for the General Plan Committee as well as the application to make them more inclusive and encourage more applicants.

Conceptual Development Advisory Committee

Commissioner Barnett

- CDAC met June 9, 2021 at the Town Council's request to review and discuss the resolution that established the Committee and the procedural policy related to it. Recommended changes were submitted to the Policy Committee and will ultimately go to the Town Council.

ADJOURNMENT

The meeting adjourned at 8:09 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the June 9, 2021 meeting as approved by the Planning Commission.

/s/ Vicki Blandin