MINUTES OF THE PLANNING COMMISSION MEETING
JULY 14, 2021

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, July 14, 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, and Commissioner Emily Thomas
Absent: Commissioner Reza Tavana

VERBAL COMMUNICATIONS

None.

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

1. **Approval of Minutes** – June 23, 2021

MOTION: **Motion** by **Commissioner Barnett** to approve adoption of the Consent Calendar. **Seconded** by **Commissioner Thomas.**

VOTE: **Motion passed 5-0 with Commissioner Hanssen abstaining and Commissioner Tavana absent.**

PUBLIC HEARINGS

2. **15011 Los Gatos Boulevard**
   Architecture and Site Application S-20-035
   APN 424-56-019
   Applicant: Don Capobres, Harmonie Park Development
   Property Owner: Yuki Family c/o Edward Morimoto
   Project Planner: Ryan Safty

   Consider approval of a request for modification to an existing Architecture and Site Application (S-13-090) to relocate an existing pre-1941 single-family residence from property in the northern portion of the North Forty Specific Plan to a property in the approved First Phase of the North Forty Specific Plan Area with additional below grade square footage, a reduction of parking spaces, and the removal of one housing unit on property zoned North Forty Specific Plan. Located at 15011 Los Gatos Boulevard. APN 424-56-019. Architecture and Site Application S-20-035. Property owner: Yuki Family c/o Edward Morimoto. Applicant: Don Capobres, Harmonie Park Development. Project Planner: Ryan Safty.

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Don Capobres (Applicant)

- (Mr. Capobres first played a video of Tom Yuki explaining how his father came to purchase the land on the North Forty.) Harmonie Park Development has a long history on the North Forty and is currently developing the retail portion of Phase One, which they now call the Junction. They propose to move the Gianandrea House from the Phase Two land of the North Forty to the Junction. The Gianandrea House was constructed around 1943. There is no historical significance to the house, no specific requirements for preserving it in the North Forty Specific Plan, and it would likely be demolished if not for this unique opportunity to move and preserve it. The Gianandrea House would be an invaluable resource for their goal of building an authentic and unique retail program on the North Forty with the house becoming another anchor and icon for the project in addition to the Market Hall building. The ground floor of the house would become the Yuki family business office, with a residence on the second floor and commercial square footage below the house in the area of the original subterranean bar. The North Forty Phase One has excess parking capacity and the loss of spaces can be absorbed elsewhere in the larger parking program.

Commissioners asked questions of the Applicant

Don Capobres (Applicant)

- With respect to Building A-1 to the immediate north of the proposed location of the Gianandrea House, the second floor is programmed to be eight residential units with the ground floor being neighborhood-serving commercial, similar to what is seen in other two-story, mixed-use buildings in Los Gatos.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion** by **Commissioner Barnett** to approve a Request for Modification to an Existing Architecture and Site Application (S-13-090) to relocate an existing pre-1941 single-family residence from property in the northern portion of the North Forty Specific Plan Area to 15011 Los Gatos Boulevard. **Seconded** by **Vice Chair Burch.**

Commissioners discussed the matter.

VOTE: **Motion passed 3-2 with Commissioners Hanssen and Thomas dissenting and Commissioner Suzuki abstaining.**

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

- The Draft General Plan has been released and will come before the Planning Commission in the early fall.
- The Objective Standards effort has been kicked off and there will be a subcommittee meeting for those standards coming up shortly.
- The Housing Element Update will also be kicked off soon and we will go back to TownCouncil in August 2021 to determine the make up of the Housing Element Advisory Board.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

None.

ADJOURNMENT

The meeting adjourned at 7:46 p.m.

This is to certify that the foregoing is a true
and correct copy of the minutes of the
July 14, 2021 meeting as approved by the
Planning Commission.

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/s/ Vicki Blandin