



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

**MINUTES OF THE PLANNING COMMISSION MEETING
AUGUST 25, 2021**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, August 25, 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 Jeffrey Suzuki, Commissioner Reza Tavana,
Absent: Commissioner Melanie Hanssen, Commissioner Emily Thomas

VERBAL COMMUNICATIONS

None.

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

1. Approval of Minutes – July 28, 2021

Chair Janoff announced that the Appeal for Item 2 of the Consent Calendar had been withdrawn.

2. 15897 Camino Del Cerro

Architecture and Site Application S-20-006

APN 523-24-044

Applicant: Robin McCarthy

Appellant: Jack Hardin

Property Owners: Francesco Iacopino and Leire Carbone Aguero

Project Planner: Ryan Safty

Consider an Appeal of a Development Review Committee decision approving a request for demolition of an existing single-family residence, construction of a new single-family

residence to exceed floor area ratio (FAR) standards, and site work requiring a Grading Permit on property zoned R-1:8.

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

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

3. Wood Road

Architecture and Site Application S-21-003

APN 510-47-045

Applicant: Gary Kohlsaas, Architect

Property Owners: Omari and Kavita Bouknight

Project Planner: Sean Mullin

Consider approval for construction of a new single-family residence and site improvements requiring a Grading Permit on vacant property zoned HR-5.

Sean Mullin, Associate Planner, presented the staff report.

Opened Public Comment.

Kavita Bouknight, Owner

- They revised their proposal according to the Planning Commission's feedback. They modified their roof design to be flat, which reduces the height by 3' in the most visible area and 2' in the least visible sections. They also propose screening trees. Utilizing these two methods has reduced their visibility from 34.9-percent to 24.2-percent.

Simon Lawnsdale, Templeton Lane

- The proposed home is not visible from Bella Vista Avenue. The applicants have tried to fit in with the Town's character with their approach. He appreciates the applicants as a family moving into Los Gatos and he approves of the project.

Adam Wright, Vista Del Mar

- He supports the applicants and their project. He is a long-time friend of the applicants and is thrilled they have chosen to be part of the Los Gatos community. The applicants have been diligent and sincere in their effort to live up to the spirit of the guidelines and would be a tremendous addition to the community.

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Justin Draa, Neighbor

- He is the neighbor who granted the exclusive use easement and is directly affected by this project. He is thrilled at the prospect of the vacant lot being developed because it attracts vandalism. He supports the project and was pleased to see the screening trees plan. The home's design conforms well to the neighborhood and he likes the tiered approach that follows the slope of the hillside.

David Ebrahimi

- Before they purchased their property they made sure everything was in-line for the right-of-way and access to the one-acre lot. The access and right-of-way to that lot has always been there. With the lot line adjustment he did not know how it could be diminished. They have done detailed research and have an engineer.

Jiajun Lin, Neighbor

- People in his neighborhood work together to beautify areas and it is his understanding that the applicant intends to do something to beautify the entrance of Wood Road. He fully supports the project.

Dave Pierce

- He has known the applicants for many years and knows they will be outstanding members of the community. It appears they have done their due diligence with respect to home design.

Kavita Bouknicht, Owner

- With respect to the right-of-way and easement, they respect Mr. Ebrahimi's right to access his parcels and have met with him twice. There is clearly an access road to get up to the parcels. They are happy to address this and work out the issue privately with the goal that he will be able to access his parcels.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Barnett** to approve an Architecture and Site application for Wood Road. **Seconded by Commissioner Tavana.**

VOTE: **Motion passed 4-1 with Commissioner Burch dissenting.**

OTHER BUSINESS

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

- The Draft 2040 General Plan and its accompanying EIR for are out for circulation and public comment. The Planning Commission will hold a public hearing to receive verbal comments reading the EIR on September 8, 2021, and written comments will be accepted until September 13, 2021 at 5:00p.m.
- The Town is getting ready to update its Housing Element and is recruiting for up to four additional public members to join the General Plan Committee to form the Housing Element Advisory Board, which will conduct that review and recommend a draft Housing Element to the Planning Commission and Town Council.
- The Town Council and Planning Commission will hold a study session on September 20, 2021 at 4:00p.m. to discuss the Draft General Plan.
- Town Hall (Clerk's Department, Parks and Public Works, and Community Development Department) will reopen for the public to enter next week.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

None.

ADJOURNMENT

The meeting adjourned at 7:45 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the August 25, 2021 meeting as approved by the Planning Commission.

/s/ Vicki Blandin