MINUTES OF THE PLANNING COMMISSION MEETING JULY 28, 2021

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, July 28, 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, Commissioner Jeffrey Barnett, Commissioner Melanie Hanssen, Commissioner Jeffrey Suzuki, Commissioner Reza Tavana, and Commissioner Emily Thomas
Absent: Vice Chair Kendra Burch

VERBAL COMMUNICATIONS

None.

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

1. **Approval of Minutes** – July 14, 2021

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

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. **Wood Road**
   Architecture and Site Application S-21-003
   APN 510-47-045
   Applicant: Gary Kohlsaat, 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.

Omari Bouknight
- Low-grade square footage is incorporated in their home design to reflect the rural and natural character of Los Gatos. They have remained in compliance with the Town's regulations. Their site is relatively private and isolated, allowing for little impact to surrounding neighbors and the community. They have tried to respect the natural topography as set out in the Hillside Standards and Guidelines with the design running along the contours of the hillside to reduce bulk, mass, and visibility and through the use of subdued colors. They are within the limited LRDA. No trees would be removed. They have conducted neighborhood outreach.

Justin Dray, Neighbor
- He lives across the street from the subject site. He appreciated the applicant's neighborhood outreach and had no objections to the project.

Gary Kohlsaat, Architect
- They arrived at their current design after several iterations. They acknowledge they are exceeding the 28-foot limit imposed on houses visible bottom to top but that is the only way this house would work and they are under the ultimate 35 feet. They have stepped the house up the hill dramatically with over 20 feet from the garage to the master bedroom floor and another 30 feet to the upper floor. They have put quite a bit of square footage below grade and are under the allowed FAR. With the landscaping tucked in the back the minor exceptions are not visible and provide a private space for the home's occupants.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion** by **Commissioner Hanssen** to continue the public hearing for Wood Road to a date certain of August 25, 2021. **Seconded** by **Commissioner Suzuki.**

Commissioner Barnett requested the motion be amended to provide for Town Attorney investigation of the right-of-way issue.

The Maker of the Motion accepted the amendment to the motion provided that would not be the issue that would prevent the application from being approved should the applicant revise the height appropriately.

The Seconder of the Motion accepted the amendment to the motion.

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

- The draft 2040 General Plan is circulating. A Planning Commission/Town Council workshop on the General Plan is planned for September. The General Plan EIR will begin circulation on July 30th with a 45-day public comment period and a Planning Commission hearing to accept public comments. After all public comments have been received responses will be published in a Final Environmental Impact Report. The EIR and General Plan will be brought back to the Planning Commission for consideration and recommendation to the Town Council in the late fall.
- A Subcommittee of the Planning Commission has been created to help staff with Objective Standards.
- The Housing Element Update process has begun. A Housing Element Advisory Board will be created and comprised of the General Plan Committee members and two at-large community members who served on the GPAC through the General Plan Update effort.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

None.

ADJOURNMENT
The meeting adjourned at 8:33 p.m.

This is to certify that the foregoing is a true
and correct copy of the minutes of the
July 28, 2021 meeting as approved by the
Planning Commission.

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/s/ Vicki Blandin