



**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

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**MINUTES OF THE PLANNING COMMISSION MEETING  
JUNE 22, 2022**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, June 22, 2022, at 7:00 p.m.

**This meeting was conducted utilizing teleconferencing and electronic means consistent with Government Code Section 54953, as Amended by Assembly Bill 361, in response to the state of emergency relating to COVID-19 and enabling teleconferencing accommodations by suspending or waiving specified provisions in the Ralph M. Brown Act (Government Code § 54950 et seq.). Consistent with AB 361 and Town of Los Gatos Resolution 2021-044, 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 PM**

**ROLL CALL**

Present: Chair Melanie Hanssen, Vice Chair Jeffrey Barnett, Commissioner Kylie Clark, Commissioner Kathryn Janoff, and Commissioner Steve Raspe  
Absent: Commissioner Reza Tavana and Commissioner Emily Thomas

**VERBAL COMMUNICATIONS**

None.

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

**1. Approval of Minutes – June 8, 2022**

**MOTION:** Motion by **Commissioner Raspe** to approve adoption of the Consent Calendar. **Seconded** by **Commissioner Clark**.

**VOTE:** Motion passed unanimously.

**PUBLIC HEARINGS**

**2. 147 Arroyo Grande Way**

Minor Residential Development Application MR-21-027

APN 424-23-030

Applicant: Bilal Ilter

Property Owner: Ayhan Mutlu

Project Planner: Sean Mullin

Requesting approval for construction of a new second-story addition to an existing single-family residence on property zoned R-1:8.

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Ayhan Mutlu, Property Owner

- The first revision to the plan was pushing the master suite back by four feet, per the consulting architect's recommendation. The second revision was increasing the plate height of the family room and kitchen addition to nine feet without changing the overall building height. The last change was a change to the master bathroom window layout to accommodate the symmetrical window structure, and pulling up the roof over the master bath to further hide the second story. We have communicated with our neighbors regarding the hedges on the side of the yard, and will try to keep as many existing hedges as possible while removing those that are dying or badly trimmed. The rose trees in the front will also be kept, with potentially more added.

Closed Public Comment.

Commissioners discussed the matter.

**MOTION:**                    **Motion by Commissioner Raspe to approve a Minor Residential Development Application for 147 Arroyo Grande Way. **Seconded** by Vice Chair Barnett.**

**VOTE:**                    **Motion passed 4-1 with Chair Hanssen dissenting.**

**3. Review and Recommendation of the Draft Objective Standards to the Town Council**

Sean Mullin, Senior Planner, presented the staff report.

Tom Ford, Principal of M-Group, provided a presentation.

Opened Public Comment.

Lee Quintana

- At previous meetings it was stated that there would be one unified document that included all the objective standards that applied to qualifying projects, but that has not happened so far, and if it does not happen it would be totally confusing to the public who will not understand what is included for these standards. Also, what a qualifying project is needs to be defined in the document. This document should not be just for developers, and for the public to understand the concepts a photograph or graphic figure of what is being presented should be included. It appears this matter will go the Town Council very rapidly, but that would not give the public or the Planning Commission adequate opportunity to digest what is proposed or could be proposed. This must be an integrated document where all the objectives that apply are listed; otherwise, the document is not user-friendly and transparent to the public. There are many different types of structures covered in the document, but the objectives do not break that down as to what applies to what building type.

Closed Public Comment.

Commissioners discussed the matter.

**MOTION:**                    **Motion by Commissioner Raspe** to continue the review and discussion of the Draft Objective Standards to a date certain of July 27, 2022.  
**Seconded by Vice Chair Barnett.**

**VOTE:**                    **Motion passed unanimously.**

**OTHER BUSINESS**

**REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT**

Jennifer Armer, Planning Manager

- Town Council began its discussion of the Draft 2040 General Plan and Environmental Impact Report on June 20, 2022, and continued the matter to June 30, 2022, for additional discussion.

- The HEAB will meet July 7, 2022, to continue discussion of goals and policies from its last meeting.

## **SUBCOMMITTEE REPORTS/COMMISSION MATTERS**

### **Housing Element Advisory Board**

Chair Hanssen

- The HEAB met June 16, 2022, to begin discussion of goals and policies and continued the matter to July 7, 2022.

### **Historic Preservation Committee**

Commissioner Raspe

- HPC met June 22, 2022, to consider seven items: two requests for removal from the inventory; and five requests for minor alterations to residences.
- HPC is seeing more requests for applicants seeking to use substitute materials instead of wood. HPC is working with staff to ascertain how those wood replacement materials should be used and whether the Residential Design Guidelines should be updated.

## **ADJOURNMENT**

The meeting adjourned at 9:46 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the June 22, 2022 meeting as approved by the Planning Commission.

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/s/ Vicki Blandin