



**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

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**MINUTES OF THE PLANNING COMMISSION MEETING  
JUNE 8, 2022**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, June 8, 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 P.M.**

**ROLL CALL**

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

**VERBAL COMMUNICATIONS**

None.

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

**1. Approval of Minutes – May 25, 2022**

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

**VOTE:** Motion passed unanimously.

**PUBLIC HEARINGS**

**2. 465 N. Santa Cruz Avenue**

Conditional Use Permit Application U-22-001

APN 410-16-004

Applicant: Marcie MacDonough

Property Owner: Dan and Jamie Pfister

Project Planner: Erin Walters

Requesting approval of a mixed-use project with one dwelling unit in an existing Commercial building, with shared parking on property zoned C-1.

Erin Walters, Associate Planner, presented the staff report.

Opened public comment.

Dan and Jamie Pfister, Owners

- We fell in love with this dilapidated building and thought it a great opportunity to make Los Gatos even better. Not much has been done to the building since it was built in the 1950s. We have lived and run a business in Los Gatos for ten years and are excited for the opportunity to put down more roots and make this building prettier and more useful.

Marcie MacDonough, Architect

- We are excited to add more housing to Los Gatos.

Closed Public Comment.

Commissioners discussed the matter.

**MOTION:**                      **Motion by Commissioner Janoff** to approve a Conditional Use Permit for 465 North Santa Cruz Avenue, make the required findings found in Exhibit 2 including approval of less visitor parking and approval of the Shared Parking Agreement with clarification that the Town Attorney creates a Shared Parking Agreement that does not penalize the applicant, by adding additional fees and protects the residential user and approval of the Conditions of Approval in Exhibit 3 with the removal of Condition of Approval 22. **Seconded by Vice Chair Barnett.**

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

**OTHER BUSINESS**

**REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT**

Jennifer Armer, Planning Manager

- Town Council met on June 7, 2022, where it considered and accepted the recommendation from the HEAB of the Draft Sites Inventory.
- HEAB will hold a meeting on June 16, 2022, to begin discussion of policies for the update to the Housing Element.
- Town Council will hold a special meeting on June 20, 2022, to consider the Draft 2040 General Plan and Final EIR.
- Planning Commission will meet on June 22, 2022, to consider the Draft Objective Standards.

**SUBCOMMITTEE REPORTS/COMMISSION MATTERS**

None.

**COMMISSION MATTERS**

None.

**ADJOURNMENT**

The meeting adjourned at 7:47 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the June 8, 2022 meeting as approved by the Planning Commission.

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/s/ Vicki Blandin