



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

**MINUTES OF THE PLANNING COMMISSION MEETING
JULY 27, 2022**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, July 27, 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, Commissioner Steve Raspe, 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 – July 13, 2022**
- 2. Review and Recommendation of the Draft Objective Standards to the Town Council**

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

VOTE: Approval of minutes of July 13, 2022 Planning Commission meeting passed 5-0 with Commissioner Raspe abstaining. Continuation of Draft Objective Standards to August 24, 2022, passed unanimously.

PUBLIC HEARINGS

3. 16195 George Street

Architecture and Site Application S-20-025

Subdivision Application M-20-008

APN 529-18-051

Applicant: Hometec Architecture

Property Owner: Robert Bothman, George St. Partners

Project Planner: Ryan Safty

Requesting approval for demolition of an existing residence, construction of four condominium units that will exceed the floor area ratio standards, and site improvements requiring a Grading Permit on property zoned R-M:5-12.

Planning Manager Armer reported that the applicant for 16195 George Street was absent from the meeting and recommended a continuance.

MOTION: **Motion by Vice Chair Barnett** to continue the public hearing for 16195 George Street to a date certain of August 10, 2022 due to there being no applicant representative at the hearing. **Seconded by Commissioner Thomas.**

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Jennifer Armer, Planning Manager

- The Town Council has been recessed for the month of July.
- The next Housing Element Advisory Board meeting is scheduled for August 4, 2022.
- Review and Recommendation of the Draft Objective Standards to the Town Council has been continued to the August 24, 2022 Planning Commission meeting. Any further Planning Commission questions or comments should be submitted to staff by August 12, 2022.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Historic Preservation Commission

Commissioner Clark

- HPC met July 27, 2022:
 - o Request to remove a property from the inventory.
 - o Request for alterations to the exterior awnings of 50 University Avenue, adding blue at the bottom, but did not approve a change to the shape of the awnings.
 - o Reviewed and provided feedback regarding a property that will apply for demolition.
- Added a new fifth member, Susan Burnett.

Planning Manager Armer reported that the applicant for 16195 George Street had joined the meeting.

PUBLIC HEARINGS

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Requesting approval for demolition of an existing residence, construction of four condominium units that will exceed the floor area ratio standards, and site improvements requiring a Grading Permit on property zoned R-M:5-12.

MOTION: **Motion by Commissioner Clark** to rescind the continuance of the public hearing for 16195 George Street and to hear the item. **Seconded by Commissioner Thomas.**

VOTE: **Motion passed unanimously.**

Commissioner Thomas disclosed that one of the property owners is her former landlord, but she believed she could make an impartial decision based on the information provided by the Town.

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Greg Mussallem, Applicant

- The back units are a little larger than the front units. The density and unit sizes are typical for the neighborhood and is smaller than the buildings across the street in the Planned Development zoning. We went before the CDAC and worked with staff on the design. Originally, we had the back units in the setbacks and the front homes pushed up more and they had their own driveway aprons, and that made the houses in the 2,100-2,200-square foot range. When we moved the units to comply with the required setbacks, we built within that envelope. We wanted a first floor bedroom and bathroom in each unit to accommodate older occupants, and that shaped our design and the overall square footage. Although we exceed the FAR, the units are not egregious in size. What is more important is we are under the lot coverage for the project and our FAR is compatible with the neighborhood. We are a little taller than the houses across the street, but we are still three feet under the maximum allowable height, and we did the slab foundation so we can avoid Tree 884 and minimize height. Our plate heights are nine feet, and our roof is at 5:12 and does not max out the height. The landscape plan shows the open space and that the units have usable yards. Changes were made to accommodate comments from the consulting architect and staff on the design. Although our project exceeds the FAR, it meets the spirit of infill development in this transitional area that has multi-family and commercial.

Greg Mussallem, Applicant

- We followed the CDAC's direction and worked closely with staff on the project. We had some challenges. We lost our architect towards the end, so making small detail revisions was difficult, but staff worked with us. We are happy to make small adjustments to make the project good for the community, but we feel the project fits in and is in the spirit of the need for housing and infill. It is a good project because people prefer having a single-family home. Being a good neighbor and maintaining upkeep can be enforced in CC&Rs. These are good, functional homes that would allow families to live in the neighborhood and enjoy the community.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Janoff** to approve an Architecture and Site Application and Subdivision Application for 16195 George Street, subject to an additional condition of approval to add architectural detail in accordance with recommendations made by the consulting architect to be approved by Planning Manager or designee, and a modification to Condition of Approval 61 to clarify the single driveway. **Seconded by Commissioner Clark.**

VOTE: **Motion passed unanimously.**

ADJOURNMENT

The meeting adjourned at 8:07 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the July 27, 2022 meeting as approved by the Planning Commission.

/s/ Vicki Blandin