



**TOWN OF LOS GATOS  
PLANNING COMMISSION AGENDA  
NOVEMBER 13, 2019  
110 EAST MAIN STREET  
LOS GATOS, CA**

*Matthew Hudes, Chair  
Melanie Hanssen, Vice Chair  
Mary Badame, Commissioner  
Kendra Burch, Commissioner  
Kathryn Janoff, Commissioner  
Tom O'Donnell, Commissioner  
Reza Tavana, Commissioner*

**PARTICIPATION IN THE PUBLIC PROCESS**

**How to participate:** The Town of Los Gatos strongly encourages your active participation in the public process, which is the cornerstone of democracy. If you wish to speak to an item on the agenda, please complete a “speaker’s card” and return it to the Staff Liaison. If you wish to speak to an item NOT on the agenda, you may do so during the “verbal communications” period. The time allocated to speakers may change to better facilitate the Planning Commission meeting.

**Effective Proceedings:** The purpose of the Planning Commission meeting is to conduct the business of the community in an effective and efficient manner. For the benefit of the community, the Town of Los Gatos asks that you follow the Town’s meeting guidelines while attending Planning Commission meetings and treat everyone with respect and dignity. This is done by following meeting guidelines set forth in State law and in the Town Code. Disruptive conduct is not tolerated, including but not limited to: addressing the Commissioners without first being recognized; interrupting speakers, Commissioners or Town staff; continuing to speak after the allotted time has expired; failing to relinquish the podium when directed to do so; and repetitiously addressing the same subject.

**Deadlines for Public Comment and Presentations are as follows:**

- Persons wishing to make an audio/visual presentation on any agenda item must submit the presentation electronically, either in person or via email, to the Planning Department by 1 p.m. or the Clerk’s Office no later than 3:00 p.m. on the day of the Planning Commission meeting.
- Persons wishing to submit written comments to be included in the materials provided to the Planning Commission must provide the comments to the Planning Department as follows:
  - For inclusion in the regular packet: by 11:00 a.m. the Friday before the meeting
  - For inclusion in any Addendum: by 11:00 a.m. the Monday before the meeting
  - For inclusion in any Desk Item: by 11:00 a.m. on the day of the meeting

**Planning Commission meetings are broadcast Live on KCAT, Channel 15 (on Comcast) on the 2<sup>nd</sup> and 4<sup>th</sup> Wednesdays at 7:00 p.m.**

**Live and Archived Planning Commission meetings can be viewed by going to:**

<https://www.kcat.org/government-meetings>

**IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE CLERK DEPARTMENT AT (408) 354-6834. NOTIFICATION 48 HOURS BEFORE THE MEETING WILL ENABLE THE TOWN TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING [28 CFR §35.102-35.104]**

**TOWN OF LOS GATOS  
PLANNING COMMISSION AGENDA  
NOVEMBER 13, 2019  
7:00 PM**

**MEETING CALLED TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**VERBAL COMMUNICATIONS** *(Members of the public may address the Commission on any matter that is not listed on the agenda. Unless additional time is authorized by the Commission, remarks shall be limited to three minutes.)*

**CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)** *(Before the Planning Commission acts on the consent agenda, any member of the public or Commission may request that any item be removed from the consent agenda. At the Chair's discretion, items removed from the consent calendar may be considered either before or after the Public Hearings portion of the agenda)*

1. Minutes of October 9, 2019
2. Architecture and Site Application S-19-042. Project Location: **26 Alpine Avenue**. Property Owner: DMJ Home Solutions LLC. Applicant: Tom Sloan. Project Planner: Jocelyn Shoopman.  
Requesting approval of a time extension of an Architecture and Site approval for construction of a new single-family residence and removal of a large protected tree on vacant property zoned R-1:20. APN 529-37-042.

**PUBLIC HEARINGS** *(Applicants/Appellants and their representatives may be allotted up to a total of ten minutes maximum for opening statements. Members of the public may be allotted up to three minutes to comment on any public hearing item. Applicants/Appellants and their representatives may be allotted up to a total of five minutes maximum for closing statements. Items requested/recommended for continuance are subject to the Commission's consent at the meeting.)*

3. Conditional Use Permit Application U-12-002. Project Location: **300 Marchmont Drive**. Applicant/Property Owner: Mark Silver/Hillbrook School. Project Planner: Jocelyn Shoopman.  
Annual review of an approved Conditional Use Permit for an existing private school (Hillbrook School) on property zoned HR-1. APNs 532-10-01 and 532-11-011.
4. Minor Residential Development Application MR-19-011. Project Location: **15960 Rose Avenue**. Appellant: Manoochehr Kadkhodayan. Applicant: De Mattei Construction. Property Owner: David Doctorow and Sarah Munson.

Consider an appeal of a Community Development Director decision approving a request for construction of a detached garage exceeding 450 square feet on property zoned R-1:8. APN 410-19-018.

5. Architecture and Site Application S-19-005, Variance Application V-19-002, and Conditional Use Permit U-19-001. Property Location: **25 W. Main Street**. Property Owner: Steven and Mary Leonardis. Applicant: Gordon Wong. Project Planner: Erin Walters  
Requesting approval for construction of an addition to a contributing building in the Downtown Historic Commercial District, including variances for maximum floor area and driveway length for a multi-family use in a mixed-use project on property zoned C-2:LHP. APN 529-01-017.
6. Architecture and Site Application S-19-017. Project Location: **15921 Linda Avenue**. Applicant: Daryl V. Harris. Property Owner: Firouz Behnamfar.  
Requesting approval for demolition of an existing single-family residence and construction of a new single-family residence with reduced setbacks on nonconforming property zoned R-1:8. APN 523-25-022.

**OTHER BUSINESS** (*Up to three minutes may be allotted to each speaker on any of the following items.*)

7. Conditional Use Permit Application U-19-010. Project Location: **66 E. Main Street**. Property Owner: Jane Thomas Living Trust. Applicant: Alex Anderson.  
Three-month status report on a Conditional Use Permit for non-formula private sports recreation club offering group classes and facilities for private fitness workout on property zoned C-2. APN 529-29-049.

## **REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT**

### **SUBCOMMITTEE REPORTS / COMMISSION MATTERS**

**ADJOURNMENT** (*Planning Commission policy is to adjourn no later than 11:30 p.m. unless a majority of the Planning Commission votes for an extension of time*)

*Writings related to an item on the Planning Commission meeting agenda distributed to members of the Commission within 72 hours of the meeting are available for public inspection at the reference desk of the Los Gatos Town Library, located at 100 Villa Avenue; the Community Development Department and Clerk Department, both located at 110 E. Main Street; and are also available for review on the official Town of Los Gatos website. Copies of desk items distributed to members of the Commission at the meeting are available for review in the Town Council Chambers.*

*Note: The Town of Los Gatos has adopted the provisions of Code of Civil Procedure §1094.6; litigation challenging a decision of the Town Council must be brought within 90 days after the decision is announced unless a shorter time is required by State or Federal law.*