



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

**MINUTES OF THE PLANNING COMMISSION MEETING
JANUARY 13, 2021**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, January 13, 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 Melanie Hanssen, Vice Chair Kathryn Janoff, Commissioner Jeffrey Barnett, Commissioner Kendra Burch, and Commissioner Reza Tavana.

Absent: None.

VERBAL COMMUNICATIONS

None.

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

1. Approval of Minutes – December 9, 2020

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

VOTE: Motion passed unanimously.

PUBLIC HEARINGS

2. 15 Loma Alta Avenue

Architecture and Site Application S-19-023

APN 532-29-073

Applicant: Babak Homayouni

Appellants: Kelly Luoma and Rick Rutter

Property Owner: BAB Investment Group LLC

Project Planner: Jennifer Armer

Consider an Appeal of a Development Review Committee Decision Approving a Request 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.

Continued from November 11, 2020 meeting.

Jennifer Armer, Senior Planner, presented the staff report.

Opened Public Comment.

Kelly Luoma (Appellant)

- They appreciate that the house has been reduced in size and height, which had been big concerns for her. She would not call the latest design a traditional Craftsman because it is still contemporary. She is left confused as to what the story poles reflect because the roof pitch is not shown in the plans and the elevation heights are not consistent. They are concerned that water is being pushed towards their property. The chimney is also inconsistent, appearing on some views, but not in others. There are questions with the current plans that have not been adequately addressed.

Rick Rutter (Appellant)

- Some of their concerns are more in the details. They are confused as to how specific things need to be before they move forward because there is confusion regarding some of the plan's changes. The Applicants have been very good in trying to meet with them on certain areas, but he would like them to address these final points.

Bahar Masarati, Architect (Applicant)

- The story poles do not change, except for the garage roof, so the maximum height will remain the same whether the story poles are changed or not. All the concerns regarding the most current set of plans submitted have been addressed.

Babak Homayouni, Architect (Applicant)

- When Ms. Masarati says the height remains the same it means they have already reduced the height by 3 feet in the new design. One of the Appellant's concerns was the garage height, so they are willing to lower the garage roof pitch from 8:12 to 6:12 to achieve more light and less shadow for their property and give consistency with the rest of the home.

They have solicited comment from the Appellants on the new plans and addressed comments made by their neighbor, James Lyon. It is impossible to show the Appellants how the Craftsman would be with respect to the story poles, because story poles reflect the volume of the house, the pitch of the roof, and the overall home.

James Lyon

- The project has come a long way. The Applicants have addressed most of his concerns and the Appellant's civil engineering concerns should be addressed as conditions of approval prior to the issuance of building permits. He requested the Town Architect give the project a final review prior to approval in terms of consistency of the design and leave the final approval to staff. He supported the Craftsman design.

Babak Homayouni, Architect (Applicant)

- They will go with the Appellant's desired roof pitch of 6:12. A railing for the balcony was not indicated because there is no railing as the roof serves as a railing. The civil plans have not been changed to coordinate with the architectural drawings because there is no change to the footprint, so there is no need to change the plan. They will secure the back yard and they can build an 8-foot fence if the Appellants desire. The Town has provided them a drain to deal with water and there is no way to drain the water from the house to anywhere else, and it has been approved by the Town's civil engineers. They cannot guide the water the other way; they have to follow the slope.

Kelly Luoma (Appellant)

- She reiterated that she appreciated that the house had been reduced in scope. She clarified that there currently is a fence and gate on their property. They are trying to protect their property and do have water concerns and want it on record that they are saying it now, because the area is prone to flooding.

James Lyon

- The water from the subject site would be split and directed both into the alley and to the Appellant's property. There are inconsistencies between the architectural and civil plans and there might be additional considerations under the permit review; they will see what happens when they get 6 inches of rain.

Rick Rutter (Appellant)

- He appreciated what has been done to move the project forward and said addressing the neighbor's concerns would help get it to the finish line. The water is still a concern.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Burch** to deny an appeal of a Development Review Committee decision and approve an Architecture and Site Application for 15 Loma Alta Avenue. **Seconded by Commissioner Tavana.**

VOTE: **Motion passed unanimously.**

3. 201-223 Los Gatos-Saratoga Road

Sign Permit Application SN-20-035

APN 510-14-009

Applicant: Michele Richmond

Property Owner: Joey McCarthy, McCarthy Ranch

Project Planner: Ryan Safty

Consider a Request for Approval of an Exception to the Town's Commercial Design Guidelines to Allow Four Panels on an Existing Ground Sign on Property Zoned C-2.

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Joe Goggiano, McCarthy Ranch

- A fourth panel is needed to complete development of the property. There are four prospective tenants, thus the need for the fourth panel on the sign. It would help in marketing the property to be able to offer signage to any future tenant.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Barnett** to approve an Exception to the Town's Commercial Design Guidelines and approve a Sign Permit for 201-223 Los Gatos-Saratoga Road. **Seconded by Commissioner Burch.**

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

4. Election of Chair and Vice Chair

MOTION: **Motion** by **Chair Hanssen** to nominate **Vice Chair Janoff** as Chair of the 2021 Planning Commission. **Seconded** by **Commissioner Burch**.

VOTE: **Motion passed unanimously.**

MOTION: **Motion** by **Chair Janoff** to nominate **Commissioner Burch** as Vice Chair of the 2021 Planning Commission. **Seconded** by **Commissioner Hanssen**.

VOTE: **Motion passed unanimously.**

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

- None.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

General Plan Advisory Committee

Commissioner Hanssen

- GPAC met December 17, 2020; reviewed the Mobility Element for the third time.
- GPAC met 1/7/21; reviewed the Land Use Element.

General Plan Committee

Commissioner Hanssen

- GPC met January 13, 2021; considered a General Plan Amendment for Tait Avenue, a property owned by the Town, and forwarded a recommendation of approval to the Planning Commission and Town Council.

Conceptual Development Advisory Committee

Commissioner Barnett

- CDAC met January 13, 2021; discussed conceptual plans for 16203 Los Gatos Boulevard.

Historic Preservation Committee

Commissioner Burch

- HPC met December 16, 2020; reviewed a proposal to relocate a Yuki house to another part of the first half of the North 40 and possible uses for it.
- HPC met January 12, 2020; reviewed Initial Drafts of the Land Use and Community Design Elements.

COMMISSION MATTERS

Commissioner Hanssen:

- Congratulated Chair Janoff and Vice Chair Burch on their new Planning Commission positions, and thanked her fellow commissioners for their help in dealing with the struggles of 2020.

Vice Chair Burch:

- Thanked Commissioner Hanssen for her service as the 2020 Planning Commission Chair.

Chair Janoff:

- Announced two new planning commissioners would be appointed on January 19, 2021 and would be in place for the next Commission meeting.

ADJOURNMENT

The meeting adjourned at 8:16 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the January 13, 2021 meeting as approved by the Planning Commission.

/s/ Vicki Blandin