



**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

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**MINUTES OF THE PLANNING COMMISSION MEETING  
FEBRUARY 26, 2020**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, February 26, 2020, at 7:00 p.m.

**MEETING CALLED TO ORDER AT 7:00 P.M.**

**ROLL CALL**

Present: Chair Melanie Hanssen, Vice Chair Kathryn Janoff, Commissioner Mary Badame, Commissioner Jeffrey Barnett, Commissioner Kendra Burch, Commissioner Matthew Hudes, and Commissioner Reza Tavana.

Absent: None.

**PLEDGE OF ALLEGIANCE**

Commissioner Hudes led the Pledge of Allegiance. The audience was invited to participate.

**VERBAL COMMUNICATIONS**

None.

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

**1. Approval of Minutes – January 8, 2020**

**MOTION:** Motion by **Commissioner Hudes** to approve adoption of the Consent Calendar, as amended. **Seconded by Commissioner Barnett.**

**VOTE:** Motion passed unanimously.

**PUBLIC HEARINGS**

**2. Recommend a Preferred Land Use Alternative Framework for the General Plan Update to the Town Council**

Jennifer Armer, Senior Planner, presented the staff report.

Rick Rust, Mintier Harnish, provided a PowerPoint presentation.  
Opened Public Comment.

Kimberly Bryan

- She is alarmed at the delta she sees between the current Town and the potential buildings that were put forth with Plan C. Housing choices such as duplexes, fourplexes, tiny houses, etc., are a much better fit for Los Gatos to find more areas in Town to accommodate these structures. She encouraged the Planning Commission to support Option B and see what happens with property owners being able to have secondary units on their properties.

Lee Fagot

- Going to 45 feet downtown with retail at the bottom and housing above makes sense. The argument on both sides regarding the project at Los Gatos Boulevard and Shannon Road shows the importance of finding the right heights and setbacks that would provide guidance for future developers and to keep the look and feel of Los Gatos.

Jan Murray

- She lives near a development at Union Avenue and Blossom Hill that the Planning Commission recommended against and the Town Council overrode that recommendation. Those homes do not meet the mass, bulk, height, and character of the Town and are elevated. Good intentions get modified when the developers come in and offer incentives to deviate.

Emerald Hathaway

- Los Gatos is a beautiful Town and she feels badly when she reads they are going to try to change the Town into four-story buildings along Los Gatos Boulevard, because it doesn't make any sense. It should be easy to add 2,000 dwellings without putting in four-story buildings because Los Gatos is not designed for that, and while the Town wants diversity they do not want to destroy the Town in trying to be so diverse.

Mark Grimes

- He has read about the number of additional cars that would be added based on the assumption that more people would start to use public transportation and asked what factors were used to come up with that assumption?

Closed Public Comment.

Commissioners discussed the matter.

**MOTION:**                    **Motion by Commissioner Burch** to recommend Land Use Alternative C as included in Exhibit 11. **Seconded by Vice Chair Janoff.**

Commissioner Barnett requested the motion be amended to footnote in the motion that further review, analysis, and modification is anticipated.

The Maker of the Motion accepted the amendment to the motion.

The Secorder of the Motion accepted the amendment to the motion.

Commissioners discussed the matter.

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

**3. Forward a Recommendation to the Town Council for Approval of the Amendments to Chapter 29 (Zoning Regulations) of the Town Code Regarding Family Daycare Home Regulations, Town Wide.**

Town Code Amendment Application A-20-002

Applicant: Town of Los Gatos

Diego Mora, Assistant Planner, presented the staff report.

Opened and Closed Public Comment.

**MOTION:**                      **Motion by Commissioner Burch** to forward a recommendation to Town Council for approval of Town Code Amendment Application A-20-002, amendments to Chapter 29 (Zoning Regulations) of the Town Code regarding family daycare home regulations. **Seconded by Commissioner Badame.**

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

**4. Forward a Recommendation to the Town Council for Approval of the Amendments to Chapter 29 (Zoning Regulations) of the Town Code Regarding Accessory Dwelling Units, Town Wide.**

Town Code Amendment Application A-20-001

Applicant: Town of Los Gatos

Sally Zarnowitz, Planning Manager, presented the staff report.

Opened Public Comment.

Jennifer Kretschmer, AIA

- She addressed the decision to not allow ADUs in front of primarily residences because the state requires cities and towns to allow existing buildings to be converted into ADUs. In Los Gatos there are many older homes small enough to be considered an ADU, and rather than see those smaller homes demolished in order to build a larger home and then put an ADU in the back she proposed the existing structure to be allowed to be a detached ADU in front

of a primary residence. She said the current amendments allow for setbacks of 4 feet, but 3 feet would still comply with building codes with space to go around the structure and therefore leave more open space in the yards of properties if the detached ADU is pushed all the way toward the back of the property and still allows for preventative fire measures.

Closed Public Comment.

Commissioners discussed the matter.

**MOTION:**                   **Motion by Commissioner Badame** to forward a recommendation to Town Council for approval of Town Code Amendment Application A-20-001, approval of the amendments to Chapter 29 (Zoning Regulations) of the Town Code required to conform to the new State law regarding Accessory Dwelling Units, subject to changes as recommended by Commissioner Barnett. **Seconded by Commissioner Hudes.**

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

Commissioners discussed the matter.

**MOTION:**                   **Motion by Commissioner Burch** based on the diagram shown by staff, to forward a recommendation to Town Council to adopt the options to allow a junior ADU with an attached ADU or to allow a junior ADU within a detached ADU or accessory structure, and note the conversation regarding configuration of square footage. **Seconded by Commissioner Tavana.**

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

Commissioners discussed the matter.

**MOTION:**                   **Motion by Commissioner Hudes** to forward a recommendation to Town Council to not adopt the option to allow the creation of ADUs in front of historic resources. **Seconded by Commissioner Badame.**

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

Commissioners discussed the matter.

**MOTION:**                   **Motion by Commissioner Burch** to forward a recommendation to Town Council to not adopt the option to allow attached ADU minimum rear and side setbacks of 4 feet. **Seconded by Commissioner Hudes.**

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

Commissioners discussed the matter.

**MOTION:**                      **Motion by Commissioner Burch** to forward a recommendation to Town Council to not adopt the option to allow the addition of an ADU to an existing second story of a primary dwelling that is an historic resource.  
**Seconded by Commissioner Hudes.**

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

## **OTHER BUSINESS**

### **5. Report from the Director of Community Development**

Joel Paulson, Director of Community Development

- Town Council met February 18, 2020: adopted the streamlining modifications previously considered by the Planning Commission; discussed vehicle miles traveled (VMT) and will work with Fehr & Peers who will come up with substantial evidence to create the Town's own VMT metrics because it is unlikely the Town could meet the state's recommended threshold.
- Reach codes adopted by the Council went into effect February 21, 2020, after being approved by the California Energy Commission.
- The General Plan Advisory Committee will meet twice monthly to look at individual elements beginning March 5, 2020 when it will consider the Open Space Parks, and Recreation Element.

## **SUBCOMMITTEE REPORTS/COMMISSION MATTERS**

### **Historic Preservation Committee**

Commissioner Hudes

- The HPC met February 26, 2020 and considered three items:
  - 251 Littlefield Lane
  - 15946 Cerro Vista Drive
  - 253 West Main Street
  - 15946 Cerro Vista Drive

**Conceptual Development Advisory Committee**

Community Development Director Paulson

- The CDAC meet February 12, 2020 and considered one item:
  - o 16195 George Street, looking at four detached condos.

**Commission Matters**

None.

**ADJOURNMENT**

The meeting adjourned at 9:51 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the February 26, 2020 meeting as approved by the Planning Commission.

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/s/ Vicki Blandin