



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

**MINUTES OF THE PLANNING COMMISSION MEETING
SEPTEMBER 11, 2019**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, September 11, 2019, at 7:00 p.m.

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

ROLL CALL

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

PLEDGE OF ALLEGIANCE

Commissioner Tavana 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** – August 14, 2019

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

VOTE: **Motion passed unanimously**

PUBLIC HEARINGS

2. **Town Wide - Demolition Regulations**

Town Code Amendment Application A-19-007

Project Location: Town Wide

Applicant: Town of Los Gatos

Consider Amendments to Chapter 29 (Zoning Regulations) of the Town Code regarding demolition regulations.

Jennifer Armer, Senior Planner, presented the staff report.

Opened Public Comment.

Gary Kohlsaat

- He is encouraged by the Town's willingness to listen to professionals and modify the rules. He has gone up against this particular rule many times and it is frustrating. The City of Saratoga defines a wall by the framing, meaning if the house cannot be demolished the walls could be stripped off, making it easier to do several things. He encouraged the Commission to consider the Policy Committee's recommendation.

Closed Public Comment.

MOTION: **Motion by Commissioner Badame** to forward a recommendation of approval to Town Council for Town Code Amendment A-19-007 regarding demolition regulations. **Seconded by Vice Chair Hanssen.**

VOTE: **Motion passed unanimously.**

3. 400 Carlton Avenue

Architecture and Site Application S-19-032

APN 424-12-098

Applicant: Gary Kohlsaat

Property Owner: T&M Properties

Requesting approval of a modification to an approved Architecture and Site application for demolition of two existing medical office buildings and construction of a new medical office building on property zoned O.

Sean Mullin , Associate Planner, presented the staff report.

Opened Public Comment.

Gary Kohlsaat

- This building was approved in January 2018, however the cost overruns for the underground parking structure are too much for his client to bear so it has been eliminated and the project redesigned with on-grade parking with 26 parking spaces. They have maintained the existing architectural style and this design is better overall than the first one. This project would be better for the site, the neighborhood, and his client.

Juliana Lockman

- Her major concern is parking in her neighborhood from multiple medical businesses and she is worried that with the elimination of the underground parking it could get worse. She is also concerned about safety with cars exiting the parking lot because of poor visibility.

Gary Kohlsaet

- Twelve parking spaces would be taken by staff and doctors, leaving 14 parking spaces for their patients, which should be adequate for their needs. The driveway entrance from Jo Drive is not on their property; it is parking for the building on the corner. The vacant space is open space for that project and is also not their property. They are concerned about adding landscaping screening along Jo Drive because they are close to the corner and have to be careful not to block visibility. Currently the striping and paint on the parking lot is worn off, but with the new building there would be new appropriate standards to help with traffic calming.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Burch** to approve an Architecture and Site Application with additional conditions for 400 Carlton Avenue. **Seconded by Commissioner Badame.**

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

4. Report from the Director of Community Development

Joel Paulson, Director of Community Development

- Town Council met on September 3, 2019, but there were no Planning items.
- The General Plan Advisory Committee will meet on September 19, 2019 to discuss potential amendments to the existing General Plan regarding Highway 17.
- The Planning Commission meeting of September 25, 2019 has been cancelled.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

General Plan Advisory Committee

Commissioner Janoff

- GPAC has finished the land use input with the consultants. The next GPAC meeting is September 19, 2019.

ADJOURNMENT

The meeting adjourned at 8:12 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the September 11, 2019 meeting as approved by the Planning Commission.

/s/ Vicki Blandin