



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

**MINUTES OF THE PLANNING COMMISSION MEETING
SEPTEMBER 22, 2021**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, September 22, 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 PM

ROLL CALL

Present: Chair Kathryn Janoff, Vice Chair Kendra Burch, Commissioner Jeffrey Barnett, Commissioner Melanie Hanssen, Commissioner Jeffrey Suzuki, Commissioner Reza Tavana, and Commissioner Emily Thomas.

Absent: None.

VERBAL COMMUNICATIONS

Nancy Knight, 308 Harding Avenue

She is an appellant on the 17200 Los Robles Way lot line adjustment appeal which had a Planning Commission hearing on September 8th. She asked for clarity on the Town's obligation to adhere to its ordinances as related to lot mergers.

Alison Steer, 304 Harding Avenue

With respect to the 17200 Los Robles Way lot line adjustment appeal Planning Commission hearing on September 8th, the Appellants feel the Planning Commission was misdirected with regard to the Lot Merger Ordinance and permissions afforded by the SMA.

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

1. Approval of Minutes – September 8, 2021

MOTION: Motion by Commissioner Hanssen to approve adoption of the Consent Calendar. **Seconded by Commissioner Barnett.**

VOTE: Motion passed unanimously (6-0), Commissioner Thomas absent during this vote.

PUBLIC HEARINGS

2. 244 Harding Avenue

Architecture and Site Application S-21-025

APN 532-36-049

Applicant: Henry Riggs

Property Owner: Marcus Thordal

Project Planner: Jocelyn Shoopman

Requesting Approval for Modification to an Existing Architecture and Site Application (S-19-016) to Modify the Conditions of Approval on Property Zoned R-1:8.

Jocelyn Shoopman, Associate Planner, presented the staff report.

Opened Public Comment.

Marcus Thordal (Applicant/Owner)

Conversations with more than 30 neighbors regarding the sidewalk led them to file for this modification to the sidewalk layout, as every single neighbor said continuing the existing sidewalk is the only layout that makes sense for a sidewalk that ends after their house and where the lot slopes, and that is his opinion as well. He supports installing a sidewalk and asked the Commission to focus on the objective of providing the best fitting sidewalk to the location.

Alison Steer, 304 Harding Avenue

I live around the corner from the subject site. The way the Town is asking the applicant to lay out the pavement would mean walking along then crossing the street. She asked why the homeowners of the newly built house at 234 Harding Avenue were not asked to install a planter strip.

Bill Ehlers, 544 University Ave

Los Gatos has street diversity in its hillsides and sidewalks that don't always go perfectly, and that is part of its charm. It doesn't seem fair to have homeowners

always pay for improvements that are dictated by the Town and perhaps some arbitrary standards that do not apply or are tough to apply to sloped lots. I support the applicant and encourages the Planning Commission to approve my appeal.

Terry Rinehart, 110 Worcester Loop

I live around the corner from the subject site. How many Commissioners have walked by the property firsthand because a first-hand observation shows that having that planter strip in there doesn't make any sense whatsoever.

Michelle Todus

I live in the neighborhood. Most of the neighborhood has no sidewalks, and if the Commission feels the neighborhood should have sidewalks then the Town should approach this with a broader view, because putting the onus on one homeowner for a 20-foot piece of sidewalk is unfair when the houses on either side do not have this. The Town should look at what the neighborhood wants in furthering goals of access and enjoyment.

Marcus Thordal (Applicant/Owner)

I understood from the beginning that he had to install a sidewalk but was surprised when I realized what the layout was.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Hanssen** to approve a modification to an existing architecture and site application to modify condition of approval 44 to state the applicant shall construct an attached sidewalk consistent with 246 and 248 Harding Avenue and to extend the length of the property instead of the current condition with the Town standards for 244 Harding Avenue. **Seconded by Commissioner Tavana.**

Commissioners discussed the matter.

Commissioner Barnett requested the motion be amended to require separate improvement of this property to conform to the sidewalks of 246 and 248 Harding Avenue at such time as either property is required to put in a parking strip.

The maker of the motion declined to amend the motion.

Commissioners discussed the matter.

VOTE: **Motion passed 5-1 with Commissioner Thomas dissenting and Commissioner Suzuki abstaining.**

OTHER BUSINESS

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

- A Town Council/Planning Commission joint study session was held on September 20th regarding the Draft 2040 General Plan, which is out for public review and comment. Public comment for the accompanying Draft Environmental Impact Report (EIR) has closed but the Draft EIR can still be reviewed.
- The next opportunity to discuss the Draft 2040 General Plan will be at a community meeting via Zoom on October 6th at 6:00 p.m. Information is available at www.LosGatos2040.com.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

None.

ADJOURNMENT

The meeting adjourned at 8:29 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the September 22, 2021 meeting as approved by the Planning Commission.

/s/ Vicki Blandin