



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

**MINUTES OF THE PLANNING COMMISSION MEETING
MAY 27, 2020**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, May 27, 2020, at 7:00 p.m.

This meeting is being conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic. The live stream of the meeting may be viewed on television and/or online at: <https://meetings.municode.com/PublishPage/index?cid=LOGATOS&ppid=4bc370fb-3064-458e-a11a-78e0c0e5d161&p=0>. In accordance with Executive Order N-29-20, the public may only view the meeting on television and/or online and not in the Council Chamber.

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

Chair Hanssen led the Pledge of Allegiance. The audience was invited to participate.

VERBAL COMMUNICATIONS

None.

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

None.

PUBLIC HEARINGS

1. 59 N. Santa Cruz Avenue

Variance Application V-19-003

APN 510-44-029

Applicant/Property Owner: Bean Avenue Associates

Consider Approval of a Request for Construction of an Addition to an Existing Commercial Building Requiring a Variance to Exceed Floor Area Ratio (FAR) Standards on Property Zoned C-2, Located at 59 N. Santa Cruz Avenue.

Commissioner Badame announced that she would recuse herself from participating in the public hearing for 59 N. Santa Cruz Avenue as her business is located within 1,000 feet of the subject site.

Sean Mullin, Associate Planner, presented the staff report.

Opened Public Comment.

Terry Martin, Applicant/Architect

- This project is an accessibility upgrade to the building that has wheelchair access needs for doctors on the upper level. They researched making it work with staircases outside, around, and through the building and the best location is the one they have chosen, which has a square footage issue, but there is no other way to add wheelchair accessibility to the building. They agree with the staff report and ask the Commission for approval.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Vice Chair Janoff** to approve Variance Application V-19-003, Request for Construction of an Addition to an Existing Commercial Building Requiring a Variance to Exceed Floor Area Ratio (FAR) Standards on Property Zoned C-2 for 59 N. Santa Cruz Avenue. **Seconded by Commissioner Tavana.**

VOTE: **Motion passed unanimously with Commissioner Badame recused.**

Commissioner Badame returned to the meeting.

2. 15310 Suview Drive

Architecture and Site Application S-19-025

APN 537-24-024

Applicant: Camargo and Associates, Inc.

Property Owner: James and Holly Vergara

Consider Approval of a Request for Demolition of an Existing Single-family Residence, Construction of a New Single-family Residence, and Site Improvements Requiring a Grading Permit on Property Zoned HR-2½ Located at 15310 Suview Drive.

Sean Mullin, Associate Planner, presented the staff report.

Opened Public Comment.

James Vergara, Owner

- He and his family have lived on this site for five years and need a larger home for their two young daughters and eventually his mother.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Badame** to approve Architecture and Site Application S-19-025 for 15310 Suview Drive, with the added condition that the applicant work with the Director of Community Development in lowering the LRV for the stucco. **Seconded by Commissioner Hudes.**

VOTE: **Motion passed unanimously.**

3. Town Code Amendment Application A-20-003

Applicant: Town of Los Gatos

Forward a Recommendation to the Town Council for Approval of Amendments to Chapter 29 (Zoning Regulations) of the Town Code Regarding Vehicle Sales, Town Wide.

Sean Mullin, Associate Planner, presented the staff report.

Opened and Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Badame** to forward a recommendation of approval to the Town Council for Amendment Application A-20-003, Amendments to Chapter 29 of the Town Code Regarding Vehicle Sales, Town Wide. **Seconded by Commissioner Hudes.**

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

4. Report from the Director of Community Development

Joel Paulson, Director of Community Development

- The Town Council met:
 - May 19, 2020; discussed the budget, which will come back to the Council for final adoption on June 2, 2020.
 - May 26, 2020; a special meeting to discuss economic recovery and community vitality opportunities, which is also coming back to the Council on June 2, 2020, for the potential adoption of a resolution to try to streamline and reduce costs throughout Town and also specific to the downtown.
- A Workshop for the General Plan update will be held on June 11, 2020 via teleconference with a speaker discussing community design and urban form and a Workshop following the discussion where people can provide additional input.
- The General Plan Advisory Committee meeting will be held on June 18, 2020 via teleconference.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Historic Preservation Committee

Commissioner Hudes

- The HPC met on May 27, 2020 and considered:
 - 135 Tait Avenue;
 - 16880 Kennedy Road;
 - 146 Stacia Street;
 - 101 Broadway;
 - 201 Wilder Avenue;
 - 32 Walnut Avenue; and
 - Certified Local Government report listing sites the HPC has removed from inventory.

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 May 27, 2020 meeting as approved by the Planning Commission.

/s/ Vicki Blandin