



**TOWN OF LOS GATOS  
PLANNING COMMISSION AGENDA  
JUNE 10, 2026  
110 EAST MAIN STREET  
TOWN COUNCIL CHAMBERS  
7:00 PM**

*Kendra Burch, Chair  
Jeffrey Barnett, Vice Chair  
Susan Burnett, Commissioner  
Adam Mayer, Commissioner  
Joe Sordi, Commissioner  
Rob Stump, Commissioner  
Emily Thomas, Commissioner*

**IMPORTANT NOTICE**

This is a hybrid/in-person meeting and will be held in-person at the Town Council Chambers at 110 E. Main Street and virtually through the Zoom webinar application (log-in information provided below). Members of the public may provide public comments for agenda items in-person or virtually through the Zoom webinar by following the instructions at the end of this agenda. The live stream of the meeting may be viewed on television and/or online at [www.LosGatosCA.gov/TownYouTube](http://www.LosGatosCA.gov/TownYouTube).

To watch and participate via Zoom, please go to:

<https://losgatosca-gov.zoom.us/j/88436489094?pwd=EsA5rW7LuC5mDayk1uQf1Sjm1orUDw.1>

Enter Passcode: 011614

**MEETING CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**VERBAL COMMUNICATIONS** *(Members of the public are welcome to address the Planning Commission on any matter that is not listed on the agenda and is within the subject matter jurisdiction of the Commission. The law generally prohibits the Commission from discussing or taking action on such items. Town resources may not be used to facilitate audio or visual presentations. To ensure all agenda items are heard, this portion of the agenda is limited to 30 minutes. In the event additional speakers were not heard during the initial Verbal Communications portion of the agenda, an additional Verbal Communications will be opened prior to adjournment. Each speaker is limited to no more than three (3) minutes or such time as authorized by the Chair.)*

**CONSENT ITEMS** *(Consent Items are considered routine Town business and may be approved by one motion. Any member of the Commission may remove an item from the Consent Items for comment and action. Members of the public may provide input on any or multiple Consent Item(s) when the Chair asks for public comments on the Consent Items. If you wish to comment, please follow the Participation Instructions located at the end of this agenda. If an item is*

*removed, the Chair has the sole discretion to determine when the item will be heard. Each speaker is limited to no more than three (3) minutes or such time as authorized by the Chair.)*

1. Approve the Draft Minutes of the May 27, 2026, Planning Commission Meeting

**PUBLIC HEARINGS** *(Presentations during the Public Hearings portion of the agenda by appellants and applicants, including any expert or consultant assisting with the presentation, shall be limited to a total of no more than five (5) minutes for all speakers. Appellants and applicants shall be provided no more than three (3) minutes to rebut at the end of the public hearing. Visual presentations that require the use of staff resources shall be limited to appellants and applicants. Members of the public testifying at public hearings shall be limited to no more than three (3) minutes, or such time as authorized by the Chair.)*

2. Consider a Request for Approval to Construct a New Second-Story Addition to an Existing Single-Family Residence on Nonconforming Property Zoned R-1:8. **Located at 193 Howes Drive.** APN 527-43-021. Architecture and Site Application S-26-007. Categorically Exempt pursuant to the California Environmental Quality Act, Section 15301: Existing Facilities. Property Owners: Neeraj Goel. Applicant: Laura Cuda. Project Planner: Suray Nathan.
3. Forward a Recommendation to the Town Council on an Ordinance Amending Chapter 29 (Zoning Regulations) of the Town Code Regarding Accessory Dwelling Units and Definitions. The Proposed Amendments are Not Subject to CEQA Review Pursuant to CEQA, Section 15061 (b)(3), Because it can be Seen with Certainty that they will not Significantly Affect the Physical Environment in that they Make Minor Changes to the Regulations Applicable to Accessory Dwelling Units and Definitions. Additionally, the Proposed Amendments are Statutorily Exempt Pursuant to Public Resources Code Section 21080.17. Town Code Amendment Application A-26-001. **Project Location: Town Wide.** Applicant: Town of Los Gatos.

**OTHER BUSINESS** *(Each speaker is limited to no more than three (3) minutes or such time as authorized by the Chair.)*

4. Discuss the Town Council's Direction on the Workplan for the Historic Preservation Committee and the Evaluation Process Used to Determine the Significance of Pre-1941 Residences. The Planning Commission's Discussion is Not Considered a Project Under the Adopted Guidelines for the Implementation of the California Environmental Quality Act.
5. Consider a Request to Determine that the Disposition of Land is in Conformance with the Town of Los Gatos 2040 General Plan for Property Zoned R-1D:LHP (Single-Family Residential Downtown with a Landmark and Historic Preservation Overlay). **Located at 4 Tait Avenue.** APN: 510-44-054. The Determination is Not Subject to CEQA Review Pursuant to CEQA, Section 15061 (b)(3), Because it can be Seen with Certainty that the Determination will not have a Significant Effect on the Environment. Property Owner/Applicant: Town of Los Gatos. Project Planner: Sean Mullin.

## REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

### SUBCOMMITTEE REPORTS / COMMISSION MATTERS

**ADJOURNMENT** (*Planning Commission policy is to adjourn no later than 11:30 p.m. unless a majority of the Planning Commission votes for an extension of time.*)

**ADA NOTICE** - In compliance with the Americans with Disabilities Act, if you require special assistance to participate in this meeting, please contact the Clerk's Office at (408) 354-6834. Please notify the Clerk's Office at least two (2) business days prior to the meeting so that reasonable arrangements can be made to ensure accessibility in compliance with 28 CFR §35.102-35.104 and related provisions.

**NOTICE REGARDING SUPPLEMENTAL MATERIALS** - Materials related to an item on this agenda submitted to the Commission after initial distribution of the agenda packets are available for public inspection in the Clerk's Office at Town Hall, 110 E. Main Street, Los Gatos and on the Town's website at [www.losgatosca.gov](http://www.losgatosca.gov). Planning Commission agendas and related materials can be viewed online at <https://losgatos-ca.municodemeetings.com/>.

## HOW TO PARTICIPATE

The public is welcome to provide oral comments in real-time during the meeting in three ways:

- **Zoom webinar (Online):** Join from a PC, Mac, iPad, iPhone or Android device: Please click this URL to join: <https://losgatosca.gov.zoom.us/j/88436489094?pwd=EsA5rW7LuC5mDayk1uQf1SJm1orUDw.1>. Passcode: 011614. You can also type in 884 3648 9094 in the “Join a Meeting” page on the Zoom website at <https://zoom.us/join> and use passcode 011614.
  - When the Chair announces the item for which you wish to speak, click the “raise hand” feature in Zoom. If you are participating by phone on the Zoom app, press \*9 on your telephone keypad to raise your hand.
- **Telephone:** Please dial 855-758-1310 US Toll-free or 408-961-3927 US. (Webinar ID: 884 3648 9094). If you are participating by calling in, press #2 on your telephone keypad to raise your hand.
- **In-Person:** Please complete a “speaker’s card” located on the back of the Chamber benches and return it to the Vice Chair before the meeting or when the Chair announces the item for which you wish to speak.

**NOTES:** (1) Comments will be limited to three (3) minutes or less at the Chair’s discretion.

(2) If you are unable to participate in real-time, you may email [planning@losgatosca.gov](mailto:planning@losgatosca.gov) with the subject line “Public Comment Item #\_\_” (insert the item number relevant to your comment).

(3) Deadlines to submit written public comments are:

- 3:00 p.m. the Friday before the Planning Commission meeting for inclusion in the agenda packet.
- 3:00 p.m. the Tuesday before the Planning Commission meeting for inclusion in an addendum.
- 11:00 a.m. on the day of the Planning Commission meeting for inclusion in a desk item.

*Planning Commission meetings are broadcast Live on KCAT, Channel 15 (on Comcast) on the 2<sup>nd</sup> and 4<sup>th</sup> Wednesdays at 7:00 p.m.  
Live and Archived Planning Commission meetings can be viewed by going to:  
[www.LosGatosCA.gov/TownYouTube](http://www.LosGatosCA.gov/TownYouTube)*