



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

**MINUTES OF THE PLANNING COMMISSION MEETING
MAY 14, 2025**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, May 14, 2025, at 7:00 p.m.

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

Present: Chair Emily Thomas, Commissioner Jeffrey Barnett, Commissioner Susan Burnett, Commissioner Steve Raspe, Commissioner Joseph Sordi, Commissioner Rob Stump
Absent: Vice Chair Kendra Burch

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS

None.

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

1. **Approval of Minutes** – April 23, 2025
2. **Approval of Minutes** – April 30, 2025
3. **Consider an Appeal of a Community Development Director Decision** to deny a fence exception request for an existing fence partially located in the Town's right-of-way and exceeding the height limitations within the required front yard and street-side yard setbacks on property zoned R-1D. Located at 10 Charles Street. APN 532-36-022. Categorically exempt pursuant to CEQA Guidelines Section 15303: New Construction or Conversion of Small Structures. Fence height Exception Application FHE-23-001. Property Owner/Applicant/Appellant: Firouz Pradhan. Project Planner: Sean Mullin.

Commissioner Stump requested Item 1, Draft Minutes of the April 23, 2025 Planning Commission meeting, be pulled from the Consent Calendar.

MOTION: **Motion by Commissioner Stump** to approve adoption of the Consent Calendar, with the exception of Item 1. **Seconded by Commissioner Barnett.**

VOTE: **Motion passed unanimously.**

1. Approval of Minutes – April 23, 2025

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Stump** to approve adoption of Consent Calendar Item 1, Approval of April 23, 2025 Meeting Minutes, as amended. **Seconded by Commissioner Raspe.**

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

4. Senate Bill 9 Ordinance Amendments

Town Code Amendment Application A-25-002

Project Location: Town Wide

Applicant: Town of Los Gatos

Project Planner: Ryan Safty

Consider making a recommendation to the Town Council on an ordinance amending Chapter 29 (Zoning Regulations) of the Town Code for Senate Bill 9 (SB 9) in response to the provisions of Senate Bill 450 (SB 450). The proposed amendments to the Town Code are not considered a project under Section 15378 of the California Environmental Quality Act, and in accordance with Government Code Sections 66411.7(n) and 66452.21(g), Senate Bill 9 ordinances are not a project subject to the California Environmental Quality Act.

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Harini

In 2023 I specifically requested the Town Council to remove the 1,200 square foot second unit limit, as it (inaudible) the intent and purpose of the State law, but that suggestion was ignored, probably to try to see what sticks in, but that thinking makes it difficult for the Town to control objective Town planning until a more strict State law comes in and takes over the Town's control completely. I request this be in line with the intent of State law. Regarding the bonus, I saw and agree with the comment about being consistent with (inaudible) bonus (inaudible) non-split scenario (inaudible) four units (inaudible) and the ADUs provided a minimum of 800 square feet, or 10% of the lot size. Here, I only see 10% of the lot size, the minimum of the 800 square feet is not there in the SB 9, so I would request you to add that. The shared utilities is a serious issue. We can have shared utilities and yet separate (inaudible) and

as rightly said in the comments, sewers are not metered and there is no need for shared utilities for that, as (inaudible) and installation costs are quite high for multiple sewers, so it's always good to have shared utilities for those sorts of things.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Raspe** to recommend to Town Council approval of an ordinance amending Chapter 29 (Zoning Regulations) of the Town Code for Senate Bill 9 (SB 9) in response to the provisions of Senate Bill 450 (SB 450). **Seconded by Commissioner Stump.**

Commissioners discussed the matter.

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

5. Forward a recommendation of approval to the Town Council for the Draft Proposed Capital Improvement Program (CIP) Budget for Fiscal Years (FY) 2025/26 – 2029/30.

Saurabh Nijhawan, Capital Improvement Senior Civil Engineer, presented the staff report.

MOTION: **Motion by Commissioner Raspe** to recommend to Town Council approval of the Draft Proposed Capital Improvement Program (CIP) Budget for Fiscal Years (FY) 2025/26 – 2029/30. **Seconded by Commissioner Sordi.**

VOTE: **Motion passed unanimously.**

REPORT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

Joel Paulson, Director of Community Development

- The Town Council met on May 6th:
 - Discussed Program AB, which the Planning Commission had recommended approval of. After deliberation the Council sent the matter back to staff with direction to look at different options and to discuss it with the Department of Housing and Community Development to narrow the focus of that effort. This item will return to the Planning Commission or Town Council, depending on the scope of those modifications.

MINUTES OF PLANNING COMMISSION MEETING OF MAY 14, 2025

- A special Council meeting is scheduled for May 6th for Dio Deka at 143-151 East Main Street was cancelled due to a clerical error between notices, and will now be heard at the Town Council's May 27th meeting.
- The Genuine Automotive project that was heard by the Planning Commission will now be heard by the Town Council on June 3rd.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

General Plan Committee

Commissioner Thomas

- The GPC met on May 14th:
 - Forwarded a recommendation to approve a General Plan amendment to adopt the Fire Hazard Severity Map. The Planning Commission will receive this item in the future.
 - Recommended to Town Council to dissolve the General Plan Committee due to lack of work.

ADJOURNMENT

The meeting adjourned at 8:00 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the May 14, 2025 meeting as approved by the Planning Commission.

/s/ Vicki Blandin