



**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

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**MINUTES OF THE PLANNING COMMISSION MEETING  
JANUARY 14, 2026**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, January 14, 2026, at 7:00 p.m.

**MEETING CALLED TO ORDER AT 7:00 PM**

**ROLL CALL**

Present: Chair Emily Thomas, Vice Chair Kendra Burch, Commissioner Jeffrey Barnett, Commissioner Susan Burnett, Commissioner Adam Mayer, Commissioner Joseph Sordi, Commissioner Rob Stump

Absent: None.

**PLEDGE OF ALLEGIANCE**

**VERBAL COMMUNICATIONS**

Anonymous

- Touched on Town Council's meeting regarding North 40 Phase II.

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

1. **Approval of Minutes** – December 10, 2025
2. **Approval of Minutes** – December 17, 2025

**MOTION:**                   **Motion by Commissioner Stump** to approve adoption of the Consent Calendar. **Seconded** by **Commissioner Burnett**.

**VOTE:**                   **Motion passed 6-0 with Commissioner Mayer abstaining.**

## **PUBLIC HEARINGS**

### **3. 14340 Browns Lane**

Building Permit B25-0171

APN 409-14-010

Property Owner/Applicant/Appellant: Cathleen Vadasz

Project Planner: Sean Mullin

Consider an Appeal of the Community Development Director determination of demolition on property zoned R-1:8. Categorically Exempt pursuant to California Environmental Quality Act Guidelines Section 15301: Existing Facilities.

Sean Mullin, Planning Manager, presented the staff report.

Opened Public Comment.

Cathleen Vadasz, Homeowner

- I've owned the home for 30 years. I am trying to remodel my quite old home, and in doing so parts of the house literally demolished themselves, and we repaired like-for-like. We didn't deviate from the plan, we had several inspections, and we didn't change the square footage. This is a small, 1,400-square foot home I am trying to make livable so I can remain in the community. We had a misstep in trying to repair the wood.

Gordon Wong, Architect

- The project's timeline shows all the inspections were going accordingly. The issue is when that planning document was signed. Sometimes it is difficult to understand what that means and people might interpret it as you get your inspection and the inspector tells you what to do, and that is where the miscommunication was. At some parts of the project I was informed they were supposed to replace in kind, and was later informed what is going on from the Town. As soon as we realized, we prepared a demolition calculation to figure out how far the unintentional deviation was. Hidden damage was discovered during construction. We are hoping for a resolution to figure out how to do this without the double penalty process.

John Wallace

- I've lived next door to the applicant for 15 years. This was a small remodel on a small house that was hiding decades of rot, and I am not surprised that they found even more. It sounds like too much wood was replaced, but any reasonable person would suggest that the path forward would be to replace the wood. I wanted to point out that \$23,000 dollars is an outrageous fine for a member of the community just trying to fix her house and get it under 50 percent rot. This is not a rogue property developer trying to cut corners, this is a 1,400-square foot house.

Gordon Wong, Architect

- Mr. Wallace said it perfectly. The house really was that bad. This is a longtime resident just trying to put the house she has lived in her whole life back together. This is a humble, good project that matches the neighborhood well. The misstep was not intentional, and we hope there is a way to resolve this without imposing a double fine, because that is \$23,000 times two. The applicant is happy to work with staff to ensure we do this with a fair process.

Cathleen Vadesz, Homeowner

- I respect the rules and regulations, but there are still humans behind these processes and decisions. I am not an affluent person who can throw money at it, and I won't be able to stay here. I bought this house when I was 20 years old, and I have been paying the mortgage and taxes for 30 years, and I am literally just trying to repair it. This misstep was not meant to skirt the rules. I am just trying to stay in my home.

Closed Public Comment.

Commissioners discussed the matter.

**MOTION:**                    **Motion by Commissioner Barnett** to deny an appeal of the Community Development Director determination of demolition on property zoned R-1:8 and uphold the Community Development Director's decision.  
**Seconded by Vice Chair Burch.**

Commissioners discussed the matter.

**Commissioner Stump requested the motion be amended to include language for the Town Council to give consideration to hardship.**

**The Maker of the Motion accepted the amendment to the motion.**

**The Secunder of the Motion accepted the amendment to the motion.**

**VOTE:**                    **Motion passed unanimously.**

**4. 16300 Greenridge Terrace, 16084 Greenridge Terrace, and 240 La Terra Court**

Planned Development Application PD-25-004

Lot Line Adjustment Application M-25-006

Zone Change Application Z-25-001

APNs 527-12-003, 527-12-004, and 527-15-002

Applicant: Hanna Brunetti

Property Owners: 16300 Greenridge Terrace and 240 La Terra Court – Greenridge Terrace Development, LLC; 16084 Greenridge Terrace – Richard Luu

Project Planner: Sean Mullin

Consider a request for approval to modify Planned Development Ordinance 2281 to allow for lot line adjustments and a zone change on properties zoned HR-2½:PD and HR-1. The request for modification of a Planned Development Ordinance is not considered a project pursuant to the California Environmental Quality Act (CEQA). The request for a lot line adjustment is Statutorily Exempt from CEQA as a ministerial approval in accordance with Public Resources Code Section 21080(b)(1) (CEQA Statute) and CEQA Guidelines Section 15268. The request for a zone change is exempt pursuant to CEQA Section 15061(b)(3).

Sean Mullin, Planning Manager, presented the staff report.

Opened Public Comment.

Amanda Musy-Verdel, Hanna-Brunetti Associates

- This project was approved six years ago, but now that we're developing the lots we realized that what we decided ten years ago isn't the best way of developing the property within the eight-lot subdivision. We were doing a lot line adjustment to align it so the house and yard and the trail develop better, and while we were doing the lot line adjustment, there is a little dog leg that our property has that makes more sense to give it to Mr. Luu so that we could all develop our properties in a more Town-friendly manner.

Closed Public Comment.

Commissioners discussed the matter.

**MOTION:**      **Motion by Commissioner Stump** to recommend Town Council approval to modify Planned Development Ordinance 2281 for 16300 Greenridge Terrace, 16084 Greenridge Terrace, and 240 La Terra Court. **Seconded by Commissioner Burch.**

**VOTE:**          **Motion passed unanimously.**

**5. 140 Oakmont Way**

Architecture and Site Application S-25-052

APN 424-18-023

Applicant: Salar Safaei

Property Owners: Marc and Marie Tagne

Project Planner: Suray Nathan

Consider a request for approval to construct a new second-story addition to an existing single-family residence on property zoned R-1:8. Categorically Exempt pursuant to the California Environmental Quality Act, Section 15301: Existing Facilities

**Chair Thomas indicated that Vice Chair Burch would recuse herself from participating in the public hearing for Item 5, 140 Oakmont Way, due to proximity of her residence to the subject site.**

**Vice Chair Burch left the meeting.**

Suray Nathan, Assistant Planner, presented the staff report.

Opened Public Comment.

Marc Tagne, Homeowner

- We are proposing to increase our home's size from 1,700 square feet to 2,600 square feet. This expansion is not a luxury, but an essential step to accommodate the evolving and complex needs of our growing household with two adolescent children who need additional space and privacy, and also both sets of our parents that live with us part of the year. The expansion would convert our home into a four-bedroom and three-bathroom layout. My wife and I also work from home and the expansion would allow us more suitable home office space that would reduce disruption to our family. We let our neighbor know exactly what we hoped to do, answered their questions, and listened to their feedback. We have also actively listened to the feedback of Town Staff and the Town's consulting architect. One main concern was the bulkiness of the front façade, so we minimized that and are also considering adding some trees.

Closed Public Comment.

Commissioners discussed the matter.

**MOTION:**                   **Motion by Commissioner Barnett to approve an Architecture and Site Application for 140 Oakmont Way. Seconded by Commissioner Sordi.**

Commissioners discussed the matter.

**VOTE:**                    **Motion passed 5-1 with Commissioner Burnett dissenting and Commissioner Burch recused.**

**Chair Thomas announced that Vice Chair Burch had returned to the meeting.**

**OTHER BUSINESS**

**6. Election of Chair and Vice Chair**

**MOTION:**                    **Motion by Chair Thomas to nominate Vice Chair Burch as the 2026 Chair of the Planning Commission. Seconded by Commissioner Stump.**

**VOTE:**                    **Motion passed unanimously.**

**MOTION:**                    **Motion by Chair Burch to nominate Commissioner Barnett as the 2026 Vice Chair of the Planning Commission. Seconded by Commissioner Thomas.**

**VOTE:**                    **Motion passed unanimously.**

**REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT**

Joel Paulson, Director of Community Development

- The Town Council met on 1/13/2026 to discuss the North Forty project that was recommended by the Planning Commission. Council approved the project with some modified and additional conditions.

**SUBCOMMITTEE REPORTS/COMMISSION MATTERS**

**Subcommittee Reports**

None.

**Commission Matters**

Chair Burch

- Thanked former Chair Thomas for guiding the Planning Commission through 2025.

**ADJOURNMENT**

The meeting adjourned at 9:17 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the January 14, 2026 meeting as approved by the Planning Commission.

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/s/ Vicki Blandin

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