



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

**MINUTES OF THE PLANNING COMMISSION MEETING
JUNE 12, 2024**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, June 12, 2024, at 7:00 p.m.

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

Present: Chair Steve Raspe, Vice Chair Emily Thomas, Commissioner Jeffrey Barnett, Commissioner Susan Burnett, Commissioner Melanie Hanssen, Commissioner Kathryn Janoff, and Commissioner Adam Mayer.

Absent: None.

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS

None.

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

1. Approval of Minutes – May 22, 2024

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

VOTE: Motion passed unanimously.

PUBLIC HEARINGS

2. 15920 Los Gatos Boulevard

Conditional Use Permit Application U-24-005

APN 523-01-011

Applicant: Mary C. Egan

Property Owner: Carl Cilker

Project Planner: Jocelyn Shoopman

Requesting approval for a private sports recreation club on property zones C-1.
Categorically exempt pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Jocelyn Shoopman, Senior Planner, presented the staff report.

Opened Public Comment.

Mary Egan, Applicant

- I am with Cilker Orchards Management and available for questions.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Barnett** to approve a Conditional Use Permit for 15920 Los Gatos Boulevard with modified Conditions of Approval in Exhibit 8. **Seconded by Commissioner Janoff.**

VOTE: **Motion passed unanimously.**

3. 32 Euclid Avenue

Request for Review Application PHST-24-001

APN 529-30-064

Property Owner/Applicant/Appellant: David Wilson

Project Planner: Sean Mullin

Consider an appeal of the Community Development Director Decision to deny a request to remove a presumptive historic property (Pre-1941) from the Historic Resources Inventory on property zoned R-1:8. Exempt pursuant to CEQA Section 15061 (b)(3).

Continued from the May 8, 2024 meeting.

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Item 3 was paused due to technical difficulties. The Commission moved on to Item 4 while the difficulties were addressed, then returned to Item 3.

Kevin Forbes, Adjacent Neighbor

- I have been a neighbor to the subject site for 31 years. The house is a hodge-podge of additions and it is hard to tell where the original barn was. There hasn't been much done for maintenance since the 1990s, and I don't know if it would even have valid structure if someone tried to remodel it. The neighborhood is in favor of the project going forward because it would better the neighborhood and improve property values.

Steve Gong, Neighbor

- We are in favor of the applicants redeveloping this house. Like Mr. Forbes said, it is in disrepair and has been empty for 6-9 months. It would be better to replace the house at this point, because I also agree with Mr. Forbes that the house is a hodge-podge.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Chair Raspe** to continue the public hearing for 32 Euclid Avenue to a date certain of June 26, 2024. **Seconded by Commissioner Barnett.**

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

4. Review Proposed Development Agreement Procedures and Recommended Adoption to Town Council

Gabrielle Whelan, Town Attorney, presented the staff report.

Opened and Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Janoff** to recommend Town Council adoption of the Proposed Development Agreement Procedures, as presented. **Seconded by Commissioner Hanssen.**

VOTE: **Motion passed unanimously.**

REPORT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

Jennifer Armer, Planning Manager

- The Housing Element was successfully adopted last week at Town Council and submitted to HCD.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

None.

ADJOURNMENT

The meeting adjourned at 7:57 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the June 12, 2024 meeting as approved by the Planning Commission.

/s/ Vicki Blandin