



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

**MINUTES OF THE PLANNING COMMISSION MEETING
MAY 25, 2022**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, May 25, 2022, at 7:00 p.m.

This meeting was conducted utilizing teleconferencing and electronic means consistent with Government Code Section 54953, as Amended by Assembly Bill 361, in response to the state of emergency relating to COVID-19 and enabling teleconferencing accommodations by suspending or waiving specified provisions in the Ralph M. Brown Act (Government Code § 54950 et seq.). Consistent with AB 361 and Town of Los Gatos Resolution 2021-044, all planning commissioners and staff participated from remote locations and all voting was conducted via roll call vote.

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

Present: Chair Melanie Hanssen, Vice Chair Jeffrey Barnett, Commissioner Kylie Clark, Commissioner Kathryn Janoff, Commissioner Steve Raspe, and Commissioner Emily Thomas
Absent: Commissioner Reza Tavana

VERBAL COMMUNICATIONS

None.

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

- 1. Approval of Minutes** – Draft Minutes of the May 2, 2022 Planning Commission Special Meeting
- 2. Approval of Minutes** – Draft Minutes of the May 11, 2022 Planning Commission Meeting

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

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

3. 147 Arroyo Grande Way

Minor Residential Development Application MR-21-027

APN 424-23-030

Applicant: Bilal Ilter

Property Owner: Ayhan Mutlu

Project Planner: Sean Mullin

Requesting approval for construction of a new second-story addition to an existing single-family residence on property zoned R-1:8.

Sean Mullin, Associate Planner, presented the staff report.

Opened Public Comment.

Ayhan Mutlu (Owner)

- We need additional space to help care for our parents and children. Our goal is to have five bedrooms to accommodate everyone as well as our work from home needs. A single-story design would have required major compromises such as keeping 50% of the walls, the garage in the middle, dividing the house into two regions, and an awkward style. Moving the garage would have required removing protected trees in the front. We began neighbor outreach in April 2021, seven months before our application. We decided on a two-story design after consulting with all our immediate neighbors and accommodating their requests, and also accommodating the Town consulting architect's requests. Our neighbors support our project. Our remodel is neighborhood friendly, with major compromises such as 8-foot plate heights; a roof as low as possible at 23 feet, 30% less than allowed; no second-story side windows except small stained glass in the bathroom; minimal wall expansion towards the neighbors; and yard landscaping for privacy. This would be the largest home in the neighborhood, but we have the second largest lot and are in compliance with the allowable FAR, coverage, and setbacks. We tried reducing the second-story bulk after the consulting architect's feedback, but it would have resulted in extending the house to the right, leading to a non-stylish, small second story and large first-story design. There are 11 two-story homes in the neighborhood.

Ayhan Mutlu (Owner)

- The construction of this home is almost as costly as buying a new home, which we considered, but we love it here and are invested in the neighborhood and our neighbors, and that is why we decided to remodel our home.

Levent Aksin (Project Architect)

- From the beginning we did many studies for a single-story home to address the Mutlu's needs. We tried to avoid having a second floor because it would be much more costly, but due to the odd shape of the lot and a significant 10-foot public utility easement on the right side, we could not come up with a successful working design. Our two-story design totally complies with the zoning regulations in terms of height, FAR, building coverage, and setbacks. The height is still 7 feet below the allowable 30-foot height, and the plate heights are at minimum, which is 8 feet. The roof slope is almost at the minimum as well at 4:12. The home's height is only 6 inches higher than similar two-story homes on the same block. Our project is not the only large two-story home in the immediate neighborhood; there are other two-story homes on the next street to the back. We have addressed the Town consulting architect's concerns. There are two homes in the neighborhood that have larger FARs.

Closed Public Comment.

Commissioners discussed the matter.

Opened Public Comment.

Commission questions of the applicant.

Closed Public Comment

MOTION: **Motion by Commissioner Thomas** to continue the public hearing for 147 Arroyo Grande Way to a date certain of June 22, 2022. **Seconded by Commissioner Raspe.**

Commissioners discussed the matter.

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Jennifer Armer, Planning Manager

- Town Council will consider the Draft Sites Inventory as recommend by the Housing Element Advisory Board at its June 7, 2022 meeting.
- Town Council will hold a special meeting on June 20, 2022 to consider the Draft 2040 General Plan and Final EIR.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Historic Preservation Committee

Commissioner Raspe

- HPC met on May 25, 2022 and considered eight matters: three requests for exterior alternations; two requests for removal from historic inventory; two technical demolitions; and one preliminary review.

Housing Element Advisory Board

Chair Hanssen

- HEAB met on May 19, 2022 to discuss the Draft Housing Site Inventory, which will be considered by the Town Council at its June 7, 2022 meeting.
- It is hoped that the public will take advantage of the Balancing Act tool that is set up for the public to decide where new housing could be built. Balancing Act is accessible on the Housing Element website.

Commission Matters

None.

ADJOURNMENT

The meeting adjourned at 8:34 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the May 25, 2022 meeting as approved by the Planning Commission.

/s/ Vicki Blandin