



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

**MINUTES OF THE PLANNING COMMISSION MEETING
MAY 13, 2026**

The Planning Commission of the Town of Los Gatos conducted a regular meeting in person and via teleconference.

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

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

Absent: Chair Kendra Burch.

PLEDGE OF ALLEGIANCE

Commissioner Thomas led the Pledge of Allegiance. The audience was invited to participate.

VERBAL COMMUNICATIONS

The following individuals spoke during Verbal Communications.

1. Member of the Public
2. Lee Quintana

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

1. **Approval of Minutes** – April 22, 2026

(00:10:21)

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

VOTE: Motion passed unanimously.

PUBLIC HEARINGS

2. 241 Los Gatos Boulevard

Request for Review PHST-26-009

APN 529-24-025

Property Owner/Applicant/Appellant: Nima Rouhi

Project Planner: Erin Walters

Consider an appeal of a Community Development Director decision to deny a request to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-1D. Exempt pursuant to CEQA Guidelines, Section 15061(b)(3).

Erin Walters, Senior Planner, presented the staff report.

Vice Chair Barnett Opened Public Comment.

The following individuals spoke on this item:

1. Nima Rouhi (Applicant)
2. Lee Quintana
3. Carin Yamamoto
4. Nima Rouhi

Vice Chair Barnett closed Public Comment.

(00:42:37)

MOTION: **Motion by Commissioner Burnett** to deny an appeal of a Community Development Director decision to deny a request to remove a pre-1941 property from the Historic Resources Inventory for 241 Los Gatos Boulevard. **Seconded by Commissioner Stump.**

Commissioners discussed the item.

VOTE: **Motion passed unanimously.**

3. 15521 Union Avenue

Conditional Use Permit Application U-26-005

APN 532-41-035

Applicant: Laurence Solis

Property Owner: Cindy Johnson, Donahue Schriber Realty Group, LP

Project Planner: Erin Walters

Consider a request for approval for a Conditional Use Permit for a bank (BMO) on property zoned C-1. Categorically exempt pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Erin Walters, Senior Planner, presented the staff report.

Vice Chair Barnett opened Public Comment.

The following individuals spoke on this item:

1. Laurence Solis (Applicant)

Vice Chair Barnett closed Public Comment.

Commissioners discussed the item.

(01:00:31)

MOTION: **Motion by Commissioner Sordi to approve a Conditional Use Permit for 15521 Union Avenue. Seconded by Commissioner Burnett.**

VOTE: **Motion passed unanimously.**

4. 116 Vallecitos Way

Architecture and Site Application S-25-046

APN 407-13-018

Applicant: Michelle Miner

Property Owner: Eyal Tokman

Project Planner: Ryan Safty

Consider a request for approval to demolish an existing single-family residence, construct a new two-story single-family residence, and site improvements requiring a Grading Permit on property zoned R-1:10. Categorically exempt pursuant to CEQA Guidelines Section 15303: New Construction or Conversion of Small Structures.

Ryan Safty, Associate Planner, presented the staff report.

Planning Commission asked questions.

Vice Chair Barnett Opened Public Comment.

The following individuals spoke on this item:

1. Michelle Miner (Applicant)
2. Margie Eddington
3. David Baum
4. David Forster
5. Aileen Gulesserian
6. Cliff Foerster
7. Sally Baum on behalf of Heather Aikin
8. Michelle Miner (Applicant)

Vice Chair Barnett closed Public Comment.

Commissioners discussed the item.

(02:09:00)

MOTION: **Motion by Vice Chair Barnett** to continue the public hearing for 116 Vallecitos Way. **Seconded** by **Commissioner Stump**.

Commissioners discussed the item.

Commissioner Thomas requested the motion be amended to give specific direction to the applicant to try to compromise on the privacy issues with the neighbors; consider Toyons or Bay Laurels for the screening trees since they are native; ensure the balcony situation is addressed; and reduce the overall bulk of the proposed residence.

The maker of the motion accepted the amendment to the motion.

Commissioners discussed the item.

VOTE: **Motion passed unanimously.**

The Planning Commission determined by consensus that the date certain shall be June 24, 2026.

Vice Chair Barnett announced that Item 6 would be heard before Item 5.

OTHER BUSINESS

6. Consider forwarding a recommendation of approval to the Town Council for the Draft Proposed Capital Improvement Program (CIP) Budget for Fiscal Years (FY) 2026/27 – 2030/31.

Gary Heap, Town Engineer, presented the staff report.

Commissioners discussed the item.

Vice Chair Barnett opened Public Comment.

The following individuals spoke on this item:

1. Member of the Public

Vice Chair Barnett closed Public Comment.

(02:42:57)

MOTION: **Motion by Commissioner Thomas** to forward to Town Council a recommendation of approval of the Draft Proposed Capital Improvement Program (CIP) Budget for Fiscal Years (FY) 2026/27 – 2030/31. **Seconded by Commissioner Sordi.**

Commissioners discussed the item.

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS (CONTINUED)

5. 16769 Farley Road

APN 424-21-062

Applicant: Razi Mohiuddin

Property Owner: West Valley Muslim Association, Osmar Ghafoor, President

Project Planner: Jocelyn Shoopman

Consider a request for approval to modify an existing Conditional Use Permit for expanded hours of operation in an institution for religious observance (West Valley Muslim Association) on property zoned R-1:8. Categorically exempt pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Commissioner Thomas announced that she would recuse herself from participating in the public hearing for 16769 Farley Road due proximity of her residence to the subject site.

Jocelyn Shoopman, Senior Planner, presented the staff report.

Gabrielle Whelan, Town Attorney, announced that the meeting's Desk Item contained alternative conditions of approval that staff had proposed after closing public comments received since the last Planning Commission meeting through RLUIPA analysis. Based on due process concerns, because the alternative conditions deviate from what was originally presented to the Planning Commission, Attorney Whelan recommended the public hearing be reopened for the limited purpose of speaking only to those conditions of approval that had changed. Attorney Whelan read into the record changes to the conditions of approval that were proposed in the staff report that were not captured in the Desk Item, Exhibit 40.

Planning Commission asked questions.

Commissioners discussed the item.

(03:10:39)

MOTION: **Motion by Commissioner Stump** to change the proposed conditions of approval presented by the Town Attorney to set attendance capacities for general hours and seasonal late hours of 720 and 869, respectively. **Seconded by Commissioner Burnett.**

Planning Commission asked questions.

Commissioners discussed the item.

VOTE: **Motion passed 3-2 with Vice Chair Barnett and Commissioner Mayer dissenting.**

Commissioners discussed the item.

(03:21:02)

MOTION: **Motion by Vice Chair Barnett** to change the proposed conditions of approval presented by the Town Attorney: 1) Condition #26: "Within six months of the final approval date, the existing parking lot shall be repaired on a local basis so that cracks, bumps, and other anomalies do not unreasonably contribute to additional noise generation of passing vehicles." 2) Condition #28: "...the applicant shall fill in any existing gaps in plantings or fencing by either planting a hedgerow to fill in gaps at perimeter fences, planting a variety of native trees and shrubs for the purpose of sound and light mitigation, or installing screens for those perimeters adjacent to residential uses, as approved by the Community Development Director within one year of the final approval date." 3) Condition #33: "...The applicant's online calendar shall provide at least a 30-day notice in advance of events and activities scheduled to take place

at the facility, to the extent practicable.”. **Seconded by Commissioner Mayer.**

VOTE: Motion passed unanimously.

(03:26:53)

MOTION: **Motion by Commissioner Burnett** to reopen the public hearing for the specific purpose of considering the proposed modified conditions of approval prepared by Town staff and Town Attorney, as well as changes approved by the two preview motions by Commissioner Stump and Vice Chair Barnett. **Seconded by Commissioner Stump.**

VOTE: Motion passed unanimously.

Vice Chair Barnett reopened the public hearing.

The following individuals spoke on this item:

1. Razi Mohiuddin (Applicant)

Vice Chair Barnett closed the public hearing.

(INTERMISSION)

Vice Chair Barnett opened public comment.

The following individuals spoke on this item:

1. Lee Quintana
2. Jim Ratcliff
3. Michele S.
4. Mary Hogan
5. Osman Ghafoor
6. Javed Ellahi
7. Anne Braidish
8. Member of the Public
9. Courtney Bui
10. Kim Ratcliff

Vice Chair Barnett closed Public Comment.

Commissioners discussed the item.

(04:30:20)

MOTION: **Motion by Commissioner Stump** to extend the Planning Commission meeting for ten minutes. **Seconded** by **Commissioner Mayer**.

VOTE: **Motion passed unanimously.**

Commissioners discussed the item.

(04:33:16)

MOTION: **Motion by Commissioner Stump** to continue the public hearing for 16769 Farley Road to a date certain of May 21, 2026. **Seconded** by **Chair Barnett**.

VOTE: **Motion passed unanimously.**

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

- None.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

None.

ADJOURNMENT

The meeting adjourned at 11:34 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the May 13, 2026 meeting as approved by the Planning Commission.

/s/ Vicki Blandin