



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

**MINUTES OF THE PLANNING COMMISSION MEETING
FEBRUARY 25, 2026**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, February 25, 2026, at 7:00 p.m.

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

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

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS

Member of the Public

- Shared concerns pertaining to ICE and what the Town is doing to protect the Town.

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

1. **Approval of Minutes** – January 14, 2026
2. **Approval of Minutes** – January 28, 2026

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

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

3. **16135 Cerro Vista Drive**
Architecture and Site Application S-25-036
Conditional Use Permit Application U-25-006
APN 537-30-018
Applicant: Gary Kohlsaatt
Property Owner: Ruben Caballero
Project Planner: Suray Nathan

Consider a request for approval for site improvements requiring a Grading Permit and a Conditional Use Permit for a vineyard greater than 3,000 square feet on property zoned HR-2½. Exempt pursuant to CEQA Section 15303(a): New Construction or Conversion of Small Structures, and Section 15304: Minor Alterations to Land.

Suray Nathan, Assistant Planner, presented the staff report.

Opened Public Comment.

Joel Lemons (Applicant)

- This presentation will talk about the exception for the patio that sticks out because we have a floor level that goes from the ADU to the patio to the outdoor kitchen, and it sticks out of the ground a little more than it is supposed to. Then additional grading of 231 cubic yards for the space underneath for storage of pool supplies, and it is not usable space, because it is under the height limit for habitable space. Then the stairway going down to access that requires a deeper cut, but it will still only have a 6'-7" head room inside, so it is more for mechanical and storage.

Anonymous Member of the Public

- Shared insights on cutting into the hill, grade cut, and how to best support this project request.

Closed Public Comment.

MOTION: **Motion by Commissioner Barnett** to approve an Architecture and Site Application and Conditional Use Permit for 16135 Cerro Vista Drive.
Seconded by Commissioner Stump.

Commissioners discussed the matter.

VOTE: **Motion passed unanimously.**

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

- None.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Conceptual Development Advisory Committee

Commissioner Barnett

- The CDAC met last week concerning a proposal for an eight-story memory care and assisted living project on a property located in the North Forty plan area. Major concerns discussed were height, neighborhood compatibility, and secondary access.

Historic Preservation Committee

Commissioner Burnett

- The HPC met on February 2nd. Several items were discussed, with one item pulled to return later. Emily Thomas was appointed the new chair for 2026, and the new Vice Chair is Martha Queiroz.

Commission Matters

Commissioner Sordi

- Commissioner Sordi suggested the pre-1941 house survey be agendaized for Planning Commission discussion. He suggested having a Town consulting historic expert opinion on some or all of them; or maybe a more open-ended, structured discussion regarding addressing the ambiguous designation path they have had on some of these projects.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Sordi to agendaize at a future date to be determined by staff discussion of the process for evaluating pre-1941 houses. Seconded by Commissioner Stump.**

Commissioner Thomas requested the motion be amended to include other than just the pre-1941 houses, to start with the work plan that was proposed by HPC and went to Council, so the things the Council decided to prioritize, providing feedback, because looking at it in that sense would be more aligned with what the ideas already are.

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

The Seconder of the Motion accepted the amendment to the motion.

VOTE: **Motion passed unanimously.**

ADJOURNMENT

The meeting adjourned at 7:28 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the February 25, 2026 meeting as approved by the Planning Commission.

/s/ Vicki Blandin