



**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

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**MINUTES OF THE PLANNING COMMISSION MEETING  
MAY 22, 2024**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, May 22, 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** – April 10, 2024
2. **Approval of Minutes** – May 8, 2024

**MOTION:**                   **Motion by Vice Chair Thomas** to approve adoption of the Consent Calendar with correction of a typographical error in the May 8, 2024 minutes. **Seconded by Commissioner Burnett.**

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

**PUBLIC HEARINGS**

3. **Draft Revised 2023-2031 Housing Element**  
General Plan Amendment Application GP-24-001  
Applicant: Town of Los Gatos  
Location: Townwide  
Project Planners: Erin Walters and Jocelyn Shoopman

Consider and make a recommendation to the Town Council on adoption of the Draft Revised 2023-2031 Housing Element. An environmental analysis based on the previously certified 2040 General Plan Final Environmental Impact Report has been prepared for the Los Gatos 2023-2031 Housing Element.

Erin Walters, Associate Planner, presented the staff report.

Opened and Closed Public Comment.

Commissioners discussed the matter.

**MOTION:**                    **Motion by Commissioner Hanssen** to adopt the resolution in Exhibit 8 forwarding a recommendation of Town Council to approve the Draft Revised 2023-2031 Housing Element. **Seconded by Commissioner Janoff.**

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

**4. 16510 Topping Way**

Architecture and Site Application S-23-016

APN 532-09-029

Property Owner: Steve Bamberger and Susan McGovern

Applicant: Eric Beckstrom

Project Planner: Sean Mullin

Requesting approval for demolition of an existing single-family residence and construction of a new single-family residence on property zoned R-1:8. Categorically exempt pursuant to the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures.

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Eric Beckstrom, Applicant/Architect

- We designed a traditional/transitional style with the forms broken up. Originally, the applicants planned a house about 1,000 square feet larger and with an ADU, but after consideration decided to make it smaller to better fit the neighborhood. The consulting architect questioned the front gable, so we lowered the entire house by 15 inches. I have worked on traditional historic projects, and this house fits with Hilow Road and Marchmont Drive where houses are much larger. I think the neighborhood guidelines that compare a Los Gatos house to just five houses around it can be confusing.

Lee Quintana

- The Design Guidelines were created so that when houses are modified or enlarged there is a gentle evolution rather than going from a small house to a large house, or one that seems large. The Design Guidelines specifically define the neighborhood that is supposed to be considered, and in this case the design makes the house slightly more compatible with the neighborhood, but it is still not compatible. If the garage were taken off the house and put in the back where it currently is and where a lot of houses have their garages, it would not be as prominent. There is room to move the second story back, so it is not as impressive. This neighborhood is in transition, but transition to me means gradual small steps, not big steps.

Steve Bamberger, Co-owner

- We have tried to be conscious not to overbuild and keep the house from being too cumbersome. We originally had an additional 1,000 square feet inclusive of an ADU, but we thought it was too big for the neighborhood, and that's one of the reasons we scaled back. With respect to moving the house back, we worked to not have the front be too big and have the big gable set back a little. We ask to not have to move the entire house back, because we love the fact that our lot provides room for a back yard, and we'd like to preserve as much of that space as possible. Two of the houses in the immediate neighborhood would be larger than what we propose.

Closed Public Comment.

Commissioners discussed the matter.

Opened Public Comment.

Commissioners asked questions of the applicant.

Closed Public Comment.

Commissioners discussed the matter.

**MOTION:**                    **Motion by Commissioner Janoff** to approve an Architecture and Site Application for 16510 Topping Way. **Seconded by Commissioner Hanssen.**

**VOTE:**                    **Motion passed 6-1 with Commissioner Burnett dissenting.**

**REPORT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT**

None.

**SUBCOMMITTEE REPORTS/COMMISSION MATTERS**

**Historical Preservation Committee**

Commissioner Burnett

- The HPC met May 22, 2024 and discussed two items.

**ADJOURNMENT**

The meeting adjourned at 8:04 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the May 22, 2024 meeting as approved by the Planning Commission.

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/s/ Vicki Blandin