



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

**MINUTES OF THE PLANNING COMMISSION MEETING
JULY 10, 2024**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, July 10, 2024, at 7:00 p.m.

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

Present: Chair Steve Raspe, Commissioner Jeffrey Barnett, Commissioner Susan Burnett, Commissioner Kathryn Janoff, and Commissioner Adam Mayer.

Absent: Vice Chair Emily Thomas, Commissioner Melanie Hanssen.

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS

None.

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

None.

PUBLIC HEARINGS

1. 17020 Los Cerritos Drive

Architecture and Site Application S-24-005

APN 532-21-012 and -013

Applicant: David Fox

Property Owner: Sandra Campbell

Project Planner: Erin Walters

Requesting approval for site improvements (retaining walls) requiring a Grading Permit on property zoned HR-1. Categorically exempt pursuant to CEQA Guidelines Section 15304: Minor Alterations to Land.

Erin Walters, Associate Planner, presented the staff report.

Opened Public Comment.

MINUTES OF PLANNING COMMISSION MEETING OF JULY 10, 2024

David Fox, Applicant

- We took this project over at the owner's request so we could get re-approval from the Planning Commission. Nothing has changed on the property; no work has been done since the Stop Work Order. The scope of the project has not changed, and if the Commission approves this application, we have Building Permits that are still in force, but we need Planning Commission approval to reinstate the lapsed planning approval. The owner is not asking for anything that was not approved previously.

Closed Public Comment.

Commissioners discussed the matter.

Opened Public Comment.

Commissioners asked questions of the applicant.

Closed Public Comment.

MOTION: **Motion** by **Chair Raspe** to approve site improvements (retaining walls) that require a Grading Permit and an Architecture and Site application, and to modify the plans in the Driveway Area to include an increase in the height of the front retaining wall from what is proposed to seven feet with two feet of soil and plantings banked in front of the seven-foot tall wall where the existing wall is 12 feet tall, so at no point along the existing wall no more than five feet of retaining wall is exposed, and to modify Condition of Approval #39 in Exhibit 3 to state, "All grading activities and operations shall be in compliance with Section III of the Town's Hillside Development Standards and Guidelines except as allowed by the exceptions granted with the approved application" for 17020 Los Cerritos Drive. **Seconded** by **Commissioner Janoff**.

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

REPORT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

Jennifer Armer, Planning Manager

- The Town has received certification of its Housing Element from HCD.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

None.

ADJOURNMENT

The meeting adjourned at 7:33 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the July 10, 2024 meeting as approved by the Planning Commission.

/s/ Vicki Blandin

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