MINUTES OF THE PLANNING COMMISSION MEETING
OCTOBER 14, 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 Burnett 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

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)
The following individuals spoke during Consent Items.

1. Member of the Public

1. **Approval of Minutes** – September 23, 2026

(00:16:15)

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

Planning Commission asked questions.

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. **Town Code Chapter 29 Amendment re: Senate Bill 9 (SB 9) regarding urban lot splits and two-unit housing developments**
   Town Code Amendment Application A-26-004
   Applicant: Town of Los Gatos
   Project Location: Town Wide

   Forward a recommendation to the Town Council on an ordinance amending Chapter 29 (Zoning Regulations) of the Town Code for Senate Bill 9 (SB 9) regarding urban lot splits and two-unit housing developments in response to changes in state law. The proposed amendments to the Town Code are not considered a project under Section 15378 of the California Environmental Quality Act, and in accordance with Government Code Section 66411.7 (n) and 66452.21 (g), Senate Bill 9 Ordinances are not a project subject to the California Environmental Quality Act.

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. Lee Quintana
2. Member of the Public
3. Lee Fagot

Planning Commission asked questions.

Vice Chair Barnett closed Public Comment.

Planning Commission asked questions.

(01:09:47)

MOTION: **Motion** by **Commissioner Thomas** to forward a recommendation to the Town Council on an ordinance amending Chapter 29 (Zoning Regulations) of the Town Code for Senate Bill 9 (SB 9) regarding urban lot splits and two-unit housing developments in response to changes in state law. **Seconded** by **Commissioner Sordi.**

Planning Commission discussed the item.

Commissioner Stump requested the motion be amended to direct staff to do additional work on pre-1941 homes, such as benchmarking and reviewing what other jurisdictions have done.

The Maker of the Motion declined to accept the amendment to the motion.

Planning Commission discussed the item.

Planning Commission asked questions.

VOTE: **Motion passed unanimously.**

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

- None.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Committee Name
None.

Commission Matters
None.

ADJOURNMENT

The meeting adjourned at 8:42 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the October 14, 2026 meeting as approved by the Planning Commission.

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/s/ Vicki Blandin