



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

**MINUTES OF THE PLANNING COMMISSION MEETING
JULY 13, 2022**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, July 13, 2022, at 7:00 p.m.

This meeting was conducted utilizing teleconferencing and electronic means consistent with Government Code Section 54953, as Amended by Assembly Bill 361, in response to the state of emergency relating to COVID-19 and enabling teleconferencing accommodations by suspending or waiving specified provisions in the Ralph M. Brown Act (Government Code § 54950 et seq.). Consistent with AB 361 and Town of Los Gatos Resolution 2021-044, all Planning Commissioners and staff participated from remote locations and all voting was conducted via roll call vote.

MEETING CALLED TO ORDER AT 7:00 P.M.

ROLL CALL

Present: Chair Melanie Hanssen, Vice Chair Jeffrey Barnett, Commissioner Kylie Clark, Commissioner Kathryn Janoff, Commissioner Reza Tavana, and Commissioner Emily Thomas
Absent: Commissioner Steve Raspe

VERBAL COMMUNICATIONS

None.

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

1. Approval of Minutes – June 22, 2022

MOTION: Motion by Commissioner Clark to approve adoption of the Consent Calendar. **Seconded by Commissioner Thomas.**

VOTE: Motion passed unanimously.

PUBLIC HEARINGS

2. 16484 S. Kennedy Road (Parcel 1)

Architecture and Site Application S-21-031

APN 532-20-012

Applicant: Robin McCarthy, Architect

Property Owner: Justin Reilly

Project Planner: Sean Mullin

Requesting approval for demolition of an existing single-family residence, construction of a new single-family residence, and site improvements requiring a Grading Permit on property zoned HR-1.

Sean Mullin, Associate Planner, presented the staff report.

Opened Public Comment.

Justin Reilly, Owner

- We have put in a lot of time and effort to address concerns and to conform to the hillside and keep the integrity of the Los Gatos and South Kennedy neighborhood. I personally went door-to-door and talked to the neighbors, asking them if they had concerns, questions, or requests and addressed them at that point, in addition to having an open house last winter for neighbors to ask questions. It had a good turnout, and every neighbor there overwhelmingly approved the development opportunity. The neighbor next to us, an elderly couple, had said they loved the view across the property, so my architect, Robin McCarthy, spent a great deal of time designing the one house that was closest to them to be set back as far as possible to retain the view corridor for them. We did a great deal of public addressing for this opportunity and feel that we have addressed everything we were made aware of and are proud of what we built.

Unidentified Female

- I live two doors down, but have not met Mr. Reilly. I have a question on the parking on the street, because South Kennedy Road is really narrow, and we have a lot of children in the neighborhood. What is the plan for parking for the workers and the timing of the construction?

Justin Reilly, Owner

- I'm very sensitive to the speaker's comments regarding construction because there are people down the street who have had workers there and the street went close to less than one lane. Our intention is to put the workers' vehicles on the property during the construction time, but if we do have big deliveries, we'll make arrangements for that.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Vice Chair Barnett** to approve an Architecture and Site Application and Lot Line Adjustment subject to the conditions in Exhibit 3 for 16484 S. Kennedy Road (Parcel 1). **Seconded by Commissioner Janoff.**

VOTE: **Motion passed unanimously.**

3. 16484 S. Kennedy Road (Parcel 2)

Architecture and Site Application S-21-032

APN 532-20-012

Applicant: Robin McCarthy

Property Owner: Justin Reilly

Project Planner: Sean Mullin

Requesting approval for demolition of an existing single-family residence, construction of a new single-family residence, and site improvements requiring a Grading Permit on property zoned HR-1.

Sean Mullin, Associate Planner, presented the staff report.

Opened Public Comment.

Justin Reilly, Owner

- I covered Parcel 1, and it is the same for Parcel 2. We've hopefully met every requirement and request. We are sensitive to neighborhood design to fit in on Parcel 2 as we did with Parcel 1 from the height and design and trying to ensure they are not two cookie cutter houses. Each home has unique architectural designs and stands on their own merits. Architect Robin McCarthy did a fantastic job of distinguishing the two and having different architectural reveals on both to make them feel independent of one another.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Vice Chair Barnett** to approve an Architecture and Site Application for 16484 S. Kennedy Road (Parcel 2). **Seconded by Commissioner Tavana.**

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

- The Town Council met June 20, 2022 and June 30, 2022 to consider the Draft General Plan and EIR. The Town Council certified the Environmental Impact Report and adopted the 2040 General Plan with additional modifications at the June 30, 2022 meeting. Staff is working to create updates to a number of items in order to put online and interactive versions of the General Plan in place.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Housing Element Advisory Board

Chair Hanssen and Commissioner Thomas

- The HEAB has met and discussed the Draft Housing Element and made recommended changes to the wording of the goals and policies and added additional items.
- HEAB met June 16, 2022 to go over the overarching goals, policies, and procedures and review three different housing elements that had already been approved by HCD.
- HEAB met July 7, 2022 to specifically cover the proposed policies and implementation programs for the Housing Element.
- The next step is for staff to return with a revised draft of goals, policies, and programs for the Housing Element.

ADJOURNMENT

The meeting adjourned at 7:59 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the July 13, 2022 meeting as approved by the Planning Commission.

/s/ Vicki Blandin