



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

**MINUTES OF THE PLANNING COMMISSION MEETING
APRIL 9, 2025**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, April 9, 2025, at 7:00 p.m.

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

Present: Chair Emily Thomas, Vice Chair Kendra Burch, Commissioner Jeffrey Barnett, Commissioner Susan Burnett, Commissioner Rob Stump

Absent: Commissioner Steve Raspe

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS

None.

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

1. **Approval of Minutes** – March 26, 2025
2. Request to Continue to a Date Certain of April 23, 2025 the Consideration of a request for approval to demolish existing commercial structures, construct a multi-family live/work development (55 units), a Conditional Use Permit for a live/work development, a Condominium Vesting Tentative Map, site improvements requiring a Grading Permit, and removal of large, protected trees, under Senate Bill 330 (SB 330) on property zoned CH:HEOZ. **Located at 15349-15367 Los Gatos Boulevard.** APNs 424-19-048 and 424-19-049. Architecture and Site Application S-24-015, Conditional Use Permit U-24-006, Subdivision Application M-24-008. No additional environmental review is necessary pursuant to CEQA Guidelines Sections 15162: Subsequent EIRs and 15168: Program EIR, since the proposed project's environmental impacts were adequately addressed in the 2020 General Plan EIR and/or 2040 General Plan EIR, as applicable. Property owner: Jonathan Peck. Applicant: City Ventures. Project Planner: Sean Mullin.

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

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

3. 15411 National Avenue

Architecture and Site Application S-23-033

APN 424-12-140

Applicant: Jose Rama

Property owner: Vyankatesh and Rammy Muddada.

Project Planner: Erin Walters

Consider a request for approval to construct a single-family residence and site improvements requiring a Grading Permit on vacant property zoned R-1:8. Categorically exempt pursuant to CEQA Guidelines Section 15303: New Construction.

Sean Mullin, Planning Manager, presented the staff report.

Opened Public Comment.

Rammy Muddada, Owner

- I shared with you a Desk Item documenting support from our neighbors. We reduced the height from 30 feet to 27.8 feet, in which there is a second-floor plate reduction. We also reduced the square footage by 93 square feet on the second floor. I am thankful for staff's help in selecting the species of trees, and our neighbors are okay with it. The neighbors requested 8 trees, rather than the 5 trees we had proposed, so there would be no gaps in between for privacy, and we agreed. The trees we selected are fast growing, and grow up to 20 feet with good sunlight, and that area is perfect for it. We relocated the egress windows and met with the affected neighbors, and with some recommendations they accepted the changes and had no objection. From the beginning, we have said we will use obscured glass, we did not mention any film, and we still intend to use obscured glass. My neighbor may come and say that my egress window, which is facing east, would look into their property, but our window is not in the center, it is more towards the south side, so it is not a straight-line view.

Christian Urricarlet

- I am the neighbor at 377 Blackwell Drive. The subject property looks into our back yard and internal areas. The current design does not align with the intent and the spirit of the Town Council's resolution. We only received the fully revised plans last week from Town staff, and after review we believe the revisions fall short of the Council's direction, particularly in reducing massing and addressing privacy impacts. We ask the Planning Commission to not approve the current design, and instead provide clear, specific guidance, such as reduce the second floor by at least 300 square feet, require that the new northeast egress window also uses obscured glass, and remove the north-facing upstairs window, per Council's direction.

Hellen Martinez

- I was the original named appellant on this project. We do have a serious privacy concern. You saw the photo with the visibility from the egress window that looks all over our private back yard; the trees the applicant proposes to plant would not be tall enough to cover that. From the beginning of this application the concern of the neighbors at 373, 369, and 377 Blackwell Drive has been our privacy being respected, and for the size to be similar to what is there. We do not believe the size has been reduced to the Town Council's intent. We request the egress window now overlooking our back yard and bedroom to be obscured, and potential conditions of approval be brought back to the Planning Commission to ensure the modified plans are met.

Rammy Muddada, Owner

- Mr. Urricarlet's request to reduce the second floor by 300 feet was nullified. The Town Council deliberated the issue, and Vice Mayor Moore said they could not put a number to the reduction. The façade of the home facing Blackwell Drive is 33 feet, smaller than their own façade. My other neighbors are okay with our plans. When we moved the egress window, we discussed it with our neighbors and adjusted per their requests, and then they had no issues, and the glass panels would be obscured. The main reason the window is a little bigger is we want ventilation. I am okay with adding the obscure glass on the front, but I requested the Council not to add it, but if you want.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Barnett** to deny an Architecture and Site Application for 15411 National Avenue. **Seconded by Commissioner Burnett.**

Commissioners discussed the matter.

Opened Public Comment

Commission question to the applicant.

Closed Public Comment.

The maker of the motion was not willing to amend the motion.

Commissioners discussed the matter.

MOTION: **Alternate Motion by Commissioner Burch** to continue the public hearing for 15411 National Avenue to a date certain, with Planning Commission direction. **Seconded by Chair Thomas.**

Commissioners discussed the matter.

Commissioner Burch withdrew the motion.

Chair Thomas called the question for Commissioner Barnett's motion.

VOTE: **Motion passed unanimously.**

4. Consider making a recommendation to the Town Council to adopt a resolution to amend the General Plan to allow 100 percent affordable housing projects as a permitted use in the Mixed-Use Commercial General Plan Land Use Designation and adopt an Ordinance to amend Chapter 29 (Zoning Regulations) of the Town Code to add 100 percent affordable housing projects as a permitted use in the Restricted Commercial Highway (CH) zone pursuant to Implementation Program AB of the 2023-2031 Housing Element. Adoption of this Resolution and Ordinance are exempt pursuant to CEQA, Section 15061(b)(3) in that it can be seen with certainty that they will not impact the environment. General Plan Amendment Application GP-24-004 and Zoning Code Amendment Application A-24-010. **Project location: Town Wide.** Applicant: Town of Los Gatos.

Sean Mullin, Planning Manager, presented the staff report.

Opened Public Comment.

Brad Armstrong

- The green card showed a big difference from what the initial plan was, which was a high building with a bar, and then the last one we got was like a 55-unit complex. My question is where do we stand in terms of height?

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Barnett** to recommend Town Council adoption of a resolution to amend the General Plan to allow 100-percent affordable housing residential developments as a permitted use in the Mixed-Use Commercial General Plan Land Use designation and adopt an ordinance to amend Chapter 29 (Zoning Regulations) to the Town Code to add 100-percent affordable residential developments as a permitted

use in the restricted Commercial Highway (CH) zone pursuant to Implementation Program AB of the 2023-2031 Housing Element. .
Seconded by Vice Chair Burch.

VOTE: **Motion passed 4-1 with Commissioner Burnett dissenting.**

REPORT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

Joel Paulson, Community Development Director

- The Town is recruiting for several board and commission vacancies, Planning Commission and General Plan Committee included. Deadline is April 10th, with interviews on April 15th.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Committee Name

None.

Commission Matters

None.

ADJOURNMENT

The meeting adjourned at 09:20 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the April 9, 2025 meeting as approved by the Planning Commission.

/s/ Vicki Blandin