



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

**MINUTES OF THE PLANNING COMMISSION MEETING
FEBRUARY 10, 2021**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, February 10, 2021, at 7:00 p.m.

This meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID19 pandemic and was conducted via Zoom. 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 Kathryn Janoff , Vice Chair Kendra Burch, Commissioner Jeffrey Barnett, Commissioner Melanie Hanssen, Commissioner Jeffrey Suzuki, Commissioner Reza Tavana, and Commissioner Emily Thomas.

Absent: None.

VERBAL COMMUNICATIONS

None.

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

1. Approval of Minutes – January 13, 2021

MOTION: **Motion by Commissioner Hanssen to approve adoption of the Consent Calendar. Seconded by Commissioner Tavana.**

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. 62 Ellenwood Avenue

APN 510-20-068

Applicant: Lisa Nichols, Arcanum Architecture, Inc.

Property Owners: Lisa and Case Swenson

Project Planner: Sean Mullin

Requesting Approval for demolition of an existing single-family residence, construction of a new single-family residence, removal of a large protected tree, and site improvements requiring a Grading Permit on property zoned R-1:12.

Continued from the December 9, 2020 Planning Commission meeting.

Sean Mullin, Associate Planner, presented the staff report.

New Commissioners Suzuki and Thomas stated for the record that they had reviewed the previous video regarding 62 Ellenwood Avenue from the December 9, 2020 Planning Commission meeting and have knowledge of the entire record.

Opened Public Comment.

Tim Chappelle, Arcanum Architecture

- At the last hearing they discussed compatibility with the neighborhood, narrowing the driveway width, and the fence height. There had been concerns that the design was too modern for the neighborhood, so they changed the architecture to a charming Northern California cottage with softer, all natural materials, looking more like a traditional home. They also reduced the driveway width from 18 feet to 14 feet and made the fence more rustic and neighborhood friendly with wood.

John Merten, Studio Green

- They have introduced layers in the planting and moved the fence back and softened the materials in response to comments regarding making it more historically appropriate and more natural.

Mark Beck, 60 Ellenwood Avenue

- They liked the original design, but think the new changes are spectacular and the design is even better than before. They support the project 100 percent and ask the Commission to approve it.

Kate Chimenti

- They live across the street from the project. The applicant has told them they will mitigate the parking problems due to construction and asked for reassurance that there will not be vehicles parked in front of their home.

Lee Quintana

- The Fence Ordinance was recently passed with a new requirement of the 3-foot height in the front and she is concerned about why the fence can't be moved back so it is still in compliance with the Fence Ordinance, and if it is a security problem then giving the exception would void the provision of the Fence Ordinance.

Mark Beck, 60 Ellenwood Avenue

- The applicant has agreed to pull their fence back, but his and other neighbors' fences are in a line and most are higher than what the applicants are asking for. To pull the fence back even farther from the property line would make their street line look funny. They asked for the project to be approved, but without the fence being pulled back any farther.

Tim Chappelle, Arcanum Architecture

- Because of the property's pie shape they believe they would be able to heavily park the front, because they have a lot of street frontage, and mitigate any neighborhood concerns regarding parking.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Burch** to approve an application for demolition of an existing single-family residence, construction of a new single-family residence, removal of a large protected tree, and site improvements requiring a Grading Permit on property zoned R-1:12 for 62 Ellenwood Avenue, with the fence relocated to reduce the height of the existing fence. **Seconded by Commissioner Hanssen.**

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

Chair Janoff announced that she had made the following committee assignments:

- Commissioner Hanssen – Conceptual Development Advisory Committee, General Plan Committee
- Commissioner Tavana – Conceptual Development Advisory Committee
- Commissioner Barnett – Conceptual Development Advisory Committee
- Commissioner Thomas – General Plan Committee
- Commissioner Suzuki – Historic Preservation Committee
- Vice Chair Burch – Historic Preservation Committee
- Chair Janoff – General Plan Committee

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

- Welcomed new Commissioners Suzuki and Thomas who were appointed on January 19, 2021.
- The Town Council held a Strategic Priorities session on January 26, 2021. Additional information will be forwarded soon to all commissions regarding the outcome of those discussions.
- A joint Planning Commission/Town Council study session will be held on February 23, 2021 with a panel dealing with economic development topics.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

General Plan Advisory Committee

Commissioner Hanssen

- The General Plan Advisory Committee met January 7, 2021, January 21, 2021 and February 4, 2021 with the focus on updating the General Plan. The Committee completed review of the initial draft of the Land Use Element. The initial draft of the Community Design Element will be reviewed at the next meeting on February 18, 2021. The Committee will then move on to the revised initial draft of the Racial, Social, and Environmental Justice Element.
- Thanked Commissioner Burch for her service for the past two years on the General Plan Committee and welcomed Commissioner Thomas to the General Plan Committee.

ADJOURNMENT

The meeting adjourned at 8:15 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the February 10, 2021 meeting as approved by the Planning Commission.

/s/ Vicki Blandin