



**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

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

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

**MEETING CALLED TO ORDER AT 7:00 PM**

**ROLL CALL**

Present: Chair Steve Raspe, Vice Chair Emily Thomas, Commissioner Jeffrey Barnett, Commissioner Susan Burnett, and Commissioner Adam Mayer

Absent: Commissioner Melanie Hanssen and Commissioner Kathryn Janoff

**PLEDGE OF ALLEGIANCE**

**VERBAL COMMUNICATIONS**

None.

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

**1. Approval of Minutes – March 13, 2024**

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

**VOTE:** Motion passed 4-0 with Commissioner Barnett abstaining.

**PUBLIC HEARINGS**

**2. Amendments to Town Code Chapter 29 (Zoning Regulations) for Senate Bill 9**

Town Code Amendment Application A-24-003

Project Location: Town Wide

Applicant: Town of Los Gatos

Project Planner: Ryan Safty

Forward a recommendation to the Town Council on amendments to Chapter 29 (Zoning Regulations) of the Town Code for Senate Bill 9 regarding a change to required second story step-backs and other clarifying revisions. 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.

Opened Public Comment.

Tony Jeans, Architect

- The Town of Los Gatos SB 9 Ordinance is working very well, but I would like the process to run more smoothly. A current example is delayed because we haven't recorded the Parcel Map for the lot split, but that is because it has gone through multiple iterations of staff review. As to the wording of the amendments, I want you to distinguish between a conservation easement, which is being added, and open space easement, which should not be restrictive. If there is an open space easement that is not a conservation easement, that should not restrict someone from doing an SB 9 lot split.

Closed Public Comment.

Commissioners discussed the matter.

**MOTION:**                    **Motion by Commissioner Barnett** to forward a recommendation to the Town Council on Amendments to Chapter 29 (Zoning Regulations) of the Town Code for Senate Bill 9 regarding a change to required second story step-backs and other clarifying revisions as identified in Exhibit 4, with the required findings in Exhibit 1, and with the additional recommended changes from Exhibit 5 in the Desk Item that the majority of the Commission voted on for inclusion in the Town Council recommendation. **Seconded by Chair Raspe.**

**VOTE:**                    **Motion passed unanimously.**

## **OTHER BUSINESS**

### **REPORT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT**

Jennifer Armer, Planning Manager

- The Town Council met on March 19, 2024, and April 2, 2024, to consider ordinances for modifications to the Historic Preservation Committee regulations, and the rezoning of the properties on Downing Oak Court. Both will go into effect on May 2, 2024.
- The Town Council will meet on April 16, 2024, to consider potential Story Pole Policy modifications, and a resolution to rescind the Land Use and Community Design Elements of the 2040 General Plan.

- Spring into Green will be at Town Plaza Park on Sunday, April 21, 2024, from 10:00 a.m. to 1:00 p.m.

### **SUBCOMMITTEE REPORTS/COMMISSION MATTERS**

#### **Historic Preservation Committee**

Commissioner Burnett

- The HPC met on March 27, 2024.

### **ADJOURNMENT**

The meeting adjourned at 8:19 p.m.

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

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/s/ Vicki Blandin