



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

**MINUTES OF THE PLANNING COMMISSION MEETING
MAY 27, 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: Commissioner Susan Burnett, Commissioner Adam Mayer, Commissioner Rob Stump, and Commissioner Emily Thomas.

Absent: Chair Kendra Burch, Vice Chair Jeffrey Barnett (Recused), Commissioner Joe Sordi.

PLEDGE OF ALLEGIANCE

Commissioner Thomas 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)

1. **Approval of Minutes** – May 13, 2026

The following individuals spoke on Consent Items

1. Member of the Public

(Video Time: 00:17:31)

MOTION: **Motion by Commissioner Stump** to correct the subheading under Item 5, 16769 Farley Road, on page 5 of the May 13, 2026 meeting minutes, which currently reads, “Minor Development in a Historic District Application HS-22-051, APN number 424-21-062, and should read, “Modify existing CUP,” as a replacement for that subtitle, and to approve adoption of the amended Consent Calendar. **Seconded by Commissioner Burnett.**

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. 14789 Oka Road

Architecture and Site Application S-24-052

Subdivision Application M-24-017

Mitigated Negative Declaration Application ND-26-001

APNs 424-08-074 and -035

Applicant: Erik Hayden, Urban Catalyst

Property Owner: Yuki Farms, LLC

Project Planner: Erin Walters

Consider a request for approval to construct a multi-family residential development (138 units), a Condominium Vesting Tentative Map, remove large protected trees, and site improvements requiring a Grading Permit under Senate Bill 330 (SB 330) on vacant properties zoned R-1:8:HEOZ and R-1:8. An Initial Study and Mitigated Negative Declaration have been prepared.

Commissioner Mayer disclosed that he has worked with civil engineer and landscape architect firm, HMM, on projects in the past in a professional capacity, but he had not spoken with anyone there about this particular item.

Erin Walters, Senior Planner, presented the staff report.

Gabrielle Whelan, Town Attorney, presented regulatory framework information.

Town Attorney Whelan announced that Vice Chair Barnett was recused from the public hearing for 14789 Oka Road due to a conflict.

Planning Commission asked questions.

Commissioner Thomas Opened Public Comment.

The following individuals spoke on this item:

1. Lisa Ring (Applicant)
2. Alex Kamas
3. Member of the Public
4. Lee Fagot
5. Lisa Ring (Applicant)

Planning Commission asked questions of the applicant.

Commissioner Thomas closed Public Comment.

Planning Commission asked questions of staff.

(Video Time: 02:06:47)

MOTION: **Motion by Commissioner Stump** to recommend approval of a request to construct a multi-family residential development (138 units), a Condominium Vesting Tentative Map, remove large protected trees, and site improvements requiring a Grading Permit under Senate Bill 330 (SB 330) on vacant properties zoned R-1:8:HEOZ and R-1:8. **Seconded by Commissioner Mayer.**

Commissioners discussed the item.

VOTE: **Motion passed unanimously.**

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

- None.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Historic Preservation Committee

Commissioner Thomas

- The HPC met 5/27/26 to consider four items: 1) Unanimous approval of window modifications for a pre-1941 single-family residence on Peralta Avenue; 2) Unanimous denial to remove a property on Caldwell Avenue from the Historic Resources Inventory; 3) Denial of a request to remove a Wheeler Avenue home from the Historic Resources Inventory due to a split 2/2 vote; 4) Preliminary review of a historic home on Hernandez Avenue, which was well received.

Conceptual Development Advisory Committee

Vice Chair Barnett, read into the record by Commissioner Thomas

- CDAC met on 5/15/26 to discuss a developer's preliminary plan for construction of a 100 percent affordable multi-family residential development of 100 units on property located at 16601-16605 Lark Avenue. CDAC members supported affordable housing, but had questions regarding starkness of the architecture and the need for secondary access and protection of the common area located on the roof of a parking structure adjacent to Lark Avenue.

Commission Matters

None.

ADJOURNMENT

The meeting adjourned at 9:17 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the May 27, 2026 meeting as approved by the Planning Commission.

/s/ Vicki Blandin