



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

**MINUTES OF THE PLANNING COMMISSION MEETING
JUNE 24, 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: Chair Kendra Burch, Vice Chair Jeffrey Barnett, Commissioner Susan Burnett, Commissioner Adam Mayer, Commissioner Joseph Sordi, Commissioner Rob Stump, and Commissioner Emily Thomas.

Absent: None.

PLEDGE OF ALLEGIANCE

Commissioner Stump 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)

None.

PUBLIC HEARINGS

1. 142 Wheeler Avenue

Request for Review PHST-26-011

APN 532-37-034

Property Owners/Applicants: Rodd and Wendy Rowalt

Appellant: Rodd Rowalt

Project Planner: Erin Walters

Consider an Appeal of a Community Development Director Decision to deny a request to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-1:10. Not subject to CEQA review pursuant to CEQA Section 15061(b)(3), because it can be seen with certainty that removing the property from the Historic Resources Inventory will not significantly affect the physical environment.

Erin Walters, Senior Planner, presented the staff report.

Planning Commission asked questions.

Chair Burch Opened Public Comment.

The following individuals spoke on this item:

1. Bess Wiersema (Applicant)
2. Jeff Avila
3. Swati Shah
4. Matthew Dailey
5. Emily Lafosse
6. Lee Quintana
7. Bess Wiersema (Applicant)

Planning Commission asked questions.

Chair Burch closed Public Comment.

Planning Commission asked questions.

Planning Commission discussed the item.

(Time Stamp: 00:52:13)

MOTION: **Motion by Commissioner Thomas** to grant an appeal of a Community Development Director Decision to deny a request to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-1:10 for 142 Wheeler Avenue. **Seconded by Vice Chair Barnett.**

Commissioners discussed the item.

VOTE: **Motion passed 6-1 with Commissioner Burnett dissenting.**

2. 16724 Chirco Drive

Architecture and Site Application S-25-002

APN 424-21-025

Property Owner/Applicant: Zahra Kassam

Project Planner: Erin Walters

Consider a request for approval to demolish an existing single-family residence and construct a new single-family residence on property zoned R-1:8. Categorically exempt pursuant to CEQA Guidelines Section 15303: New Construction or Conversion of Small Structures. Continued from the May 8, 2026 meeting.

Commissioner Thomas indicated that she lives within 500 feet of the subject property and would recuse herself from participating in the public hearing.

Erin Walters, Senior Planner, presented the staff report.

Planning Commission asked questions.

Chair Burch Opened Public Comment.

The following individuals spoke on this item:

1. Terry Martin (Applicant)
2. Gus Who
3. Terry Martin (Applicant)

Chair Burch closed Public Comment.

Planning Commission discussed the item.

(Time Stamp: 01:14:32)

MOTION: **Motion by Commissioner Mayer** to approve an Architecture and Site Application for 16724 Chirco Drive. **Seconded by Commissioner Sordi.**

Planning Commission discussed the item.

The Maker of the Motion amended the motion to include the findings as recommended in the staff report.

Seconder of the Motion accepted the amendment to the motion.

Planning Commission discussed the item.

VOTE: **Motion passed 5-1 with Commissioner Burnett dissenting.**

3. 116 Vallecitos Way

Architecture and Site Application S-25-046

APN 407-13-018

Applicant: Michelle Miner

Property Owner: Eyal Tokman

Project Planner: Ryan Safty

Consider a request for approval to demolish an existing single-family residence, construct a new two-story single-family residence, and site improvements requiring a Grading Permit on property zoned R-1:10. Categorically exempt pursuant to CEQA Guidelines Section 15303: New Construction or Conversion of Small Structures. Continued from the May 13, 2026 meeting.

Sean Mullin, Planning Manager, presented the staff report.

Chair Burch Opened Public Comment.

The following individuals spoke on this item:

1. Michelle Miner (Applicant)
2. Dr. Heather Akin
3. Eileen G.
4. Jan Freimann
5. Marjorie Eddington
6. David Forster
7. Michelle Miner (Applicant)
8. Hailey Lofgren

Planning Commission asked questions.

Chair Burch closed Public Comment.

Planning Commission asked questions.

(Time Stamp: 02:28:38)

MOTION: **Motion by Vice Chair Barnett** to approve an Architecture and Site Application for 116 Vallecitos Way. **Seconded by Commissioner Thomas.**

The Maker of the Motion amended the motion to clarify it is one bathroom window, not two, to be obscured.

The Seconder of the Motion accepted the amendment to the motion.

Chair Burch requested the motion be amended to include a condition of approval that no large construction trucks may idle on streets and must be turned off.

The Maker of the Motion accepted the amendment to the motion.

The Seconder of the Motion accepted the amendment to the motion.

Commissioners discussed the item.

VOTE: Motion passed 4-3 with Commissioners Burnett, Mayer, and Stump dissenting.

OTHER BUSINESS

4. Changes and Additions to Town's Objective Design Standards for Multi-Family and Mixed-Use Projects

Location: Town Wide

Project Planner: Sean Mullin

Forward a recommendation to the Town Council on Proposed Changes and Additions to the Town's Objective Design Standards for multi-family and mixed-use projects. Not subject to CEQA review pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the changes and additions to the Town's Objective Design Standards for multi-family and mixed-use projects would have a significant effect on the environment. All projects for which the Objective Design Standards for multi-family and mixed-use projects will apply will undergo separate CEQA review and approval.

Sean Mullin, Planning Manager, presented the staff report.

Monica Szydlik, Project Manager with Lisa Wise Consulting, provided a presentation.

Planning Commission asked questions.

Planning Commission discussed the item.

(Time Stamp: 04:09:41)

MOTION: **Motion by Commissioner Stump** to forward a recommendation to Town Council regarding proposed changes and additions to the Town's Objective Design Standards for multi-family and mixed-use projects, with direction provided by the Planning Commission at this hearing. **Seconded by Commissioner Thomas.**

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

- HPC met June 24, 2026 and conducted two preliminary reviews: 1) Craftsman bungalow on Los Gatos Boulevard; and 2) Property on the corner of Caldwell Avenue.

Commission Matters

None.

ADJOURNMENT

The meeting adjourned at 11:12 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the June 24, 2026 meeting as approved by the Planning Commission.

/s/ Vicki Blandin