



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

**MINUTES OF THE PLANNING COMMISSION MEETING
JUNE 11, 2026**

The Planning Commission of the Town of Los Gatos conducted a special meeting in person and via teleconference.

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

Present: Chair Kendra Burch, Commissioner Susan Burnett, Commissioner Adam Mayer, Commissioner Joseph Sordi, and Commissioner Emily Thomas.

Absent: Vice Chair Jeffrey Barnett (Recused), and Commissioner Rob Stump.

PLEDGE OF ALLEGIANCE

Commissioner Mayer led the Pledge of Allegiance. The audience was invited to participate.

VERBAL COMMUNICATIONS

None.

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

None.

PUBLIC HEARINGS

2. 178 Twin Oaks Drive

Architecture and Site Applications S-24-023 through -032 and S-24-059

Vesting Tentative Map Application M-24-013

Mitigated Negative Declaration Application ND-25-001

APN 532-16-006

Property Owner/Applicant: Larry Dodge

Project Planner: Erin Walters

Consider a request for approval for the subdivision of one lot into twelve lots with a Vesting Tentative Map, construction of a new single-family residence on each lot, site work requiring a Grading Permit, and removal of large, protected trees under Senate Bill 330 (SB 330) on vacant property zoned RC. A recirculated Initial Study and Mitigated Negative Declaration have been prepared.

Erin Walters, Senior Planner, presented the staff report.

MINUTES OF PLANNING COMMISSION SPECIAL MEETING OF JUNE 11, 2026

Nick Pappani, Vice President of Raney Planning & Management, presented a report on the recirculated Initial Study and Mitigated Negative Declaration.

Planning Commission asked questions.

Chair Burch Opened Public Comment.

The following individuals spoke on this item:

1. Jim Foley (Applicant)
2. Cindy Clark
3. John Witkin
4. Lee Quintana
5. Jill Fordyce
6. William Meleyco
7. Cathy Frazier
8. Dave Greenfield
9. Jim Foley (Applicant)
10. Rafael Hernandez
11. Shawn Taylor

Planning Commission asked questions.

Chair Burch closed Public Comment.

Planning Commission asked questions.

Planning Commission discussed the item.

Chair Burch Reopened Public Comment.

The following individuals spoke on this item:

1. Jim Foley (Applicant)

Chair Burch closed Public Comment.

Planning Commission asked questions.

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Chair Burch closed Public Comment.

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(Time Stamp: 03:37:00)

MOTION: **Motion by Commissioner Sordi** to forward a recommendation to Town Council to approve Architecture and Site Applications, Subdivision Application, Mitigated Negative Declaration Application, and adopt a Recirculated Mitigated Negative Declaration for 178 Twin Oaks Drive.
Seconded by Commissioner Thomas.

Commissioner Thomas requested the motion be amended as follows:

- **Condition of Approval 12:** Ensure that the replacement tree language includes that the number and size of replacement trees shall be determined using the canopy replacement table in the Town Code and the approved list from the Hillside Development Standards and Guidelines.
- **Add New Condition of Approval 36:** Any plantings shall conform with both the Hillside Planting Guidelines and Exhibit 36.

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

Chair Burch requested the motion be amended as follows:

- **Condition of Approval 104:** Language that references the Homeowners Association making changes shall be stricken and instead read, "The CC&Rs shall include relevant project Conditions of Approval, and shall include a Maintenance Association Agreement."
- **Condition of Approval 110:** Add "...includes, but not limited to, culverts, bioswales, catch basins, and stormwater infrastructures on sites."
- **Condition of Approval 120:** Add "No trucks can sit and idle on Twin Oaks Drive or Cerro Vista Court. The developer is responsible to create space onsite for all trucks, equipment, personnel trucks, and material."
- **Add New Condition of Approval:** "Prior to the issuance of any Building Permits or the filing of a final map, the Applicant shall record a legally enforceable private Road Maintenance Agreement. The agreement must be reviewed and approved by the Town Engineer and Town Attorney. The agreement must explicitly state that all property owners benefiting from the private road share equitably in the perpetual maintenance, repair, and liability of the roadway. The recorded document shall run with the land and bind all future successors."
- **Add New Condition of Approval:** "The Applicant shall work with adjacent neighbors to develop a landscape plan to address screening between the properties, and they shall work with Staff to select the appropriate trees and shrubs."

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

The Secunder of the Motion accepted the amendments to the motion.

Commissioner Sordi amended the motion as follows:

- **Add New Condition of Approval: “With respect to the EVAE related to trails that runs through Lot 3, that starts where Brooke Acres Drive ends at the property line and runs to the private main road for the project, the final map shall show it as not just an EVAE, but also a bike and pedestrian easement that would run over the EVAE. That bike and pedestrian easement would continue over the private road to Twin Oaks Drive. The gate at the property line shall be wide enough for bike and pedestrian access, as approved by the Town Engineer and the Fire Department.”**
- **Modify Condition of Approval 9: A 125-foot-wide public trail easement running over a portion of Lot 10 up to the northern property boundary shall shift to a 20’ wide pedestrian easement running along the northern boundary and connecting with the driveway to Lot 10. The Applicant shall make good faith efforts to obtain appropriate easement to cross the small section of land and connect with Cerro Vista Court.**

The Secunder of the Motion accepted the amendments to the motion.

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

ADJOURNMENT

The meeting adjourned at 11:01 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the June 11, 2026 special meeting as approved by the Planning Commission.

/s/ Vicki Blandin