



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

**Minutes of the Joint Special Meeting of
The Town Council and Planning Commission - Study Session
Monday, April 7, 2025
5:15 P.M.**

The Town Council and Planning Commission of the Town of Los Gatos conducted a Joint Special Meeting in person and via teleconference to discuss the recent updates to State Builder's Remedy Law and the California Environmental Quality Act.

MEETING CALLED TO ORDER AT 5:18 P.M.

ROLL CALL

Present: Mayor Matthew Hudes, Vice Mayor Rob Moore, Council Member Mary Badame, Council Member Rob Rennie, and Council Member Maria Ristow.

Absent: None.

Present: Chair Emily Thomas, Vice Chair Kendra Burch, Commissioner Susan Burnette, Commissioner Steven Raspe, Commissioner Jeffrey Barnette, and Commissioner Rob Stump.

Absent: None.

OTHER BUSINESS

1. Receive Information on and Discuss Recent Updates to State Builder's Remedy Law and the California Environmental Quality Act.

Gabrielle Whelan, Town Attorney presented the staff report.

Gabrielle Whelan, Town Attorney, and Barbara Kautz, Consultant, gave a presentation on Builder's Remedy and CEQA law.

The Town Council and Planning Commission asked preliminary questions.

VERBAL COMMUNICATIONS

Mingwei Lu

- Commented on concerns with traffic and inquired about a traffic impact study.

Rachel Hinojosa

- Inquired about resident's ability to provide comments and input for the CEQA process.

Jeff Loughridge

- Commented on concerns with State mandates, agriculture land designation, and inquired about what is considered unusual.

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SUBJECT: Draft Minutes of the Special Joint Town Council-Planning Commission Meeting of
April 7, 2025

DATE: April 7, 2025

Carin Yamamoto

- Inquired about several concerns regarding the impact of CEQA on developments, potential damaged to sewer lines, evacuation routes and the impacts of new housing laws.

Noa Sklar

- Commented on concerns with the number of developments, safety and fire hazards, and inquired about traffic analysis reports.

Amy Despars

- Commented on concerns with fire evaluation, inquired about fire department evaluations of projects, and spoke about a full evacuation simulation.

Mayor Hudes closed public comment.

The Town Council and Planning Commission asked questions, discussed the item, and received the information.

ADJOURNMENT

The meeting adjourned at 7:09 p.m.

Respectfully Submitted:

/s/ Keara Johnson, Deputy Town Clerk