



**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

MEETING DATE: 09/28/2022

ITEM NO: 1

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**DRAFT  
MINUTES OF THE PLANNING COMMISSION MEETING  
SEPTEMBER 14, 2022**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, September 14, 2022, at 7:00 p.m.

**This meeting was conducted utilizing teleconferencing and electronic means consistent with Government Code Section 54953, as Amended by Assembly Bill 361, in response to the state of emergency relating to COVID-19 and enabling teleconferencing accommodations by suspending or waiving specified provisions in the Ralph M. Brown Act (Government Code § 54950 et seq.). Consistent with AB 361 and Town of Los Gatos Resolution 2021-044, all planning commissioners and staff participated from remote locations and all voting was conducted via roll call vote.**

**MEETING CALLED TO ORDER AT 7:00 P.M.**

**ROLL CALL**

Present: Chair Melanie Hanssen, Vice Chair Jeffrey Barnett, Commissioner Kylie Clark, Commissioner Kathryn Janoff, Commissioner Steve Raspe, Commissioner Reza Tavana, and Commissioner Emily Thomas

Absent: None.

**VERBAL COMMUNICATIONS**

None.

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

**1. Approval of Minutes – August 24, 2022**

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

**VOTE:** Motion passed unanimously with Vice Chair Barnett recused.

**PUBLIC HEARINGS**

**2. 755 Blossom Hill Road**

Fence height Exception Application FHE-21-003

APN 523-04-043

Applicant: Nina Guralnic

Property Owner: David and Ilana Kohanchi

Project Planner: Savannah Van Akin

Consider an Appeal of a Community Development Director decision to deny a fence height exception request for construction of six-foot tall fencing located within the required front yard setback and construction of a vehicular gate with reduced setbacks on property zoned R-1:10.

**Chair Hanssen indicated that the applicant had requested that Item 2, 755 Blossom Hill Road, be continued to the Planning Commission meeting of November 9, 2022.**

**MOTION:**                   **Motion by Commissioner Raspe to continue the public hearing for 755 Blossom Hill Road to a date certain of November 9, 2022. **Seconded** by Vice Chair Barnett.**

Commissioners discussed the matter.

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

**3. Review and Recommendation of the Draft Objective Standards to the Town Council**

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Lee Quintana

- The architects say the illustrations are line drawings, however, the line drawings provided in the draft standards are hard for lay people to understand and they appear to favor very boxy construction. Palo Alto uses line drawings only for illustrating the standard that is being stated, not an entire building, so it is more neutral toward architecture and mass and scale. Photos are helpful for the general public to understand and I suggest a collage page with different buildings that meet the intent of the standards. I'm confused on the private and common open space and landscaping. If landscaping doesn't count for the common space, and there is landscaping in that space, how does that work? There seems to be a dichotomy of opinion among the architects regarding the size of private and common open space. I think the architects want more leeway to appeal to the high end of the housing market, and the other architect is addressing his remarks to smaller units, which is the intent of this process.

Closed Public Comment.

Commissioners discussed the matter.

**MOTION:**                    **Motion by Commissioner Janoff** to recommend the Objective Standards Draft to the Town Council with the changes and recommendations made by the Planning Commission. **Seconded by Commissioner Tavana.**

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

## **OTHER BUSINESS**

### **REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT**

Jennifer Armer, Planning Manager

- The initial public review draft of the Housing Element has been released and is available for public comment for a 30-day period ending at 5:00 p.m. on September 27, 2022. Written comments are invited, and there will be an opportunity for verbal comments at the September 15, 2022 HEAB meeting at 7:00 p.m. via Zoom.
- The process to institute a permanent Senate Bill 9 Ordinance is moving ahead. An initial draft will be available online by the end of the week, and community meeting via Zoom will be held on September 21, 2022, at 7:00 p.m. The ordinance draft, with any comments received at the community meeting, will be brought to the Planning Commission for consideration at its September 28, 2022 meeting.

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

None.

### **ADJOURNMENT**

The meeting adjourned at 9:58 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the September 14, 2022 meeting as approved by the Planning Commission.

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/s/ Vicki Blandin

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