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To: Town of Los Gatos, Planning Department
110 E Main St
Los Gatos, CA 95030

Project: 25 W Main St.
Los Gatos, CA 95030

Owner: Steven Leonardis
steve@blvdfinancial.com
(408) 813-3098

From: Gordon Wong

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**Minutes of the Conceptual Development Advisory Committee
Meeting November 14, 2018**

The Conceptual Development Advisory Committee of the Town of Los Gatos conducted a regular Meeting on Number 14, 2018, at 4:30 p.m.

MEETING CALLED TO ORDER AT 4:30 P.M.

ROLL CALL

Present: Chair Marcia Jensen, Vice Chair Mary Badame, Committee Member Thomas O' Donnell, Committee Member Barbara Spector

Absent: Committee Member Michael Kane

VERBAL COMMUNICATIONS

None.

PUBLIC HEARINGS

25 W. Main Street (HEARD OUT OF ORDER)
Conceptual Development Advisory Committee Application CD-18-006

Requesting preliminary review of a proposal for exterior modifications and an addition to a contributing building in the Downtown Historic Commercial District on a property

Zoned C-2:LHP. APN 529-01-017.

PROPERTY OWNER: Steve Leonardis

APPLICANT: GKW Architects, Inc.

PROJECT PLANNER: Jocelyn Shoopman

Applicant presented the proposed project.

Opened and closed Public Comment.

Committee members discussed the matter and provided the following questions and comments:

- There is concerns with the driveway length and the turning radius into the street.

This project is asking for a driveway length variance, resulting a proposed driveway length of 1'-6". The discussion of the turning radius in the street can be find in the traffic report prepared by KD Anderson & Associates, Inc. The location of the garages to the Park Avenue and the width of the street may make normal access by the standard vehicles difficult without making a town-point turn. Existing the site is possible although the standard vehicle does overhand the Park Avenue curb slightly. It is suggested that the drivers should back into their garage. To improve the turn radius, the garage openings are widen as possible with a minimum of 9.5 feet.

- **There may be an issue with parking and access to the trail.**
This is understood. The 7 parking spaces provided by the parking district can be access through the sidewalk on Park Ave.
- **There is support for the two proposed Below Market Rate units.**
This project proposes two BMP units; one studio apartment unit -404 SF and one bedroom apartment unit - 562 SF
- **The committee is in support of rehabilitating a historic building as long as it stays with the look and feel of downtown**
The proposed addition retains elements from the existing historic building i.e. exterior wall material, color, and windows.
- **When a formal application is presented, the committee recommends providing a color swatch that will not make the building look so massive.**
This is understood.
- **There is concern with the request to increase the floor area ratio (FAR).**
This is understood. Please see Letter of Justification.
- **Justification will be needed for the requested exception to the FAR and in order to make the findings to grand a Variance application for the required driveway length.**
This is understood.

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

1. Approval of Minutes – September 12, 2018

MOTION: Motion by Committee Member Thomas O'Donnell to approve the consent item. Seconded by Vice Chair Mary Badame.

VOTE: Motion passed unanimously.

OTHER BUSINESS

3. Election of Chair and Vice Chair

MOTION: Motion by Committee Member Barbara Spector to elect Mary Badame as Chair. Seconded by Chair Marica Jensen

VOTE: Motion passed unanimously.

MOTION: Motion by Chair Mary Badame to elect Barbara Spector as Vice Chair. Seconded by Committee Member Thomas O' Donnell.

VOTE: Motion passed unanimously.

ADJOURNMENT

The meeting adjourned at 5:02 p.m.

This is to certify that the foregoing is true and correct copy of the minutes of the November 12, 2018 meeting as approved by the Conceptual Development Advisory Committee.