



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 08/24/2022

ITEM NO: 1

**DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
AUGUST 10, 2022**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, August 10, 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 – July 27, 2022

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

VOTE: Motion passed unanimously.

PUBLIC HEARINGS

2. 198 Broadway

Minor Development in a Historic District Application HS-22-028

APN 510-43-001

Property Owner/Appellant: Heidi Bigge

Project Planner: Sean Mullin

Consider an Appeal of the Historic Preservation Committee Decision to Approve a Request for Modification of a Previously Approved Project on an Existing Non-Contributing Single-Family Residence in the Broadway Historic District on Property Zoned HR-5:LHP.

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Matt Bigge (Appellant/Property Owner)

- We have lived in Los Gatos for 20 years. No part of the house is visible from the street or any other house in the area so it does not impact the neighborhood in terms of the character, but as we were creating the plans we felt it important that the house maintain the character of the neighborhood and the original structure. Two things the Historic Preservation Committee highlighted were: 1) Windows: We chose double hung windows because we wanted more light. We found over 70 percent of the windows on Broadway are consistent with our windows, and the same with windows on Fairview Plaza that borders our property, thus keeping our home in character with the neighborhood and Town, and so we respectfully request to keep our windows; and 2) Garage door: The garage door we built is from original growth redwood used to construct the original house, thus keeping it consistent with the neighborhood. We studied garage doors on Broadway and Fairview Plaza and, again, found approximately 70 percent of the homes had garage doors consistent in style to the doors we built.

Matt Bigge (Appellant/Property Owner)

- Page 3 of the presentation shows more of how the house is currently relative to the original structure. We think our current home maintains the character of the original home.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Tavana** to grant an appeal of the Historic Presentation Committee Decision for 198 Broadway. **Seconded** by **Commissioner Clark**.

VOTE: **Motion passed 5-2, with Vice Chair Barnett and Commissioner Raspe dissenting.**

OTHER BUSINESS

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Jennifer Armer, Planning Manager

- None.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Housing Element Advisory Board

Chair Hanssen

- HEAB met on August 4, 2022 and completed its review of the Draft Goals, Policies, and Implementation Programs for the Draft Housing Element. Next, HEAB will see the entire Draft Housing Element, which will then have a public review period and then go to the California Department of Housing and Community Development, the entity that will certify the Housing Element.

ADJOURNMENT

The meeting adjourned at 7:55 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the August 10, 2022 meeting as approved by the Planning Commission.

/s/ Vicki Blandin

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