



**TOWN OF LOS GATOS  
COUNCIL AGENDA REPORT**

MEETING DATE: 06/17/2025

ITEM NO: 4

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**DRAFT  
Minutes of the Town Council Special Meeting  
Tuesday, June 3, 2025  
5:15 P.M.**

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

**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 (remotely), Council Member Maria Ristow.

Absent: None.

**PUBLIC HEARINGS**

1. Consider a Recommendation by the Planning Commission to Approve Architecture and Site, Conditional Use Permit, and Subdivision Applications to Demolish Existing Commercial Structures, Construct a Multi-Family Live/Work Development (55 Units), a Conditional Use Permit for a Live/Work Development, a Condominium Vesting Tentative Map, Site Improvements Requiring a Grading Permit, and Removal of Large Protected Trees Under Senate Bill 330 (SB 330) on Property Zoned CH:HEOZ. APNs 424-19-048 and 424-19-049. **Located at 15349-15367 Los Gatos Boulevard.** No Additional Environmental Review is Necessary Pursuant to CEQA Guidelines Sections 15162: Subsequent EIRs and 15168: Program EIR, Since the Proposed Project's Environmental Impacts were Adequately Addressed in the 2020 General Plan EIR and/or 2040 General Plan EIR, as Applicable. Architecture and Site Application S-24-015, Conditional Use Permit Application U-24-006, Vesting Tentative Map Application M-24-008. Property Owner: Jonathan Peck. Applicant: City Ventures. Project Planner: Sean Mullin.  
**Resolution 2025-038**

Gabrielle Whelan, Town Attorney gave a presentation on Builder's Remedy and Senate Bill 330.

Sean Mullin, Planning Manager presented the staff report.

Council asked preliminary questions.

Mayor Hudes opened public comment.

City Ventures, applicant, Pamela Salas Nieting, and Phil Kerr

- Provided opening remarks and gave a brief presentation on the proposed development.

Shirley Reekie

- Commented on concerns with the proposed building height, traffic safety, parking, removal of trees, and privacy.

Carin Yamamoto

- Commented on concerns with the proposed building height, potential fire risks, traffic, and emergency evacuations.

Desmond Kamas

- Commented in support of the development, highlighting its walkability, proximity to amenities and transit, and housing options.

Alex Kamus

- Commented in support of the development, citing it could help address declining school enrollment by providing housing for future residents.

Cathy Gist

- Commented on conducting a cumulative impact assessment and spoke about concerns with traffic, building height, and emergency evacuation.

Rich

- Commented on concerns with traffic, limited parking spaces, noise, potential construction issues, and privacy for neighboring homes.

Brian Barnard

- Commented in support of the development, highlighting the need for housing and encouraging coordinated planning between the Town and developers.

Jim Laccabue

- Commented in support of the development and acknowledged the need to monitor congestion issues.

City Ventures, applicant, Pamela Salas Nieting, Phil Kerr, and Jim Foley

- Provided closing comments, addressed public comments, and responded to questions.

Council asked follow-up questions.

Gary Black with Hexigon, City Ventures, applicant, Pamela Salas Nieting, Phil Kerr, and Dan Hale, Architect

- Addressed council questions.

Mayor Hudes closed public comment.

Council Member Badame, Council Member Rennie, Vice Mayor Moore, and Mayor Hudes all stated that they had visited the site; and Council Member Badame, Vice Mayor Moore, and Mayor Hudes all stated that they had met with the developer.

Council discussed the item and asked questions.

**MOTION: Motion by Mayor Hudes** to continue the meeting after the regular (7:00 p.m. Town Council) Meeting. **Seconded by Council Member Badame.**

**VOTE: Motion passed unanimously.**

Mayor Hudes recessed the meeting at 6:57 p.m. to be continued after the regular meeting. Mayor Hudes reconvened the meeting at 9:17 p.m.

Council discussed the item further and asked additional questions.

**MOTION: Motion by Council Member Badame** to adopt the draft resolution in Attachment 2 to make the required findings and approve the Architecture and Site, Conditional Use Permit, and Subdivision applications subject to the conditions of approval in Attachment 2, exhibit A, with correction to the CEQA guideline section 15188 to 15162, and add that the applicant work with staff to incorporate the changes that they have offered per Attachment 7. **AMENDMENT:** to include the condition that the landscaped area would not be fenced off and correction that the CEQA section should be 15168. **Seconded by Council Member Ristow.**

**VOTE: Motion passes unanimously.**

## **ADJOURNMENT**

The meeting adjourned at 9:41 p.m.

Respectfully Submitted:

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Keara Johnson, Deputy Town Clerk