



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 09/23/2026

ITEM NO: 1

**DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
SEPTEMBER 9, 2026**

The Planning Commission of the Town of Los Gatos conducted a regular meeting in person and via teleconference.

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

Present: Chair Kendra Burch, Vice Chair Jeffrey Barnett, Commissioner Susan Burnett, Commissioner Joseph Sordi, Commissioner Rob Stump, and Commissioner Emily Thomas.
Absent: Commissioner Adam Mayer.

PLEDGE OF ALLEGIANCE

Vice Chair Barnett led the Pledge of Allegiance. The audience was invited to participate.

VERBAL COMMUNICATIONS

The following individuals spoke during Verbal Communications.

1. Member of the Public

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

1. **Approval of Minutes** – August 26, 2026
2. **Forward a Recommendation to the Town Council on an Ordinance Amending Chapter 29 (Zoning Regulations) of the Town Code for Senate Bill 9 (SB 9) Regarding Urban Lot Splits and Two-Unit Housing Developments in Response to Changes in State Law.** The proposed amendments to the Town Code are not considered a project under Section 15378 of the California Environmental Quality Act, and in accordance with Government Code Section 66411.7(n) and 66452.21(g), Senate Bill 9 ordinances are not a project subject to the California Environmental Quality Act. Town Code Amendment Application A-26-004. Project Location: Town Wide. Applicant: Town of Los Gatos.

The following individuals spoke during Consent Items.

1. Member of the Public

(Time stamp: 00:15:01)

MOTION: **Motion by Commissioner Thomas** to approve adoption of Consent Calendar Item 1, Approval of Minutes, and continue Consent Calendar Item 2, Forward a Recommendation to the Town Council on an Ordinance Amending Chapter 29 (Zoning Regulations) of the Town Code for Senate Bill 9 (SB 9) Regarding Urban Lot Splits and Two-Unit Housing Developments in Response to Changes in State Law, to a date certain of October 14, 2026. **Seconded by Commissioner Stump.**

Vice Chair Barnett recused himself from voting on the Consent Calendar as he was not present at the August 28, 2026, meeting.

VOTE: **Motion passed unanimously with one abstention.**

PUBLIC HEARINGS

3. 16717 Chirco Drive

Minor Residential Development Application MR-24-018

APN 424-20-014

Applicant: My Troung

Appellant: Zahra Hajihashemi

Property Owner: Deepak Gupta

Project Planner: Sean Mullin

Consider an Appeal of a Community Development Director Decision to approve a request to construct a second-story addition to an existing single-family residence on property zoned R-1:8. Categorically exempt pursuant to the California Environmental Quality Act, Section 15301: Existing Facilities.

Commissioner Thomas recused herself from participating in the public hearing for 16717 Chirco Drive due to her residence being in proximity to the subject site.

Commissioner Stump disclosed that he had visited the subject site where he spoke with the owner who told him that he would seek a continuance at this hearing.

Sean Mullin, Planning Manager, presented the staff report.

Planning Commission asked questions.

Chair Burch Opened Public Comment.

The following individuals spoke on this item:

1. Moha Hajirostam (Appellant)
2. Deepak Gupta (Applicant)
3. Jeff's iPad
4. Troy Jaramillo
5. Carolyn Nguyen (Applicant)
6. Moha Hajirostam (Appellant)

Planning Commission asked questions.

Chair Burch closed Public Comment.

Planning Commission asked questions.

(Time Stamp: 01:06:48)

MOTION: **Motion by Commissioner Stump** to deny an appeal of a Community Development Director Decision to approve a request to construct a second-story addition to an existing single-family residence on property zoned R-1:8 located at 16717 Chirco Drive. **Seconded by Vice Chair Barnett.**

Planning Commission discussed the item.

Vice Chair Barnett requested the motion be amended to include a condition of approval that the windows in question be frosted, opaque, or otherwise obscured.

The Maker of the Motion accepted the amendment to the motion.

Planning Commission discussed the item.

VOTE: **Motion passed unanimously.**

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

- Town Council adopted the Object Design Standards at its 9/1/26 meeting.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Historic Preservation Committee

Commissioner Burnett

- HPC met on 9/9/26 to consider two items. The HPC recommended a change to the roof shingles for one item, and Commissioner Burnett recused herself from the other item.

Commission Matters

None.

ADJOURNMENT

The meeting adjourned at 8:15 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the September 9, 2026, meeting as approved by the Planning Commission.

/s/ Vicki Blandin