



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 10/14/2026

ITEM NO: 1

**DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
SEPTEMBER 23, 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: Vice Chair Jeffrey Barnett, Commissioner Susan Burnett, Commissioner Adam Mayer, Commissioner Joseph Sordi, Commissioner Rob Stump, and Commissioner Emily Thomas.

Absent: Chair Kendra Burch

PLEDGE OF ALLEGIANCE

Commissioner Thomas 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
2. Kim Ratcliff
3. Michele So
4. Linda Swenberg

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

1. **Approval of Minutes** – September 9, 2026

(00:22:44)

MOTION: **Motion by Commissioner Stump** to approve adoption of the Consent Calendar. **Seconded by Commissioner Burnett.**

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. 226 Caldwell Avenue

Request for Review PHST-26-014

APN 529-20-031

Applicant: Amir Afifi

Property Owner: Jignesh Mehta

Project Planner: Suray Nathan

Consider an appeal of a Community Development Director decision to deny a request to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-1D. Not subject to CEQA review pursuant to the CEQA Guidelines Section 15061(b)(3).

Suray Nathan, Assistant Planner, presented the staff report.

Planning Commission asked questions.

Vice Chair Barnett opened Public Comment.

The following individuals spoke on this item:

1. Jignesh Mehta (Owner)
2. Amir Afifi (Designer)

Planning Commission asked questions.

Vice Chair Barnett closed Public Comment.

Planning Commission asked questions.

(00:41:10)

MOTION:

Motion by **Commissioner Stump** to deny an appeal of a Community Development Director decision to deny a request to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-1D for 226 Caldwell Avenue. **Seconded** by **Commissioner Mayer**.

Planning Commission discussed the item.

VOTE:

Motion passed unanimously.

3. 536 N. Santa Cruz Avenue

Sign Permit Application SN-26-024

APN 529-07-090

Applicant: David Ford

Property Owner: Robert Emami

Project Planner: Suray Nathan

Consider a request for approval of an exception to the Town's Commercial Design Guidelines to allow wall signs (ROEM) to exceed the maximum letter height on property zoned C-1. Categorically exempt pursuant to the California Environmental Quality Act, Section 15301: Existing Facilities.

Suray Nathan, Assistant Planner, presented the staff report.

Planning Commission asked questions.

Vice Chair Barnett opened Public Comment.

The following individuals spoke on this item:

1. Bret Granum (Applicant)
2. Steve Wood
3. Bret Granum (Applicant)

Planning Commission asked questions.

Vice Chair Barnett closed Public Comment.

Planning Commission asked questions.

(01:17:40)

MOTION:

Motion by Commissioner Sordi to deny a request for approval of an exception to the Town's Commercial Design Guidelines to allow wall signs (ROEM) to exceed the maximum letter height on property zoned C-1 for 536 N. Santa Cruz Avenue. **Seconded by Commissioner Burnett.**

Planning Commission discussed the item.

Planning Commission asked questions.

VOTE:

Motion failed 2-4.

(01:35:03)

MOTION: **Motion by Commissioner Thomas** to approve a request for approval of an exception to the Town's Commercial Design Guidelines to allow wall signs (ROEM) to exceed the maximum letter height on property zoned C-1 for 536 N. Santa Cruz Avenue. **Seconded by Commissioner Mayer.**

Planning Commission discussed the item.

Commissioner Burnett requested the motion be amended to change the letter height for the front sign to 18 inches and for the rear sign to 15 inches.

Planning Commission discussed the item.

The Maker of the Motion did not accept the amendment to the motion.

Planning Commission discussed the item.

Vice Chair Barnett requested the motion be amended to add language that there be a designated shutoff time at night.

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

Planning Commission asked questions.

Vice Chair Barnett amended his amendment to the motion to specify that the shutoff time be at 7:00pm.

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

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

Planning Commission discussed the item.

VOTE: **Motion failed 3-3.**

Planning Commission discussed the item.

(01:44:36)

MOTION: **Motion by Vice Chair Barnett** to approve a request for approval of an exception to the Town's Commercial Design Guidelines to allow wall signs (ROEM) to exceed the maximum letter height on property zoned C-1 for 536 N. Santa Cruz Avenue, with a letter height of the front sign at 18 inches, subject to conditions previously stated in the Staff report, and

including the previously stated condition regarding sign shutoff at 7:00pm. **Seconded by Commissioner Burnett.**

VOTE: **Motion passed unanimously.**

(INTERMISSION)

4. 233 Forrester Road

Architecture and Site Application S-26-010

APN 537-21-010

Applicant: Gary Kohlsaas

Property Owner: Valy Jalalian, Hilow Road LLC

Project Planner: Jocelyn Shoopman

Consider a request for approval to construct a new single-family residence and site improvements requiring a Grading Permit on vacant property zoned HR-2½.
Categorically exempt pursuant to CEQA Guidelines Section 15303: New Construction.

Jocelyn Shoopman, Senior Planner, presented the staff report.

Vice Chair Barnett opened Public Comment.

The following individuals spoke on this item:

1. Gary Kohlsaas (Applicant)

Planning Commission asked questions.

Vice Chair Barnett closed Public Comment.

(02:13:52)

MOTION: **Motion by Commissioner Stump** to approve an Architecture and Site Application for 233 Forrester Road. **Seconded by Commissioner Thomas.**

Planning Commission discussed the item.

VOTE: **Motion passed unanimously.**

5. North Forty Specific Plan Amendment re: Senior Living Facility

North Forty Specific Plan Amendment Application A-26-002

Applicant: Jared Gamelin

Property Owner: Tama Holdings LLC

Project Planner: Jocelyn Shoopman

Forward a recommendation to the Town Council on a request for approval to amend the North Forty Specific Plan to allow for a senior living facility to be authorized as a permitted use in the Northern District on properties zoned North Forty Specific Plan and North Forty Specific Plan:Housing Element Overlay Zone. Location: North Forty Specific Plan Area. Not subject to CEQA review pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the amendments to the Specific Plan would have a significant effect on the environment. All projects to which the Specific Plan applies will undergo separate CEQA review and approval.

Jocelyn Shoopman, Senior Planner, presented the staff report.

Planning Commission asked questions.

Vice Chair Barnett opened Public Comment.

The following individuals spoke on this item:

1. Michaelle Williams (Applicant)
2. Daniel Alvarez

Planning Commission asked questions.

Vice Chair Barnett closed Public Comment.

Planning Commission asked questions.

(02:29:18)

MOTION:

Motion by Commissioner Thomas to forward a recommendation to Town Council on a request for approval to amend the North Forty Specific Plan to allow for a senior living facility to be authorized as a permitted use in the Northern District on properties zoned North Forty Specific Plan and North Forty Specific Plan:Housing Element Overlay Zone. Location: North Forty Specific Plan Area.

Seconded by Commissioner Stump.

Staff requested that the motion be amended to accept the additional information entered into the record by Ms. Shoopman related to CEQA and General Plan conformance, which would be included in the resolution moving forward to the Town Council.

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

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

Planning Commission discussed the item.

VOTE: Motion passed unanimously.

6. North Forty Specific Plan Amendment re: Implementation Program D

North Forty Specific Plan Amendment Application A-26-005

Applicant: Town of Los Gatos

Project Planner: Jocelyn Shoopman

Forward a recommendation to the Town Council on a resolution amending the North Forty Specific Plan pursuant to Implementation Program D of the 2023-2031 Housing Element to: allow 30 to 40 dwelling units per acre; remove the housing unit cap, and remove guest parking requirements on properties zoned North Forty Specific Plan and North Forty Specific Plan:Housing Element Overlay Zone. Project location: North Forty Specific Plan Area. Not subject to CEQA review pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the amendments to the Specific Plan would have a significant effect on the environment. All projects to which the Specific Plan applies will undergo separate CEQA review and approval.

Jocelyn Shoopman, Senior Planner, presented the staff report.

Planning Commission asked questions.

Vice Chair Barnett Opened Public Comment.

There were no public comments.

Vice Chair Barnett closed Public Comment.

(02:41:20)

MOTION: Motion by Commissioner Stump to forward a recommendation to Town Council on a resolution amending the North Forty Specific Plan pursuant to Implementation Program D of the 2023-2031 Housing Element to: allow 30 to 40 dwelling units per acre; remove the housing unit cap, and

remove guest parking requirements on properties zoned North Forty Specific Plan and North Forty Specific Plan:Housing Element Overlay Zone. Project location: North Forty Specific Plan Area.

Staff requested the motion be amended to include the additional language and the public interest finding Ms. Shoopman referenced.

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

Seconded by Commissioner Thomas.

VOTE: Motion passed unanimously.

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

- None.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Historic Preservation Committee

Commissioner Thomas

- HPC met on September 23, 2026 to consider two items: 1) Recommended approval for replacement of old windows and doors to a home on Tait Avenue; 2) Conducted a preliminary review and gave feedback on a Queen Anne Victorian on Whitney Avenue and Stacia Street.

Conceptual Development Advisory Committee

Vice Chair Barnett

- CDAC has a tentative hearing scheduled for November 12, 2026.

Commission Matters

Commissioner Burnett

- Expressed interest in adding a discussion of hiring an historical consultant familiar with the Town of Los Gatos to review HPC appeals before they come to the Planning Commission.

Commissioner Thomas

- Announced there will be an upcoming opening on the Historic Preservation Committee and encouraged the public to apply.

ADJOURNMENT

The meeting adjourned at 9:48 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the September 23, 2026 meeting as approved by the Planning Commission.

/s/ Vicki Blandin

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