



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 02/14/2024

ITEM NO: 1

**DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
JANUARY 24, 2024**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, January 24, 2024, at 7:00 p.m.

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

Present: Chair Steve Raspe, Vice Chair Emily Thomas, Commissioner Susan Burnett, Commissioner Melanie Hanssen, Commissioner Kathryn Janoff, and Commissioner Adam Mayer.

Absent: None.

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS

None.

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

1. **Approval of Minutes** – December 13, 2023 Planning Commission Meeting
2. **Approval of Minutes** – January 10, 2024 Planning Commission Meeting

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

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

3. **Town Code Chapter 29 Amendment, Amend Housing Element Overlay Zone**
Zoning Code Amendment Application Z-24-001
Applicant: Town of Los Gatos
Property Location: Town Wide

Consider a request to further amend Chapter 29 of the Town Code to define “By Right Approvals” and amend the Housing Element Overlay Zone as Division 5 of Article VIII,

“Overlay Zones and Historic Preservation.” An Environmental Impact Report (EIR) was prepared and certified for the 2040 General Plan Update on June 30, 2022. No further environmental analysis is required.

Erin Walters, Associate Planner, presented the staff report.

Opened Public Comment.

Lee Fagot

- Preserve the historic parts of the Town because that is the legacy that next generations will relate to. If there is a way to continue to preserve and still meet the RHNA site allocation requirement, please find a way to do that. You are representing the citizens in Town, and preserving the character of our town heritage needs to be passed on, so please do what you can to preserve the Historic District and those sites with the design elements, the height, and densities that are appropriate. Seeing Victorian homes with five-story monoliths next to them, as we’ve seen in some other municipalities, is not Los Gatos and we can’t let the clowns in Sacramento tell us how we’re supposed to live our lives here.

Lee Quintana

- Table 1-A is confusing, stating “Developments must be developed within the densities of Table 1-A below.” Is it “within” the densities, or “at” the densities? There is conflicting language, it states that as long as there is no subdivision, and then in another place it indicates that subdivisions may be applicable. “Subdivision may remain subject to all the applicable state and local laws, including the Subdivision Act”. This is confusing. Are there any medium-density sites within the Affordable Housing Overlay Zone (AHOZ)? Most medium-density sites in the downtown area are either on very small lots so they can’t be developed into larger homes, or they are pre-1941, or they are within an historic district. The other thing I wanted clarity on is whether all the AHOZ zones currently have a General Plan designation and a zoning designation that are consistent with one another.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Chair Raspe** to recommend Town Council the proposed amendments to the Housing Element Overlay Zone with the single modification of “at the density ranges specified in Table 1-A” to “within the density ranges specified in Table 1-A below.” **Seconded by Commissioner Hanssen.**

Vice Chair Thomas requested the motion be amended to explicitly state it contains Exhibit 2.

The maker of the motion accepted the amendment to the motion.

The seconder of the motion accepted the amendment to the motion.

VOTE: Motion passed unanimously.

REPORT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

Jennifer Armer, Planning Manager

- The Town Council met January 16, 2024:
 - Discussed the Housing Element and provided direction.
 - Considered the appeal of the fence height exception at 124 Garden Hill and remanded the item back to the Planning Commission based on new information provided by the applicant.
 - Chose to maintain two Planning Commissioners assigned to the Historic Preservation Committee. Revisions to the Town's ordinance will come for review at the next Planning Commission meeting.
- The Housing Element Advisory Board (HEAB) met January 18, 2024, to discuss the Housing Element and provide recommendations and direction, and anticipate returning to Town Council on February 6, 2024, for additional review of the revised Housing Element.

Approval of the new house at 212 Thurston has been appealed and will be considered by Town Council in the next six weeks.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Housing Element Advisory Board

Commissioner Hanssen

- The HEAB met January 18, 2024, to review every aspect of the Town Council's discussion and gave feedback where appropriate to help guide the Town Council through the February 6, 2024 meeting.

ADJOURNMENT

The meeting adjourned at 7:27 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the January 24, 2024 meeting as approved by the Planning Commission.

/s/ Vicki Blandin

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