



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 04/26/2023

ITEM NO: 1

**DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
MARCH 22, 2023**

The Planning Commission of the Town of Los Gatos conducted a regular meeting in-person and utilizing teleconferencing means on Wednesday, March 22, 2023, at 7:00 p.m.

MEETING CALLED TO ORDER AT 7:00 P.M.

ROLL CALL

Present: Chair Jeffrey Barnett, Vice Chair Steve Raspe, Commissioner Susan Burnett, Commissioner Kylie Clark, Commissioner Melanie Hanssen, Commissioner Kathryn Janoff, and Commissioner Emily Thomas.

Absent: None.

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS

None.

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

1. Approval of Minutes – March 8, 2023

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

VOTE: Motion passed unanimously.

OTHER BUSINESS

2. Draft Justice, Equity, Diversity, and Inclusion Plan

Provide input for the Draft Justice, Equity, Diversity, and Inclusion Plan.

Holly Young, Senior Management Analyst, presented the staff report.

Opened Public Comment.

Ron Meyer

- What is the problem you're trying to solve? What is DEI going to do for the citizens of Los Gatos? The assumption is that we have a problem. I see a lot of aspirational utopian socialist ideas in this plan and a lot of wasteful effort. How many staff hours will be devoted to training and whatever plan you decide to execute that are going to take away from the delivery of rightful services paid for by the citizens of Los Gatos? I am asking you to qualify and quantify the problem. The first problem I saw was over a year ago when Black Lives Matter people paraded through downtown Los Gatos and created havoc at the behest of the former mayor. Communists run BLM and they've extorted millions of dollars out of businesses and civic groups. This is a socialist, communist farce and I will resist this to the utmost.

Closed Public Comment.

Commissioners discussed the matter.

PUBLIC HEARINGS

3. 16185 George Street

Fence Height Exception Application FHE-22-008

APN 529-18-046

Property Owner/Appellant: Antony Jayaraj Alappat

Applicant: Sandra Paim

Project Planner: Ryan Safty

Consider an appeal of a Community Development Director decision to deny a fence height exception request for construction of a six-foot tall fence located within the required front yard setback on property zoned R-M:5-12.

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Atony Jayaraj Alappat

- We are asking to increase the fence height from three feet to six feet. It's more the backside of the property since we actually face George Street. I don't understand why Roberts Road is considered the front part of the property. We are still keeping the corner side of the property for the traffic, so it's not going to impact traffic from George Street or Roberts Road. Other than that, we have made the fence exactly the same as the one across the road on Roberts Road. Our main concerns are privacy and safety.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Janoff** to grant the appeal of a Community Development Director decision and grant a fence height exception request. **Seconded by Commissioner Clark.**

Commissioners discussed the matter.

VOTE: **Motion failed 3-4 with Chair Barnett, Vice Chair Raspe, and Commissioners Hanssen and Burnett dissenting.**

MOTION: **Motion by Commissioner Hanssen** to deny the appeal and uphold the Community Development Director decision to deny a fence height exception request. **Seconded by Vice Chair Raspe.**

Commissioners discussed the matter.

VOTE: **Motion passed 4-3 with Commissioners Clark, Janoff, and Thomas dissenting.**

4. 114 Wilder Avenue

Architecture and Site Application S-22-030

Variance Application V-22-002

APN 510-17-072

Applicant: David Kuoppamaki

Property Owner: Alvaro Anzoategui

Project Planner: Jocelyn Shoopman

Requesting approval for demolition of an existing single-family residence, construction of a new single-family residence to exceed the maximum allowed floor area, and a variance for the required front setback and the parking requirements on property zoned R-1D:LHP.

Jocelyn Shoopman, Associate Planner, presented the staff report.

Opened Public Comment.

Alvaro Anzoategui, Applicant

- The information provided in the staff report and justification letter does a good job of representing the project and the evidence we have provided as to why we are asking for a variance and how it would help in making sure the home meets the neighborhood look. We have lots of support from our neighbors, some of which is included in letters to the Commission. I have also met with neighbors who have not been able to provide letters. We spent a lot of time preparing our plans and ensuring that this is a very nice home that

fits the neighborhood. The size of the home as far as the front view would look no bigger than other homes in the area.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Hanssen** to approve an Architecture and Site application and Variance application for 114 Wilder Avenue. **Seconded by Commissioner Janoff.**

VOTE: **Motion passed unanimously.**

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Jennifer Armer, Planning Manager

- The Town Council met on March 21, 2023, to review the Annual Progress Report giving an update on the number of housing units issued through the building permit process and efforts to further the General Plan implementation and Housing Element. The report was accepted and will be sent to the State by the end of the month.
- The revised draft of the Housing Element will be available for the seven-day public review by the end of the week in advance of resubmittal to HCD at the end of next week.
- Los Gatos staff will be available at the Farmers' Market on Sunday to discuss the Housing Element.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Historic Preservation Committee

Commissioner Burnett

- The HPC's next meeting has been rescheduled for March 29, 2023.

Housing Element Advisory Board

Commissioner Hanssen

- The HEAB met March 16, 2023, to review the Draft Revised Housing Element in response to the HCD letter provided to the Town on January 12, 2023.

Commission Matters

Commissioner Clark

- Requested to agendize the issue of starter homes in Los Gatos being converted into very large homes.

ADJOURNMENT

The meeting adjourned at 9:54 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the March 22, 2023 meeting as approved by the Planning Commission.

/s/ Vicki Blandin

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