DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
AUGUST 12, 2020

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, August 12, 2020, at 7:00 p.m.

This meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID19 pandemic and was conducted via Zoom. All planning commissioners and staff participated from remote locations and all voting was conducted via roll call vote.

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

ROLL CALL
Present: Chair Melanie Hanssen, Vice Chair Kathryn Janoff , Commissioner Mary Badame, Commissioner Jeffrey Barnett, Commissioner Kendra Burch, and Commissioner Matthew Hudes
Absent: Commissioner Reza Tavana

VERBAL COMMUNICATIONS
None.

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

1. **Approval of Minutes** – July 22, 2020

MOTION: **Motion** by **Commissioner Hudes** to approve adoption of the Consent Calendar. **Seconded** by **Commissioner Burch.**

VOTE: **Motion passed unanimously**

PUBLIC HEARINGS

2. **Town Code Amendments regarding Below Market Price (BMP) Program**
    Town Code Amendment Application A-20-004

    Forward a recommendation to the Town Council for approval of amendments to Chapter 29 (Zoning Regulations) of the Town Code regarding the Below Market Price (BMP) Program.

Applicant: Town of Los Gatos
Staff: Jocelyn Shoopman

Jocelyn Shoopman, Associate Planner, presented the staff report.

Opened Public Comment.

Heidi Owens
- Asked why the below market program is not aligned to the different RHNA number categories, for example, an extremely low-income requirement, etc.?

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion** by **Commissioner Hudes** to forward a recommendation to the Town Council to approve amendments to Chapter 29 (Zoning Regulations) of the Town Code regarding the Below Market Price (BMP) Program, subject to additional Planning Commission comments:

- Comments from Commissioner Barnett as written and submitted;
- Comments from Commissioner Burch regarding valuation and particularly rental considerations;
- Community Development Director Paulson's commitment to research part-time and gig workers;
- Consideration of looking at additional points for different income levels in the formulation; to look at 5 points for 60-percent and 3 points for 80-percent; and
- Consider increasing the number of units by surveying other communities to see if it is possible to raise the requirement by 10-percent across the board.

Seconded by **Commissioner Badame.**

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

- Town Council met August 12, 2020; adopted the Vehicle Sales Ordinance modifications that the Planning Commission previously reviewed.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Conceptual Development Advisory Committee

Commissioner Barnett
- CDAC met August 12, 2020; discussed the relocation of a residence located at 14919 Los Gatos Boulevard to be moved to Phase 1 of the N40 Development. Committee approved the proposed concept unanimously.

General Plan Update Advisory Committee

Chair Hanssen
- GPAC met twice since the last Planning Commission meeting:
  - July 30, 2020; discussed the impact of the COVID-19 pandemic; environmental justice; and racial inequity and social justice and how that might be incorporated in the General Plan. The meeting had large public participation.
  - August 6, 2020; discussed the Hazards and Safety Element.
- GPAC will discuss the Mobility Element at the next meeting.

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
August 12, 2020 meeting as approved by the
Planning Commission.

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/s/ Vicki Blandin

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