



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 08/26/2026

ITEM NO: 4

**DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
AUGUST 12, 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 Adam Mayer, Commissioner Joseph Sordi, Commissioner Rob Stump, and Commissioner Emily Thomas.
Absent: Commissioner Susan Burnett.

PLEDGE OF ALLEGIANCE

Commissioner Sordi 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. Rebecca Pollard
3. Sharad Gandhi

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

1. **Approval of Minutes** – June 10, 2026
2. **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: Maria Chavarin

Consider an Appeal of a Community Development Director Decision to approve a request to construct a new 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.

(Time Stamp 00:16:39)

MOTION: **Motion by Vice Chair Barnett** to approve adoption of Consent Calendar Item 1, as amended. **Seconded by Chair Burch.**

VOTE: **Motion passed 4-0 with Commissioners Stump and Thomas abstaining.**

(Time Stamp 00:17:05)

MOTION: **Motion by Vice Chair Barnett** to approve adoption of Consent Calendar Item 2. **Seconded by Commissioner Stump.**

VOTE: **Motion passed 5-0 with Commissioner Thomas abstaining.**

PUBLIC HEARINGS

3. 127 Belhaven Drive

Minor Residential Application MR-26-005

APN 527-29-031

Applicant: Greg Stowers

Appellant: Sharad Gandhi

Property Owner: Jeremy Butcher

Project Planner: Suray Nathan

Consider an Appeal of a Community Development Director Decision to approve construction of a second-story addition exceeding 100 square feet on property zoned R-1:10. Categorically exempt pursuant to the California Environmental Quality Act, Section 15301: Existing Facilities.

Suray Nathan, Assistant Planner, presented the staff report.

Chair Burch Opened Public Comment.

The following individuals spoke on this item:

1. Sharad Gandhi (Appellant)
2. Jeremy Butcher (Property Owner)
3. Greg Stowers (Applicant)
4. Dorothy Smith

Planning Commission asked questions.

Chair Burch closed Public Comment.

Planning Commission asked questions.

(Time Stamp 00:54:02)

MOTION: **Motion by Commissioner Stump** to deny an Appeal of a Community Development Director Decision to approve construction of a second-story addition exceeding 100 square feet on property zoned R-1:10 for 127 Belhaven Drive. **Seconded by Commissioner Sordi.**

Planning Commission discussed the item.

Vice Chair Barnett requested the motion be amended to make the following findings: 1) that the revised shadow study is accurate after revision; and 2) there is minor impact on the privacy of the applicant.

Planning Commission asked questions.

The Maker of the Motion accepted the first amendment to the motion, and did not accept the second amendment to the motion.

Planning Commission discussed the item.

The Seconder of the Motion accepted the first amendment to the motion, and did not accept the second amendment to the motion.

Planning Commission asked questions.

Vice Chair Barnett amended his motion amendment request to include only Finding 1, that that revised shadow study is accurate after revision, and to eliminate Finding 2, that there is minor impact on the privacy of the applicant.

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

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

Planning Commission discussed the item.

VOTE: **Motion passed unanimously.**

4. Town Code Amendments re: Objective Design Standards

Town Code Amendment Application A-26-003

Applicant: Town of Los Gatos

Project Location: Town Wide

Project Planner: Ryan Safty

Forward a recommendation to Town Council on an ordinance amending Chapter 29 (Zoning Regulations) of the Town Code regarding Objective Design Standards for single-family and two-family residential dwelling units and second-story additions. The proposed amendments to the Town Code are not subject to CEQA pursuant to CEQA Section 15061(b)(3) because it can be seen with certainty that they will not significantly affect the physical environment in that they make minor changes to the regulations and design review process applicable to new single-family and two-family residential dwelling units and second-story additions.

Ryan Safty, Associate Planner, presented the staff report.

Planning Commission asked questions.

Chair Burch Opened Public Comment.

The following individuals spoke on this item:

1. Rebecca Pollard

Chair Burch closed Public Comment.

(Time Stamp 01:30:04)

MOTION: **Motion by Commissioner Stump** to move that the Planning Commission forward a recommend to Town Council on an ordinance amending Chapter 29 (Zoning Regulations) of the Town Code regarding Objective Design Standards for single-family and two-family residential dwelling units and second-story additions. **Seconded by Commissioner Thomas.**

Planning Commission discussed the item.

Planning Commission asked questions.

Vice Chair Barnett requested the motion be amended to include language stating that materials shielding mechanical equipment shall be durable.

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

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

Planning Commission asked questions.

Commissioner Thomas requested the motion be amended to change language in Sections .410 and .745 from 30 feet to 25 feet.

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

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

Planning Commission asked questions.

VOTE: Motion passed unanimously.

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

- Town Council held a special meeting on 8/11/26 to consider the 178 Twin Oaks Drive project, which was continued with direction to bring back additional information.
- Town Council will hold a special meeting on 8/18/26 to consider the 14789 Oka Road SB 330 project.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Committee Name

None.

Commission Matters

None.

ADJOURNMENT

The meeting adjourned at 8:50 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the August 12, 2026 meeting as approved by the Planning Commission.

/s/ Vicki Blandin

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