



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 03/24/2021

ITEM NO: 1

**DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
MARCH 10, 2021**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, March 10, 2021, 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 Kathryn Janoff , Vice Chair Kendra Burch, Commissioner Jeffrey Barnett, Commissioner Melanie Hanssen, Commissioner Jeffrey Suzuki, Commissioner Reza Tavana, and Commissioner Emily Thomas

Absent: None.

VERBAL COMMUNICATIONS

None.

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

1. Approval of Minutes – February 24, 2021

MOTION: Motion by Commissioner Barnett to approve adoption of the Consent Calendar. **Seconded** by Commissioner Tavana.

VOTE: Motion passed unanimously.

PUBLIC HEARINGS

2. 246 Almendra Avenue

Zone Change Application Z-20-001

APN 510-14-019

Applicant: Brett Brenkwitz

Property Owner: Gary Filizetti

Project Planner: Ryan Safty

Consider a Request for Approval for a Zone Change from O:LHP (Office with a Landmark and Historic Preservation Overlay) to R-1D:LHP (Single-Family Residential Downtown with a Landmark and Historic Preservation Overlay).

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Brett Brenkwitz (Applicant/Architect)

- They wish to build a single-family dwelling with possibly a detached garage in the back of the lot with an ADU over it. The parking currently on the lot is not being counted or needed for the adjacent structures, including the diner, so this is a good fit to change the zoning and introduce a new single-family dwelling in this eclectic neighborhood, provide housing for the Town, and eliminate a not aesthetically pleasing parking lot.

Jeff Pratt, 242 Almendra Avenue

- He lives next door to the subject site and supports the project, which he believes would be very good for the neighborhood and would look much better than the current parking lot.

Brett Brenkwitz (Applicant/Architect)

- He agreed with Mr. Pratt that the house would be preferable aesthetically compared to the parking lot in terms of the streetscape.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Hanssen to forward to Town Council a recommendation of approval for a zone change for 246 Almendra Avenue. **Seconded by Vice Chair Burch.****

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

None.

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

- The Town is close to entering into an agreement with a consultant to assist the Town in preparing objective standards using grant funding to offset costs for that work. If the subcommittee of planning commissioners looking into objective standards has any information it should be forwarded to staff who will forward it to the consultant.
- The General Plan Update Advisory Committee has looked at some objective standards in the Community Design Element and most of those will end up moving into either the Zoning Code or other policy documents.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Conceptual Development Advisory Committee

Commissioner Barnett

- The CDAC met on March 10, 2021; elected Commissioner Barnett as the new chair and Council Member Badame as vice chair; discussed a requested lot line adjustment and lot split to create two parcels from one property at 16466 Bonnie Lane.

General Plan Update Advisory Committee

Commissioner Hanssen

- GPAC met on March 4, 2021; continued discussion of the Community Design Element that was continued to a third meeting to be held March 18, 2021. The Committee one more Element to go through before getting back the Land Use Element. Ultimately there will be a complete draft that will be forwarded to the Planning Commission and Town Council later this year.
- Objective standards: When the Town Council set the direction for the General Plan update they gave direction to look for additional objective standards. The Community Design Element contains quite a few new objective standards proposed by the consultants and they recommended moving them into the Code and possibly the residential and commercial design guidelines.

Historic Preservation Committee

Commissioner Burch

- The HPC held a special meeting on March 4, 2021; reviewed three items:
 - o 47 Alpine Avenue;
 - o 334 Los Gatos Boulevard; and
 - o 445 Los Gatos Boulevard.

Commission Matters

None.

ADJOURNMENT

The meeting adjourned at 7:30 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the March 10, 2021 meeting as approved by the Planning Commission.

/s/ Vicki Blandin