



**TOWN OF LOS GATOS
GENERAL PLAN COMMITTEE
REPORT**

MEETING DATE: 06/26/2024

ITEM NO: 1

**DRAFT MINUTES OF THE GENERAL PLAN COMMITTEE MEETING
OCTOBER 11, 2023**

The General Plan Committee of the Town of Los Gatos conducted a regular meeting on October 11, 2023, at 5:30 p.m.

MEETING CALLED TO ORDER AT 5:30 P.M.

ROLL CALL

Present: Chair Ryan Rosenberg, Vice Chair Emily Thomas, Council Member Rob Moore, Council Member Hudes, Commissioner Melanie Hanssen, Commissioner Kathryn Janoff, and Public Representative Steve Piasecki.

Absent: Public Representative Joseph Mannina and Public Representative Adam Mayer.

VERBAL COMMUNICATIONS

None.

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

1. **Approval of Minutes – July 20, 2023**

MOTION: **Motion by Planning Commissioner Hanssen to Approve Consent Item.
Seconded by Committee Member Piasecki.**

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. Requesting Approval for a Zone Change from RC (Resource Conservation) to HR-2½ (Hillside Residential), a General Plan Amendment to Change the Land Use Designation from Agricultural to Hillside Residential, and Subdivision of One Lot into Nine Lots on Property Zoned RC. APN: 537-27-047. CEQA Review is Pending. Zone Change Application Z-22-001, General Plan Amendment Application GP-22-001, and Subdivision Application M-22-003. **Project Location: 14915 Shannon Road.** Property Owner: Ray M. Elam, III, Trustee of Elam Family Trust. Applicant: Terence J. Szewczyk. Project Planner: Sean Mullin.

Senior Planner, Sean Mullin, presented the staff report.

Opened Public Comment.

Terry Szewczyk, Applicant

- The location's agricultural uses were a vineyard, then an apricot orchard, and then walnut tree orchard, which is why the Williamson Act is mentioned. The Williamson Act was removed in 2006 and ended in 2016 while still in the County of Santa Clara. It was eventually annexed into the Town in 2018. There are not a lot of choices for this property since it is in the hillside. It is one of the few properties that has both public water and sewer way access. In terms of wildfire safety, we have an existing 300,000-gallon water tank adjacent to the property. We will enhance the safety by adding extensions up the hill.

Mary McNabb

- Around 1986, Diduca Way, across from Shannon Road, was being developed to have individual houses, and the County recommended 12 acres per lot. The developer decided to have several homes to be less than 12 acres per lot, going against the County's recommendation. The Town of Los Gatos didn't want the traffic that would come from Shannon, so it was stated that driveways would have to double and connect to Diduca. With these changes, addresses changed and caused mail issues. And if the current proposal is 2.5 acres per lot, it won't work, but maybe 5 acres per lot could work and lessen the traffic a bit.

Jon Toor

- Traffic is an issue. While there are some improvements being done to the east, to the west there isn't anything being fixed. Shannon is very narrow, which is a safety issue. Fire is another issue. This is a high-risk fire area and getting out of the area should a fire occur will be a huge issue.

Jon Garliepp

- The approach to this is not right. The proposal seems to be all over the place. The biological study seems incorrect as we have a lot of wildlife and have at least one on the endangered species list that should be protected. The traffic analysis is incorrect, too. The report doesn't include information for lot 7, which is the most dangerous part of Shannon Road. The driveway entrance will be way above grade at the property. There are accidents in this area often. There is also no consideration for the traffic impact to Sky Lane.

Melody Garliepp

- Is there a reason for this change before a plan is place? Shannon Road was designated a scenic road when it was in the County. Is it still designated as such now that it is in the Town of Los Gatos? We believe this project affects more people than who were notified, so how do we notify more folks who are affected by this project? We have problems with selling in the area because of this project.

Jim Yoke

- As an Emergency Manager with over 20-years' experience in the field, the proposed development at this property, which is below us, is considered a high severity fire zone. Increased development in this area is asking for trouble around safety and evacuation. I ask that you reject this proposal.

Tina Yoke

- We investigated the potential development of surrounding areas of our home before purchasing, and this proposed change causes a huge impact on our home. In looking at the Town's website, you find contradicting information. You find information around protection of scenic, open space, fire risk, etc., but allowing this change seems to be against what the website states. Sky Lane cannot accommodate more than 2 vehicles.

Terry Szewczyk, Applicant

- To answer some of the questions presented, the biological assessment is also being done by the Town, so if fixes are needed based of the assessments, we will do so. On traffic issues, the west end will likely widen to 24 feet. The road is considered a class 3 bike path, and the fire exit road to Sky Lane has not been discussed yet. The plan is to install a 20-foot roadway to allow for emergency route for those who live on Sky Lane.

Closed Public Comment.

Committee Members discussed the matter.

MOTION: **Motion by Commissioner Janoff** to recommend to the Planning Commission, the denial for a General Plan Amendment to Change the Land Use Designation from Agricultural to Hillside Residential. **Seconded by Vice Chair Thomas.**

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

None.

ADJOURNMENT

The meeting adjourned at 6:46 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the October 11, 2023, meeting as approved by the General Plan Committee.

Jennifer Armer, Planning Manager