



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 09/09/2026

ITEM NO: 1

**DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
AUGUST 26, 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, Commissioner Susan Burnett, Commissioner Adam Mayer, Commissioner Joseph Sordi, and Commissioner Rob Stump.

Absent: Vice Chair Jeffrey Barnett, and Commissioner Emily Thomas.

PLEDGE OF ALLEGIANCE

Commissioner Stump 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. Linda Swenberg

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

1. **Approval of Minutes** – May 21, 2026 Planning Commission Special Meeting
2. **Approval of Minutes** – June 11, 2026 Planning Commission Special Meeting
3. **Approval of Minutes** – June 24, 2026 Planning Commission Meeting
4. **Approval of Minutes** – August 12, 2026 Planning Commission Meeting
5. Forward a Recommendation to the Town Council on an ordinance Amending Chapter 29 (Zoning Regulations) of the Town Code for Senate Bill 9 (SB 9) regarding urban lot splits and two-unit housing developments in response to changes in State law. The proposed amendments to the Town Code are not considered a project under Section 15378 of the California Environmental Quality Act, and in accordance with Government Code Section 66411.7(n) and 66452.21(g), Senate Bill 9 ordinances are not a project subject to the California Environmental Quality Act. Town Code Amendment Application A-26-004. Project Location: Town Wide. Applicant: Town of Los Gatos.

The following individual spoke on this item:

1. Brown

MOTION: **Motion by Commissioner Stump** to approve adoption of the Consent Calendar. **Seconded by Commissioner Sordi.**

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

6. 193 Howes Drive

Architecture and Site Application S-26-007

APN 527-43-021

Applicant: Laura Cuda

Property Owner: Neeraj Goel

Project Planner: Suray Nathan

Consider a request for approval to construct a new second story addition to an existing single-family residence on nonconforming property zoned R-1:8. Categorically exempt pursuant to the California Environmental Quality Act, Section 15301: Existing Facilities.

Suray Nathan, Assistant Planner, presented the staff report.

Planning Commission asked questions.

Chair Burch Opened Public Comment.

The following individuals spoke on this item:

1. Tulika Garg (Applicant)
2. James Woodard
3. Tulika Garg (Applicant)

Chair Burch closed Public Comment.

(00:27:19)

MOTION: **Motion by Commissioner Sordi** to approve an Architecture and Site Application for 193 Howes Drive. **Seconded by Commissioner Mayer.**

Planning Commission discussed the item.

Commissioner Burnett requested the motion be amended to encourage wooden garage doors.

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

The Secunder of the Motion accepted the amendment to the motion

Commissioner Mayer requested the motion be amended to encourage windows in garage doors.

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

The Maker of the Motion withdrew acceptance of the amendment to encourage wooden garage doors.

The Secunder of the Motion accepted the withdrawal of acceptance of the amendment to encourage wooden garage doors.

The Secunder of the Motion requested the motion be amended to work with staff to implement a design to prevent the light bleed from the garage door.

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

Planning Commission discussed the item.

VOTE: Motion passed 3-2 with Commissioners Stump and Burnett dissenting.

7. 695 Bicknell Road

Minor Residential Application MR-26-001

APN 407-03-006

Applicant: James Heck

Appellant: Dale Drumm

Property Owners: Ronald C. Eddington Jr. and Marjorie Eddington

Project Planner: Sean Mullin

Consider an Appeal of the Community Development Director Decision to approve a request to construct a second story addition exceeding 100 square feet to an existing single-family residence on property zoned R-1:20:PD. Categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301: Existing Facilities.

Sean Mullin, Planning Manager, presented the staff report.

Planning Commission asked questions.

Chair Burch Opened Public Comment.

The following individuals spoke on this item:

1. Dale Drumm (Appellant)

2. James Heck (Applicant)
3. Marjorie Eddington (Applicant)
4. Dale Drumm (Appellant)
5. Monique Drumm (Appellant)

Chair Burch closed Public Comment.

(01:02:50)

MOTION: **Motion by Commissioner Mayer** to deny an Appeal of the Community Development Director's decision to approve a request to construct a second story addition exceeding 100 square feet to an existing single-family residence on property zoned R-1:20:PD. **Seconded by Commissioner Burnett.**

Planning Commission discussed the item.

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

8. Discuss the Town Council's direction on the workplan for the Historic Preservation Committee and the evaluation process used to determine the significance of pre-1941 residences. The Planning Commission's discussion in not considered a project under the adopted guidelines for the implementation of the California Environmental Quality Act.

Sean Mullin, Planning Manager, presented the staff report.

Planning Commission asked questions.

Chair Burch Opened Public Comment.

The following individuals spoke on this item:

1. David Zicovich
2. Bess Wiersema
3. Lee Fagot

Chair Burch Closed Public Comment.

Planning Commission asked questions.

Planning Commission discussed the item.

Chair Burch Re-Opened Public Comment.

The following individual spoke on this item:

1. Lee Quintana

Chair Burch Closed Public Comment.

Planning Commission asked questions.

Planning Commission discussed the item.

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

- The Town Council held a special meeting on August 11, 2026, and continued the 178 Twin Oaks Drive project to a date uncertain.
- The Town Council held a special meeting on August 18, 2026, and approved the 17489 Oka Road project.
- The West Valley Muslim Association appeal to the Town Council of its project at 16769 Farley Road was continued to a date uncertain.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Historic Preservation Committee

Commissioner Burnett

- HPC met August 26, 2026:
 - Two items were not heard due to lack of a quorum.
 - A third item regarded removing an historic property from the Historic Inventory was heard. The HPC unanimously voted to remove the property from the Historic Inventory as it did not meet the five criteria.
 - A fourth item heard was a review for exterior modifications.

Commission Matters

Commissioner Stump

- Asked the Director of Community Development if there was a possibility of the West Valley Muslim Association project at 16769 Farley being remanded back to the Planning Commission, and was told that is one of the options on the table.

ADJOURNMENT

The meeting adjourned at 9:29 p.m.

This is to certify that the foregoing is a true
and correct copy of the minutes of the
August 26, 2026 meeting as approved by the
Planning Commission.

/s/ Vicki Blandin