



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 08/12/2026

ITEM NO: 1

**DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
JUNE 10, 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 Susan Burnett, Commissioner Adam Mayer, Commissioner Joseph Sordi.

Absent: Commissioner Rob Stump, Commissioner Emily Thomas.

PLEDGE OF ALLEGIANCE

Commissioner Mayer led the Pledge of Allegiance. The audience was invited to participate.

VERBAL COMMUNICATIONS

The following individuals spoke during Verbal Communications.

1. Gus Who

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

1. **Approval of Minutes** – May 27, 2026

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

VOTE: **Motion passed unanimously.**

The following individuals spoke during Consent Items.

1. Gus Who

PUBLIC HEARINGS

2. 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. James Woodard (Applicant)

Chair Burch closed Public Comment.

Commissioners discussed the item.

(TIME STAMP 00:18:36)

MOTION: **Motion by Vice Chair Barnett** to deny an Architecture and Site Application for 193 Howes Drive. **Seconded by Commissioner Burnett.**

Commissioners discussed the item.

Planning Commission asked questions.

(TIME STAMP: 00:23:07)

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

Commissioners asked questions.

Commissioners discussed the item.

VOTE: **Alternative Motion failed 2-3 with Vice Chair Barnett, Commissioner Burnett, and Commissioner Mayer dissenting.**

Commissioners discussed the item.

Chair Burch Reopened Public Comment.

The following individuals spoke on this item:

1. James Woodard (Applicant)
2. Neeraj Goel

Commissioners discussed the item.

Chair Burch closed Public Comment.

(TIME STAMP: 00:35:32)

MOTION: **Motion by Vice Chair Barnett** to amend the Original Motion to continue Item 3 to a date certain for 193 Howes Drive to allow the Applicant an opportunity to revise the design to address Planning Commission concerns regarding massing from the street and a flat two-story wall plane on the rear.

The Seconder of the Motion requested the motion be amended to include additional siding to be more compatible with the neighborhood, or have more of a mix with both siding and stucco.

The Maker of the Motion did not accept the amendment to the motion.

VOTE: **The Amended Original Motion passed unanimously.**

The Commission determined the item would be continued to the date certain of August 26, 2026.

3. Town Code Amendment re: Accessory Dwelling Units

Town Code Amendment Application A-26-001

Applicant: Town of Los Gatos

Project Location: Town Wide

Forward a recommendation to the Town Council on an ordinance amending Chapter 29 (Zoning Regulations) of the Town Code regarding Accessory Dwelling Units and Definitions. The proposed amendments are not subject to CEQA review 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 applicable to Accessory Dwelling Units and Definitions. Additionally, the proposed amendments are statutorily exempt pursuant to Public Resources Code Section 21080.17.

Sean Mullin, Planning Manager, presented the staff report.

Planning Commission asked questions.

Chair Burch Opened Public Comment.

No individuals spoke on this item.

Chair Burch closed Public Comment.

(TIME STAMP 00:47:56)

MOTION: **Motion by Commissioner Sordi** to recommend Town Council approval of an ordinance amending Chapter 29 (Zoning Regulations) of the Town Code regarding Accessory Dwelling Units and Definitions. **Seconded by Commissioner Mayer.**

Planning Commission asked questions.

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

4. Workplan for Historic Preservation Committee

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 is not considered a project under the adopted guidelines for the implementation of the California Environmental Quality Act.

(TIME STAMP 00:50:39)

MOTION: **Motion by Commissioner Burnett** to continue Item 4 to a date certain of August 26, 2026.

Commissioners asked questions.

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. Bess Wiersema
2. David Zicovich

Planning Commission asked questions.

Chair Burch closed Public Comment.

Chair Burch Seconded the motion.

VOTE: **Motion passed unanimously.**

5. 4 Tait Avenue

APN: 510-44-054

Property Owner/Applicant: Town of Los Gatos

Project Planner: Sean Mullin

Consider a request to determine that the disposition of land is in conformance with the Town of Los Gatos 2040 General Plan for property zoned R-1D:LHP (Single-Family Residential Downtown with a Landmark and Historic Preservation Overlay). The determination is not subject to CEQA review pursuant to CEQA, Section 15061(b)(3), because it can be seen with certainty that the determination will not have a significant effect on the environment.

Sean Mullin, Planning Manager, presented the staff report.

Planning Commission asked questions.

Chair Burch Opened Public Comment.

No individuals spoke on this item.

Chair Burch closed Public Comment.

(TIME STAMP 01:09:18)

MOTION: **Motion by Vice Chair Barnett** to approve a Town Council Amendment Application for 4 Tait Avenue. **Seconded by Commissioner Burnett.**

VOTE: **Motion passed unanimously.**

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

- None.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Conceptual Development Advisory Committee

Vice Chair Barnett

- CDAC met June 10, 2026 to consider a proposal for a three-story building at Bachman Avenue and Santa Cruz Avenue with ground floor retail, second story office, and third floor housing units. CDAC determined there were major problems regarding massing and parking.

Commission Matters

None.

ADJOURNMENT

The meeting adjourned at 8:11 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the June 10, 2026 meeting as approved by the Planning Commission.

/s/ Vicki Blandin