



**TOWN OF LOS GATOS
CONCEPTUAL
DEVELOPMENT ADVISORY
COMMITTEE REPORT**

**MINUTES OF THE CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE MEETING
DECEMBER 9, 2020**

The Conceptual Development Advisory Committee of the Town of Los Gatos conducted a Regular Meeting on December 9, 2020, at 4:30 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 COVID-19 pandemic and was conducted via Zoom. All committee members and staff participated from remote locations and all voting was conducted via roll call vote. In accordance with Executive Order N-29-20, the public could only view the meeting online and not in the Council Chamber.

MEETING CALLED TO ORDER AT 4:30 PM

ROLL CALL

Present: Chair Rob Rennie, Vice Chair Jeffrey Barnett, Mayor Marico Sayoc, Planning Commissioner Melanie Hanssen, and Planning Commissioner Reza Tavana.

Absent: None.

PLEDGE OF ALLEGIANCE

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

VERBAL COMMUNICATIONS

- None.

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

1. Approval of Minutes – October 14, 2020

MOTION: Motion by Mayor Marico Sayoc to approve the consent calendar.
Seconded by Vice Chair Jeffrey Barnett.

VOTE: Motion passed unanimously.

PUBLIC HEARINGS

2. 15475 Los Gatos Boulevard

Conceptual Development Advisory Committee Application CD-20-006

Requesting a preliminary review of a proposal to request a Variance to allow a drive-in use at an existing restaurant (McDonald's) on property zoned CH. APN 424-19-065.

PROPERTY OWNER: Drew Sanchez

APPLICANT: Mike Yao, Core States Group

PROJECT PLANNER: Erin Walters

Project Planner presented the staff report.

Opened Public Comment.

Applicant presented the proposal.

Closed Public Comment.

Committee members discussed the matter and provided the following questions and comments:

- Reduce the volume of the outdoor menu speaker.
- Provide screening between business and residential uses to reduce the noise from the outdoor menu speaker.
- The existing ordinance prohibits drive-thru, but there is a current demand for contactless food service.
- If this business is granted a Variance, will others want the same?
- This location has ample space for converting parking spaces into a drive-thru lane.
- Is this granting special privileges?
- The plans are well laid out.
- Customers want this type of service for breakfast and lunch.
- There are alternatives available, such as, when servers bring the food out to the car.
- Should not grant a long-term Variance based on a short-term situation (pandemic/Covid-19).
- Not as concerned with idling cars as many current and future vehicles are/will be emissions free.
- Need more information on how the use affects traffic.

OTHER BUSINESS

MINUTES OF CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE MEETING OF
DECEMBER 9, 2020

3. Review and approve the 2021 Meeting Schedule Calendar

MOTION: **Motion by Planning Commissioner Melanie Hanssen to approve the 2021 Meeting Schedule Calendar. Seconded by Vice Chair Jeffrey Barnett.**

VOTE: **Motion passed unanimously.**

ADJOURNMENT

The meeting adjourned at 5:03 p.m.

This is to certify that the foregoing is a true
and correct copy of the minutes of the
December 9, 2020 meeting as approved by the
Conceptual Development Advisory Committee.

/s/Joel Paulson, AICP, Community Development Director

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