



**DRAFT
Minutes of the Town Council Policy Committee Special Meeting
December 10, 2019**

The Town Council Policy Committee of the Town of Los Gatos conducted a special meeting on Tuesday, December 10, 2019, at 5:00 p.m.

MEETING CALLED TO ORDER AT 5:00 P.M.

ROLL CALL

Members Present: Marcia Jensen, Barbara Spector.

Staff Present: Robert Schultz, Town Attorney; Joel Paulson, Community Development Director; Holly Zappala, Management Analyst.

CONSENT ITEMS

1. Approve the Draft Minutes of November 25, 2019.

Approved.

Verbal Communications were conducted at the end of the meeting.

OTHER BUSINESS

2. Discuss and provide direction on potential modifications to the Hillside Development Standards and Guidelines regarding below grade square footage.

Joel Paulson, Community Development Director, presented the staff report.

Lee Quintana

-Commented that the current language used in Chapter IV, Section C could be interpreted to mean that in order to add square footage to an existing house above-grade, you would have to also add square footage below-grade, which conflicts with the intent of the language to discourage homeowners from exceeding the Floor Area Ratio (FAR).

After discussion, the Committee agreed to forward a recommendation to the Town Council to modify the Hillside Development Standards and Guidelines language as follows:

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SUBJECT: Draft Minutes of the Special Town Council Policy Committee Meeting of
December 10, 2019

DATE: January 28, 2020

- The first sentence of Chapter IV, Section C should read: “The Town Council or Planning Commission *may* approve residential projects greater than the maximum allowed floor area after consideration of all of the following conditions:”
- Chapter V, Section F, Guideline 1, k should read: “Excavate or use below-grade rooms to reduce the appearance of above-grade bulk and mass.”

VERBAL COMMUNICATIONS

Lee Quintana

-Requested that revising the entire Hillside Development Standards and Guidelines document be considered as a priority for the Policy Committee in 2020. Also commented that in the past there was an Architectural Standards Committee that, along with the General Plan Committee, handled planning and zoning issues, while the Policy Committee did not.

The Committee agreed to continue the current Policy Committee regular meeting schedule of every fourth Tuesday at 5:00 p.m. through calendar year 2020.

ADJOURNMENT

The meeting adjourned at 5:35 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the December 10, 2019 meeting as approved by the Town Council Policy Committee.

Holly Zappala, Management Analyst