

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6874

SUMMARY OF DISCUSSION OF A REGULAR MEETING OF THE **CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE** OF THE TOWN OF LOS GATOS FOR **JANUARY 13, 2016**, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 4:30 P.M.

ATTENDANCE

Members Present:

Absences:

Barbara Spector
Marico Sayoc
Kendra Burch (arrived late)
Mary Badame
Thomas O'Donnell

Staff Present: Laurel Prevetti, Town Manager
Joel Paulson, Interim Community Development Director
Marni Moseley, Associate Planner

Applicants Present: Douglas Rich (Item 2)
Chek Tang (Item 2)
Chris Lee (Item 2)

ITEM 1: Approval of Minutes
• November 11, 2015
• December 9, 2015

Tom O'Donnell moved to approve the November 11 and the December 9, 2015 minutes. The motion was seconded by *Mary Badame* and **approved 3-0-2** with Marico Sayoc recused and Kendra Burch not present.

ITEM 2: 15860, 15880, and 15894 Winchester Boulevard
Conceptual Development Advisory Committee CD-15-008

Requesting review of conceptual plans to merge four properties zoned O, to demolish three existing single-family residences, and to construct a new two story office building with below grade and at grade parking. APNs 529-11-013, -038, -039, and 529-11-040.

PROPERTY OWNER: South Beach Partners LLC/Cumulus Capital Holdings, LLC

APPLICANT: Valley Oak Partners – Doug Rich

PROJECT PLANNER: Marni Mosely

CDAC Comments:

- Would it be possible to add an opening to allow more natural light and ventilation into to the underground parking?
- Primary concerns for the underground parking are ventilation, security, lighting, circulation, and bike parking.
- At grade parking circulation is a concern.
- The project should include showers for bicyclists.
- There is concern that the traffic would become an issue because it is right next to a school.
- Medical offices will cause more traffic in the area and is not a current need in the Town.
- Tandem parking is a concern.
- A shuttle service to downtown Los Gatos during lunchtime should be considered.
- LEED certification would be preferred.
- The design with white stucco walls and the metal roof are a concern in regards to compatibility. Natural/warm colors and materials would be more appropriate.
- Upstairs lofts or micro units which would create opportunities for live/work uses may be appropriate for the project.
- Adding patios and seating along Winchester Boulevard would make the bottom floor more inviting and better activate the Winchester Boulevard frontage.
- Ensuring screening of roof mechanical equipment is important.
- The proposed use is appropriate for the site, but the size should be supported by the required parking.

ITEM 3: Election of Chair and Vice Chair

Tom O'Donnell moved to elect Barbara Spector as chair and Marico Sayoc as Vice Chair. The motion was seconded by Kendra Burch and **approved 5-0**.

ADJOURNMENT Meeting adjourned at 5:13 p.m. The next regular meeting of the Conceptual Development Advisory Committee is Wednesday, February 10, 2016.

Prepared by:



Sylvie Roussel, Administrative Assistant

cc: Planning Commission Chair

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