

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

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SUMMARY OF DISCUSSION OF A REGULAR MEETING OF THE **CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE** OF THE TOWN OF LOS GATOS FOR FEBRUARY 10, 2016, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

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

**ATTENDANCE**

Members Present:

Absences:

Barbara Spector  
Marcia Jensen  
Kendra Burch  
Mary Badame

Thomas O'Donnell

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

Applicants Present:

Chris Lee (Item 2)  
Mike Michaels (Item 2)  
Cameron Schwab (Item 2)  
Gary King (Item 3)

John Klein (Item 2)  
Michael Mordaunt (Item 2)  
Tom Sloan (Item 3)  
Eka Tandiono (Item 3)

ITEM 1: Approval of the January 13, 2016 Minutes

Motion: *Marico Sayoc* moved to approve the January 13, 2016 Minutes. The motion was seconded by *Kendra Burch* and **approved 4-0-1** with Tom O'Donnell not present.

ITEM 2: 400 and 420 Blossom Hill Road  
Conceptual Development Advisory Committee CD-16-001

Requesting review of conceptual plans to demolish two existing office buildings and construct a new two-story fitness center with underground parking on property zoned O. APN 529-16-071.

PROPERTY OWNER: Green Valley Corporation/Case Swenson

APPLICANT: Barry Swenson Builder/Josh Burroughs

PROJECT PLANNER: Marni Moseley

**CDAC Comments:**

- There are concerns with creating more traffic on Blossom Hill Road.
- Impact of the proposed lighting on neighboring residents is a concern that should be studied by the applicant.
- The Committee advised the applicant to review the Town's updated Tree Protection Ordinance. The applicant was encouraged to look for ways to reduce the impact on the on-site trees and comply with the amended Ordinance.
- Look for ways to ensure the proposed project complies with the Town's Grading Ordinance.
- There is a concern regarding an overconcentration of gyms/fitness centers in the Town already, and the need for additional services as proposed.
- The concept of a national chain is a concern in how it will fit into Los Gatos's small Town atmosphere.
- The hill adjacent to the site along Blossom Hill Road is dangerous and well used by bicyclists and pedestrians. An intensification of use on the site could exacerbate the current condition. Look for ways to make this safer for those who use it.
- Look for ways to enhance the sites connectivity to the Los Gatos Creek trail and encourage members to use it as much as possible.
- A traffic study is essential to redevelopment of the site.
- Significant off-hauling will have an additional impact on traffic and pedestrian safety. Look for ways to reduce this impact on school vehicle and pedestrian traffic.
- Construction management plan should incorporate ways to reduce impacts during school drop off and pick up times.
- Work with the adjacent residential neighbors throughout the planning and design process.

ITEM 3: 30 Roberts Road and 6 Forrest Avenue  
Conceptual Development Advisory Committee CD-16-002

Requesting review of conceptual plans to demolish an existing multi-family structure and single-family residence, merge two lots and construct a four unit condominium building with a below grade parking garage. APN 529-10-002 and -003

PROPERTY OWNER/APPLICANT: Taneka LLC

PROJECT PLANNER: Marni Moseley

**Public Comments:**

- *Lee Quintana* stated that she likes the parking underground, the generous setbacks and the private open space. She likes the attached unit design but has concerns that the scale of the structure may not be appropriate for the neighborhood. She also had questions about the ADA parking requirements for the site.

**CDAC Comments:**

- The Committee liked that the garage will not be gated, and will be looking for connectivity from the garage to the street for guest usage.
- Common open space is not necessary with this type of design due to the amount of private open space provided for each unit.
- The proposed sustainability measures are appreciated.
- The Committee was excited for the use and design of the proposed elevators.
- More shadowing in the front of the property may lessen the massive look of the structure.
- They like the design and the use that is proposed, but it's hard to tell how it will fit in the existing neighborhood.
- The Committee would like to see more trees in the proposed plans.

**ADJOURNMENT** Meeting adjourned at 5:31 p.m. The next regular meeting of the Conceptual Development Advisory Committee is Wednesday, March 9, 2016.

Prepared by:



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Sylvie Roussel, Administrative Assistant

cc: Planning Commission Chair