

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 **AUGUST 10, 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
Mary Badame

Thomas O'Donnell

Staff Present: Laurel Prevetti, Town Manager
Joel Paulson, Community Development Director
Jennifer Armer, Associate Planner
Sylvie Roussel, Administrative Assistant

Applicants Present: Scott Plautz (Item 2)
Eugene Sakai (Item 2)
Gary Kohlsaat (Item 3)
David Fox (Item 3)
Amanda Wilson (Item 3)
Sandy Harris (Item 3)

ITEM 1: Approval of Minutes – February 10, 2016

Motion: **Mary Badame** moved to approve the February 10, 2016 minutes with additional information regarding the project including an elevator. **Seconded** by **Mayor Barbara Spector**.

Vote: **Motion passes 3-0-2, Tom O'Donnell and Kendra Burch not present.**

ITEM 2: 16212 Los Gatos Boulevard
Conceptual Development Advisory Committee CD-16-03

Requesting feedback on multiple conceptual development proposals for a property zoned CH. APNs 523-06-010 and -011.
PROPERTY OWNER/APPLICANT: 16212 Los Gatos Blvd., LLC
PROJECT PLANNER: Jennifer Armer

Kendra Burch arrived at 4:40 p.m.

Comments:

- The committee was not in favor of medical uses.
- The smallest option is most appropriate.
- Underground parking is a good idea.
- The applicant should take into the consideration the strong need for a sit down restaurant in that area.
- The intersection of Los Gatos Boulevard and Shannon Road is very dangerous and well used by bicyclists and pedestrians. Look for ways to make it safer for those that use it.
- Look for multiple tenants as it might be hard to find one tenant to occupy the retail space.
- The mixed-use retail and affordable housing option which could meet a need in the Town but will also increase the traffic.
- A bicycle parking area should be included.
- Make sure the proposed project complies with the Town's Parking Guidelines. Also, note that parking issues are scheduled to go to Council and changes may occur to the guidelines.
- The least appealing option is the large option.
- Articulation and architecture will be important.
- Residential may not be appropriate.

ITEM 3: 16100 Greenridge Terrace
Conceptual Development Advisory Committee CD-16-004

Requesting feedback on a project proposing a subdivision of one lot into eight lots and a rezoning of the lot from HR 2 ½ to HR 2 ½ PD on property zoned HR-2 ½. APN 527-12-002.

PROPERTY OWNER: Green Ridge Terrace Dev LLC and Emerald Lake LLC

APPLICANT: Kohlsaas and Associates, Inc

PROJECT PLANNER: Sally Zarnowitz

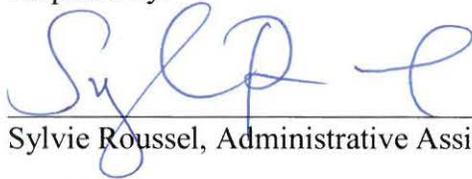
Comments:

- A lot of the previous concerns were addressed in the new proposal.
- Work with the neighbors throughout the planning process.
- The proposed project meets the LRDA.
- Loop trail is a good idea.
- Tree impacts will be a concern.
- Visibility from viewing platforms and other areas will need to be addressed.

Conceptual Development Advisory Committee
August 10, 2016
Page 3 of 3

ADJOURNMENT Meeting adjourned at 5:34 p.m. The next regular meeting of the
Conceptual Development Advisory Committee is Wednesday, September
14, 2016.

Prepared by:

A handwritten signature in blue ink, appearing to read 'Sylvie', is written over a horizontal line.

Sylvie Roussel, Administrative Assistant

cc: Planning Commission Chair

N:\DEV\CDAC\CDAC MINUTES\2016\CDAC 8-10-16.doc