TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY OF DISCUSSION OF A REGULAR MEETING OF THE **CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE** OF THE TOWN OF LOS GATOS FOR SEPTEMBER 10, 2008 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: Mayor Barbara Spector, Vice-Mayor Mike Wasserman, Planning Commissioners Marcia Jensen and Joanne Talesfore.

Members Excused: Planning Commissioner Marico Sayoc.

Staff Present: Bud Lortz, Director of Community Development and Suzanne Davis, Associate Planner.

VERBAL COMMUNICATIONS

None

ITEM 1: 350 DeSoto Drive
Conceptual Development Application CD-08-04

Requesting preliminary review of plans to demolish a convalescent facility and construct a 22-unit residential Planned Development on 1.77 acres zoned O. APN 421-13-041.
PROPERTY OWNER: J. Cyril Johnson Investment Company
APPLICANT: Rodger Griffin, Paragon Design Group

Comments:

1. **Provide documentation and justification for conversion of the existing convalescent facility to multi-family residential.**
2. **Loss of the convalescent facility is a major concern due to the aging population in the Town and the general and increasing need for such services.**
3. **The existing use is more valuable to the Town than the proposed.**
4. **All two-story units is not neighborhood friendly.**
5. **The density is too high for the location.**
6. **Duel use of the motor court for circulation and recreation is not compatible (safety concern).**
7. **Traffic generation is a concern.**
8. **Shared driveways are a concern.**
9. **Size and number of units relative is too great for the area; not a good transition into the single-family neighborhood.**

10. **Building design and site layout are repetitious.**
11. **Compatibility with adjacent land uses is a concern.**
12. **Visual impact both into and from the project is a concern.**
13. **Private open space areas are very small.**
14. **Two-story homes close to the street is not in character with the neighborhood.**
15. **A mix of one and two-story homes is desirable with a higher percentage of one-story (80%) as is prevalent in the surrounding neighborhood.**
16. **Small lot size is not compatible with lot sizes for other homes in the area.**
17. **The common area is not accessible to all homes.**
18. **Not enough open space is provided.**

ADJOURNMENT Meeting adjourned at 5:20 p.m. The next regular meeting of the Conceptual Development Advisory Committee is Wednesday, October 8, 2008.

Prepared by:

Cindy L. Bailey for

Bud N. Lortz, Director of Community Development

cc: Planning Commission Chair

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