



**TOWN OF LOS GATOS
CONCEPTUAL
DEVELOPMENT ADVISORY
COMMITTEE REPORT**

**MINUTES OF THE CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE MEETING
MAY 8, 2019**

The Conceptual Development Advisory Committee of the Town of Los Gatos conducted a Regular Meeting on May 8, 2019, at 4:30 p.m.

MEETING CALLED TO ORDER AT 4:30 PM

ROLL CALL

Present: Vice Chair Mary Badame, Committee Member Barbara Spector, Committee Member Matthew Hudes, Committee Member, Thomas O'Donnell

Absent: Chair Marcia Jensen

VERBAL COMMUNICATIONS

- None.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. Approval of Minutes – January 9, 2019

MOTION: **Motion by Committee Member Thomas O'Donnell to approve the consent item. Seconded by Committee Member Barbara Spector.**

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

- None.

OTHER BUSINESS

3. Wood Road (Heard out of order)
Conceptual Development Advisory Committee Application CD-19-002

Requesting preliminary review of a proposal to rezone a property from HR-5 to HR-1 and subdivide one lot into two lots. APN 510-46-006.

PROPERTY OWNER/APPLICANT: David Ebrahimi

PROJECT PLANNER: Sean Mullin

Sean Mullin, Associate Planner, stated that there was nothing to add to the staff report but we are here to answer questions.

The Applicant (HMH) and Owner presented the proposed project.

Opened Public Comment.

Julie Southern

- Neighbor at 135 Wood Road which is below the project. In 1997 her house burned. It took eight years to rebuild. The access road is her private road. She expressed concern about increased traffic on Wood if the Meadows project closes their exit onto Broadway. She was also concerned about water pressure drop from utilities being tapped into by new projects.

Carol Philippe

- Neighbor at 100 Clifton Avenue which is below the project. Her property has a private road, private fire hydrant, three water storage tanks, and expensive fire insurance from Lords of London. She expressed concern about the new project affecting her privacy and fire safety.

Benjamin Guilardi

- Real Estate Agent and Architect. Supports the new project. Owner bought the property next door to build homes for the owner's family. Traffic would increase by two more cars.

Owner

- He is building three homes for his family and not a large development.

Closed Public Comment.

Committee members discussed the matter and provided the following questions and comments:

- Why does this project warrant an exception to the retaining wall height, and cut and fill depths?
- This property is very hilly and difficult to access.
- Will the two proposed homes be visible from the Main Street?
- Concerned about the increase in traffic.
- Concerned about the impact in case of evacuation.
- Not supportive of increase in density in context of fire concerns.
- Not supportive of zone change.
- Building homes for family does not affect the approval process.
- Not supportive of any exceptions to the Hillside Development Standards and Guideline.

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- Refer to the Hillside Development Standards and Guideline in general and in particular slopes greater than 30 percent.
- Concerned about fire potential.
- Santa Clara County Fire Department will assess the fire danger and public safety.

2. Election of Chair and Vice Chair

Committee members discussed the matter.

MOTION: **Motion by Committee Member Barbara Spector to elect Vice Chair Mary Badame as Chair. Seconded by Committee Member Thomas O'Donnell.**

VOTE: **Motion passed unanimously.**

MOTION: **Motion by Vice Chair Mary Badame to elect Committee Member Barbara Spector as Vice Chair. Seconded by Committee Member Thomas O'Donnell.**

VOTE: **Motion passed unanimously.**

ADJOURNMENT

The meeting adjourned at 5:16 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the May 8, 2019 meeting as approved by the Conceptual Development Advisory Committee.

/s/ Jocelyn Fong, Administrative Assistant