



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

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**MINUTES OF THE CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE MEETING  
APRIL 12, 2023**

The Conceptual Development Advisory Committee of the Town of Los Gatos conducted a regular meeting on April 12, 2023, at 4:00 p.m.

**MEETING CALLED TO ORDER AT 4:00 PM**

**ROLL CALL**

Present: Chair Jeffrey Barnett, Vice Chair Mary Badame, Mayor Maria Ristow, Planning Commissioner Melanie Hanssen, and Planning Commissioner Susan Burnett.

Absent: None.

**VERBAL COMMUNICATIONS**

- None.

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

1. **Approval of Minutes – November 9, 2022**

**MOTION:** Motion by Mayor Ristow to approve the consent calendar. **Seconded** by Vice Chair Badame.

**VOTE:** Motion passed unanimously.

**OTHER BUSINESS**

3. Election of CDAC Chair and Vice Chair

**MOTION:** Motion by Vice Chair Badame to approve that Chair Barnett remains as Chair. **Seconded** by Commissioner Burnett

**VOTE:** Motion passed unanimously.

**MOTION:** Motion by Chair Barnett to approve that Vice Chair Badame remains as Vice Chair. **Seconded** by Commissioner Burnett

**VOTE:** Motion passed unanimously.

## **PUBLIC HEARINGS**

### **2. 170 Twin Oaks Drive**

Conceptual Development Advisory Committee Application CD-23-001

Requesting Preliminary Review of a Proposal for a General Plan Amendment to Change the Land Use Designation of a Property from Agriculture to Low Density Residential, a Zone Change from RC and R-1:10 to R-1:12, and a Subdivision of Two Lots into 12 Lots on Property Zoned R-1:10 and RC. APNs 532-16-005 and 532-16-006.

PROPERTY OWNER: Tom Dodge

APPLICANT: Molly Robson

PROJECT PLANNER: Jennifer Armer

**Chair Barnett is recused from Item 2, as his residence is located near the subject property.**

Introduction of Applicants and Committee members.

Project Planner presented the staff report.

Opened Public Comment.

Applicant presented the proposed project.

Mark Robson, President of Robson Homes; with Molly Robson, Project Manager and Applicant

- The goal is to develop the lower side of the property and preserve the hillside as much as possible.
- The goal is to integrate the neighborhood with its view by putting the driveway in the center.
- They are proposing a subdivision of 11 new homes and one BMP duet.
- Each home will have an ADU.
- They are building on the flatter portion of the site to comply with the Hillside Design Guidelines. But it will be closer to existing homes.

Cathy Frazier, Neighbor

- Concerned about development in a high fire hazard severity zone with only one main egress from the Surrey Farms neighborhood. The development will add 25 residences.
- Concerned about infrastructure and wildlife, such as coyotes.
- Has the agriculture zoning expired?
- Are ADUs also 100 percent allowed for developers?
- Will the new owners be allowed to subdivide?

Jeff Miller, Neighbor

- Concerned about traffic impact on Twin Oaks Drive, and suggested some homes take access via Brooke Acres Drive and one way access out via Cerro Vista Drive.

Mary Harvey, Neighbor

- Current view of mountains with one home would not be improved with two homes.
- Concerned about impact of headlights on their home as they exit the property, and the increase in traffic.
- A live oak tree will be lost to that road.

Dave Greenfield, Neighbor

- All the traffic passes by his house on Longmeadow Drive, so suggest the project divide the traffic onto three streets. A second access would help fire, safety, and traffic concerns.
- A public trail around the property would be nice.

Mark Weiner, Neighbor

- Having different ways of egress is good.
- Will the ADUs be used for BMP or family?
- Concerned about proposal to build so many single-family homes.

Closed Public Comment.

Applicant

- The ADUs will not be BMPs, though they can be rented to family or others.
- The road will be extended from Brooke Acres Drive through the project for emergency fire access only.
- A foot trail will be integrated.
- The homes will be below the maximum 5,000 square feet plus the ADU.
- The design will place an emphasis on the hillside environment over the structure on each lot.
- The Williamson Act will expire in 2025.
- They will continue to work with neighbors.
- They will look at alternative means of access.
- They recognize that the traffic and adjacent homes will be impacted.
- They will continue to create a high-quality neighborhood that enhances the community.
- The plan is consistent with the previous maps and the character of the neighborhood regarding scale, orientation, etc.

Committee members asked questions of the Applicant.

Applicant

- ADUs at every house will provide affordable housing and flexibility. It provides flexibility for the owner. They can be used as an office or short-term rental.
- It is better to design with sensitivity and build ADUs from the beginning.
- The ADUs would be a combination of attached or detached, junior or regular. Haven't designed the homes yet and must consider the Hillside Design Guidelines.

Jennifer Armer, Planning Manager

- Process depends on if it is submitted as a planned development or a standard subdivision.
- Through State Bill 9, an urban lot split may be allowed.

Applicant

- Of the 18 acres, 79 percent would be open space.
- They can improve flooding conditions. The impervious bio pond will be attractive with added plants and boulders.
- Building both one- and two-story homes is anticipated. It depends on the split pads and conditions. They haven't designed the homes yet, but will be respectful of the neighborhood's character.
- Trying to balance preserving the hillside by building in lower areas, with traffic concerns of adjoining neighborhoods.
- A fire road with a fire gate on Brooke Acres Drive would be limited to pedestrians and emergency vehicles.
- One home would have access off Cerro Vista Drive.
- They will work with staff and a traffic engineer to do a traffic study. The prior traffic report showed that peak hour traffic was small.
- The fire access road could be widened if desired.

Applicant

- Two-story homes create better elevations, more design interest, separation of private and public areas, smaller footprint, etc.
- We have heard from a Committee member that dual access is important and would help deal with the increased traffic.
- We'll abide by height requirements and be respectful of views. Can do many things to manage the scale.

Public Hearing is closed.

Committee members asked questions of Staff:

Jennifer Armer, Planning Manager

- It is possible that the lots could be subdivided in the future under SB 9.
- Further subdivision depends on the configuration of the lot and if an open space easement exists.
- If it is part of a planned development, SB 9 would not apply.
- A 20-foot wide road is too narrow for a public road. It would be considered a private road within a planned development.
- The Williamson Act Contract would not need to be cancelled before 2025. It depends on the length of time to process the application and when a formal application is submitted. They have submitted for preliminary review. Next, they'll need to decide on the type of application. Then it will need to go through environmental review and technical staff review. It could take up to a year. 2025 is the ending of the Williamson Act contract.

Joel Paulson, Community Development Director

- Once the Williamson Act Contract has expired the Agriculture and Open Space are no longer viable General Plan land use designations. They will need to speak with the Town Attorney about those concerns if that is the direction the Town Council wants to go.

Jennifer Armer, Planning Manager

- The R-1:12 zoning designation allows for the lot sizes shown on the plan. The lots are the required 12,000 square feet. There already is an adjacent parcel that is R-1:12.
- The proposed project will need to select a General Plan designation and Zoning that align. Options are Hillside or Single-Family.
- The minimum lot size for Agriculture or Open Space designation is 20 acres. This property is only 18 acres.
- There are criteria/details in the code about intentions for a planned development overlay. If planned development is proposed, there are findings that must be met.

Committee members discussed and provided comments:

- 18 acres with 12 houses on about an acre each, helps preserve the hillside.
- Past proposal had less units.
- It is reasonable to have a variety of housing around Town.
- It may be well done, but later be allowed to split. Can we prevent lot splits for this area?
- Support having two units on each property.
- ADU law has changed and allows two per parcel.
- No affordable housing in the Hillside area due to lack of fire safety access.
- Number of units is excessive. 11 seems like a lot of ADUs.
- Don't want to add density to the Hillside area due to fire safety access.
- Many roads in the Hillside have single access.
- Like having the possibility of moderately affordable housing.

- Prefer to see fewer units.
- There are land rights, but also hate seeing open space disappear.
- Like having two affordable units.
- Reasonable to have a variety of housing and affordability.
- Construction traffic is unavoidable.
- Appreciate the effort to keep off the hillside and preserve some open space.
- Concerned about fences and wildlife corridors.
- Add more access for egress.
- Concerned about flooding in Surrey Farms area and Ross Creek.
- Number of units proposed is excessive.
- Concerned that the housing units grew from 10 to 24.
- Meet the bare minimum in density in consideration of legality.
- Needs to be compliant with the Hillside Design Guidelines.
- Consider a second access.

#### **OTHER BUSINESS**

4. 2023 Calendar

#### **ADJOURNMENT**

The meeting adjourned at 5:20 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the April 12, 2023 meeting as approved by the Conceptual Development Advisory Committee.

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/s/ Joel Paulson, Community Development Director