



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

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**MINUTES OF THE CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE MEETING  
JUNE 12, 2019**

The Conceptual Development Advisory Committee of the Town of Los Gatos conducted a Regular Meeting on Wednesday, June 12, 2019, at 4:30 p.m.

**MEETING CALLED TO ORDER AT 4:31 PM**

**ROLL CALL**

Present: Chair Mary Badame, Committee Member Matthew Hudes, Vice Mayor Marcia Jensen, and Committee Member Thomas O'Donnell.

Absent: Vice Chair Barbara Spector

**VERBAL COMMUNICATIONS**

- None.

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

1. Approval of Minutes – May 8, 2019

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

**VOTE:**                      **Motion passed unanimously.**

**PUBLIC HEARINGS**

1. 14926 Los Gatos Boulevard  
Conceptual Development Advisory Committee CD-19-002

Requesting preliminary review for construction of a mixed-use building with a subterranean parking garage and to rezone the property from R-1:10 to CH. APN 424-19-009.

PROPERTY OWNER: Undine Tsai

APPLICANT: John Lien Architects

PROJECT PLANNER: Joel Paulson

Joel Paulson, Planning Director, stated that there was no information to add to the staff report.

Applicant presented the proposed project.

Opened Public Comment.

Joseph Giannani

- Concerned about the architectural look for this public corridor. He thought the Town was going for a traditional look. He admired the look of five other buildings designed by the architect but this one looks flat and modern like a school. Would like to see Los Gatos Boulevard stand out with high quality materials. He would like to see a sloped roof, more articulation in the windows and a tile or slate roof instead of a composite roof. He likes the look of the Los Gatos Hotel.

John Lien, Architect (Applicant)

- To fit the location, he used the same materials, roof slope, and windows from the project across the Boulevard (North 40).

Closed Public Comment.

Committee members discussed the matter and provided the following comments:

- Traffic in that area will need to be addressed.
- Design is appropriate for the site.
- Remove “jagged tooth” areas of residential and commercial mix.
- This is an important part of the Boulevard.
- Cohesive look is desirable.
- Setback variances could be considered.
- Shared parking near transit could be considered.
- Like the color palette.
- Like the clay tile roof.
- Reach out to HOA in back to address any privacy concerns.
- Intent not to do a medical building is appreciated.

#### **OTHER BUSINESS**

- None.

#### **ADJOURNMENT**

The meeting adjourned at 4:59 p.m.

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JUNE 12, 2019

This is to certify that the foregoing is a true  
and correct copy of the minutes of the  
June 12, 2019 meeting as approved by the  
Conceptual Development Advisory Committee.

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/s/ Jocelyn Fong, Administrative Assistant