



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

**MINUTES OF THE CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE MEETING
AUGUST 12, 2020**

The Conceptual Development Advisory Committee of the Town of Los Gatos conducted a Regular Meeting on August 12, 2020, at 4:30 p.m.

This meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic and was conducted via Zoom. All committee members and staff participated from remote locations and all voting was conducted via roll call vote.

MEETING CALLED TO ORDER AT 4:30 P.M.

ROLL CALL

Present: Chair Mary Badame, Planning Commissioner Jeffrey Barnett, Planning Commissioner Melanie Hanssen, Council Member Rob Rennie, and Council Member Marico Sayoc
Absent: None.

VERBAL COMMUNICATIONS

- None.

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

1. Approval of Minutes – February 12, 2020
2. Approval of Minutes – June 10, 2020

MOTION: **Motion by Committee Member Marico Sayoc to approve the consent item. Seconded by Committee Member Jeffrey Barnett.**

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

3. 14919 Los Gatos Boulevard
Conceptual Development Advisory Committee Application CD-20-003

Requesting preliminary review for relocation an existing pre-1941 single-family residence on property zoned North 40 Specific Plan to a property in the approved first phase of the North Forty Specific Plan. APNs 424-07-081 and 424-07-056.

PROPERTY OWNER: Yuki Family Farms c/o Edward Morimoto

APPLICANT: Don Capobres

PROJECT PLANNER: Jocelyn Shoopman

Jocelyn Shoopman, Associate Planner, presented the staff report.

Applicant presented the proposed project.

Opened and closed Public Comment.

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

- What type of use is anticipated as being viable for the below grade retail space?
- How will the below grade retail space be visible to customers?
- Is the loss of parking consistent with the Specific Plan?
- Will the additional commercial square footage be consistent with the Specific Plan and future commercial square footage in Phase II?
- Concerns about how the proposal will be compatible with the adjacent buildings in terms of scale and architecture.
- Committee members appreciated the applicant's request to preserve and repurpose the existing single-family home to maintain the heritage of the property.
- The historic detail of the single-family home should be preserved with review by the Historic Preservation Committee.
- Staff should work with the applicant to make sure that parking and side setback reduction is in compliance with the Specific Plan and visually fits the site.
- The downstairs retail has the possibility to provide a good placemaking space without resulting in significant exterior modifications to the building besides an elevator.

OTHER BUSINESS

- None.

ADJOURNMENT

The meeting adjourned at 5:12 p.m.

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MINUTES OF CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE MEETING OF AUGUST
12, 2020

This is to certify that the foregoing is a true
and correct copy of the minutes of the
August 12, 2020 meeting as approved by the
Conceptual Development Advisory Committee.

/s/Sally Zarnowitz, Planning Manager

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