

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95030 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE GENERAL PLAN COMMITTEE OF THE TOWN OF LOS GATOS **MARCH 12, 2008** HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 5:30 pm by *Chair Jane Ogle*.

ATTENDANCE

Members present: *Joe Pirzynski, John Bourgeois, Barbara Cardillo, Marcia Jensen, D. Michael Kane, Tom O'Donnell, Jane Ogle, and Barbara Spector.*

Members absent: *Margaret Smith*

Staff present: *Bud Lortz, Director of Community Development, Randy Tsuda, Assistant Community Development Director; and Sandy Baily, Associate Planner.*

VERBAL COMMUNICATIONS: *None*

ITEM 1 14881 NATIONAL AVENUE AND 14830 LOS GATOS BLVD

Lortz introduced project.

Lien summarized project.

Bourgeois clarified that the Committee was to only discuss the proposed General Plan amendment and Zone Change and questioned the surrounding land uses.

Lortz stated that the area was in transition and that mixed use commercial is anticipated along the east side of this portion of Los Gatos Blvd. Parcel assembly of parcels is encouraged but cannot be imposed.

Spector commented she was having a difficult time determining that the proposed project meets the goals/policies and strategies of the General Plan.

Pirzynski stated that the future development intent on the east side of Los Gatos Blvd. between Lark Avenue and Samaritan Drive was to have office and multi-family residential developments along with a gateway element. The Route 85 Element of the General Plan speaks more to the proposed development in this area. At the time, there is no substantial residential development contemplated in this area to support neighborhood commercial uses.

O'Donnell questioned if access was restricted to National Avenue. *Lortz* confirmed access is not limited to National Avenue.

Pirzynski moved to recommend approval of the General Plan and Zone Change amendments as part of the merging of the three subject parcels. *O'Donnell* seconded, motion passed unanimously.

ITEM 2 POLICY REGARDING AN INCREASE IN FLOOR AREA OF HILLSIDE HOMES WITHOUT AN EXTERIOR INCREASE TO THE STRUCTURE

Lortz summarized the proposed policy.

O'Donnell and Spector expressed concern if the policy would be interpreted to include additions below grade which would result in additional grading.

Discussion ensued about the Development Review Committee process.

Pirzynski commented that the issue before them is to determine whether or not there is a reason to change the rules with the proposed policy. Mass and scale is the issue with the hillside homes. The question is will this policy open up more complicated situations?

Kane expressed concern that something could slip through the cracks.

Jensen questioned the noticing process in regards to the policy and how appeals would work. Stated that the policy is a great idea but had a concern about intensity.

Lortz confirmed that the policy could be modified to mitigate the concerns raised, if the Committee was interested in pursuing the policy.

Spector confirmed that in-law units would not be part of the policy.

Bourgeois questioned how often the question has been raised to trigger this policy request.

Lortz stated that the Town had approximately ten requests in the last 18 months. The policy was before the General Plan Committee as a result of a request from a resident.

Spector stated that she was struggling with the request and is not comfortable moving forward with this.

Bourgeois stated that he is not against the concept. The policy, as drafted, is too broad.

Lortz stated that the policy would be rewritten to eliminate additions by grading and to address the unknowns.

Spector commented that it would be helpful if examples on how this policy would work could be provided when this item returns to the Committee.

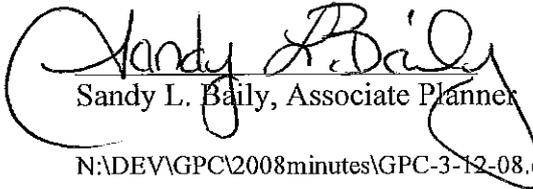
ITEM 3 APPROVAL OF MINUTES

Bourgeois moved to approve the minutes of January 9, 2008. *O'Donnell* seconded, motion passed unanimously.

ITEM 4 ADJOURNMENT

Meeting was adjourned at 6:30 PM. The next meeting of the General Plan Committee is tentatively scheduled for March 26, 2008.

Prepared by:


Sandy L. Baily, Associate Planner

N:\DEV\GPC\2008minutes\GPC-3-12-08.doc