

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 **APRIL 9, 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 Bourgeois*.

ATTENDANCE

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

Members absent: *Jane Ogle and Margaret Smith*

Staff present: *Bud Lortz, Director of Community Development and Joel Paulson, Associate Planner.*

VERBAL COMMUNICATIONS: *None*

ITEM 1 347 MASSOL AVENUE

Lortz introduced project.

Spector asked about the existing General Plan designation.

Cole summarized project.

Withers provided additional information regarding the project.

Davis spoke about his experience with condo conversions and asked that the property owner provide a report illustrating the current property condition because the developer is responsible for issues that may arise for 10 years.

Pirzynski stated that he was not against condo conversions and that he likes the concept.

O'Donnell stated that he would like input from the Council on the policy issues raised by this project and that he wouldn't recommend approval of the project.

Jensen stated that she agreed with *O'Donnell* and was concerned about parking and the deviation from the BMP requirements and guidelines.

Bourgeois stated that he was not concerned about the proposed parking or open space and that he liked the idea of this type of housing in this location. He expressed concerns regarding the deviation from the BMP requirements and guidelines.

Cardillo stated that she was okay with the proposed conversion and the proposed parking and open space. She expressed concerns with the deviation from the number of required BMP units, but was okay with the idea of allowing the sales price for the BMP units to exceed the prices in the BMP Guidelines.

Pirzynski moved to recommend approval of the General Plan and Zone Change amendments for the condo conversion with direction that the required number of BMP units should be provided and that a higher sales price than currently allowed by the BMP Guidelines may be appropriate. *Spector* seconded.

Pirzynski stated that he was interested in receiving advice from the GPC and that different housing types are important.

Spector stated that the existing units lend themselves to moderate pricing and the walkability provided by the existing location is a great bonus. She also stated that the percentage of rental units would not be lowered to a level that did not meet the General Plan requirement, that eight BMP units should be provided, that the proposed open space is okay, and that she is undecided regarding the proposed parking.

O'Donnell stated that he wanted to hear about the demographics.

Kane stated he was concerned about the seniors that live in the existing units.

Motion passed 4-3. *O'Donnell, Jensen, and Kane* dissenting.

ITEM 2 VERBAL BRIEFING ON THE GENERAL PLAN UPDATE PROCESS & ADVISORY COMMITTEE

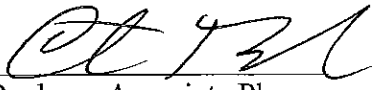
Lortz provided information regarding the upcoming General Plan update process and advisory committee.

ITEM 3 ADJOURNMENT

Meeting was adjourned at 6:30 PM. The next meeting of the General Plan Committee is tentatively scheduled for May 14, 2008.

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Prepared by:

for 
Joel Paulson, Associate Planner

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