

TOWN OF LOS GATOS
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SUMMARY MINUTES OF A REGULAR MEETING OF THE GENERAL PLAN COMMITTEE OF THE TOWN OF LOS GATOS, **OCTOBER 26, 2005** HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 5:00 pm by *Chair Mark Sgarlato*.

ATTENDANCE

Members present: Steve Glickman, Tom O'Donnell, Diane McNutt, Phil Micciche, Jane Ogle, Barry Waitte, Margaret Smith (arrived at 5:15) and Mike Burke (arrived at 6:10)

Members absent: None

Staff present: Randy Tsuda, Assistant Community Development Director; Sandy Baily, Associate Planner; and Larry Cannon, Cannon Design Group

VERBAL COMMUNICATIONS

None

ITEM 1 RESIDENTIAL DESIGN GUIDELINES

Randy Tsuda discussed the two attachments in the packet the Committee members received.

Larry Cannon asked members to review the second attachment having to do with current policies and guidelines to see if they had any comments.

Phil Micciche commented this is a very eclectic neighborhood and he is not sure there is compatibility within it.

Steve Glickman agreed with *Phil*. He questioned what we were trying to accomplish. He commented that we want to make sure the new house does not stick out.

Barry Waitte commented he finds it frustrating since the neighborhood is eclectic.

Jane Ogle stated she likes the eclectic nature of the neighborhood and feels the setting, size and mass of houses were similar.

Diane McNutt commented she has seen the neighborhood change, and the change has been an improvement. She treasures this eclectic neighborhood which needs to be protected. Nothing pops out as a problem. Neighborhood, to her, is difficult to define. The feeling of neighborhood goes beyond two to three houses, it is the whole area.

Tom O'Donnell stated there is a lot of variation, which is good. He has concerns that the newer houses are bigger and take up more of the lot which loses the character of the existing neighborhood. Two of the houses at the Foster Road terminus are too large for the lot and neighborhood. He questions the use of brick versus stone.

Phil Micciche stated that his neighborhood is 1920's, with detached garages at the rear. The neighborhood used to be mostly one-story homes. New houses have a two-car garage at the front of the house and do not fit the neighborhood. Looking for compatibility. Gated driveways, typically are not compatible.

Tom O'Donnell questioned if we could regulate fences and gates in the future.

Steve Glickman stated historic neighborhoods could lead us to different conclusions than a non-historic neighborhood. The mood has already been set in the historic neighborhoods. Non-historic neighborhoods need to ensure that the design is good. He suggested defining things that should not be done in a neighborhood since it is easier to define.

Larry Cannon stated the challenge is to define a format that is easy to understand and gets the point across.

Mark Sgarlato wants to make sure we don't discourage creativity.

Margaret Smith questioned how applicants use technology in their presentation. We should consider requiring certain technical things for their presentation so you know what it will look like when it's built in the neighborhood.

Tom O'Donnell raised a concern of the expense.

Randy Tsuda suggested discussing the technological requirements later in the process.

Diane McNutt stated the design of a house may not impact it's neighborhood but the way a house is designed on certain terrain can impact adjacent neighborhoods. She questioned how geography and neighborhoods work together - where a house is visible and abuts a different neighborhood.

The Committee discussed their observations for the following categories:

Building Forms

Diane McNutt does not have a problem with different/complex roof lines.

Tom O'Donnell expressed concern if roof lines make the structure look like separate units.

Massing

Several of the Committee members agreed the examples shown were a problem. Addition needs to protect the original character of the design (assuming the original design is good).

Margaret Smith stated sometimes the original design is not what we want. Maybe these types of houses should be demolished to start over with a better design.

Architectural Style

The Committee had different comments regarding whether or not the scale and form of the examples provided worked in the neighborhood.

Driveways and Garages

The number of garage doors and driveway widths were a concern for historic neighborhoods.

Entries

Steve Glickman has a concern with a small, raised entryway with no detailing (i.e. railings, overhang).

Windows

Windows need to be appropriate to the architectural style and size of the house.

Front Yards

Mike Burke stated that it depends on the neighborhood whether or not a yard should be fenced.

Diane McNutt expressed concern about legislating people's quality of life.

Larry Cannon discussed picking another neighborhood for evaluation and developing a community expectation list.

Steve Glickman recommended Vista del Monte and La Rinconada (Wedgewood side), Highland Oaks, Longridge for suburban neighborhoods.

Diane McNutt suggested that an interesting neighborhood to look at would be by the Los Gatos Community Hospital.

Mike Burke recommended County/Los Gatos neighborhoods since these are real difficult neighborhoods to deal with.

Steve Glickman suggested that we look at defining different types of neighborhoods.

Mike Burke stated we will need do's and don'ts for the types of neighborhoods.

Tom O'Donnell suggested looking at having general rules for all neighborhoods.

ITEM 2 ELECTION OF CHAIR AND VICE-CHAIR

Phil Micciche nominated *Jane Ogle* for chair. The motion was seconded by *Steve Glickman* and passed unanimously.

Phil Micciche nominated *Barry Waitte* for vice chair. The motion was seconded by *Steve Glickman* and passed unaimously.

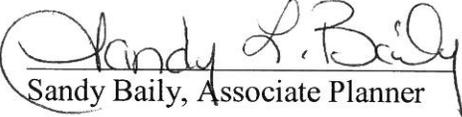
ITEM 3 APPROVAL OF MINUTES

Steve Glickman made a motion to approve the minutes of September 28, 2005 as submitted. The motion was seconded by *Phil Micciche* and passed unanimously.

ITEM 4 ADJOURNMENT

The meeting was adjourned at 6:45 p.m. by *Mark Sgarlato*. The next meeting of the General Plan Committee is scheduled for Wednesday, December 14, 2005 at 5:30 pm., since the meetings in November have been cancelled.

Prepared By:


Sandy Baily, Associate Planner