

TOWN OF LOS GATOS  
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SUMMARY MINUTES OF A REGULAR MEETING OF THE GENERAL PLAN COMMITTEE MEETING OF THE TOWN OF LOS GATOS, AUGUST 10, 2005 HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

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**RESIDENTIAL DESIGN GUIDELINES KICKOFF MEETING**

The meeting was called to order at 5:20 pm by *Chair Mark Sgarlato*.

**ATTENDANCE**

Members present: Steve Glickman (arrived at 5:30 pm), Diane McNutt (left at 6:00 pm), Jane Ogle (left at 6:35 pm), Mark Sgarlato, Barry Waitte (arrived at 5:45 pm), Michael Burke, Tom O'Donnell and Margaret Smith (arrived at 5:30 pm)

Members absent: Phil Micciche

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

Others present: Larry Cannon, Cannon Design Group

**VERBAL COMMUNICATIONS**

*Ray Davis* commented on land use decisions being made where there are no checks and balances. He expressed concern that the Development Review Committee is making these decisions.

**ITEM 1 TATTOO PARLORS & BODY PIERCING**

Consensus that staff research the matter and return to the Committee. The question of concentration was raised.

**ITEM 2 RESIDENTIAL DESIGN GUIDELINES**

*Larry Cannon* presented Residential Design Guideline examples from other communities. Cannon gave a brief summary of the process and of the materials presented. Cannon stated that community expectations and basic design principles are the most important elements in developing guidelines. Neighborhood patterns will be identified and guidelines will be developed. A question to consider is how far to go in defining neighborhood compatibility.

*Cannon* provided a Power Point presentation of various house styles, types of neighborhoods and changes of architectural styles in neighborhoods.

*Burke:* It might be easier to state what does not fit in a neighborhood as opposed to what does.

*Cannon:* The Town is unique in that a lot of attention is paid to the architectural details. There is a need to determine how much should be said about detail. New Los Gatos homes and additions tend to be big and tall, while some houses remain small and simple. Just about any style home can be found somewhere in the Town. How much consistency (character and style) is wanted in a neighborhood?

*Lortz:* Discussed what was to be addressed through the update. He asked the Committee to think about "what makes a neighborhood."

*McNutt:* The core of the discussions will center around "how do you define a neighborhood?" How do you protect a neighborhood if a neighbor does not care about the addition (whether or not it is compatible)?

*Glickman:* Asked if compatibility and similarity are the same. What do we mean by compatibility?

*McNutt* questioned discounting County parcels, multi-family units and commercial buildings that may all share the same street. She commented that these are all part of the neighborhood.

*Glickman* questioned how do you use County properties if the design is bad and would not be approved by the Town?

*O'Donnell:* Neighborhoods should not include the anomaly.

*Burke:* The document will be helpful to staff and the public. Pick some architectural styles and note what are the contributing factors that make up that style. Recommended making a table/index of what makes a good style house. Be careful in eclectic neighborhoods, where building something compatible may not fit in. Make sure architectural styles fit with the architecture in the neighborhood.

*O'Donnell:* The guidelines need unity in the community of what it's views are. There will be different perceptions of what makes Los Gatos.

*Lortz:* The General Plan wants guidelines to address policies such as, should a replacement house be similar in size?

*O'Donnell:* Is it a good thing that a one-story neighborhood turn into a two-story neighborhood?

*Smith:* There is a social concern that the Town is pushing basements for family living.

*Waitte:* Debate between preservation versus evolution. We want to encourage citizens to invest in their homes. We want to make the process easy.

*Burke:* Doesn't want to assign a point system to determine house size. Look at a table which shows the red flags, i.e., largest house, largest FAR. Let applicants know what triggers additional reviews.

*Smith:* Make sure there are consistencies when reviewing house sizes.

*Cannon:* Next time we get together, address what are the real issues, what are the conflicts seen in the past? What problems have been encountered? Start jotting down thoughts/ideas pertaining to basic planning design principles. What are the community expectations?

*Glickman:* Do we preserve the character of the neighborhood because it defines the character of Los Gatos or do we approve evolution of a neighborhood?

*O'Donnell:* Evolution is good, but how do we want it to evolve? Is it evolution or good design?

*Lortz:* Recommended that Committee members drive down Villa Avenue and see if the evolution of that neighborhood was good.

*Glickman:* There is some school of thought in Town that there should be no change. Not sure if this is a universal opinion. One issue to consider would be, do you advise a family to build a bigger house or move to a bigger house if their family grows?

*Burke:* Land use policy should be based on land use practice. The number of individuals in a family shouldn't dictate whether or not they increase the square footage. Decisions must be made on codes and policies.

*Lortz:* Fundamental concern is mass and scale.

### **ITEM 3      ADJOURNMENT**

*Sgarlato* moved to adjourn the meeting.

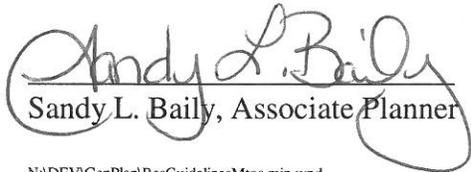
*Glickman* seconded.

Motion passed.

The meeting was adjourned at 6:45pm by *Mark Sgarlato*. The next meeting of the General Plan Committee is scheduled for Wednesday, August 24, 2005.

General Plan Committee  
Regular Meeting of August 10, 2005  
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Prepared By:

  
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