

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, **JANUARY 26, 2005** HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 5:35 pm by Chair Phil Micciche.

ATTENDANCE

Members present: Diane McNutt, Phil Micciche, Tom O'Donnell, Jane Ogle, Barry Waitte

Members absent: Josh Bacigalupi, Mike Burke, Steve Glickman, Mark Sgarlato

Staff present: Bud Lortz, Director of Community Development; Randy Tsuda, Assistant Community Development Director; Suzanne Davis, Associate Planner

VERBAL COMMUNICATIONS

None.

ITEM 1 COMMERCIAL DESIGN GUIDELINES

Phil Micciche introduced the item and asked for Committee comments.

a. Policy on Minor Commercial Projects

Diane McNutt asked about the phrase "small scale additions". It doesn't seem to be specific enough. *Bud Lortz* said an addition would be allowed provided that it doesn't generate more than four peak hour trips. He suggested adding language to link the two ideas together.

Diane McNutt suggested reiterating that the DRC can also refer an application to the Planning Commission.

Diane McNutt made a motion to forward the policy to the Town Council with a recommendation for approval. The motion was seconded by *Tom O'Donnell* and passed unanimously.

b. Zoning Ordinance Amendment/Modification of Use

Bud Lortz said that in making the changes, there were two objectives. One is to allow auto dealers to make small additions and remodel without going to the Planning Commission. Under

the current rules, if you add any square footage, it goes to the Commission as a modification to the CUP. Rather than writing an exception for auto dealers, the changes were made to relax the rules. Staff has some concerns about two phrases, “substantial departure” and “material adverse impact”. One way of dealing with this is to prepare a resolution (parallel document) that includes more details and explanation as is done with the BMP regulations. The resolution process is easier to change if that needs to occur in the future. The other approach is to allow auto dealers and others with minor projects to have use permit modifications made at the DRC level. A draft resolution can be brought back to the Committee for input if that option is preferred.

Discussion ensued and the Committee agreed that staff should draft a resolution for consideration.

ITEM 2 HILLSIDE ARCHITECTURE

Bud Lortz introduced the item noting that the Planning Commission raised an issue about Mediterranean style architecture as it was problematic on several projects. The Commission discussed the issue and forwarded some proposed language changes to the HDS&G to the Town Council. The Council discussed it and referred it to the Architectural Standards/Hillside Committee (ASC). The ASC considered the proposed amendments and made some changes that will be forwarded to the Town Council in February. He summarized the proposed changes.

Phil Micciche asked about items 2 and 3. The main concern is appearance of bulk and mass, not whether there are two-story elements.

Diane McNutt suggested deleting the word “strongly” so it will read two story wall planes are discouraged”. The Committee agreed.

Item 3 will be forwarded as proposed.

Committee consensus to delete items 8 and 11.

ITEM 3 APPROVAL OF MINUTES

Barry Waitte made a motion to approve the minutes of January 12, 2005. The motion was seconded by *Jane Ogle* and passed unanimously (5-0).

ADJOURNMENT

The meeting was adjourned at 6:10 pm by *Chair Phil Micciche*. The next meeting of the General Plan Committee is scheduled for Wednesday, February 9, 2005 at 5:30 pm.

Prepared By:

General Plan Committee
Regular Meeting of January 26, 2005
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Suzanne Davis, Associate Planner

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