

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, **MAY 11, 2005** HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

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The meeting was called to order at 5:30 pm by Chair Mark Sgarlato.

**ATTENDANCE**

Members present: Steve Glickman, Phil Micciche, Tom O'Donnell, Jane Ogle, Mark Sgarlato

Members absent: Mike Burke, Diane McNutt, Barry Waitte

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

**VERBAL COMMUNICATIONS**

*None.*

**ITEM 1      FORMULA RETAIL**

*Bud Lortz* introduced the item, noting that Economic Vitality Manager Danielle Surdin will present information on small regional chains.

*Danielle Surdin* provided some examples of small businesses with more than one store or location. Examples included Twig (two stores), Ambiance (three stores), Patrick James (16 stores), Benefit Cosmetics (five stores), and Black Sea Gallery with 11 locations.

The Committee discussed the issue and had the following comments:

- objective is to allow small boutique type stores (not owned by a corporation)
- businesses should have an appropriate look and feel for the Town
- prevent small business owners from having to go through CUP process
- should it be defined based on ownership or appearance
- distinction based on number of stores in the Bay Area versus nation-wide

Motion by *Mark Sgarlato* to forward this to the Planning Commission and Town Council for consideration. The recommendation is to allow businesses with up to seven stores/locations

without a CUP. The motion was seconded by *Steve Glickman* and passed unanimously.

## **ITEM 2 HILLSIDE TECHNICAL DEMOLITIONS**

*Bud Lortz* noted that the draft policy was prepared to be used in the interim period before the matter can be brought to the Commission and Council for consideration of amendments to the HDS&G.

Motion by *Steve Glickman* to adopt the policy as written. The motion was seconded by *Phil Micciche* and passed unanimously.

## **ITEM 3 ADDITIONS TO HILLSIDE HOMES**

*Bud Lortz* introduced the item, explaining that when the Town adopted FAR regulations, a number of residents with homes already at the maximum requested to add small amounts of square footage for things like a closet or bow window. A policy was developed that allows up to 30 square feet to be added to homes or second units at the discretion of staff.

The Committee discussed the issue and had the following comments:

- needed for functionality of the home
- improvements to architectural design
- capacity for more people a concern: larger amount of floor area than 30 sq. ft. ok provided it doesn't increase the intensity of use
- only applies to existing homes
- over 50 sq. ft. - goes to Planning Commission
- between 30 and 50, Community Development Director's discretion

Staff will return with an administrative policy for the Committee's consideration.

## **ITEM 4 COMMERCIAL DESIGN GUIDELINES**

*Bud Lortz* introduced the item and commented on several businesses that had added awnings that were considered inappropriate. When the Commercial Design Guidelines was discussed by the Town Council, staff recommended adding provisions discouraging striped awnings. Issues are size, stripes/patterns and uplighting. Patterned or striped awnings may be acceptable if compatible with the building, but generally don't work. A building permit is required for an awning as they need to be inspected for compliance with building code and staff can ensure that

Committee consensus is that patterned or striped awnings should be discouraged.

## **ITEM 5 APPROVAL OF MINUTES**

*Jane Ogle* made a motion to approve the minutes of April 13, 2005 as submitted. The motion

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was seconded by *Steve Glickman* and passed unanimously.

**ADJOURNMENT**

The meeting was adjourned at 6:20 pm by *Mark Sgarlato*. The next meeting of the General Plan Committee is scheduled for Wednesday, May 25, 2005 at 5:30 pm.

Prepared By:

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Suzanne Davis, Associate Planner

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