

TOWN OF LOS GATOS  
110 East Main Street, Los Gatos, CA 95030 (408) 354-6872

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SUMMARY MINUTES OF A REGULAR MEETING OF THE GENERAL PLAN COMMITTEE OF THE TOWN OF LOS GATOS, **MARCH 9, 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 Phil Micciche.

### **ATTENDANCE**

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

Members absent: Steve Glickman

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

### **VERBAL COMMUNICATIONS**

*None.*

### **ITEM 1 RESIDENTIAL DESIGN GUIDELINES**

*Bud Lortz* introduced the item and noted that the consultant has yet to be chosen. Larry Cannon is a candidate.

*Diane McNutt* commented on key neighborhoods identification. *Bud Lortz* said the question is what is a key neighborhood that can be identified. One example that comes to mind is the Belgatos neighborhood. There are also many micro neighborhoods. Descriptions that allow narrowing block to block or by different sides of the streets can be used. The goal is to make it as defined as it can be, with flexibility as needed.

*Mark Sgarlato* said he didn't see much reference to infrastructure. Certain neighborhoods have fewer improvements than others and perhaps that should be addressed.

*Barry Waitte* asked about the goal and the authority of the new standards. *Bud Lortz* explained that the goal of the document is to provide guidance and information to homeowners about what they can do to their house. The General Plan guides this document, and it is an implementation measure. The authority of the document once its adopted is use by deciding bodies to evaluate projects. The more comprehensive the standards are the better. We're trying to create as much

certainty in the process as possible.

*Jane Ogle* thinks it is a good document. There are some items that appear to be opinions such as discouraging cantilevered chimneys.

*Tom O'Donnell* had no comments.

*Mike Burke* had no comments, but noted that it is a complete and well thought out document.

*Mark Sgarlato* asked how the historic preservation fits in with the residential standards. *Bud Lortz* explained that there are several historic districts as well as Pre-1941 Guidelines that will be wrapped into the document.

*Diane McNutt* asked about the approach on design standards and guidelines and whether these documents may be award worthy in the future.

Committee consensus was to forward the scope of work to the Council with a recommendation for approval.

## **ITEM 2      COMMERCIAL DESIGN GUIDELINES**

*Bud Lortz* introduced the item explaining the relationship between ordinances and resolutions. An ordinance is adopted through a very specific process that is prescribed by state law that includes public hearings. *Randy Tsuda* noted that it is a very deliberate, formal process because it is law. *Bud Lortz* noted that where ordinances don't work well is when it is more general, such as the General Plan. What we've done as a model in this community is to take a set of ideas and adopt an ordinance with empirical aspects, and then adopt a resolution that includes supporting details or standards. This was done for the Below Market Price Program and the Telecommunications Ordinance. Staff has developed a document that better defines adverse impact and substantial departure. The resolution will augment the proposed ordinance on conditional use modification.

*Mike Burke* commented on the noise standard and asked for clarification. *Bud Lortz* suggested modifying the language to state that an increase in noise levels that would exceed the Town standards, or what was reasonably anticipated at time of approval.

*Tom O'Donnell* said the resolution gives good examples.

*Barry Waitte, Mark Sgarlato* and *Diane McNutt* had no comments.

## **ITEM 3      APPROVAL OF MINUTES**

*Diane McNutt* noted that the unidentified woman noted in the minutes is an applicant for General Plan Committee. This may help aid in her identification.

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*Barry Waitte* made a motion to approve the minutes of February 23, 2005. The motion was seconded by *Mike Burke* and passed unanimously (7-0).

### **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, March 23, 2005 at 5:30 pm.

Prepared By:

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Suzanne Davis, Associate Planner

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