

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 **SEPTEMBER 13, 2006** 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 5:35 pm by *Acting Chair Joe Pirzynski*.

**ATTENDANCE**

Members present: *Joe Pirzynski, Barbara Spector, John Bourgeois, Tom O'Donnell, Phil Micciche & Marcia Jensen*

Members absent: *Jane Ogle, Margaret Smith, Barry Waitte*

Staff present: *Bud Lortz*, Community Development Director; *Randy Tsuda*, Assistant Community Development Director; *Suzanne Davis*, Associate Planner and *Sandy Baily*, Associate Planner.

**VERBAL COMMUNICATIONS:**

*Ray Davis* commented on the need for soccer fields and the opportunity that is being provided in the North 40 area. He noted that Saratoga has gained the use of West Valley College for youth soccer and that the City of San Jose charges a development fee that can be used for sports fields.

**ITEM 1 RESIDENTIAL DESIGN GUIDELINES**

*Bud Lortz* introduced the item and presented staff commented on attics. He suggested that if an owner wishes to use an attic for storage purposes following an approval, a deed restriction could be required allowing the use of the attic for storage, but not as habitable floor area. This would also alert future buyers of the property that the attic space is for storage only. If an owner wants to convert it attic space to habitable floor area at a later date, they would need to have the deed restriction rescinded. The Committee discussed and agreed with the approach.

*Bud Lortz* discussed applicants making changes to projects after final, or come in with a subsequent project. The Hillside Development Standards & Guidelines includes a provision that does not allow filing of a subsequent Architecture & Site application. The intent is to preclude phasing of projects in order to circumvent the process. Staff has the discretion to allow minor changes. The Committee discussed and agreed with this approach.

*John Bourgeois* commented on cellars. The statement "in-lieu of visible mass" implies that a cellar should be used to reduce the above ground bulk and mass, but it seems to be used to gain additional floor area rather than reducing visible mass. He asked for concurrence that this was

discussed and it was decided that cellars are exempt and that cellar floor area is not an issue (other members concurred). The house above ground can still be maxed out if a large cellar is incorporated into the project. The language seems contradictory. *Bud Lortz* noted that the language can be discussed as part of the General Plan update. The Committee discussed the matter and concluded that cellars are exempt and the above ground bulk and mass is a function of neighborhood compatibility. If any part of a cellar is above grade, it can be considered in analyzing the bulk and mass of the structure, even if it not included in the FAR.

## **ITEM 2 NORTH 40 SPECIFIC PLAN**

*Bud Lortz* introduced the item, noting that the question keeps coming up, why are we doing this? He noted that *Milt Mintz* is in attendance and that there may be an interest in developing the lower portion of the North 40. *Mr. Mintz* represents the *Yuki* family, and they would like to know what the Town is interested in doing. The discussion on land use included a comment that the juxtaposition of residential and commercial sometimes causes friction. A horizontal residential and commercial approach is not discussed in the General Plan, whereas residential over commercial is. The Committee should provide input on this, as well as residential densities.

Committee Comments:

- Establish a list of allowable uses
- Be proactive

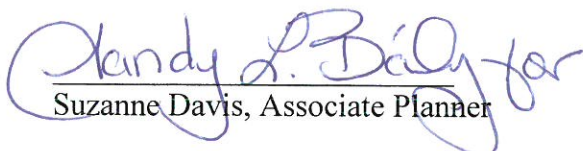
## **ITEM 3 APPROVAL OF MINUTES**

The minutes of August 23, 2006 were approved unanimously.

## **ITEM 4 ADJOURNMENT**

The meeting was adjourned at 6:45 p.m. by *Joe Pirzynski*. The September 27, 2006 meeting was canceled, and the next meeting of the General Plan Committee is scheduled for October 11, 2006.

Prepared By:

  
Suzanne Davis, Associate Planner