

Due to the length of our agenda and in fairness to later items on the agenda, the audience is requested to make their comments as brief and precise as possible, and limit them to 3 minutes or less.

AGENDA



TOWN OF LOS GATOS

PLANNING COMMISSION MEETING TOWN COUNCIL CHAMBERS

110 E. MAIN STREET

WEDNESDAY, JANUARY 11, 2006 -- 7:00 -11:30 P.M.

ROLL CALL

VERBAL COMMUNICATIONS (AUDIENCE) - *(Up to three-minute time limit per speaker. Speakers are allowed up to an additional three minutes to speak on any public hearing item.)*

APPROVAL OF MINUTES OF DECEMBER 14, 2005

WRITTEN COMMUNICATIONS

REQUESTED CONTINUANCES – NONE

PRESENTATION BY ECONOMIC DEVELOPMENT MANAGER

CONSENT CALENDAR

- *1. [16575 Kennedy Road](#)
Architecture and Site Application S-06-033

Requesting approval of a time extension to demolish and construct a new single family residence on property zoned HR-1. APN 532-17-018
PROPERTY OWNER/APPLICANT: Fred Ebrahimi

The items marked with an asterisk (*) are on a consent calendar. The Planning Commission will act on all items on the consent calendar in one motion. Before the Commission acts on the consent calendar, any person wishing to have a consent item discussed may request that the Planning Commission remove it from the consent calendar and hear it in its normal sequence. Requests for discussion made after action on the consent calendar cannot be considered.

CONTINUED PUBLIC HEARINGS

NONE

NEW PUBLIC HEARINGS

2. [20102 Foster Road](#)
Architecture and Site Application S-06-002

Requesting approval to construct a new single family residence on property zone HR-5:PD. APN 537-33-009.
PROPERTY OWNER/APPLICANT: Joe McCarthy

3. Zoning Code Amendments A-06-01 through A-06-11

Public hearing to consider amending the following sections of the Town Code:

- References to Planning Director
- Requirements for Certificates of Use and Occupancy/Second Dwelling Units/Appeals From Decisions of the Planning Director
- Parking Exemption Clarification for Historic Districts and Parking Lot and Dimension Modifications to Meet National Pollution Discharge Elimination System Requirements
- Minor Residential Development Application Procedures and Approvals Required for Architecture and Site Application
- Projections Allowed Into Yards, Convert Town Policies into Town Code Requirements Relating to Detached Accessory Structure Exemptions, and Detached Garage Exemption
- Title Clarification and Height Exception for Wireless Telecommunication Facilities
- Salvaging/Recycling Requirements for Demolitions
- Appeal Withdrawals, Noticing Procedures for Minor Residential Projects and Clarification of Appeal Fees
- Conditional Use Permit Requirement for New Office Buildings and Findings for Denial
- Convert Town Policies into Town Code Requirements Relating to Definitions of Attic/Cellar/Basement
- Spelling and Grammar Corrections

It has been determined that this project could not have a significant impact on the environment, therefore, the project is not subject to the California Environmental Quality Act (Section 15061 (b)(3)).

APPLICANT: Town of Los Gatos

CONTINUED OTHER BUSINESS

NONE

NEW OTHER BUSINESS

4. Sub-Committee Reports
5. Report from Director of Community Development
6. Commission Matters

ADJOURNMENT 11:30 P.M.

The Town of Los Gatos has adopted the provisions of Code of Civil Procedure § 1094.6; litigation challenging a decision of the Council must be brought within 90 days after the decision is announced unless a shorter time limit is required by state or federal law.

PLANNING COMMISSION AGENDA - 3

JANUARY 11, 2006

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Bud Lortz at (408) 354-6867. Notification 48 hours before the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting.
[28 CFR §35,102-35.104]