

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, MARCH 23, 2005 -- 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 FEBRUARY 23 and MARCH 9, 2005

WRITTEN COMMUNICATIONS

REQUESTED CONTINUANCES – NONE

CONSENT CALENDAR -NONE

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

1. 310 Santa Rosa Drive
Architecture and Site Application S-05-17

Requesting approval to construct a second story addition to a single family residence that will result in a home that exceeds the Floor Area Ratio on property zoned HR- 2 1/2. APN 527-55-036.

PROPERTY OWNER/APPLICANT: John Versgrove
(Continued from February 9, 2005)

2. Commercial Design Guidelines
Consider the following specific draft documents regarding commercial development in Los Gatos:
 1. *Commercial Design Guidelines*
 2. Policy on Minor Alterations to Commercial Buildings
 3. Zoning Code Amendment A-05-01
 4. Resolution on Modification of Use

Consider adoption of the draft Commercial Design Guidelines and a Town Code amendment regarding conditional use modification. 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 from March 9, 2005)

NEW PUBLIC HEARINGS

3. 59 N. Santa Cruz Avenue, Suite C
Conditional Use Permit U-05-012

Requesting approval to legalize and continue to operate a formula retail store on property zoned C-2. APN 510-44-029.
PROPERTY OWNER: Bean Avenue Associates
APPLICANT: Tom Kelley, Sports Gallery Authenticated

4. 15390 Winchester Blvd
Architecture and Site Application S-05-007

Appeal of the decision of the Development Review Committee approving the demolition and construction of a new single family residence on property zoned RM:5-12. APN 424-29-023.
PROPERTY OWNER/APPLICANT: Don Bersano
APPELLANT: James and Barbara Sanders

5. 649 University Avenue
Conditional Use Permit U-04-0018

Requesting approval to install a wireless telecommunication facility on property zoned LM. APN 529-10-085
PROPERTY OWNER: Lupe Compean
APPLICANT: Velocitel and AT&T

6. 107 Drysdale Drive
Architecture and Site Application S-05-16
Negative Declaration ND-05-05

Requesting approval to construct a single family residence on property zoned HR-1. No significant environmental impacts have been identified and a Negative Declaration is recommended. APN 527-04-009.
PROPERTY OWNER/APPLICANT: Howell & McNeil Dev. LLC

CONTINUED OTHER BUSINESS

NONE

NEW OTHER BUSINESS

7. Sub-Committee Reports
8. Report from Director of Community Development

PLANNING COMMISSION AGENDA - 3
MARCH 23, 2005

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.

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]

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