

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 23, 2007** HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 5:00 pm by *Chair Jane Ogle*.

ATTENDANCE

Members present: *Joe Pirzynski, Barbara Spector, John Bourgeois, Tom O'Donnell, Marcia Jensen, Jane Ogle, Joanne Talesfore and Margaret Smith*

Members absent: *Barry Waitte*

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

VERBAL COMMUNICATIONS:

Ray Davis raised the following four issues with the Draft Residential Design Guidelines, 1) there is no mention of cellars, 2) the document implies that it will cover the entire Town and does not mention up front that there are Hillside Development Standards and Guidelines, 3) conflicts with General Plan and 4) need local content in document to provide future direction.

ITEM 1 RESIDENTIAL DESIGN GUIDELINES

• **Neighborhood Compatibility**

Lortz discussed the issue of neighborhood compatibility. Concern has been raised if the 2-2-5 concept is used for neighborhood compatibility. Villa Avenue was used as an example. The question was raised if the definition should be broadened, possibly to the nearest cross streets.

Ogle stated that the houses should not all match.

Jensen stated that if one were able to pick and choose elements for compatibility, the applicant would always find something to pick to justify what they wanted. The 2-2-5 is the better approach.

Talesfore felt the concept was good but that it would not be applicable in all cases. The definition should be expanded to include the neighbors behind.

O'Donnell agreed that the concept was good but didn't always work. It could be used as a guide. Discretion should be with the Commission and Council to determine if the neighborhood should be broadened. If you can't satisfy the 2-2-5 concept, there will be a problem, but again not in all cases.

Pirzynski agreed with everyone's comments. Doesn't want the 2-2-5 concept to be mathematically set in stone. Intent is not to have a structure that stands out and that does not belong. The 2-2-5 concept would not work where the subject lot is surrounded by homes that have no character or do not belong in the neighborhood, and the applicant is proposing a house that would enhance the neighborhood.

Spector stated that the wording is good. Agrees that the 2-2-5 concept should not be "locked in". Current wording covers the immediate neighborhood with the latitude to go beyond.

Cannon stated that this would be more of a problem for new house, as opposed to an addition.

Bourgeois commented that they needed to keep in mind who the audience is. He felt that they should step back and interpret it in a broader sense and be less specific.

Talesfore questioned if one story neighborhoods were going to be protected. Suggested that the title be changed to be "sensitive" to the neighborhood.

Spector agreed that there is a dilemma if there are existing houses which detract from the neighborhood. The portion of the sentence in the second paragraph on Page 11, discussing the "residents driving by", should be eliminated.

Jensen explained that Los Gatos is a cohesive community and residents driving by are concerned. "Will be used by Town" language should be softened.

Talesfore felt that the document should be a guide, not a prescriptive requirement.

Pirzynski commented that it should be softened. The statements on the right side on Page 11 should be consistent with the wording on the left side.

O'Donnell stated that this is a lead-in to the workbook. The workbook is too detailed. The left and right side information mixes the concept of neighborhood and is too confusing.

Pirzynski suggested that the word "immediate" be dropped on the left and right side.

Spector noted that there is a separate definition of immediate neighborhood and neighborhood.

Jensen stated that the applicant needs to be encouraged to read the text. The applicant may get distracted and emphasize reading the right side only.

Pirzynski pointed out that that the heart of the document is on the left side, and that the blue side is the dominate side.

O'Donnell questioned why the size, bulk, roof forms and pitches are only defined for the immediate neighborhood and not the neighborhood.

Smith stated that the wording on the blue side should be changed from "Basic" to "General".

Lortz summarized that staff would return with revised.

- **Circular Driveways**

No changes required.

- **Privacy**

No changes required.

- **Cellars**

In Section 3.3.3 of the document, information regarding cellars will be included. The existing language shall be cited. Note that houses are encouraged to include below grade cellars. Include General Plan language. Committee discussed what the intent of the General Plan language is for cellars.

- **Material Substitutes**

Current wording is good. Look at having roof materials as part of compatibility with the neighborhood. Be more neutral about roof shingles.

- **Sustainability**

The Committee unanimously agreed to include it.

Spector commented that the solar panel section was environmentally unfriendly. Staff needs to research alternative solar panel designs which are more innovative and aesthetically pleasing.

- **Other**

Spector requested that they review what has been eliminated (if anything) on Page 6, Section 1.2.

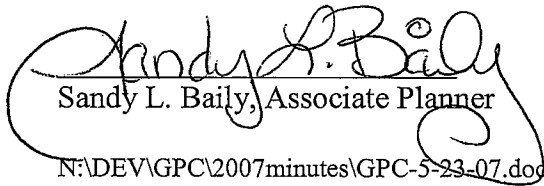
ITEM 2 APPROVAL OF MINUTES

Spector moved to approve the minutes of February 28, 2007. *O'Donnell* seconded, motion passed unanimously.

ITEM 3 ADJOURNMENTS

The meeting was adjourned at 6:25 p.m. by *Jane Ogle*. The next meeting of the General Plan Committee is tentatively scheduled for June 13, 2007.

Prepared by:


Sandy L. Baily, Associate Planner
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