



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 01/13/2021

ITEM NO: 2

DESK ITEM

DATE: January 13, 2021

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider an Appeal of a Development Review Committee Decision Approving a Request for Demolition of an Existing Single-family Residence and Construction of a New Single-family Residence with Reduced Setbacks on Nonconforming Property Zoned R-1:8. Located at 15 Loma Alta Avenue. APN 532-29-073. Architecture and Site Application S-19-023. Property Owner: BAB Investment Group LLC. Applicant: Babak Homayouni. Appellants: Kelly Luoma and Rick Rutter. Project Planner: Jennifer Armer

REMARKS:

Exhibit 23 includes an additional comment provided by the appellant.

EXHIBITS:

Previously received with the November 11, 2020 Staff Report:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Project Description and Letter of Justification
5. Consulting Architect's First Report, dated May 24, 2019
6. Applicant's Response to the Consulting Architect's First Report
7. Consulting Architect's Second Report, dated February 25, 2020
8. Consulting Arborist's Report, dated September 2, 2019
9. Public Comments received prior to 10:00 a.m., Friday, September 4, 2020
10. September 8, 2020 Development Review Committee meeting minutes
11. Applicant's neighbor outreach efforts

PREPARED BY: JENNIFER ARMER, AICP
Senior Planner

Reviewed by: Planning Manager and Community Development Director

PAGE 2 OF 2

SUBJECT: 15 Loma Alta Avenue/S-19-023

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EXHIBITS (continued):

- 12. Public Comments received prior to 10:00 a.m., Monday, September 21, 2020
- 13. September 22, 2020 Development Review Committee meeting minutes
- 14. Appeal of Development Review Committee received October 1, 2020
- 15. Development Plans, received September 21, 2020

Previously received with the November 11, 2020 Addendum Report:

- 16. Additional comment provided by the appellant

Previously received with the January 13, 2021 Staff Report:

- 17. Revised Required Findings and Considerations
- 18. Applicant Response Letter
- 19. Public comments received between 11:01 a.m., Wednesday, November 11, 2020 and 11:00 a.m., Friday, January 8, 2021
- 20. Revised Development Plans – Mediterranean Alternative, received December 9, 2020
- 21. Revised Development Plans – Craftsman Alternative, received December 9, 2020
- 22. Revised Development Plans – Revised Craftsman Proposal, received January 7, 2021

Received with this Desk Item:

- 23. Additional comment provided by the appellant