



**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

MEETING DATE: 02/09/2022

ITEM NO: 2

DESK ITEM

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DATE: February 9, 2022  
TO: Planning Commission  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Requesting Approval for Demolition of an Existing Single-Family Residence and Construction of a New Single-Family Residence to Exceed Floor Area Ratio (FAR) Standards with Reduced Front and Side Yard Setbacks on Nonconforming Property Zoned R-1D. **Located at 118 Olive Street.** APN 410-15-022. Architecture and Site Application S-21-013. PROPERTY OWNER: Thomas and Meredith Reichert. APPLICANT: Jay Plett, Architect.

REMARKS:

Exhibit 16 includes an updated three-dimensional rendering with added dimensions. Exhibit 18 includes additional public comments received between 11:01 a.m., Wednesday, January 12, 2022, and 11:00 a.m., Wednesday, February 9, 2022, including one comment that was erroneously not included in the staff report packet. Exhibit 17 includes the applicant's response to the additional public comments.

EXHIBITS:

Previously received with the January 12, 2022 Staff Report:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Project Description and Letter of Justification, dated August 2, 2021
5. Color and Materials Board
6. Consulting Architect's Report, dated August 4, 2021
7. Applicant's response to Consulting Architect's Report
8. Owner's summary of neighbor outreach
9. Photos of existing residence
10. Public comments received by 11:00 a.m., Friday, January 7, 2022
11. Development Plans

PREPARED BY: SEAN MULLIN, AICP  
Senior Planner

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Reviewed by: Planning Manager and Community Development Director

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SUBJECT: 118 Olive Street/S-21-013

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EXHIBITS (continued):

Received with the January 12, 2022 Addendum Report:

- 12. Applicant's response to public comments
- 13. Public comments received between 11:01 a.m., Friday, January 7, 2022 and 11:00 a.m., Tuesday, January 11, 2022

Received with the February 9, 2022 Staff Report:

- 14. Neighborhood outreach summary
- 15. Three-dimensional rendering

Received with this Desk Item Report:

- 16. Three-dimensional rendering with dimensions
- 17. Applicant's response to public comments
- 18. Public comments received between 11:01 a.m., Wednesday, January 12, 2022 and 11:00 a.m., Wednesday, February 9, 2022