



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 02/09/2022

ITEM NO: 2

DATE: February 4, 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:

On January 12, 2022, the Planning Commission considered the application and continued the matter to February 9, 2022. The Planning Commission directed the applicant to:

- Continue neighbor outreach efforts and contact neighbors that expressed concerns; and
- Provide a three-dimensional rendering of the proposed residence.

Following the meeting of January 12, 2022, the applicant provided updates to staff of their continued neighbor outreach efforts (Exhibit 14). Additionally, the applicant provided a rendering showing the exterior of the residence (Exhibit 15).

STORY POLES:

The installed story poles have remained in place on the site. The project sign was updated to reflect the February 9, 2022, Planning Commission meeting.

PUBLIC COMMENTS:

At the time of this report's preparation, the Town has not received any public comment.

PREPARED BY: SEAN MULLIN, AICP
Senior Planner

Reviewed by: Planning Manager and Community Development Director

CONCLUSION:

A. Summary

The applicant has submitted a summary of their continued neighbor outreach and a three-dimensional rendering at the direction of the Planning Commission.

B. Recommendation

Based on the analysis in the January 12, 2022, Staff Report and the additional information provided by the applicant, staff recommends approval of the Architecture and Site application subject to the recommended conditions of approval (Exhibit 3). If the Planning Commission finds merit with the proposed project, it should:

1. Make the finding that the proposed project is Categorically Exempt, pursuant to the adopted Guidelines for the implementation of the California Environmental Quality Act, Section 15303: New Construction (Exhibit 2);
2. Make the findings as required by Section 29.10.09030(e) of the Town Code for the demolition of existing structures (Exhibit 2);
3. Make the finding that the project complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations) with the exception of the requests to exceed FAR standards, for reduced front and side yard setbacks, and for an exemption from the parking requirements (Exhibit 2);
4. Make the findings as required by Section 29.40.075(c) of the Town Code for granting approval of an exception to the FAR standards (Exhibit 2);
5. Make the findings as required by Section 29.10.265(3) of the Town Code for modification of zoning rules on nonconforming lots, including setback requirements (Exhibit 2);
6. Make the findings as required by 29.10.150(h)(2) of the Town Code for reduced parking where it can be shown that the lot does not have adequate area to provide parking as required (Exhibit 2);
7. Make the finding required by the Town's Residential Design Guidelines that the project complies with the Residential Design Guidelines (Exhibit 2);
8. Make the considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 2); and
9. Approve Architecture and Site Application S-21-003 with the conditions contained in Exhibit 3 and the Development Plans in Exhibit 11.

CONCLUSION (continued):

C. Alternatives

Alternatively, the Planning Commission can:

- a. Continue the matter to a date certain with specific direction; or
- b. Approve the application with additional and/or modified conditions; or
- c. Deny the application.

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

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 this Staff Report:

14. Neighborhood outreach summary
15. Three-dimensional rendering

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