



**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

MEETING DATE: 12/09/2020

ITEM NO: 2

DESK ITEM

DATE: December 9, 2020  
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 Located in the Broadway Historic District on Property Zoned R-1D:LHP Located at 101 Broadway. APN 510-45-041. Architecture and Site Application S-20-003. Property Owner: ZKJ LLC. Applicant: Jay Plett, Architect. Project Planner: Sean Mullin

REMARKS:

Exhibit 35 includes additional correspondence between the applicant and the appellant. Exhibit 36 includes a photo exhibit prepared by the applicant.

EXHIBITS:

Previously received with the October 23, 2020 Staff report:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. May 27, 2020 Historic Preservation Committee Action Letter
5. September 1, 2020 Development Review Committee public comments
6. September 1, 2020 Development Review Committee meeting minutes
7. September 15, 2020 Development Review Committee public comments
8. September 15, 2020 Development Review Committee meeting minutes
9. Appeal of Development Review Committee received September 18, 2020
10. Color and materials board
11. Project Description and Letter of Justification
12. Email correspondence between Larry Brandhorst and Jay Plett, September 10, 2020
13. Email correspondence between Karen Kurtz and Jay Plett, September 10, 2020

PREPARED BY: SEAN MULLIN, AICP  
Associate Planner

Reviewed by: Planning Manager and Community Development Director

PAGE 2 OF 2

SUBJECT: 101 Broadway/S-20-003

DATE: December 9, 2020

EXHIBITS (continued):

14. Story pole plan approved June 22, 2020
15. Story pole certification letter dated July 7, 2020
16. Story pole plan (revised) approved October 6, 2020
17. Story pole certification letter dated October 16, 2020
18. Public comments received between 5:01 p.m., Monday, September 14 and 11:00 a.m., Friday, October 23, 2020
19. Development Plans

Previously received with the October 27, 2020 Addendum Report:

20. Project summary by applicant, received October 26, 2020
21. Public comments received between 11:01 a.m., Friday, October 23, 2020 and 11:00 a.m., Tuesday, October 27, 2020

Previously received with the October 28, 2020 Desk Item Report:

22. January 22, 2020 Historic Preservation Committee staff report with attachments
23. January 22, 2020 Historic Preservation Committee meeting minutes
24. May 27, 2020 Historic Preservation Committee staff report with attachments
25. May 27, 2020 Historic Preservation Committee meeting minutes
26. Photo exhibits by applicant, received October 28, 2020
27. Public comments received between 11:01 a.m., Tuesday, October 27, 2020 and 11:00 a.m., Wednesday, October 28, 2020

Received with the December 9, 2020 Staff Report:

28. Revised Required Findings and Considerations
29. Applicant summary of revisions
30. Public comments received between 11:01 a.m., Wednesday, October 28, 2020 and 11:00 a.m., Friday, December 4, 2020
31. Development Plans

Received with the December 9, 2020 Addendum Report

32. Applicant exhibit of design revisions in response to Planning Commission direction
33. Summary of discussion between the applicant and the appellant
34. Revised elevations

Received with this Desk Item Report

35. Correspondence between applicant and appellant
36. Photo exhibit by applicant