



**TOWN OF LOS GATOS
DEVELOPMENT REVIEW
COMMITTEE REPORT**

**MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING
JULY 13, 2021**

The Development Review Committee of the Town of Los Gatos conducted a Regular Teleconference Meeting on July 13, 2021, at 10:00 a.m.

This meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic and was conducted via Zoom. All committee members and staff participated from remote locations and all voting was conducted via roll call vote. In accordance with Executive Order N-29-20, the public could only view the meeting online and not in the Council Chamber.

ROLL CALL

Present: Jennifer Armer, CDD Planning; Robert Gray, CDD Building; Mike Weisz, PPW Engineering; Corvell Sparks, PPW Engineering; Kenny Ip, SCCFD.

Absent: None.

Staff: Ryan Safty, CDD Planning; Robert Schultz, Town Attorney.

MEETING CALLED TO ORDER AT 10:00 AM

VERBAL COMMUNICATIONS

- None.

CONSENT ITEMS

1. Approval of Minutes – June 22, 2021.

MOTION: **Motion by Robert Gray to approve the consent calendar. Seconded by Mike Weisz.**

VOTE: **Motion passed unanimously 4-0.**

PUBLIC HEARINGS

2. 17200 Los Robles Way
Lot Line Adjustment Application M-20-012

Requesting approval for a lot line adjustment between three adjacent lots on properties zoned R-1:20. APNs 532-36-075, -076, and -077.

PROPERTY OWNER: Daran Goodsell, Trustee and Mark Von Kaenel

APPLICANT: Tony Jeans

PROJECT PLANNER: Ryan Safty

The project planner, Ryan Safty, presented the staff report.

Opened Public Comment.

Tony Jeans, Applicant

This application is to take three non-conforming lots and make them more conforming. Parcel 1 will have the house and access from Los Robles, Parcel 2 will be enlarged to comply with Town Code with access from Worcester Ln, and Parcel 3 will remain one acre of land and will take access from Worcester Ln. No construction is being proposed with the Lot Line Adjustment application. He is available for questions.

Alison Steer, Neighbor

She wants clarification on the access of Parcel 2 from Worcester Ln as there hasn't been documentation of this and no access has been granted. It has always been from Los Robles. She also stated that the APNs on the site plans are incorrect (should be 532 vs 533) and asks that they be corrected. She noted that she thought this application was withdrawn because it was removed from the website. She wants to know why that was. She wants to understand what is happening today as far as what is being approved. She understands that it is for the lot line adjustment, but it leads to fear of next steps with building on the lands. She is concerned with the necessary tree removals and that more than just a lot line adjustment is being approved.

Geoff Defeo, Neighbor

He has four major concerns. First, is water run-off and flooding associated with future construction and impervious surfaces. Second, Lot 3, as proposed, would have a fire truck turn-around directly adjacent to their property. Third, he is concerned that several mature trees will need removal. Lastly, the future cul-de-sac would also require several tree removals and the removal of existing right-of-way improvements.

Terry Rinehart, Neighbor

They want to confirm whether this access to Parcel 3 from Worcester Ln as there hasn't been approval in the past. It has always been from Los Robles. There is concern that in the lot line adjustment conceptual plan has building sites on them which would cause trees to be

removed. There has been no soil or earthquake analysis as of yet but should take place as there are concerns.

Nancy Neipp, Neighbor

There are general concerns on this lot line adjustment around tree removal requirement as well as possible damages occurring when building starts later. There is concern with the stability of the hillside where these lots are. She questioned who is responsible if damages occur to her property during construction.

Tony Jeans, Applicant

Most of the comments are related to the future construction, which is not being reviewed with this Lot Line Adjustment application. These concerns will be reviewed in detail once Architecture and Site application are submitted. Regarding Worcester Lane access, the two properties border Worcester Lane, which is a public street. He stated that a future sewer line would be oriented to avoid tree removals. Regarding construction run-off, he commented on the construction requirements that already address this. Lastly, he will discuss moving the house on Parcel 3 up the hill for the neighbor.

Closed Public Comment.

Committee Discussion.

Ryan Safty, Planner

He was not aware that the application was removed from Pending Projects. It may have been removed by mistake when the Certificate of Compliance project was being removed. This project is on the Pending Projects website for viewing at this time, and required noticing was completed. Staff clarified that the conceptual driveways and building footprints were requested by staff so the Town can ensure that future development is feasible. He reiterated that the only thing being approved and reviewed at today's DRC hearing is the request to move lot lines.

Mike Weisz, Engineering

The properties in question have access on Worcester Lane. All future construction notes on the plans are conceptual and in no way approved at this time. There is no easement being proposed or approved at this time. At Architecture and Site application stage, a detailed study on geotechnical impacts will be conducted. He clarified that the developer is responsible if damages occur during construction.

MOTION: **Motion by Robert Gray** to approve with the required findings and recommended conditions of approval. **Seconded by Corvell Sparks.**

VOTE: **Motion passed unanimously 4-0.**

Appeal rights were recited.

3. 15897 Camino Del Cerro
Architecture and Site Application S-20-006

Requesting approval for demolition of an existing single-family residence, construction of a new single-family residence to exceed the floor area ratio standards, and site work requiring a grading permit on property zoned R-1:8. APN 523-24-044.

PROPERTY OWNER: Francesco Iacopino and Leire Carbone Aguero

APPLICANT: Robin McCarthy

PROJECT PLANNER: Ryan Safty

The project planner, Ryan Safty, presented the staff report.

Opened Public Comment.

Robin McCarthy, Applicant and Architect

Representing a family of four who are excited for this new farm-house style single-story home. Because the Town requires the first 10 feet of the property to be dedicated to the Town, they have had to downsize the original plan to accommodate this. They feel the design is modest in size and fits the neighborhood.

Tiffany Finocchio, Neighbor

They are very excited about this project as it will replace an existing unsightly building.

Jack and Barbra Hardin, Neighbors

They are very happy to welcome this young family to our neighborhood. They are excited about the design to come. The one concern they have is that their views of their hillside for the last 31 years will be considerably diminished. They are requesting the roofline be adjusted a bit to allow no distribution of their views. They would also like learn about what trees would be planted.

Robin McCarthy, Applicant

Solar panels will be part of the building permit and will go on the north facing side. We plan to plant some young ornamental trees at the front of the home since there are already so many beautiful, mature trees. The proposed roof is only increasing by a few feet, and the existing 13.5-foot detached garage in the rear yard would be removed. The home owner is happy to meet with the Hardins to discuss further.

Francesco Iacopino, Owner

He would be happy to discuss further any issues neighbors may have.

Closed Public Comment.

MOTION: **Motion** by **Robert Gray** to approve with the required findings and recommended conditions of approval. **Seconded** by **Kenny Ip**.

VOTE: **Motion passed unanimously 4-0.**

Appeal rights were recited.

OTHER BUSINESS

- None.

ADJOURNMENT

The meeting adjourned 10:51 AM

This is to certify that the foregoing is a true and correct copy of the minutes of the July 13, 2021 meeting as approved by the Development Review Committee.

Prepared by:

Jennifer Armer, Senior Planner

*This Page
Intentionally
Left Blank*