



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

**MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING
JUNE 9, 2020**

The Development Review Committee of the Town of Los Gatos conducted a Regular Teleconference Meeting on June 9, 2020, at 10:00 a.m.

ROLL CALL

Present electronically: Joel Paulson, CDD; Sally Zarnowitz, CDD Planning; Robert Gray, CDD Building; Mike Weisz and Corvell Sparks, PPW Engineering; Katherine Baker, SCCFD

MEETING CALLED TO ORDER AT 10:00 AM

VERBAL COMMUNICATIONS

- None

PUBLIC HEARINGS

1. 105 N. Santa Cruz Avenue
Conditional Use Permit Application U-19-017

Requesting approval of a modification to an existing Conditional Use Permit for group classes located within an existing formula retail business (Athleta) on property zoned C-2. APN 510-17-067.

PROPERTY OWNER: Stahl Edward C Trustee

APPLICANT: Edward C. Stahl

PROJECT PLANNER: Diego Mora

Diego Mora, Assistant Planner, presented the staff report.

Opened Public Comment.

A project representative spoke on behalf of the request.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion** by R. Gray to approve with required findings and recommended conditions of approval. **Seconded** by K. Baker.

VOTE: **Motion passed unanimously.**

2. 146 Robin Way
Architecture and Site Application S-19-043

Requesting approval for demolition of an existing single-family residence and construction of a new single-family residence on property zoned R-1:10.

APN 532-12-015.

PROPERTY OWNER: Mehrdad & Leila Dehkordi

APPLICANT: Gary Kohlsaat

PROJECT PLANNER: Diego Mora

Continued from June 2, 2020

Diego Mora, Assistant Planner, presented the staff report.

Opened Public Comment.

Gary Kohlsaat

He is the architect speaking on behalf of the request. They reached out to the neighbors and met in keeping with the COVID-19 order. They provided more drawings to illustrate the neighborhood context. They revised the design of this single-story building by lowering the height by 14 inches, changing the color palette to be warmer, and replacing the flat parapet over the front bay with a hip roof to simplify the roof lines.

Gordon Yamate

He is a neighbor living on Robin Way. He sent an earlier message of enthusiastic support for the fresh and stunning design. He understands there were concerns and believes the project has addressed the concerns by modifying the design and the size. Regarding concerns about the ranch style, in fact recent remodels have replaced ranch styles with fresh designs. He would be very distressed if there were other concerns about changes to the neighborhood that are at the heart of the current problems facing our Nation. Finally, he is upset that anyone would imply the outreach was less than honest and complete.

James Zaky

He and Mrs. Zaky live adjacent to the project to the south at 140 Robin Way. He did attend a neighborhood meeting, however, unfortunately the changes did not resolve his concerns regarding his view to the north. He believes the scale conflicts with the Design Element of the General Plan. Currently the view from their yard is covered by an apple tree and

landscaping that they understand will be removed and they are concerned about privacy in that regard. In terms of due process, he is confused by a statement made by the architect at the neighborhood meeting and wants to understand that the decision today is not before the Planning Commission.

Liz Crites

She is a neighbor on Cardinal Lane. She loves this immediate neighborhood, its look, feel, and people. She fully understands the need to increase a house to meet the needs of a family. The changes to the façade that she was shown were not readily apparent to her. This neighborhood is desirable because of the character of the traditional ranch style homes, and she doesn't want that character eroded by this precedent. She feels that in part the job of the architect is to understand the desires of the neighbors.

Lora Lee Zaky

She and Mr. Zaky live adjacent to the project to the south at 140 Robin Way. She feels strongly because they are the immediate neighbors whose personal privacy will be impacted. They were upset that Mr. Dehkordi stated he had not read their letter when they met. She has photos of seven homes in the neighborhood that have been updated in the country ranch style. Directly impacted neighbors are those that are upset by the proposed home.

Robert Buxton

He is a neighbor who has submitted correspondence outlining neighbor concerns, and the concerns have not been addressed. He is asking for a continuance; preferably to a meeting that would take place in the Council Chambers. The concerned neighbors have the upmost regard for the property owners. Some people did not receive their letters until yesterday, and there is ample reason for a continuance again.

Mehrdad Dehkordi

He is the owner speaking on behalf of the request. He is grateful to the neighbors who have supported the project. It has been a difficult time. They have tried to communicate with the neighborhood. He misunderstood the Zakys' question at their meeting, but he did read their letter. They have modified the design. They have been responsive and willing to compromise. He is thankful for consideration of the project today.

Sally Zarnowitz

Could the applicants speak to the screening on the south property line – would they be willing to install an eight-foot fence if that is amenable to the Zakys?

Gary Kohlsaas

The apple tree is in poor condition. They are willing to install an eight-foot fence and increase landscape screening for privacy on the south side.

Mr. Zaky

He is amenable to an eight-foot side yard fence; however, he does not feel it will address his concerns.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion** by R. Gray to approve with required findings and recommended conditions of approval, with an additional condition that the South side fence shall not be less than eight feet in height; and screening shall be added to the satisfaction of the Community Development Director.
Seconded by K. Baker.

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

- None

ADJOURNMENT

The meeting adjourned 10:45 a.m.

Prepared by:

/s/ Sally Zarnowitz, Planning Manager