



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

**MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING
MAY 19, 2020**

The Development Review Committee of the Town of Los Gatos conducted a Regular Teleconference Meeting on May 19, 2020, at 10:00 a.m.

ROLL CALL

Present Electronically: Sally Zarnowitz, CDD Planning; Robert Gray, CDD Building; Mike Weisz and Corvell Sparks, PPW Engineering; Tracy Staiger and Katherine Baker, SCCFD

MEETING CALLED TO ORDER AT 10:00 AM

PLEDGE OF ALLEGIANCE

Committee members recited the Pledge of Allegiance. Attendees invited to participate.

VERBAL COMMUNICATIONS

- None

PUBLIC HEARINGS

1. 49-51 N. Santa Cruz Avenue
Conditional Use Permit Modification Application U-20-004

Requesting approval of modifications to an existing Conditional Use Permit including expanded hours of operation for a restaurant with alcohol service (Gardino Fresco) on property zoned C-2. APN 510-44-030.

PROPERTY OWNER: Joann M. White Trustee & ET AL

APPLICANT: Pete Jillo

PROJECT PLANNER: Sean Mullin

Sean Mullin, Associate Planner, presented the staff report.

Opened Public Comment.

Pete Jillo

- He is the owner speaking on behalf of the request.

Maria Ristow

- She is interested in the recommended Conditions of Approval for the request.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Robert Gray to approve. Seconded by Tracy Staiger.**

VOTE: **Motion passed unanimously.**

2. 78 West Main Street

Conditional Use Permit Application U-20-005

Requesting approval for a new restaurant with beer and wine service (The Tasting House) on property zoned C-2:LHP. APN 529-02-007.

PROPERTY OWNER: Rita I. Minnis.

APPLICANT: Michael A. Thornberry

PROJECT PLANNER: Diego Mora

Diego Mora, Assistant Planner, presented the staff report.

Opened Public Comment.

Bess Wiersema

- She is the architect speaking on behalf of the request.

Closed Public Comment.

Committee members discussed the matter.

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

VOTE: **Motion passed unanimously.**

3. 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 Kohlsaar

PROJECT PLANNER: Diego Mora

Diego Mora, Assistant Planner, presented the staff report.

Opened Public Comment.

Gary Kohlsaat

- He is the architect speaking on behalf of the request. This is a single-story home in a single-story neighborhood in a transitional style bridging the traditional forms with modern materials. The 4:12 hipped roof is compatible with the neighborhood and the metal material is high quality and environmentally green. The height is only slightly higher than that of the existing home and is screened with evergreens.

Jim Zaky

- He is the neighbor at 140 Robin Way. He has reviewed the drawings and is requesting the proposed home be rejected, as it does not conform to the Design Element of the General Plan, and it will be higher and closer to his house than the current home.

Mark Willey

- He is a neighbor and submitted written comments before the meeting. He is requesting the home not be approved, as he is concerned it is not in harmony with the neighborhood in terms of scale and size. He also notes that a cellar has not been proposed to reduce its size above ground.

Robert Buxton

- He is a neighbor and submitted written comments before the meeting. He is against the project. This is a special neighborhood which deserves respect, and previous remodels have been respectful.

Leila Dehkordi

- She is the owner speaking on behalf of the request. Her family has lived in the house for years, but they have outgrown it and it is in poor condition, making repairs more difficult than construction of a new house.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Sally Zarnowitz** to continue to a date certain of June 2, 2020 to allow the applicants to address neighbor concerns. **Seconded by Robert Gray.**

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

- None

ADJOURNMENT

The meeting adjourned by 11:00 a.m.

Prepared by:

/s/ Sally Zarnowitz, Planning Manager