



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

**MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING
SEPTEMBER 01, 2020**

The Development Review Committee of the Town of Los Gatos conducted a Regular Teleconference Meeting on September 01, 2020, 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.

ROLL CALL

Present: Sally Zarnowitz, CDD Planning; Robert Gray, CDD Building; Mike Weisz, PPW Engineering; and Tracy Staiger, SCCFD.

Absent: None

Staff: Joel Paulson, CDD Planning; Sean Mullin, CDD Planning; Robert Schultz, TAO; Lynne Lampros, TAO; and Kenny Ip, SCCFD.

MEETING CALLED TO ORDER AT 10:00 AM

VERBAL COMMUNICATIONS

- None.

PUBLIC HEARINGS

1. 101 Broadway
Architecture and Site Application S-20-003

Requesting approval 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. APN 510-45-041.

PROPERTY OWNER: ZKJ LLC

APPLICANT: Jay Plett

PROJECT PLANNER: Sean Mullin

Sean Mullin, Associate Planner, presented the staff report.

Opened Public Comment

Jay Plett

He is the architect for the project, speaking on behalf of the request. The proposed project has been designed to be consistent with Town policies and the immediate neighborhood. The house is stepped up the hill per the guidelines. They have sensitively designed the windows to be minimized and set back from neighboring properties.

Karen Kurtz

She is the adjacent uphill neighbor and has submitted written comments. She wants a new home that blends in with the historic neighborhood. She has concerns about the compatibility of the characteristics, aesthetics, values, and profile of the proposed project with the historic neighborhood. She has concerns that the project will block her sunlight from the east and take away privacy from her outdoor living area. She also has concerns about the fire safety of the project construction given its proximity and height. She states that the guidelines recommend the size and bulk should relate to the neighborhood, respect established site patterns, harmonize with the existing buildings, and be especially sensitive to the height and scale of adjacent homes. She has submitted photos of the shadow effects of the project.

Larry Brandhorst

He owns the adjacent downhill neighboring property. During the process of rebuilding, his property went through extensive design review, and the size was limited. The proposed project has a second story that is higher and a footprint that is deeper than those of the existing house. He has concerns about the privacy of outdoor areas, and the compatibility of the historic character and size with the historic neighborhood. He states that the Town's Hillside Development Standards and Guidelines encourage sight lines and windows to be placed to maintain privacy. The lots in this area are narrow with minimum side yard setbacks, therefore outdoor areas are designed in the front and rear yards.

Ilona Merli

She is a neighbor and was not originally against this project. She states that rules and guidelines address general building questions, but that it is important for people to see this project. The street is historical and has topography. She has concerns about how the height would affect the privacy, views, and quality of life of the neighbors. She states that this is a beautiful lot with lots of space and opportunities to design a project that does not impact the historical character of the neighboring properties.

Jay Plett

He is the architect for the project making closing comments on behalf of the request. They submitted Exhibit A illustrating how the windows have been moved back from the downhill neighbor at 93 Broadway and they have also offered to move the terrace back. They minimized the windows per the request of the uphill neighbor at 107 Broadway and the

shadow studies show no significant shadows on that property. Exhibit C shows how the project blends into the neighborhood. Exhibit B shows sight lines to the neighboring houses. They have moved the balcony back and are offering to lower the height by two feet to address the views.

Mark De Mattei

He is the owner of De Mattei Construction, Inc. They have worked hard to make the house blend in and address the concerns of the neighbors.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion** by **Robert Gray** to continue to September 15, 2020 to allow the applicant to further respond to the concerns of the neighbors voiced at the hearing. **Seconded** by **Mike Weisz**.

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

OTHER BUSINESS

- None

ADJOURNMENT

The meeting adjourned at 9:30 a.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the September 1, 2020 meeting as approved by the Development Review Committee.

Prepared by:

/s/Sally Zarnowitz, Planning Manager

*This Page
Intentionally
Left Blank*