



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 10/09/2019

ITEM NO: 4

DESK ITEM

DATE: October 9, 2019
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Architecture and Site Application S-18-060. Project Location: 16336 Shady View Lane. Appellant: Matt and Carrie Currie. Applicant: De Mattei Construction. Property Owner: Allan and Katty Coulson.
Consider an appeal of a Development Review Committee Decision approving a request for demolition of a single-family residence and construction of a new single-family residence on property zoned R-1:8. APN 532-03-034.

REMARKS:

Exhibit 20 includes additional correspondence from the appellant, addressing their support of the revised plans previously provided as Exhibit 17.

Should the Planning Commission find that the revised plans provided as Exhibit 17 are acceptable, with the reduced front setback along Shannon Road, additional required findings are included as underlined in Exhibit 21.

EXHIBITS:

Previously received with the October 9, 2019 Staff Report:

1. Location map
2. Required Findings and Considerations (two pages)
3. Recommended Conditions of Approval (12 pages)
4. Project data sheet (two pages)
5. Project Description and Letter of Justification dated November 21, 2018 (one page)
6. Color and materials sample received September 5, 2019 (one page)
7. Consulting Architect's Report dated February 8, 2019 (five pages)
8. Update to Consulting Architect's Report received September 26, 2019 (one page)
9. Consulting Arborist's Report dated January 31, 2019 (39 pages)

PREPARED BY: Ryan Safty
Associate Planner

Reviewed by: Planning Manager and Community Development Director

PAGE 2 OF 2

SUBJECT: 16336 Shady View Lane/S-18-060

DATE: October 9, 2019

10. Summary of neighborhood outreach received June 14, 2019 and September 10, 2019 (three pages)
11. Correspondence between applicant and appellant prior to August 13, 2019 Development Review Committee meeting (20 pages)
12. Landscape Plan Modifications received August 13, 2019 (one page)
13. August 13, 2019 Development Review Committee meeting minutes (three pages)
14. Appeal of Development Review Committee received August 22, 2019 (15 pages)
15. Applicant's response letter to appeal received September 10, 2019 (one page)
16. Correspondence between applicant and appellant following appeal (17 pages)
17. Revised development plans incorporating alternative design options received October 4, 2019 (22 sheets)
18. Development plans approved by Development Review Committee on August 13, 2019 (20 sheets)
19. Public comment received by 11:00 a.m., Friday, October 4, 2019

Received with this Desk Item Report:

20. Additional correspondence from appellant received October 8, 2019 (three pages)
21. Revised Required Findings and Considerations (two pages)