



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

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**MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING  
JULY 30, 2019**

The Development Review Committee of the Town of Los Gatos conducted a Regular Meeting on July 30, 2019, at 10:00 a.m.

**ROLL CALL**

Present: Sally Zarnowitz, CDD Planning; Robert Gray, CDD Building; Kevin Bagley, PPW Engineering; Tracy Staiger, SCCFD

**MEETING CALLED TO ORDER AT 10:00 AM**

**PLEDGE OF ALLEGIANCE**

Robert Gray led the Pledge of Allegiance.

**VERBAL COMMUNICATIONS**

- None

**PUBLIC HEARINGS**

1. 56 Central Avenue  
Architecture and Site Application S-18-050

Requesting approval for demolition of an existing accessory structure, construction of a new single-family residence with reduced setbacks, and removal of large protected trees on property zoned R-1:10. APN 529-35-068.

PROPERTY OWNER: Andrew and Ashley Bothman

APPLICANT: Richard Hartman

PROJECT PLANNER: Jocelyn Shoopman

Jocelyn Shoopman, Associate Planner, presented the staff report.

Opened Public Comment.

Susan Branch

- She lives at 7 Central Court. She is concerned about the reduction in side setbacks, and the removal of trees in the neighborhood of older one-story homes. There are other

new homes in the area that do not have reduced side setbacks. She objects to the removal of the Blue Oak (Tree # 527) in the side setback.

Lesley Morley

- She lives at 60 Central Avenue adjacent to the subject site. She is concerned about the removal of trees, which provide screening from her property; and the distance from her home to the proposed home, particularly to the proposed balcony. The property line should be surveyed; the grading should be done with care, especially with the tree removals; and the home should not block her hillside views.

Staff noted that conditions of approval could be added that along the southern elevation adjacent to 60 Central Avenue: windows be clerestory or frosted, the balcony be screened with vegetation and/or lattice, and additional screening trees be planted.

Closed Public Comment

Committee members discussed the matter.

**MOTION:**                   **Motion** by Robert Gray to continue to August 13, 2019. **Seconded** by Tracy Staiger.

**VOTE:**                   **Motion passed unanimously.**

2. 1 N. Santa Cruz Avenue  
Conditional Use Permit Application U-19-008

Requesting approval for a Conditional Use Permit for a restaurant with beer and wine service (Oren's Hummus) on property zoned C-2:LHP. APN 510-44-077.

PROPERTY OWNER: James E. Brady

APPLICANT: Ahmad Mohazab

PROJECT PLANNER: Sean Mullin

Sean Mullin, Associate Planner, presented the staff report. The project description has been corrected and the project has been re-noticed for the August 6, 2019 Development Review Committee meeting.

Opened and closed Public Comment.

Committee members discussed the matter.

**MOTION:**                    **Motion** by Robert Gray to drop the item from the agenda for consideration at the August 6, 2019 meeting.

**Seconded** by Kevin Bagley.

**VOTE:**                    **Motion passed unanimously.**

**OTHER BUSINESS**

- None

**ADJOURNMENT**

The meeting adjourned at 10:20 a.m.

Prepared by:

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/s/ Sally Zarnowitz, Planning Manager

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