



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 04/14/2021

ITEM NO: 3

DATE: April 9, 2021
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Approval for Demolition of an Existing Detached Garage and Construction of a New Single-Family Residence on Property Zoned R-1:8 Located at 14300 Lora Drive. APN 409-15-028. Architecture and Site Application S-20-019. Property Owner: Amrito Chaube. Applicant: Krislani Mulia. Project Planner: Sally Zarnowitz.

BACKGROUND:

On February 24, 2021, the Planning Commission considered the application and continued the matter to April 14, 2021, with the following direction:

- Address concerns with the height of the structure;
- Address privacy concerns by providing additional tree screening;
- Ensure that the architectural and civil plans match; and
- Return the revised project plans to the Town's Consulting Architect for review.

DISCUSSION:

The applicant has revised the development plans (Exhibit 18) in response to the comments received from the Planning Commission and provided a revised letter of justification (Exhibit 13).

The overall height has been reduced by three feet, eight and one-half inches by lowering the foundation, first floor level, and roof pitch. The second floor has been reoriented and stepped back on the left side, resulting in an overall increase of 125 square feet. On the left elevation, window heights have been raised and bathroom windows will be obscured to increase privacy. A projecting roof element has been introduced between the first and second floors, the void has been reduced, and a portion of the second floor on the rear elevation has been stepped back around the void and loft area to address concerns about eave heights,

PREPARED BY: SALLY ZARNOWITZ
Planning Manager

Reviewed by: Community Development Director

DISCUSSION (continued):

continuous solid walls, and privacy. The civil plans have been revised to match the architectural plans. Additional tree screening has been included at the rear property line to increase privacy. The recommended conditions of approval have been revised to address the bathroom windows, tree screening, and rear fence height extension (Exhibit 17).

The Town's Consulting Architect reviewed the revised project, noted that the changes have been thoughtfully implemented and the resulting design has a strong traditional Mediterranean Style with appropriate details carried around all sides of the house, and had no recommendations for additional changes (Exhibit 14).

PUBLIC COMMENTS:

Story poles and project signage were installed on the site in anticipation of the February 24, 2021, Planning Commission hearing. The installed story poles have been maintained and updated to reflect the revised project. Public comments received between 11:01 a.m., Wednesday, February 24, 2021 and 11:00 a.m., Friday, April 9, 2021, are included as Exhibit 15. The applicant has submitted a response to the adjacent neighbors' comments (Exhibit 16).

CONCLUSION:

A. Summary

The applicant has submitted revised development plans responding to the Planning Commission's direction (Exhibit 18).

B. Recommendation

Should the Planning Commission determine that the revised project meets the direction provided, the Commission can take the actions below to approve the Architecture and Site application:

1. Make the finding that the proposed project is categorically exempt pursuant to the adopted Guidelines for the implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures (Exhibit 2);
2. Make the findings as required by Section 29.10.09030(e) of the Town Code for the demolition of existing structures (Exhibit 2);
3. Make the finding that the project complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations) (Exhibit 2);
4. Make the finding required by the Town's Residential Design Guidelines that the project complies with the Residential Design Guidelines (Exhibit 2);

CONCLUSION (continued):

5. Make the considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 2); and
6. Approve Architecture and Site Application S-20-019 with the revised conditions contained in Exhibit 17 and the revised development plans in Exhibit 18.

C. Alternatives

Alternatively, the Commission can:

1. Continue the matter to a date certain with specific direction; or
2. Approve the application with additional and/or modified conditions; or
3. Deny the application.

EXHIBITS:

Previously received with the February 24, 2021 Staff Report:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Project Description and Letter of Justification
5. Consulting Architect's Report, dated September 8, 2020
6. Applicant's Response to the Consulting Architect's Report, dated September 30, 2020
7. Consulting Arborist's Report, dated September 25, 2020
8. Applicant's Neighborhood Outreach, dated August 19, 2020
9. Public Comments received by 11:00 a.m., Friday, February 19, 2021
10. Applicant's Response to Public Comments, dated February 18, 2021
11. Development Plans, received February 1, 2021

Previously received with the February 24, 2021 Desk Item Report:

12. Public Comments received between 11:00 a.m. Tuesday, February 23, 2021 and 11:00 a.m. Wednesday, February 24, 2021

Received with this Staff Report:

13. Revised Letter of Justification, dated March 22, 2021
14. Consulting Architect's Report, dated March 26, 2021
15. Public Comments received between 11:01 a.m., Wednesday, February 24, 2021 and 11:00 a.m., Friday, April 9, 2021
16. Applicant's Response to Public Comments, dated March 22, 2021 and April 6, 2021
17. Revised Recommended Conditions of Approval
18. Revised Development Plans, received March 22, 2021

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