



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 11/11/2020

ITEM NO: 2

ADDENDUM

DATE: November 10, 2020
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider an Appeal of a Development Review Committee Decision Approving a Request for Demolition of an Existing Single-family Residence and Construction of a New Single-family Residence with Reduced Setbacks on Nonconforming Property Zoned R-1:8. Located at 15 Loma Alta Avenue. APN 532-29-073. Architecture and Site Application S-19-023. Property Owner: BAB Investment Group LLC. Applicant: Babak Homayouni. Appellants: Kelly Luoma and Rick Rutter. Project Planner: Jennifer Armer

REMARKS:

Exhibit 16 includes an additional comment provided by the appellant.

EXHIBITS:

Previously received with the November 11, 2020 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 First Report, dated May 24, 2019
6. Applicant's Response to the Consulting Architect's First Report
7. Consulting Architect's Second Report, dated February 25, 2020
8. Consulting Arborist's Report, dated September 2, 2019
9. Public Comments received prior to 10:00 a.m., Friday, September 4, 2020
10. September 8, 2020 Development Review Committee meeting minutes
11. Applicant's neighbor outreach efforts
12. Public Comments received prior to 10:00 a.m., Monday, September 21, 2020
13. September 22, 2020 Development Review Committee meeting minutes
14. Appeal of Development Review Committee received October 1, 2020

PREPARED BY: Jennifer Armer, AICP
Senior Planner

Reviewed by: Planning Manager and Community Development Director

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SUBJECT: 15 Loma Alta Avenue/S-19-023

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EXHIBITS (continued):

15. Development Plans, received September 21, 2020

Received with this Addendum Report:

16. Additional comment provided by the appellant