



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

**MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING
MAY 14, 2019**

The Development Review Committee of the Town of Los Gatos conducted a Regular Meeting on May 14, 2019, at 10:00 a.m.

ROLL CALL

Present: Sally Zarnowitz, CDD Planning; Robert Gray, CDD Building; Mike Weisz, PPW Engineering; Tracy Staiger, SCCFD
Absent: None

MEETING CALLED TO ORDER AT 10:00 AM

PLEDGE OF ALLEGIANCE

Sally Zarnowitz led the Pledge of Allegiance.

VERBAL COMMUNICATIONS

- None

PUBLIC HEARINGS

1. 17528 Tourney Road
Architecture and Site Application S-18-051

Requesting approval for demolition of an existing single-family residence, removal of large protected trees, site improvements requiring a grading permit, and construction of a new single-family residence on property zoned HR-2½. APN 537-04-019.

PROPERTY OWNER: Kevin Ebrahimi

APPLICANT: Hunt Hale Architects

PROJECT PLANNER: Ryan Safty

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Kevin Ebrahimi

- He has met with the neighboring property owners about the project design and worked with them to address their concerns.

Dick Clift

- He lives at 17625 Tourney Road and is concerned about the sewer and water line easement agreement that exists on his property. San Jose Water Co. previously installed a line without his approval and he asks the new owner to acknowledge the easement agreement. He understands that six trees are being removed and does not see replacements; and the FAR is up to the limit and the California room does not add to the floor area.

Steve Miller

- He lives at 17651 Tourney Road. Tourney Road is unique, the homes are secluded from the road. He has tried to resolve issues with the owners. Regarding the Hillside Development Standards and Guidelines, the size is massive as you approach the property on Tourney Road, and the ceiling heights are very high. There is no conclusion on proposed tree replacements or landscaping, and there is a shared driveway agreement.

Beverley Miller

- She also lives at 17651 Tourney Road. She is concerned because the house is massive as viewed from their property and from Tourney Road.

Jeff Weinstein

- He is a neighbor and is concerned about access and parking. There is a shared driveway at Tourney Loop, and he believes one side should be painted red to prohibit parking.

Kevin Ebrahimi

- He is aware of the easement agreement and the water line is the responsibility of the water company. The pad has been dropped by approximately two feet and the ridge has been dropped by approximately four feet. He has agreed to a condition of approval prohibiting parking on his neighbor's side of the street. The project currently proposes removing six trees, and they intend to provide privacy and will comply with tree replacement requirements.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Mike Weisz to approve. Seconded by Robert Gray.**

VOTE: **Motion passed unanimously.**

OTHER BUSINESS *(Up to three minutes may be allotted to each speaker on any of the following items.)*

- None

ADJOURNMENT

The meeting adjourned at 10:38 a.m.

Prepared by:

/s/ Sally Zarnowitz, Planning Manager