



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

**MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING
JULY 11, 2023**

The Development Review Committee of the Town of Los Gatos conducted a regular meeting on July 11, 2023, at 10:00 a.m.

ROLL CALL

Present: Jennifer Armer, CDD Planning; Robert Gray, CDD Building; Corvell Sparks, PPW Engineering; and Kenny Ip, SCCFD.

Absent: None.

MEETING CALLED TO ORDER AT 10:00 AM

VERBAL COMMUNICATIONS

- None.

CONSENT ITEMS

1. Approval of Minutes – June 27, 2023

MOTION: **Motion by Robert Gray to approve the consent calendar. Seconded by Kenny Ip.**

VOTE: **Motion passed unanimously 4-0.**

PUBLIC HEARINGS

2. 16220 Harwood Road
Architecture and Site Application S-22-034, S-22-035, and S-22-036

Requesting Approval for Construction of a New Single-Family Residence on Lots A, B, and C on Property Zoned R-1:10. APNs 567-18-075, -076, and -077. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction.

PROPERTY OWNER: Majid Mohazzab

APPLICANT: Cherine Bassal

PROJECT PLANNER: Jocelyn Shoopman

The project planner presented the staff report.

Opened Public Comment.

Jennifer Armer, Planning Manager

Because this hearing deals with 3 separate homes, the speaking times will be extended to ten minutes for opening comments by the applicant, five minutes for each member of the public, and five minutes for closing comment by the applicant.

Majid Mohazzab, Applicant/Owner

These comments are based on a submitted letter of justification. We bought the property in 2000 with the intention to build three new houses for family members. The school tenant at the time asked to continue running a school in the location. Later the school use was transferred to the director of the school, but they got behind in rent and closed. A new tenant moved in, but even with a reduction in rent during Covid, they decided to close the school. We have worked with our architect, the Town's Consulting Architect, and the Town to create a development that is compatible with the neighborhood and environment. Homes in the surrounding neighborhood are approximately 40 years old. The neighborhood style is mainly ranch or Tudor. Nearby home sizes range from 2,400 to 3,358 square feet with two or three car garages and are one- or two-stories. The proposed homes are within that range and compatible with the neighborhood.

George, Applicant's Son-in-law

Majid is a good community member. He was very thoughtful of his tenants. For the past 10 years he made sure the property was updated and cared for. During Covid the school use encountered many issues. The homes are for Majid's family. The proposal follows Town regulations. Majid has gone out to a few neighbors to keep them informed and to make sure that the plans fit the neighborhood.

Doug, Neighbor at 16224 Harwood Road

In my opinion this project disregards the scale, architecture, and character of the Belgatos neighborhood and its unique natural hillside setting. The project is by a private owner, but because all three homes are of the same style and built at the same time, it should be considered a development built for long term profitability. We subdivided our land in the 1980's. The school next door was single-story with limited hours. Approximately 50 percent of our property line is shared with Lot B. Concerned about the size and lack of setbacks of Lots A and C. The Residential Design Guidelines describe Belgatos as a natural neighborhood close to the hills with unique characteristics. This project minimized the side and back yards to maximize the home size. The other comparable homes are not flag lots and face a street. The proposed house faces the back of our house. Privacy will now be compromised. Our house will have a driveway on both sides. Concerned about construction traffic. Each home has a junior Accessory Dwelling Unit that will need parking and increase traffic. The location of the home on Lot A will block visibility for pedestrian safety at that corner.

Nancy Durett, Property Owner of 16224 Harwood Road

Live with my daughter, son-in-law, and two grandchildren. The main problem is that the flag lot is 15 feet from the backline of our home. It will see into our backyard. The house behind is also very close. A new two-story home would see into the main bedroom of the neighbor's home below. The applicant has spoken with us. We request that the Lot B house should be at least a single story. The privacy of the five surrounding houses will be impacted. Applicant has the right to develop, but concerned about privacy. Harwood Road and Almond Blossom Court is a very busy corner with cars running through the stop sign.

Sally Jones, Neighbor at 105 Almond Blossom Court

Concerned that a two-story home will block my view. Another house had moved behind our house and looks directly into our backyard. She and her husband were given an exemption to build a higher fence for privacy. Looking at the orange netting she is concerned about privacy and prefers a single-story design.

Majid Mohazzab, Applicant/Owner

The prior school use created more traffic than the proposed residential use. The house at 16224 is 3,000 square feet and is 30 feet in height, while the proposed homes are only 28 feet tall. The houses to the rear have a grade that is four feet higher than the proposed project. Privacy trees will be added to each parcel. The design for each lot complies with the Town's setback regulations. The design of each home is compatible with the square footages of the immediate neighborhood.

Committee asked questions of the owner.

Closed Public Comment.

Committee members discussed the matter.

Opened Public Comment for a specific question to the applicant.

Staff: Jennifer Armer, Planning Manager

Are you willing to make changes to include lattice screening on the balconies, plant trees, and raise sill height of rear facing windows to address privacy concerns?

Majid Mohazzab, Applicant/Owner

Yes.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion** by **Robert Gray** to approve Lot A with required findings and recommended conditions of approval. **Seconded** by **Kenny Ip**.

VOTE: **Motion passed unanimously 4-0.**

Appeal rights were recited.

MOTION: **Motion** by **Jennifer Armer** to approve Lots B and C with required findings and recommended conditions of approval with the following additional condition. To the satisfaction of the Community Development Director, the following three items will be included to address privacy concerns: planting of trees, adding lattice to the second-floor balcony, and incorporating clerestory windows for second floor windows facing the properties concerned when not required for egress. **Seconded** by **Robert Gray**.

VOTE: **Motion passed unanimously 4-0.**

Appeal rights were recited.

OTHER BUSINESS

None.

ADJOURNMENT

The meeting adjourned 10:58 a.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the July 11, 2023, meeting as approved by the Development Review Committee.

Prepared by:

/s/ Jennifer Armer, AICP, Planning Manager