



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

**MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING
JULY 27, 2021**

The Development Review Committee of the Town of Los Gatos conducted a Regular Teleconference Meeting on July 27, 2021, at 10:00 a.m.

This meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic and was conducted via Zoom. All committee members and staff participated from remote locations and all voting was conducted via roll call vote. In accordance with Executive Order N-29-20, the public could only view the meeting online and not in the Council Chamber.

ROLL CALL

Present: Jennifer Armer, CDD Planning; Roy Alba, CDD Building; Mike Weisz, PPW Engineering; Kenny Ip, SCCFD.

Absent: None.

Staff: Erin Walters, CDD Planning.

MEETING CALLED TO ORDER AT 10:00 AM

VERBAL COMMUNICATIONS

- None.

CONSENT ITEMS

1. Approval of Minutes – July 20, 2021.

MOTION: Motion by Kenny Ip to approve the consent calendar. **Seconded by Mike Weisz.**

VOTE: Motion passed unanimously 4-0.

PUBLIC HEARINGS

2. 17150 Buena Vista Avenue
Architecture and Site Application S-20-024

Requesting Approval for Demolition of an Existing Single-family Residence, Construction of a New Single-family Residence, Site Improvements Requiring a Grading Permit, and Removal of Large Protected Trees on Property Zoned R-1:20.

APN 424-30-011.

PROPERTY OWNER/APPLICANT: Ken Follmar

PROJECT PLANNER: Erin Walters

The project planner, Erin Walters, presented the staff report.

The applicant's team reached out to surrounding neighbors regarding the proposed plan. The neighbor at 17160 Buena Vista Avenue, and the applicant's team have discussed two items:

1. The neighbor would like the fence on the western property line to remain.
The applicant's team confirmed with the neighbor that the fence will remain and the fence is shown on the development plans.
2. The neighbor would like to work with the applicant's team on the location of trees along the western property line in order to retain views and soften the western elevation of the proposed house.

Staff suggested the following condition of approval to be added to address the placement of trees.

"Prior to issuance of building permits the applicant shall submit written documentation that they have worked with the property owner at 17160 Buena Vista Avenue to address tree placement along the western property line with the intent to preserve view corridors and soften the view of the western building elevation."

Opened Public Comment.

Gary Mignano, Architect

When working with the clients, they were sensitive to the neighborhood while keeping in mind that the complexity of this site which is somewhat narrow because of the slope and the field conditions based on the slopes. They did their homework well before the design was implemented. Most of what you are seeing of this project is in the letter of justification as well as the summary letter provided.

No comments from the public.

Gary Mignano, Architect

In closing, we hope this project meets all the design guidelines. We hope that the neighborhood is okay with the design as we made sure to keep them in mind. We look forward to working with the neighbors as questions arise.

Closed Public Comment.

MOTION: **Motion by Kenny Ip** to approve with the required findings and recommended conditions of approval with the addition of staff's recommended condition of approval regarding working with the neighbor on tree placement. **Seconded by Mike Weisz.**

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

Appeal rights were recited.

OTHER BUSINESS

- None.

ADJOURNMENT

The meeting adjourned 10:14 AM

This is to certify that the foregoing is a true and correct copy of the minutes of the July 27, 2021 meeting as approved by the Development Review Committee.

Prepared by:

/s/Jennifer Armer, Senior Planner