



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

**MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING
AUGUST 13, 2019**

The Development Review Committee of the Town of Los Gatos conducted a Regular Meeting on August 13, 2019 at 10:00 a.m.

ROLL CALL

Present: Sally Zarnowitz, CDD Planning; Robert Gray, CDD Building; Kevin Bagley, PPW Engineering; Mike Weisz, PPW Engineering; Katherine Baker, SCCFD

MEETING CALLED TO ORDER AT 10:00 AM

PLEDGE OF ALLEGIANCE

Committee members recited the Pledge of Allegiance. The audience was invited to participate.

VERBAL COMMUNICATIONS

- None

PUBLIC HEARINGS

1. 16336 Shady View Lane
Architecture and Site Application S-18-060

Requesting approval for demolition of an existing single-family residence and construction of a new single-family residence on property rezoned R-1:8.
APN 532-03-034.

PROPERTY OWNER: Allan and Katty Coulson

APPLICANT: Lerika Liscano, De Mattei Construction

PROJECT PLANNER: Ryan Safty

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Matt Currie

- He lives at 16330 Shannon Road adjacent to the subject site and strongly opposes the project. He objects to the second floor balcony which impacts their privacy, and the second floor massing which is unarticulated along the side elevation facing their property. Their two-story home was leveraged to allow new construction that is

inappropriate, ignoring certain provisions of the Design Guidelines. Consistency and predictability are needed.

Carrie Currie

- She also lives at 16330 Shannon Road adjacent to the subject site and opposes the project. They had to articulate the roofline on their two-story house, and she had hoped for some sensitivity. She is concerned about the safety of the new driveway on Shannon Road, the massing of the second story along the side property line with a roofline that lacks articulation, and the privacy of the second story balcony that encroaches on their privacy. They tried to work with their neighbors in the construction of their house and would like to see collaboration here.

Bob Boschert

- He lives at 16310 Shannon Road near the subject site and received notice of the hearing for the new house.

The applicant noted that the project is more complicated because it is on a corner lot. They've worked to respond to the neighbors' requests by incorporating raised window sill heights and obscured glass at the second story along the side property line, increased setbacks and a screening wall at the second floor balcony, and additional trees added to the landscape plan to address privacy along the side property line.

Closed Public Comment.

Committee members discussed the matter.

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

VOTE: **Motion passed unanimously.**

2. 56 Central Avenue
Architecture and Site Application S-18-050

Requesting approval for demolition of an existing accessory structure, construction of a new single-family residence with reduced setbacks, and removal of large protected trees on property zoned R-1:10. APN 529-35-068.

PROPERTY OWNER: Andrew and Ashley Bothman

APPLICANT: Richard Hartman

PROJECT PLANNER: Jocelyn Shoopman

Continued from July 30, 2019

Jocelyn Shoopman, Associate Planner, presented the staff report.

Opened Public Comment.

Ashley Bothman

- She and her husband are the applicants and look forward to raising their family in Los Gatos. They have worked to address their neighbors' concerns and build relationships.

Lesley Morley

- She lives at 60 Central Avenue adjacent to the subject site and opposes the reduced side setback along her property. She has requested that a survey be conducted prior to Planning approval, and the balconies be screened and reduced in size.

Susan Branch

- She lives at 7 Central Court and is concerned about the reduced side setbacks.

Andrew Bothman

- They have correspondence about the reduced side setbacks during the negotiations with the adjacent neighbor who sold them the property. They have agreed to raise the windows, screen the balcony, and plant six 15-gallon trees along the southern property line to achieve greater privacy.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Kevin Bagley to approve. Seconded by Robert Gray.**

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

- None

ADJOURNMENT

The meeting adjourned at 10:30 a.m.

Prepared by:

/s/ Sally Zarnowitz, Planning Manager