



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

**MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING
SEPTEMBER 10, 2019**

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

ROLL CALL

Present: Sally Zarnowitz, CDD Planning; Roy Alba, CDD Building; 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. 403 Montclair Road
Architecture and Site Application S-14-037

Requesting approval for construction of a new single-family residence and removal of large protected trees on a vacant property zoned R-1:20:PD. APN 407-06-007.

APPLICANT: Tom Sloan, Architect

PROPERTY OWNER: Mehdi Zaferani

PROJECT PLANNER: Erin Walters

Erin Walters, Associate Planner, presented the staff report.

Opened Public Comment.

Tom Sloan, Architect

- The team has been working with the uphill neighbor and their landscape architect to achieve an agreeable amount of screening, and is presenting a landscape plan today for approval by the Committee.

David Fox, Landscape Architect

- He has reviewed the neighbor's proposed landscape plans. The proposed tree species are appropriate, but he recommends alterations to the planting sizes and spacing, and therefore to the quantities.

Mehdi Zaferani, Property Owner

- He has been working with the neighbor to screen their view of his proposed house, however, he would like to preserve his own views.

Fred Bohnhoff, Neighbor

- He lives at 401 Montclair Road. He has reviewed the plans and trees proposed for retention. His only concern was regarding drainage across the property, and he sees that it has been addressed.

Kirsten Bibbes, Neighbor

- She lives uphill of the proposed house and has been working with her landscape architect to propose screening. She has not had time to review the revised landscape plans proposed by the applicant team today.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Roy Alba** to continue the item to September 17, 2019.
Seconded by Mike Weisz.

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

- None

ADJOURNMENT

The meeting adjourned at 10:18 a.m.

Prepared by:

/s/ Sally Zarnowitz, Planning Manager