



**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

MEETING DATE: 12/09/2020

ITEM NO: 2

ADDENDUM

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DATE: December 8, 2020  
TO: Planning Commission  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Consider an Appeal of a Development Review Committee Decision Approving a Request for Demolition of an Existing Single-family Residence and Construction of a New Single-family Residence Located in the Broadway Historic District on Property Zoned R-1D:LHP Located at 101 Broadway. APN 510-45-041. Architecture and Site Application S-20-003. Property Owner: ZKJ LLC. Applicant: Jay Plett, Architect. Project Planner: Sean Mullin

**REMARKS:**

Exhibit 32 includes a visual representation of the revisions made by the applicant in response to the direction provided by the Planning Commission at the October 28, 2020 meeting. Exhibit 33 includes a summary of a discussion between the applicant and the appellant resulting in further changes to the design of the residence to address the concerns of the appellant. These changes are reflected in Exhibit 34 and include a reduction in the size of three windows on the west elevation and clarification of the dimensions of the windows on the south elevation.

**EXHIBITS:**

**Previously received with the October 23, 2020 Staff report:**

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. May 27, 2020 Historic Preservation Committee Action Letter
5. September 1, 2020 Development Review Committee public comments
6. September 1, 2020 Development Review Committee meeting minutes
7. September 15, 2020 Development Review Committee public comments
8. September 15, 2020 Development Review Committee meeting minutes
9. Appeal of Development Review Committee received September 18, 2020

**PREPARED BY:** SEAN MULLIN, AICP  
Associate Planner

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Reviewed by: Planning Manager and Community Development Director

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EXHIBITS (continued):

10. Color and materials board
11. Project Description and Letter of Justification
12. Email correspondence between Larry Brandhorst and Jay Plett, September 10, 2020
13. Email correspondence between Karen Kurtz and Jay Plett, September 10, 2020
14. Story pole plan approved June 22, 2020
15. Story pole certification letter dated July 7, 2020
16. Story pole plan (revised) approved October 6, 2020
17. Story pole certification letter dated October 16, 2020
18. Public comments received between 5:01 p.m., Monday, September 14 and 11:00 a.m., Friday, October 23, 2020
19. Development Plans

Previously received with the October 27, 2020 Addendum Report:

20. Project summary by applicant, received October 26, 2020
21. Public comments received between 11:01 a.m., Friday, October 23, 2020 and 11:00 a.m., Tuesday, October 27, 2020

Previously received with the October 28, 2020 Desk Item Report:

22. January 22, 2020 Historic Preservation Committee staff report with attachments
23. January 22, 2020 Historic Preservation Committee meeting minutes
24. May 27, 2020 Historic Preservation Committee staff report with attachments
25. May 27, 2020 Historic Preservation Committee meeting minutes
26. Photo exhibits by applicant, received October 28, 2020
27. Public comments received between 11:01 a.m., Tuesday, October 27, 2020 and 11:00 a.m., Wednesday, October 28, 2020

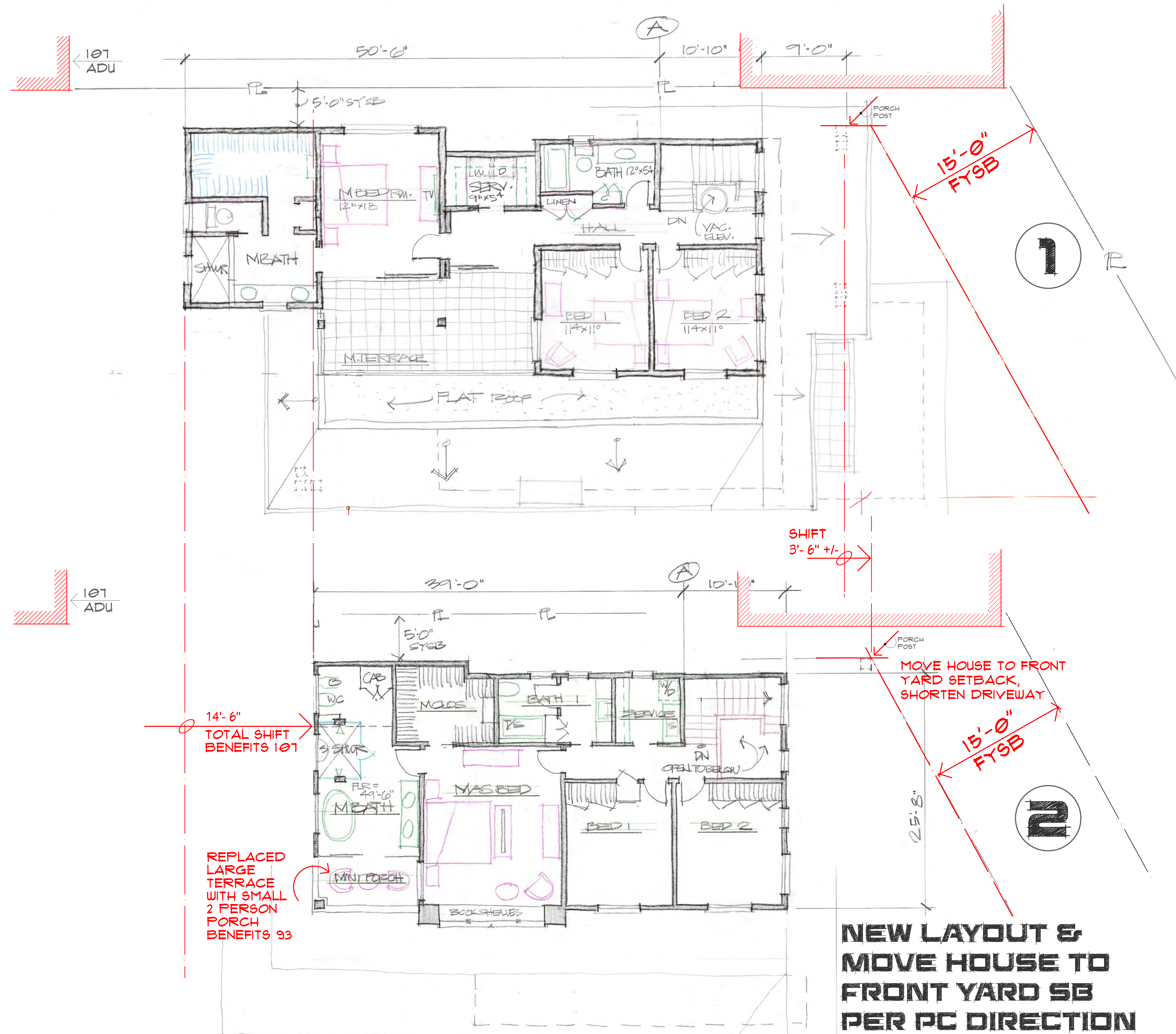
Received with the December 9, 2020 Staff Report:

28. Revised Required Findings and Considerations
29. Applicant summary of revisions
30. Public comments received between 11:01 a.m., Wednesday, October 28, 2020 and 11:00 a.m., Friday, December 4, 2020
31. Development Plans

Received with this Addendum Report

32. Applicant exhibit of design revisions in response to Planning Commission direction
33. Summary of discussion between the applicant and the appellant
34. Revised elevations

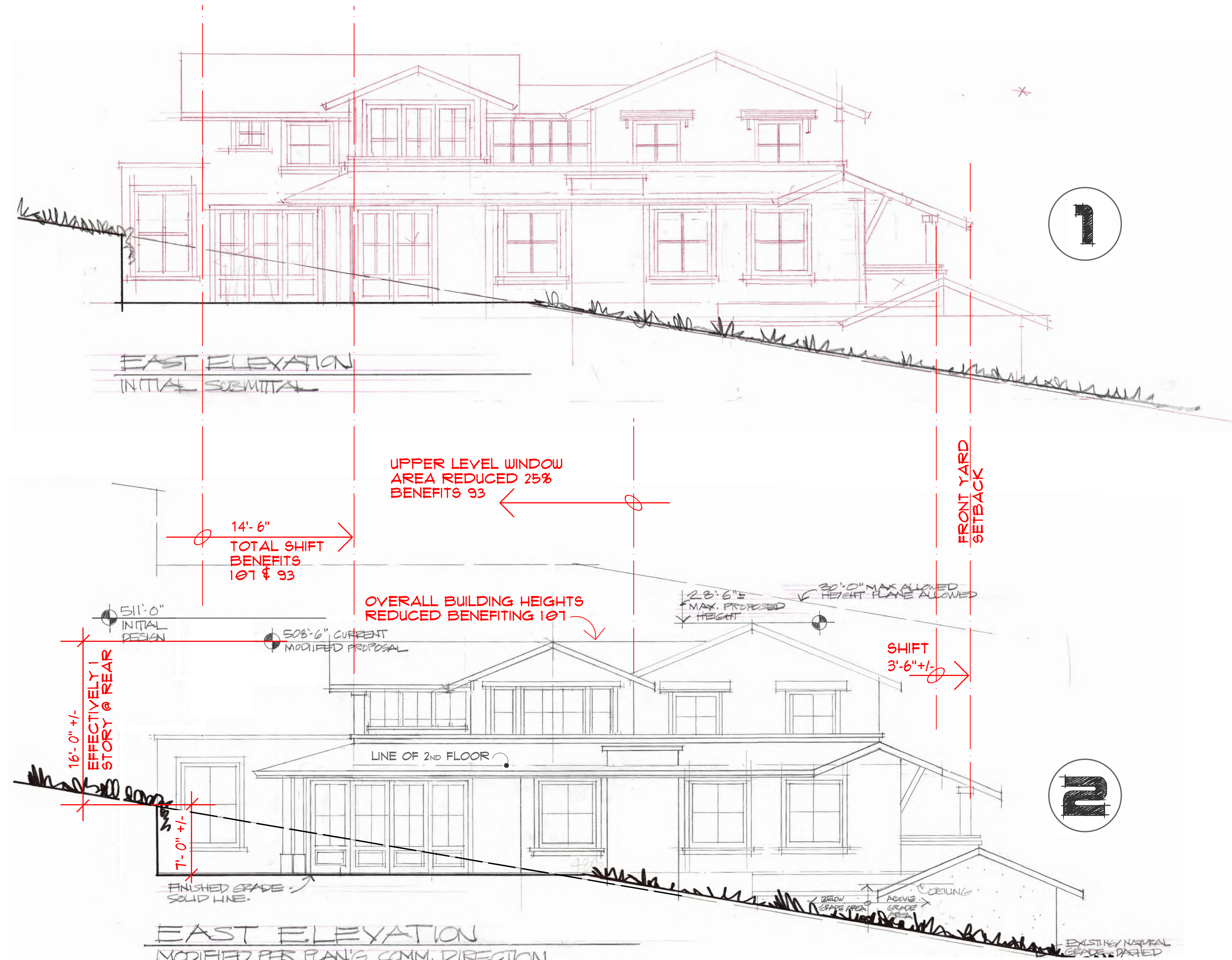




# MODIFICATIONS PER PLANNING COMMISSION

PLAN





**NEW LAYOUT &  
MOVE HOUSE TO  
FRONT YARD SB  
PER PC DIRECTION**

# MODIFICATIONS PER PLANNING COMMISSION

## ELEVATION



**From:** Mark De Mattei <markd@demattei.com>  
**Sent:** Monday, December 7, 2020 2:42 PM  
**To:** Sean Mullin <SMullin@losgatosca.gov>  
**Cc:** Joel Paulson <jpaulson@losgatosca.gov>; Sally Zarnowitz <SZarnowitz@losgatosca.gov>; Jay Plett <jay@plett-arc.com>  
**Subject:** FW: todays meeting summary

Dear Sean,

Jay and I reached out to Karen last week asking for a meeting with her prior to planning hearing to review the as submitted plans, answer any question and make sure she had a clear understanding of the revised design submitted to the town which resulted in a meeting today. I believe the outcome was positive.

At today's meeting We also agreed to a couple of additional concessions in addition to the planning commission revisions that have been submitted to you already.  
which are: reducing the sizes of the windows on the west side. We also reviewed and explained the size of the windows on the south side which you will see in the below summary.  
Please see below summary sent to attendees.

Kind Regards  
Mark

Mark De Mattei  
President



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**From:** Mark De Mattei <[markd@demattei.com](mailto:markd@demattei.com)>  
**Sent:** Monday, December 7, 2020 12:01 PM  
**To:** 'John Domingue' <[john@rdlaw.net](mailto:john@rdlaw.net)>; 'Karen Kurtz' <[kurtzk@comcast.net](mailto:kurtzk@comcast.net)>; 'Jay Plett' <[jay@plett-arc.com](mailto:jay@plett-arc.com)>  
**Subject:** todays meeting summary

Dear Karen and John ,

Thank you for your time today and agreeing to allowing us the opportunity to review our revised project proposal as submitted to town for upcoming planning hearing .

John per your request I have taken attached photos of the work product changes made and discussed as a result of today's meeting. We will hard line these changes and submit them to the planning commission for the upcoming meeting.



Items disused and attendants

Mark De Mattei , Jay Plett Architect along with Karen Kurtz and her representative John Dominique

We explained the changes made with our new design that were submitted to planning department in preparation for hearing to address Karen's view concerns : changes discussed were : reducing the size of the second story by approximately 14' 6 inches and lowering of the ridge height 2 feet to make sure Karen had a clear understanding of the modifications as submitted and answer any questions and concerns.

Additional changes as a result of today's meeting agreed to as follows

WEST ELEVATION (Karen's side).

3 upper level windows at the laundry room and bathroom will be cut by down in size by approximately 50 percent. . The new measurements will be 2' 6" x 2' 6" inches each .

SOUTH ELEVATION

Upper level master bathroom windows facing our rear yard (south elevation ) will be 2'6 " X 2'6 ". These windows are over the shower and toilet room.. the window over the tub will be 4'6" x 4'6"

Karen has mentioned that her patio has been sinking over the years . John has asked for a referral to an engineer to make recommendations so she can address options for repair. I will send references.

Please let me know if I left anything out or I have forgotten to include anything in this communication. Feel free to contact me any time. My cell number is 408-639-3337

Thank you again for meeting with us,

Kind Regards

Mark

Mark De Mattei

President

**De Mattei**  
Construction Inc.

GENERAL CONTRACTOR

*Building Relationships*

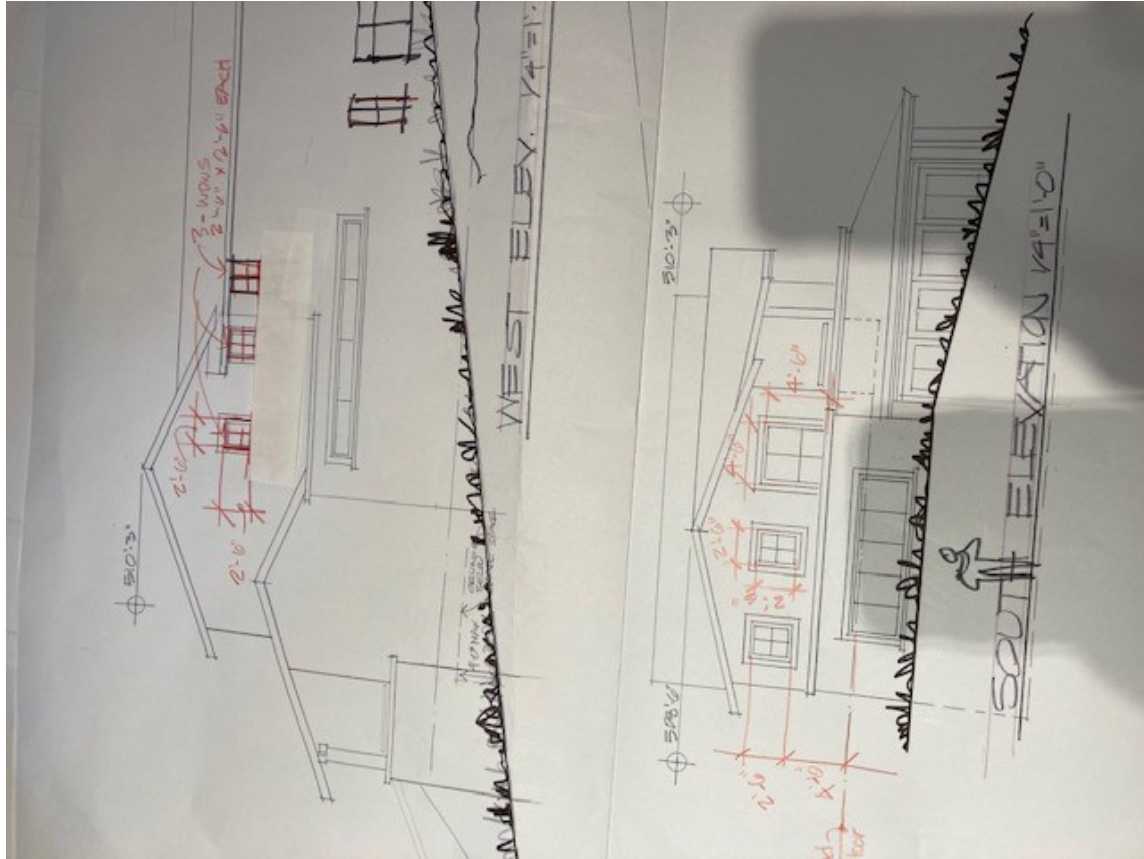
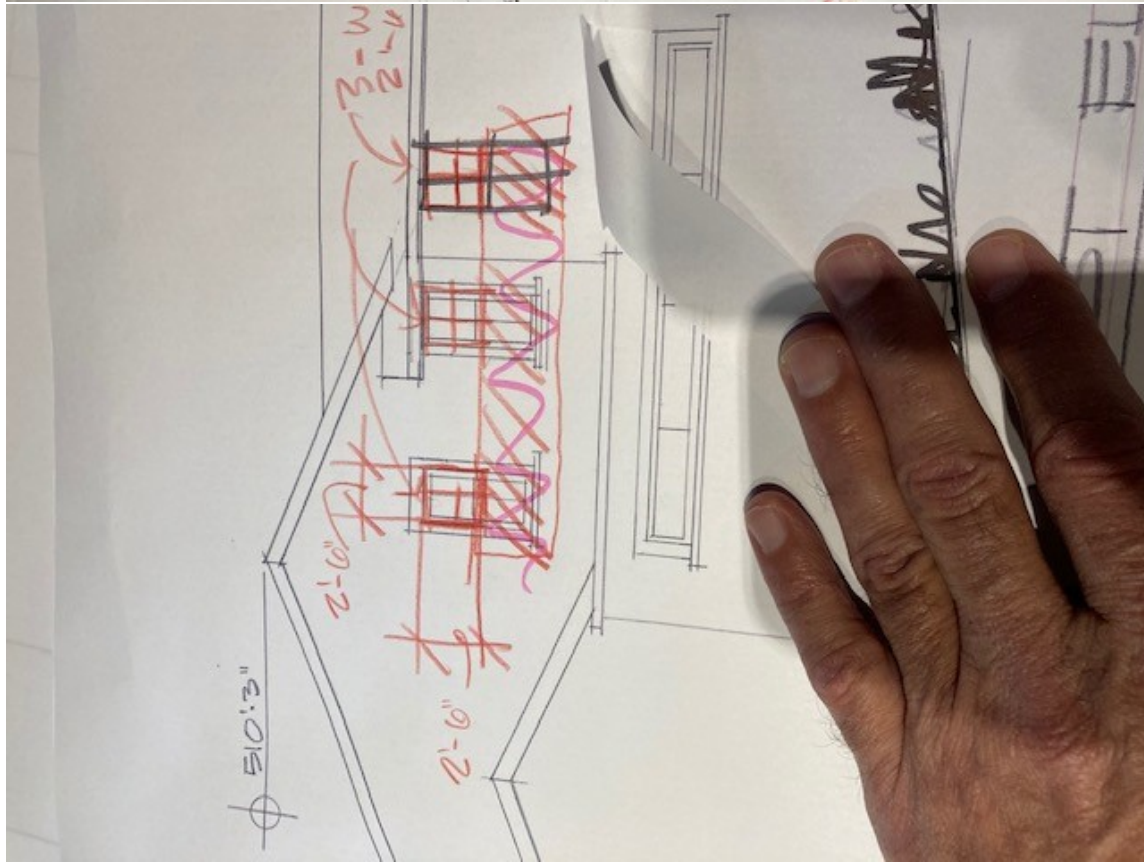
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11.9.20  
12.7.20

Print date :  
10.1.20  
4/6/20  
2/20/20  
1/1/20  
JAY PLETT  
ARCHITECT

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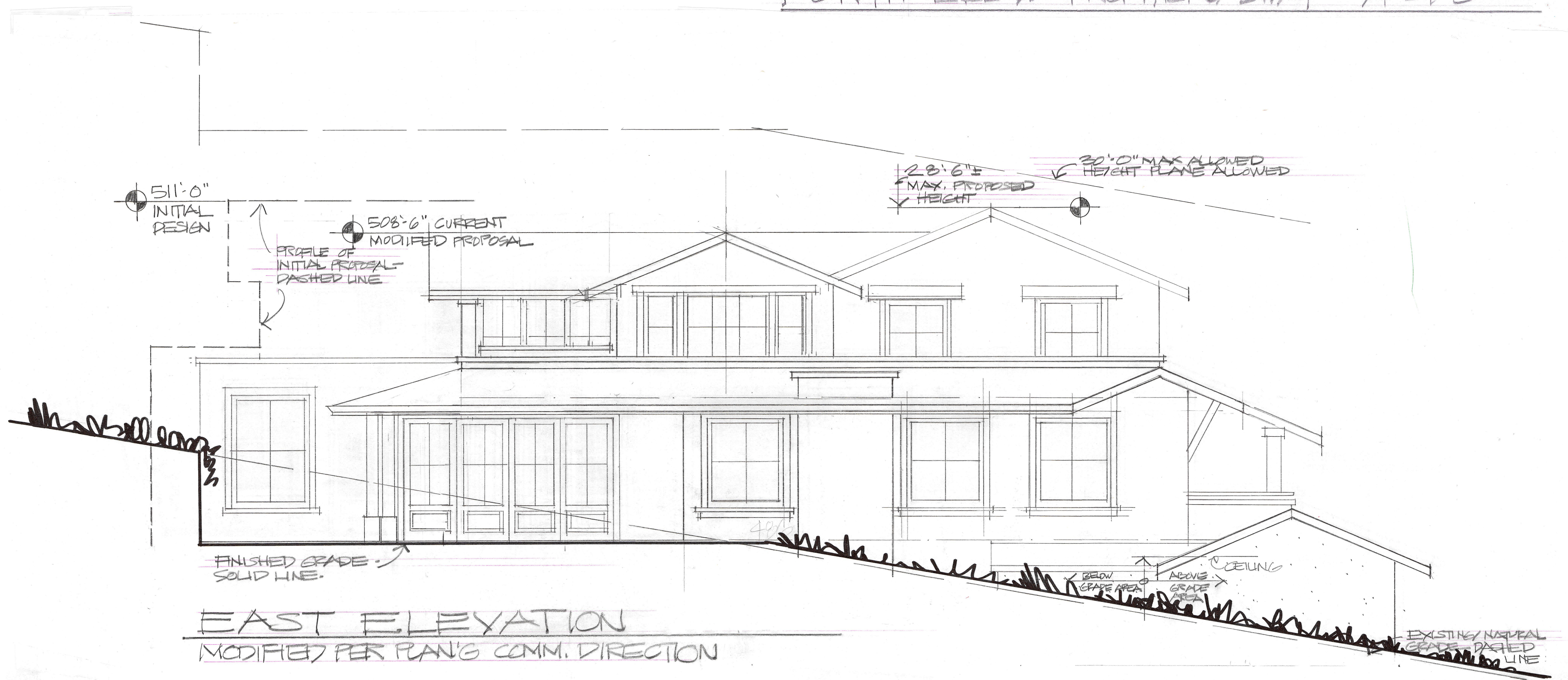
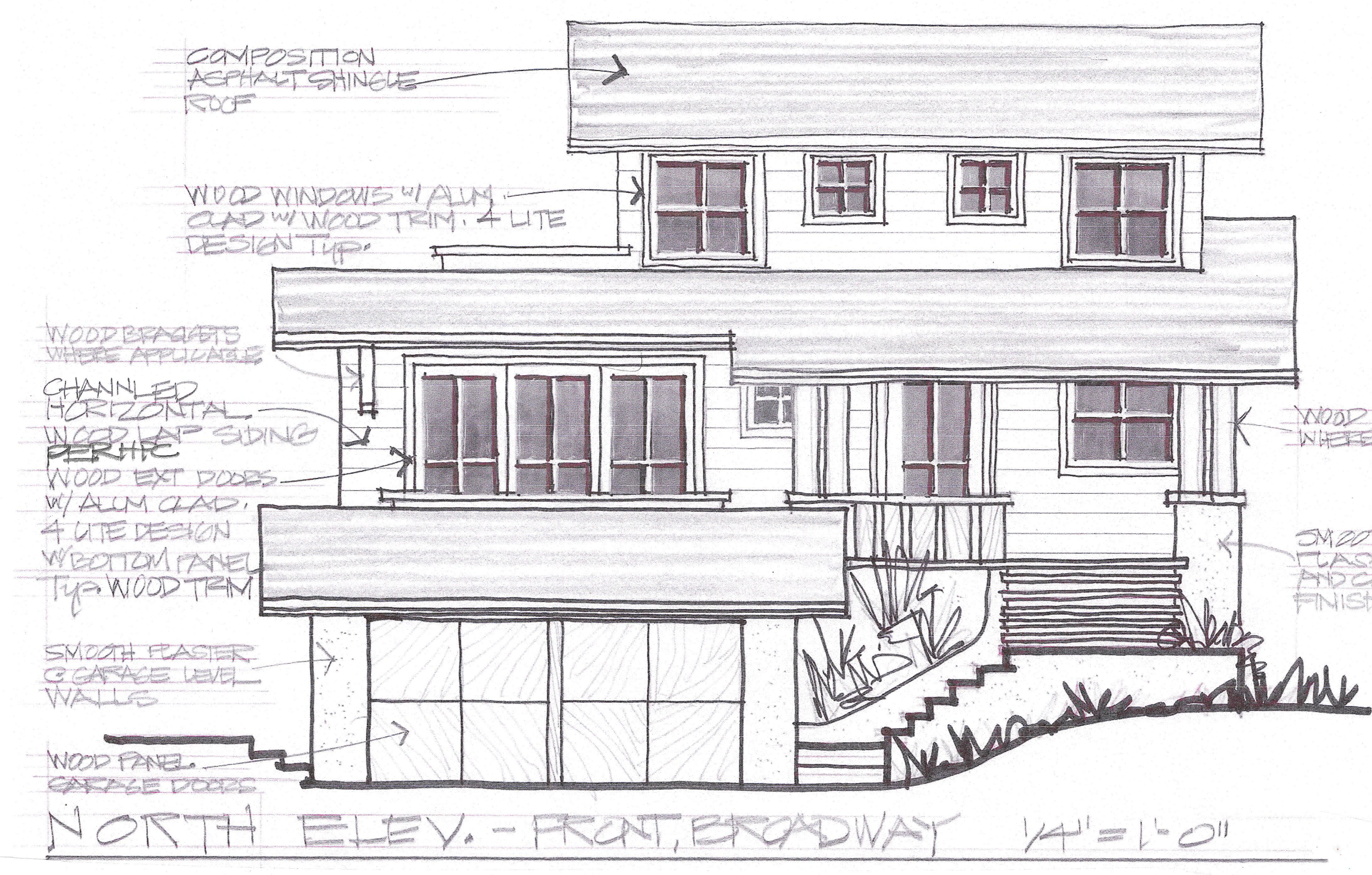
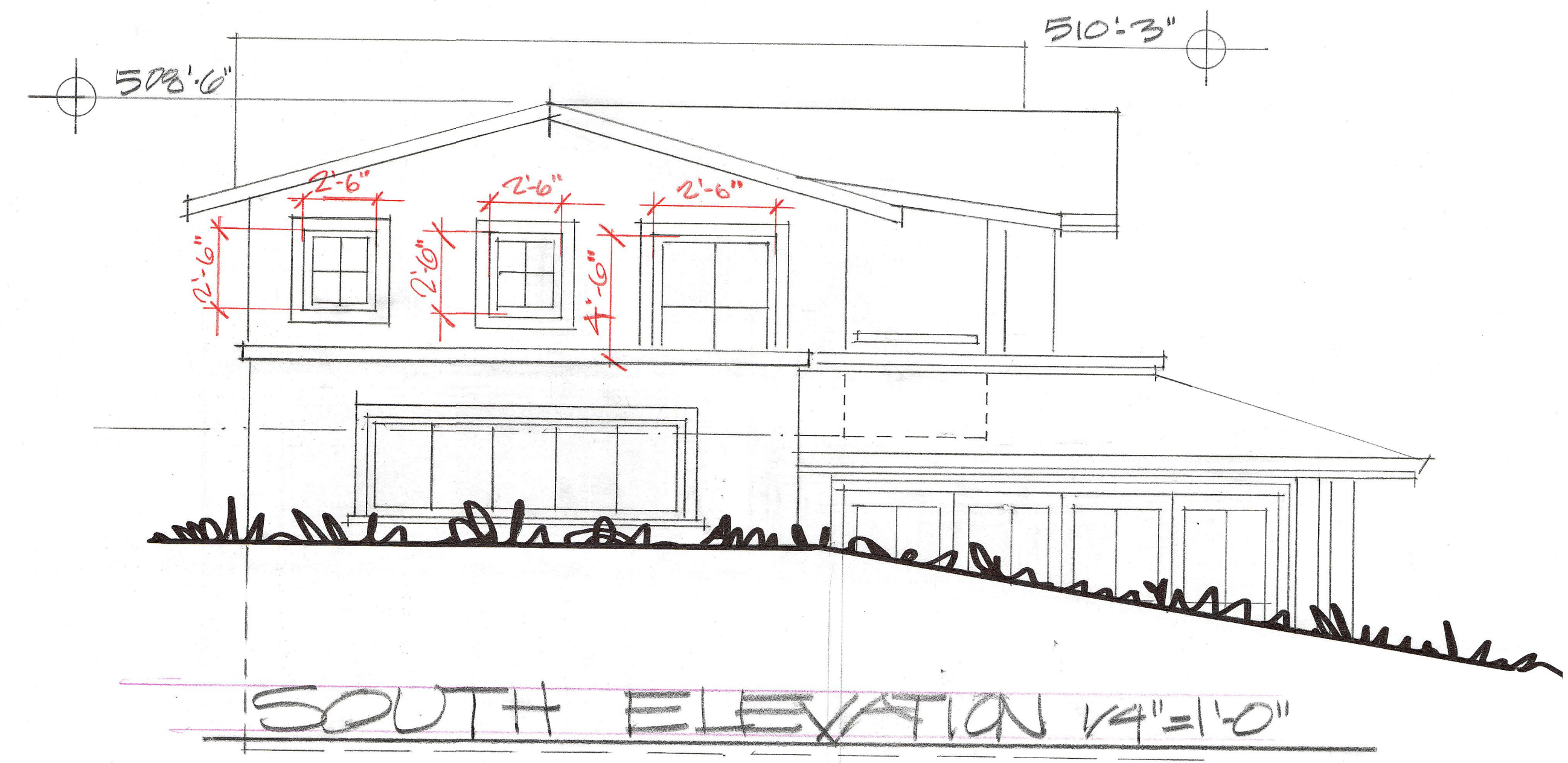
RED  
THE DONATEL  
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LOS GATOS CA

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Revisions :  
APPROVALS  
HPC  
DRC

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|-------------|---|
| PRELIM/HPC  | X |
| PLAN CK     |   |
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A-6





11.9.20  
12.7.20

Print date :

7/20/20  
1/18/20  
2/12/20  
1/17/20  
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Revisions :

PRELIM/HPC ☒  
PLAN CK  
PRICING SET  
CONST. SET

Scale :

Date :

Sheet

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