



**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

MEETING DATE: 12/09/2020

ITEM NO: 2

DESK ITEM

DATE: December 9, 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 35 includes additional correspondence between the applicant and the appellant. Exhibit 36 includes a photo exhibit prepared by the applicant.

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
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

PREPARED BY: SEAN MULLIN, AICP  
Associate Planner

Reviewed by: Planning Manager and Community Development Director

PAGE 2 OF 2

SUBJECT: 101 Broadway/S-20-003

DATE: December 9, 2020

EXHIBITS (continued):

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 the December 9, 2020 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

Received with this Desk Item Report

35. Correspondence between applicant and appellant
36. Photo exhibit by applicant

**From:** Mark De Mattei <[markd@demattei.com](mailto:markd@demattei.com)>  
**Sent:** Tuesday, December 8, 2020 2:19 PM  
**To:** Maria Warkentin <[maria@rdlaw.net](mailto:maria@rdlaw.net)>; John Domingue <[john@rdlaw.net](mailto:john@rdlaw.net)>; Karen Kurtz <[kurtzk@comcast.net](mailto:kurtzk@comcast.net)>  
**Cc:** Jay Plett <[jay@plett-arc.com](mailto:jay@plett-arc.com)>  
**Subject:** RE: Thank you / window changes submitted/ and engineer referral

Dear Maria,  
Per your request Please find attached hardline window revisions agreed to as a result of yesterday's meeting as submitted to planning today. Please let me know if I can further assist.  
Kind Regards  
Mark

Mark De Mattei  
President  
  
1794 The Alameda  
San Jose, CA 95126  
408.350.4200 p  
[website](http://www.demattei.com) | [facebook](https://www.facebook.com/demattei) | [Houzz](https://www.houzz.com/pro/markd@demattei.com)

**From:** Maria Warkentin <[maria@rdlaw.net](mailto:maria@rdlaw.net)>  
**Sent:** Tuesday, December 8, 2020 1:59 PM  
**To:** Mark De Mattei <[markd@demattei.com](mailto:markd@demattei.com)>; John Domingue <[john@rdlaw.net](mailto:john@rdlaw.net)>; Karen Kurtz <[kurtzk@comcast.net](mailto:kurtzk@comcast.net)>  
**Cc:** Jay Plett <[jay@plett-arc.com](mailto:jay@plett-arc.com)>  
**Subject:** RE: Thank you / window changes submitted/ and engineer referral

Mr. De Mattei:

Would you please provide all of us with the attachment referenced in your email?

Thank you.



Maria E. Warkentin  
Legal Assistant  
1570 The Alameda, Suite 316

The Garden Alameda  
San Jose, CA 95126  
Main: 408.495.3900  
Fax: 408.495.3901

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**From:** Mark De Mattei <[markd@demattei.com](mailto:markd@demattei.com)>  
**Sent:** Tuesday, December 8, 2020 1:56 PM  
**To:** 'John Domingue' <[john@rdlaw.net](mailto:john@rdlaw.net)>; 'Karen Kurtz' <[kurtzk@comcast.net](mailto:kurtzk@comcast.net)>  
**Cc:** 'Maria Warkentin' <[maria@rdlaw.net](mailto:maria@rdlaw.net)>; 'Jay Plett' <[jay@plett-arc.com](mailto:jay@plett-arc.com)>  
**Subject:** Thank you / window changes submitted/ and engineer referral

Dear Karen and John,

Thank you again for talking with Jay and I yesterday .

As discussed we hard lined the window changes we agreed to in our meeting yesterday and submitted them to planning as an addendum. I felt positive that we explained the revised design in effort to clarify and answer your questions and you found our meeting to be helpful . If that is not the case please let me know. We hope you recognize are working hard to mitigate some of your concerns with our design alterations .

With that said Please let me know if I have earned your positive support for tomorrow night's planning hearing.

If you have any other question please let me know in advance of the meeting so we can proactively discuss . I am available anytime.

John, Per your request please see the attached referral for an engineer that can potentially assist Karen with her failing patio repair options. I feel there are some reasonable solution's . I'm happy to attend engineer meeting for discussion. TS/Civil engineering. 408-452-9300 ext.220.

King Regards

Mark

Mark De Mattei

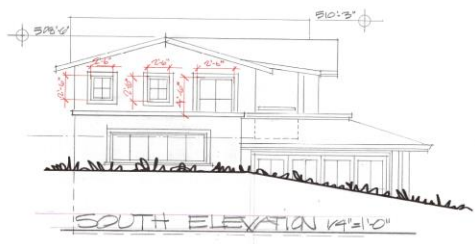
President

**De Mattei**  
Construction Inc.

**GENERAL CONTRACTOR**

*Building Relationships*

1794 The Alameda  
San Jose, CA 95126



SOUTH ELEVATION 1/4"=1'-0"



NORTH ELEV. - FRONT, BROADWAY 1/4"=1'-0"



EAST ELEVATION  
MODIFIED PER PLAN'S COMP. DIRECTION

Sheet date: 11.14.20  
12.7.20

10, 180  
11000  
11000  
JAY PLETT

402.354.4531  
jay@plett-arc.com  
www.plellandarc.com  
213 Main Avenue  
Los Gatos, CA 95030

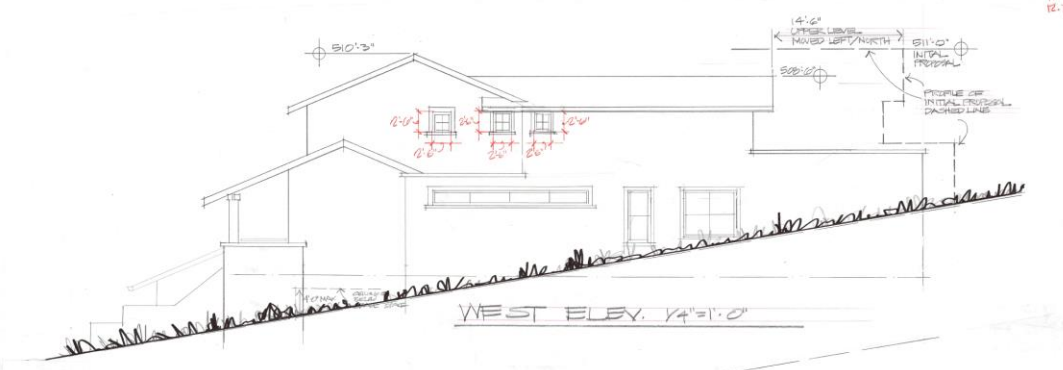
TIG DONATEL NEG  
101 BROADWAY  
LOS GATOS CA

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Revisions:  
APPROVED  
LSP  
DRC

PRELIM/PHC  
PLAN OK  
PROG. SET  
CONST. SET

Sheet:  
Date:  
Sheet: A-6



WEST ELEV. 1/4"=1'-0"



1/2 BUILDING SECTION

Sheet date: 11.14.20  
12.7.20

10, 180  
11000  
11000  
JAY PLETT

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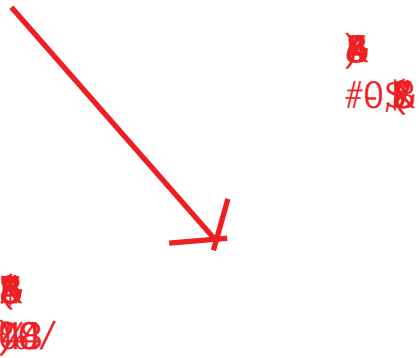
Revisions:

PRELIM/PHC  
PLAN OK  
PROG. SET  
CONST. SET

Sheet:  
Date:  
Sheet: A-7

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101 Broadway, Desk Item #2



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