



TOWN OF LOS GATOS
PLANNING COMMISSION STAFF REPORT
Meeting Date: October 28, 2015

ITEM NO: 4

PREPARED BY: Jocelyn G. Puga, Assistant Planner
jpuga@losgatosca.gov

APPLICATION NO: Architecture & Site Application S-15-004

LOCATION: **15358 Santella Court, Lot 10** (North side of Santella Court)

APPLICANT/
PROPERTY OWNER: Davidon Homes

CONTACT PERSON: Steve Abbs

APPLICATION SUMMARY: Requesting approval to construct a new single-family residence and the removal of large protected trees on property zoned HR-2½:PD. APN 527-09-019.

EXHIBITS: Previously received with the August 26, 2015 Staff Report

1. Location map
2. Required Findings and Considerations (one page)
3. Conditions of Approval (12 pages)
4. Project data sheet (two pages), received March 2, 2015
5. Consulting Architect report (three pages), received April 7, 2015
6. Arborist report: Pre-development plans (21 pages), received February 13, 2014
7. Arborist report: Post-development plans (34 pages), received April 28, 2015
8. Applicant's Response to the Arborist Report (two pages), received June 2, 2015
9. Visibility Analysis (four sheets), received July 29, 2015
10. Development Plans (13 sheets), received June 29, 2015

Received with the September 9, 2015 Desk Item

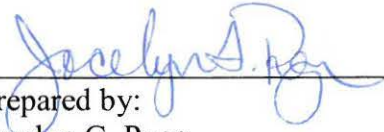
11. Applicants letter requesting continuance, received September 9, 2015 (one page)

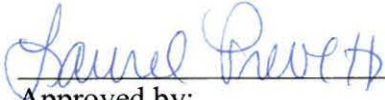
Received with this Staff Report

12. Applicant's letter requesting continuance, received October 21, 2015 (one page)

REMARKS:

The applicant is requesting the item be continued due to the on-going discussions regarding the view analysis methodology of the Hillside Development Standards and Guidelines. Staff recommends the item be continued to December 9, 2015.


Prepared by:
Jocelyn G. Puga
Assistant Planner


Approved by:
Laurel Prevetti
Town Manager/Community Development
Director

LRP:JGP:cg

cc: Steve Abbs, Davidon Homes, 1600 S. Main Street, Suite 150, Walnut Creek, CA 94596
Dave Weissman, 15431 Francis Oaks Way, Los Gatos, CA 95032

Jocelyn Puga

From: SteveA <Sabbs@davidonnewhomes.com>
Sent: Wednesday, October 21, 2015 11:54 AM
To: Jocelyn Puga
Subject: Request for Continuance for Highlands Lot 7, 8, 10 & 13

Hi Jocelyn,

Davidon is requesting a continuance for the scheduled Planning Commission hearings on Oct. 28th for Lots 7, 8, 10 & 13, due to the Town's ongoing discussions regarding the view analysis methodology.



Steve Abbs
Vice President, Site Development

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EXHIBIT 1 2

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