



TOWN OF LOS GATOS
PLANNING COMMISSION STAFF REPORT
Meeting Date: December 9, 2015

ITEM NO: 2

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

APPLICATION NO: Architecture and Site Application S-15-001

LOCATION: **15371 Santella Court, Lot 8** (south side of Santella Court)

APPLICANT/
PROPERTY OWNER: Davidon Homes

CONTACT PERSON: Steve Abbs

APPELLANT: David Weissman

APPLICATION SUMMARY: Consider an appeal of a decision of the Development Review Committee approving an Architecture and Site application to construct a new single family residence and the removal of large protected trees on property zoned HR-2½:PD. APN 527-09-017

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

1. Location map
2. Required Findings and Considerations
3. Conditions of Approval (12 pages)
4. Project Data Sheet (two pages) received January 7, 2015
5. Consulting Architect report (four pages), received April 7, 2015
6. Arborist report: Pre-development plans (23 pages), received January 17, 2014
7. Arborist report: Post-development plans (34 pages), received April 27, 2015
8. Applicant's Response to the Arborist Report (one page), received on May 27, 2015
9. Applicant's Letter of Justification (three pages), received August 7, 2015
10. Visibility Analysis (eight sheets), received July 29, 2015
11. July 14, 2015 Development Review Committee meeting minutes (four pages)
12. Appeal letter (one page), received July 15, 2015
13. Development Plans (12 sheets), received July 29, 2015

Received with October 28, 2015 Staff Report

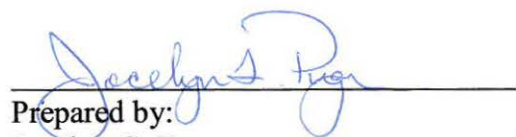
14. Applicant's letter requesting continuance, received October 21, 2015 (one page)

Received with this Staff Report

15. Applicant's letter requesting continuance, received
December 1, 2015 (one page)

REMARKS:

The applicant is requesting to continue the matter to February 24, 2016 due to the on-going discussions regarding the view analysis methodology of the Hillside Development Standards and Guidelines.



Prepared by:
Jocelyn G. Puga
Assistant Planner



Approved by:
Laurel R. 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: Tuesday, December 01, 2015 12:06 PM
To: Jocelyn Puga; Marni Moseley
Cc: Joel Paulson
Subject: FW: Request for Continuance for Highlands Lot 7, 8, 10 & 13

Hi Jocelyn & Marni,

Davidon is requesting a continuance for the scheduled Planning Commission hearings on Dec. 9th for Lots 7, 8, 10 & 13, due to the Town's ongoing discussions regarding the view analysis methodology. Due to the anticipated length of time this issue will take, please continue these hearings to late Feb. 2016.

Also, I will not be able to attend the Dec. 9th hearing to confirm that PC grants the continuance. Please notify the commissioners in advance of my absence.

Thanks,



Steve Abbs
Vice President, Site Development

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