



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

ITEM NO: 3

PREPARED BY: Marni F. Moseley, Associate Planner
mmoseley@losgatosca.gov

APPLICATION NO: Architecture and Site Application S-14-072

LOCATION: **15343 Santella Court, Lot 7** (south 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 removal of large protected trees on property zoned HR-2½:PD. APN 527-09-016

EXHIBITS: Previously received with August 26, 2015 Staff Report

1. Location map
2. PD Ordinance 2237 (28 pages), Exhibits A and B not included
3. Required Findings and Considerations (one page)
4. Conditions of Approval (eight pages)
5. Arborist report: Pre-development plans (22 pages), received January 16, 2014
6. Arborist report: Post-development plans (27 pages), received December 10, 2014
7. Town Council Resolution 2015-033
8. Verbatim minutes of May 19, 2015 Town Council meeting
9. Letter from applicant, received July 29, 2015 (four pages)
10. Draft visibility analysis methodology (six pages)
11. Letter from Dr. Weissman, received August 18, 2015 (10 pages)
12. Revised Development Plans (12 sheets), received July 29, 2015

Previously received with August 26, 2015 Addendum

13. Additional report by Consulting Arborist, received August 20, 2015 (two pages)

Received with September 9, 2015 Desk Item

14. Applicant's letter requesting continuance, received September 9, 2015 (one page)

Received with October 28, 2015 Staff Report

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

Received with this Staff Report

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

REMARKS:

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



Prepared by:
Marni F. Moseley
Associate Planner



Approved by:
Laurel R. Prevetti
Town Manager/Community Development
Director

LRP:MFM: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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EXHIBIT 16

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