



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

**ITEM NO: 4**

PREPARED BY: Jocelyn G. Puga, Assistant Planner  
[jpuga@losgatosca.gov](mailto: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. Applicant's letter requesting continuance, received September 9, 2015 (one page)

Received with the October 28, 2015 Staff Report

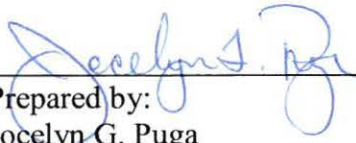
12. Applicant's letter requesting continuance, received October 21, 2015 (one page)


Received with this Staff Report

13. 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:  
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

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**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. 9<sup>th</sup> 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. 9<sup>th</sup> 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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