



**TOWN OF LOS GATOS
DEVELOPMENT REVIEW
COMMITTEE REPORT**

**MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING
JUNE 18, 2024**

The Development Review Committee of the Town of Los Gatos conducted a regular meeting on June 18, 2024, at 10:00 a.m.

ROLL CALL

Present: Jennifer Armer, CDD Planning; Corvell Sparks, PPW Engineering; and Kenny Ip, SCCFD.
Absent: Representative, CDD Building.

MEETING CALLED TO ORDER AT 10:00 AM

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS

1. Approval of Minutes – June 4, 2024

MOTION: **Motion by Corvell Sparks to approve the consent calendar. Seconded by Kenny Ip.**

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. 487 Wraight Avenue
Architecture and Site Application S-23-024.

Requesting Approval for Demolition of an Existing Single-Family Residence, Construction of a New Single-Family Residence That Will Exceed the Maximum Allowable Floor Area on Property Zoned R-1D. APN 529-06-024. Categorically Exempt Pursuant to The California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures.
Property Owner/Applicant: Victor Chien
Project Planner: Jocelyn Shoopman

The project planner presented the staff report.

Opened Public Comment.

Victor Chien, Owner/Applicant

The lot has a large tree in the center of the property that provides privacy for three adjacent neighbors. They designed an L-shaped house to keep the tree. They canvassed the neighborhood with their proposed design. In response to comments from neighbors they reduced the balcony, changed the landscaping, and removed the windows on the second floor facing the rear neighbor. They also moved the driveway to one side of the existing fire hydrant. The house is not the largest home in the neighborhood, but just below it.

Ray Owen and Sharisa Willard, Neighbors

They bought their home in 1987. They saw the proposed plans and had no objections until they saw the witness poles. The proposed house has a substantial visual mass. They like to sit in their back yard and see the hillside. In a neighborhood of small lots, height is important. The witness poles are higher than all the adjoining buildings. They are asking to bring the roofline down to preserve some of the view.

Victor Chien, Owner/Applicant,

They have not exceeded any Town home height guidelines. They worked with their architect to make height compromises such as having 10-foot-high ceilings on the first floor and 9-foot-high ceilings on the second story. The home would not be significantly higher than the adjacent house. There are also uneven soil situations. The two main concerns that neighbors had provided are about security and privacy. They used the adjacent house to the south as the benchmark for height and not the view.

Qui San, Architect, I-mark Design Group

In the past eight-foot-high ceilings were standard, now, it is nine to 10 feet and even up to 12 feet. They are below the 30-foot maximum height limit. They used Google Earth Pro to gather height measurements from the neighborhood. They picked a neighborhood house that is 27.2 feet high. Compared to a house two doors down which is 27.9 feet high. The two existing two-story houses on the photos look lower, but are actually farther away.

Close Public Comment

Jocelyn Shoopman, Project Planner

They are not exceeding the 30 feet maximum limit. Neighborhood compatibility is also considered. A common remedy is by lowering the ceiling plate height. This can drop the height by one to two feet. They can consider a continuance. The two parties can converse to find more options. The architect could possibly offer alternatives.

MOTION: **Motion by Jennifer Armer to continue to July 9, 2024. Seconded by Corvell Sparks.**

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

None.

ADJOURNMENT

The meeting adjourned 10:30 a.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the June 18, 2024 meeting as approved by the Development Review Committee.

Prepared by:

/s/ Jennifer Armer, AICP, Planning Manager