

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95030 (408) 354-6874

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **MARCH 29, 2016** HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 10:05 a.m. by Chair Moseley.

ATTENDANCE

Members Present:

Marni Moseley, Associate Planner

Noal Grover, Building Inspector

Ryan Do, Assistant Engineer

Tracy Staiger, Fire Department

PUBLIC HEARINGS

ITEM 1: 19 Highland Avenue
Architecture and Site Application S-15-077

Requesting approval to construct a new single-family residence and remove large protected trees on property zoned HR-2½. APN 529-37-033.

PROPERTY OWNER/APPLICANT: Ed Pearson

PROJECT PLANNER: Marni Moseley

1. *Chair Machado* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present:
 - Teresa Spalding
 - Lisa Roberts
 - Greg Gomon
 - Dorothea Smullen
 - Deric Durand
 - Craig Sawyer

The public raised concerns regarding the size of the residence, the slope of the site, the setback from the creek, tree removals, and construction related concerns.

5. Public hearing closed. Staff provided responses in regards to the project's compliance with Town standards and guidelines, and the required mitigation measures from the adopted Mitigated Negative Declaration.
6. *Ryan Do* moved to approve the application subject to the draft conditions with the following findings and considerations:

FINDINGS:

Required findings for CEQA:

- An Initial Study and Mitigated Negative Declaration (MND) were prepared for the site in 2009 and adopted by the Planning Commission in 2010. The proposed modifications to the previous project are in compliance with the environmental analysis in 2009 and no additional environmental review is required. The project will be conditioned to comply with the adopted mitigation monitoring and reporting plan from the adopted MND.

Compliance with Hillside Development Standards & Guidelines:

- Exceptions to the LRDA are required to located the residence away from the creek. This exception was supported by the Planning Commission in 2010. The project is otherwise in compliance with applicable Hillside Development Standards & Guidelines.

Compliance with Hillside Specific Plan

- The project is in compliance with the Hillside Specific Plan in that it is a single family residence being developed on an existing parcel. The proposed development is consistent with the development criteria included in the specific plan.

CONSIDERATIONS:

Considerations in review of Architecture & Site applications:

- As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project. The house is an appropriate size for the property, the proposed project is consistent with development on surrounding residential properties, and exterior colors and materials will help blend the new building into the site. There is limited visibility into the site from surrounding homes and existing and proposed vegetation will aid in screening the new residence, and outdoor spaces.

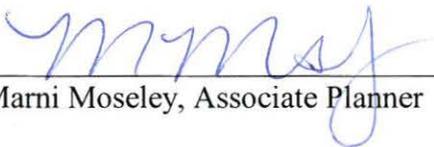
7. *Tracy Staiger* seconded, motion passed 3-0-1, with Noal Grover absent.
8. Appeal rights were cited.

OTHER BUSINESS

NONE

ADJOURNMENT

Meeting adjourned at 11:15 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.



Marni Moseley, Associate Planner