

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 **JUNE 7, 2016** HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 10:02 a.m. by Chair Machado.

ATTENDANCE

Members Present:

Joel Paulson, Community Development Director
Julie Linney, Fire Department
Michael Machado, Building Official
Mike Weisz, Associate Civil Engineer
Ryan Do, Assistant Engineer
Sally Zarnowitz, Planning Manager
Tracy Staiger, Fire Department

PUBLIC HEARINGS

ITEM 1: 16362 Hilow Road (*Continued from May 17, 2016*)
Architecture and Site Application S-16-011

Requesting approval to construct a new single-family residence on property zoned R-1:8. APN 532-04-082.

PROPERTY OWNER/APPLICANT: Valy Jalalian

PROJECT PLANNER: Joel Paulson

1. *Chair Machado* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced and explained that the following revisions were made:
 - The overall maximum height was lowered by two feet to 26 feet.
 - The cellar area was reduced by 1300 square feet.
 - The Grading Plan was reviewed by the Civil Engineer to ensure positive drainage.

4. Members of the public were present.

Bill and Debra Wagner expressed that there were positive improvements in the project. They prefer if there were no trees along the north property line and hope that construction will be carefully monitored.

5. Public hearing closed.
6. *Tracy Staiger* moved to approve the application subject to the conditions presented with the following findings and considerations:

FINDINGS

Required finding for CEQA:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures.

Required Compliance with the Residential Design Guidelines:

The project complies with the Residential Design Guidelines for single-family homes not in hillside residential areas.

CONSIDERATIONS

Required 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.

7. *Ryan Do* seconded, motion passed unanimously.
8. Appeal rights were cited.

OTHER BUSINESS

NONE

ADJOURNMENT

Meeting adjourned at 10:17 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.


Michael Machado, Building Official