

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 21, 2016** HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 10:06 a.m. by Chair Machado.

ATTENDANCE

Members Present:

Sally Zarnowitz, Planning Manager

Julie Linney, Fire Department

Michael Machado, Building Official

Mike Weisz, Associate Civil Engineer

PUBLIC HEARINGS

ITEM 1: 142 Stacia Street
Architecture and Site Application S-16-026

Requesting approval to demolish an existing single-family residence and to construct a new single-family residence on property zoned R-1:8. APN 532-29-092.

PROPERTY OWNER: KA Residential LLC (*Present*)

APPLICANT: Tom Sloan AIA (*Present*)

PROJECT PLANNER: Marni Moseley

1. *Chair Machado* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. *Three* members of the public were present.

Cynthia Buse had concerns regarding height as it affects views, air circulation, proximity of garage to side property line, and fencing. Fencing options were offered. Applicant will work with the concerned neighbor to implement the options.

Marilyn Kirby had concerns regarding access easement. An easement to be required as condition of approval, terms to be agreed on by parties involved. Ms. Kirby, also, had concerns regarding pedestrian access to Stacia Street from site. The applicant is to work with Town Engineer to implement.

Derek De Busschere had concerns regarding fence replacement, site drainage, and tree screening resolved.

5. Public hearing closed.
6. *Julie Linney* 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 findings for demolition:

As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence:

1. The Town's housing stock will be maintained as the house will be replaced.
2. The structure has no historic significance.
3. The property owner does not desire to maintain the structure due to its current condition; and
4. The economic utility of the structure is limited due to its current condition.

Required Compliance with Residential Design Guidelines:

The project is in compliance with the Residential Design Guidelines for single-family homes.

CONSIDERATIONS

Required considerations in review of 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. *Sally Zarnowitz* seconded, motion passed unanimously.
8. Appeal rights were cited.

OTHER BUSINESS

NONE

ADJOURNMENT

Meeting adjourned at 10:51 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.


Michael Machado, Building Official