

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 **JULY 5, 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:

Sally Zarnowitz, Planning Manager
Erin Walters, Associate Planner
Jocelyn Puga, Assistant Planner
Michael Machado, Building Official
Ryan Do, Assistant Engineer
Tracy Staiger, Fire Department

PUBLIC HEARINGS

ITEM 1: 17076 and 17080 Summit Way
 Subdivision Application M-16-004

Requesting approval for a lot line adjustment between two lots on properties zoned R-1:20. APN 424-30-088.

PROPERTY OWNER: Jim and Connie Sullivan

APPLICANT: Tony Jeans (*present*)

PROJECT PLANNER: Erin Walters

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

Mary Keith Osbourn was concerned about the access to the rear of her garage from 17061 Wild Way.

The committee explained the application does not pertain to this property line.

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 California Environmental Quality Act (CEQA):

The project is Categorical Exempt pursuant to the adopted Guidelines for the

Implementation of the California Environmental Quality Act, Section 15305: Minor Alterations in Land Use Limitations.

Required Finding for State Subdivision Map Act:

The Development Review Committee has determined that none of the findings for denial specified in Section 66474 of the State Subdivision Map Act can be made.

66474. A legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

- (a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.*
- (b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.*
- (c) That the site is not physically suitable for the type of development.*
- (d) That the site is not physically suitable for the proposed density of development.*
- (e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*
- (f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.*
- (g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.*

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

ITEM 2: 101, 111, and 121 Albright Way
Architecture and Site Application S-16-013

Requesting approval to construct two elevated pedestrian bridges connecting the third levels of Buildings 2 and 3, and 3 and 4 on property zoned Albright Specific Plan. APNs 424-31-068, 424-32-079, and -082.

PROPERTY OWNER: LG Business Park 3, LLC, LG Business Park 4 LL, and Wealthcap Los Gatos 121 Albrig.

APPLICANT: James Abeyta, Form 4 Architecture (*Bob Giannini present*)

PROJECT PLANNER: Jocelyn Puga

1. *Chair Machado* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. One member of the public was present.
 - *Jeanne Torre*
5. Public hearing closed.
6. *Ryan Do* moved to approve the application subject to the conditions presented with the following findings and considerations:

FINDINGS:

Required findings for CEQA:

An Environmental Impact Report (EIR) was prepared for the Albright Specific Plan and was certified by the Town Council on June 17, 2013. The potential environmental impacts of the proposed bridge are within the scope of environmental impacts analyzed in the Albright Office Park EIR and none of the events listed in Public Resources Code section 21166 have occurred. Accordingly, no further CEQA process is required for this Architecture and Site application

Required Compliance with the General Plan:

The project is in compliance with the General Plan.

Required Compliance with the Albright Specific Plan:

The project is in compliance with the Albright Specific Plan.

CONSIDERATIONS:

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 proposed pedestrian bridges will have the same high quality architectural style and materials as the buildings and bridge that have been approved.

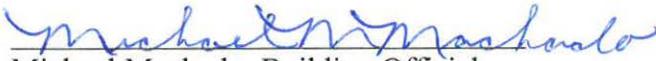
7. *Tracy Staiger* seconded, motion passed unanimously.
8. Appeal rights were cited.

OTHER BUSINESS

NONE

ADJOURNMENT

Meeting adjourned at 10:35 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.


Michael Machado, Building Official