

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

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SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **JULY 12, 2016** HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

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

**ATTENDANCE**

Members Present:

*Sally Zarnowitz, Planning Manager*  
*Doug Harding, Fire Department*  
*Michael Machado, Building Official*  
*Mike Weisz, Associate Civil Engineer*

**PUBLIC HEARINGS**

**ITEM 1:**     14942 Larga Vista Drive  
Architecture and Site Application S-16-040

Requesting approval for a technical demolition of an existing single-family residence and construction of a new single-family residence on property zoned RC. APN 527-17-009.

PROPERTY OWNER: Bryan Raisch (*present*)

APPLICANT: Paul Belotti (*present*)

PROJECT PLANNER: Jocelyn Puga (*present*)

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.

*Joanne Chayut* was concerned about the dead tree on the rear of the property line. The applicant replied stating that the project will include the removal of the dead tree.

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

**FINDINGS**

**Required finding for CEQA:**

The project is Categorical 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 Hillside Development Standards & Guidelines:**

The project is in compliance with the Hillside Development Standards and Guidelines for single-family residences in the Hillside Area.

**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. *Doug Harding* seconded, motion passed unanimously.
8. Appeal rights were cited.

**OTHER BUSINESS**

**NONE**

**ADJOURNMENT**

Meeting adjourned at 10:29 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.



Michael Machado, Building Official