

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 19, 2016** HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 10:00 a.m. by Chair Machado.

ATTENDANCE

Members Present:

Sally Zarnowitz, Planning Manager

Doug Harding, Fire Department

Michael Machado, Building Official

Ryan Do, Assistant Engineer

PUBLIC HEARINGS

ITEM 1: 709 More Avenue
Architecture and Site Application S-16-019

Requesting approval to demolish an existing single-family residence and to construct a new single-family residence on property zoned R-1:20. APN 407-08-032.

PROPERTY OWNER: John and Bonnie Moore (*present*)

APPLICANT: Noel Cross (*present*)

PROJECT PLANNER: Jennifer Armer

1. *Chair Machado* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Two members of the public were present.
 - *Dennis Ricks*
 - *Parikh* submitted a letter
5. Public hearing closed.
6. *Doug Harding* 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 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. *Ryan Do* seconded, motion passed unanimously.
8. Appeal rights were cited.

ITEM 2: 16709 Marchmont Drive
Architecture and Site Application S-16-029

Requesting approval to construct a new two-story single-family home on a vacant property pre-zoned R-1:8. APN 532-09-044.

PROPERTY OWNER: Rachel Parrinello

APPLICANT: Tony Rowe (*present*)

PROJECT PLANNER: Jennifer Armer

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.

- *Peter Duxbury*

5. Public hearing closed.
6. *Sally Zarnowitz* moved to continue the public hearing for 16709 Marchmont Drive to the meeting of August 2, 2016, to allow for coordination with neighbors regarding landscape screening conditions.
7. *Doug Harding* seconded, motion passed unanimously.

OTHER BUSINESS

ITEM 3: 14010 Blossom Hill Road
Building Permit Application B16-0448

Requesting approval to perform accessibility upgrades to an existing parking lot on property zoned C-1. APN 527-32-031.

PROPERTY OWNER: Blossom Hill Investment Company

APPLICANT: Pacific Sealing and Asphalt Inc

PROJECT PLANNER: Dorian Pradon

1. Item discussed by staff.

ADJOURNMENT

Meeting adjourned at 10:27 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.



Michael Machado, Building Official