

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 **AUGUST 16, 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 Sally Zarnowitz.

ATTENDANCE

Members Present:

Sally Zarnowitz, Planning Manager

Jocelyn Puga, Assistant Planner

Doug Harding, Fire Department

Mike Weisz, Associate Civil Engineer

PUBLIC HEARINGS

ITEM 1: 100 Prospect Avenue (Lot 8)
Architecture and Site Application S-15-029

Requesting approval to construct a new single-family residence on Lot 8 on property zoned R-1:20. APN 529-44-005.

PROPERTY OWNER: SummerHill Prospect Avenue LLC

APPLICANT: Ellen Huynh

PROJECT PLANNER: Jocelyn Puga

1. *Sally Zarnowitz* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
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:

An Environmental Impact Report was prepared for the subdivision and was certified by the Town Council on March 24, 2014 and no further environmental analysis is required for the proposed Architecture and Site applications.

Compliance with Hillside Development Standards & Guidelines:

The project is in compliance with the applicable sections of the Hillside Development Standards and Guidelines.

Compliance with the Residential Design Guidelines:

The project is in compliance with the Town's Residential Design Guidelines.

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. *Jocelyn Puga* seconded, motion passed unanimously.
8. Appeal rights were cited.

ITEM 2: 100 Prospect Avenue (Lot 9)
Architecture and Site Application S-15-030

Requesting approval to construct a new single-family residence on Lot 9 on property zoned R-1:20. APN 529-44-005.

PROPERTY OWNER: SummerHill Prospect Avenue LLC

APPLICANT: Ellen Huynh

PROJECT PLANNER: Jocelyn Puga

1. *Sally Zarnowitz* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Dough Harding* moved to approve the application subject to the conditions presented with the following findings and considerations:

FINDINGS

Required finding for CEQA:

An Environmental Impact Report was prepared for the subdivision and was certified by the Town Council on March 24, 2014 and no further environmental analysis is required for the proposed Architecture and Site applications.

Compliance with Hillside Development Standards & Guidelines:

An exception to allow fill (HDS&G standard) greater than three feet for the garage is supported by the fact that the existing conditions of the garage area include manmade terraces and walkways which do not conform to the existing topography of the hillside. A lowered garage pad would result in an increased driveway slope and result in an abrupt grade change at the garage. The project is otherwise in compliance with the Hillside Development Standards and Guidelines.

Compliance with the Residential Design Guidelines:

The project is in compliance with the Town's Residential Design Guidelines.

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. *Jocelyn Puga* seconded, motion passed unanimously.
- 8. Appeal rights were cited.

OTHER BUSINESS

NONE

ADJOURNMENT

Meeting adjourned at 10:05 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.



Sally Zarnowitz, Planning Manager