

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 23, 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
Jocelyn Puga, Assistant Planner
Michael Machado, Building Official
Mike Weisz, Associate Civil Engineer
Tracy Staiger, Fire Department

PUBLIC HEARINGS

ITEM 1: 16982 Kennedy Road
 Subdivision Application M-16-006

Requesting approval of a Certificate of Compliance to legalize two lots for a property zoned R-1:8. APN 532-35-060.

PROPERTY OWNER: GSJ LLC

APPLICANT: D+C Development c/o Laura Zuckerman

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:
 - Trish Gasvoda
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 CEQA:

The project is Categorically 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 to deny the Certificate of Compliance.

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. Mike Weisz 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.


Michael Machado, Building Official