

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 30, 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

Erin Walters, Associate Planner

Jocelyn Puga, Associate Planner

Michael Machado, Building Official

Ryan Do, Assistant Engineer

Tracy Staiger, Fire Department

PUBLIC HEARINGS

ITEM 1: 17080 Summit Way
Architecture and Site Application S-16-037

Requesting approval to construct a new two-story single-family residence and remove a large protected tree on property 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. Two members of the public were present:
 - *Eli Stern*
 - *Mary Keith Osborn*
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 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 the Residential Design Guidelines:

The project is in compliance with the Residential Design Guidelines for single-family homes not in hillside residential areas.

Compliance with Hillside Development Standards & Guidelines:

The project is in compliance with the applicable sections of the Hillside Development Standards and Guidelines (the R-1:20 zoned property has an average slope greater than 10% and is outside of the Town of Los Gatos 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. *Ryan Do* seconded, motion passed unanimously.
8. Appeal rights were cited.

ITEM 2: 529 Monterey Avenue
Architecture and Site Application S-16-031

Requesting approval to demolish an existing single-family residence and construct a new single-family residence on property zoned R-1D. APN 410-15-047.

PROPERTY OWNER: Larry and Audrey Fox (*present*)

APPLICANT: Bess Wiersema, Studio Three Design (*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 members of the public was present.
 - *Ed Pearson*
5. Public hearing closed.
6. *Tracy Staiger* moved to continue the application to September 6, 2016.
7. *Ryan Do* seconded, motion passed unanimously.

OTHER BUSINESS

NONE

ADJOURNMENT

Meeting adjourned at 10:44 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.


Michael Machado, Building Official