

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 **SEPTEMBER 6, 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, Associate Planner

Michael Machado, Building Official

Ryan Do, Assistant Engineer

Tracy Staiger, Fire Department

PUBLIC HEARINGS

ITEM 1: 529 Monterey Avenue (*Continued from August 30, 2016*)
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

APPLICANT: Bess Wiersema, Studio Three Design

PROJECT PLANNER: Jocelyn Puga

1. *Chair Machado* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced and discussed the modifications made to the application based on the concerns of the adjacent neighbor.
4. One member of the public was present.
 - *Ed Pearson*
5. Public hearing closed.
6. *Tracy Staiger* moved to approve the application with the proposed modifications 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 15303: New Construction or Conversion of Small Structures.

Required findings for demolition:

As required by Section 29.10.09030(e) of the Town Code for the demolition of a single-family residence:

1. The Town's housing stock will be maintained as the single-family residence will be replaced.
2. The existing structures have no architectural or historical significance, and are in poor condition.
3. The property owner does not desire to maintain the structures as they exist; and
4. The economic utility of the structures was considered.

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.

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.

OTHER BUSINESS

NONE

ADJOURNMENT

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


Michael Machado, Building Official