

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 13, 2016** HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 10:04 a.m. by Chair Zarnowitz.

ATTENDANCE

Members Present:

Sally Zarnowitz, Planning Manager

Erin Walters, Associate Planner

Ryan Do, Assistant Engineer

Tracy Staiger, Fire Department

PUBLIC HEARINGS

ITEM 1: 354 N. Santa Cruz Avenue
Architectural & Site Application S-16-049

Requesting approval to rebuild an existing non-conforming commercial building due to fire damage (Double D's Sports Grille), to add additional square footage, and to make minor exterior modifications on property zoned C-2. APN 529-04-091.

PROPERTY OWNER: Robert Bailey and David Olingy

APPLICANT: Jorge Romero Habitec Architects

PROJECT PLANNER: Erin Walters

1. *Chair 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. *Tracy Staiger* moved to approve the application subject to the conditions presented with the following findings and considerations:

FINDINGS:

Required findings for CEQA:

The project is categorically exempt pursuant to Section 15302 of the State Environmental Guidelines as adopted by the Town in that the project is a replacement of a commercial structure with a new structure of substantially the same size, purpose and capacity.

Required finding for the Redevelopment Plan for the Central Los Gatos Redevelopment Project Area:

The proposed project is consistent with the Redevelopment Plan for the Central Los Gatos Redevelopment Project Area (Section IV.B) in that the subject property is designated for commercial use and the approved and existing use is commercial use.

Compliance with Commercial Design Guidelines:

The project was reviewed by staff determined to be in compliance with the Commercial Design Guidelines as the project is a rebuild for fire damage with minor exterior modifications.

Required findings for Improvements within Yards Abutting a Street.

As required by Section 29.60.337(a) of the Town Code, the required findings were made in reviewing this project to permit improvements in the required side yards abutting the street (along North Santa Cruz and Village Lane) in a C-2 or central business district commercial zone. The proposed project complies with all the following findings:

- (1) Pedestrian safety will not be impaired;
- (2) The streetscape would be enhanced as a result of the proposed improvements;
- (3) The improvements are in character with the adjacent buildings; and
- (4) The improvements will not obstruct the clear sight vision of vehicular traffic.

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 10:09 a.m. Development Review Committee meetings are held on Tuesday at 10:00 a.m.



Sally Zarnowitz, Planning Manager