

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 27, 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 Machado.

ATTENDANCE

Members Present:

Joel Paulson, Community Development Director
Jocelyn Puga, Associate Planner
Erin Walters, Associate Planner
Azhar Khan, Assistant Planner
Michael Machado, Building Official
Mike Weisz, Associate Civil Engineer
Admas Zewdie, Project Manager
Tracy Staiger, Fire Department

PUBLIC HEARINGS

ITEM 1: 16570 Shady View Lane
Architecture and Site Application S-16-014

Requesting approval for a technical demolition of an existing single-family residence and to construct a new single-family residence on property zoned R-1:8. APN 532-42-026.

PROPERTY OWNER/APPLICANT: Nilesh Parate and Joycie Bahl

PROJECT PLANNER: Azhar Khan

1. *Chair Machado* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced and discussed modifications made to the design of the home in consideration of potential concerns by adjacent neighbors prior to a formal submittal of the application.
4. One member of the public was present.
 - *Edward Meserve*
5. Public hearing closed.
6. *Tracy Staiger* moved to continue the application to October 4, 2016.
7. *Azhar Khan* seconded, motion passed unanimously.

ITEM 2: 100 Prospect Avenue (Lot 16)
Architecture and Site Application S-16-034

Requesting approval to construct a new single-family residence (Lot 16) on property zoned R-1:20. APN 529-44-005.

PROPERTY OWNER/APPLICANT: SummerHill Homes

PROJECT PLANNER: Jocelyn Puga

1. *Chair Machado* 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 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 application.

Compliance with Hillside Development Standards & Guidelines:

An exception to allow cut greater than four feet (HDS&G standard) is supported by the need to provide a driveway that meets Town and Fire Department Standards. The project is otherwise 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. *Mike Weisz* seconded, motion passed unanimously.
8. Appeal rights were cited.

ITEM 3: 100 Prospect Avenue (Lot 17)
 Architecture and Site Application S-16-035

Requesting approval to construct a new single-family residence (Lot 17) on property zoned R-1:20. APN 529-44-005.
PROPERTY OWNER/APPLICANT: SummerHill Homes
PROJECT PLANNER: Jocelyn Puga

1. *Chair Machado* 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 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 application.

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. *Mike Weisz* seconded, motion passed unanimously.
8. Appeal rights were cited.

OTHER BUSINESS

ITEM 4 333 N. Santa Cruz Avenue Building Permit Application B16-0555

Requesting approval to perform accessibility upgrades to an existing parking lot on property zoned C-2. APN 510-14-072.

PROPERTY OWNER: Bank of America Natl Tr & Sav

APPLICANT: Ahmed Ali – Nelson/Nelco Architecture Inc.

PROJECT PLANNER: Jocelyn Puga

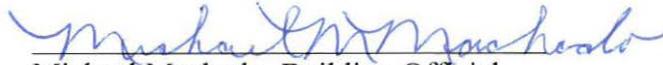
1. Item discussed by staff.

ITEM 5 165 Los Gatos-Saratoga Road
Requesting approval of a Downtown Valet Parking Permit for an existing restaurant (Hult's) on property zoned C-2. APN 529-08-043.
PROPERTY OWNER: Nicholas Gera
APPLICANT: Alexander Hult
PROJECT PLANNER: Joel Paulson

1. Item discussed by staff.

ADJOURNMENT

Meeting adjourned at 10:28 a.m. Development Review Committee meetings are held on Tuesdays at 10:00 a.m.


Michael Machado, Building Official