

**TOWN OF LOS GATOS**  
**110 East Main Street, Los Gatos, CA 95030 (408) 354-6874**

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SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **OCTOBER 11, 2016** HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

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The meeting was called to order at 10:00 a.m. by Chair Machado.

**ATTENDANCE**

Members Present:

*Jennifer Armer, Associate Planner*  
*Jocelyn Puga, Associate Planner*  
*Azhar Khan, Assistant Planner*  
*Doug Harding, Fire Department*  
*Michael Machado, Building Official*  
*Mike Weisz, Associate Civil Engineer*  
*Admas Zewdie, Project Manager*

**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

*(Continued from 10/4/16)*

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.
  - *Ed Meserve*
  - *Hung Kim*
5. Public hearing closed.
6. *Doug Harding* moved to approve the application with the proposed modification 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 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 house will be replaced.
2. The structure has no historic significance.
3. The property owner does not desire to maintain the structure due to its current condition; and
4. The economic utility of the structure is limited due to its potential condition.

**Required Compliance with Residential Design Guidelines:**

The project is in compliance with the Residential Design Guidelines for single-family homes.

**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. *Admas Zewdie* seconded, motion passed unanimously.
8. Appeal rights were cited.

**ITEM 2:**      16020 Winterbrook Road  
Architecture and Site Application S-16-003

Requesting approval to demolish an existing single-family residence and to construct a new single-family residence on property pre-zoned R-1:8. APN 523-26-014.

PROPERTY OWNER/APPLICANT: Joshua Stults

PROJECT PLANNER: Jennifer Armer

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.
  - *Beatrice Lynch*
  - *Luiz DoAmaral*
5. Public hearing closed.
6. *Doug Harding* 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 Residential Design Guidelines:

The project is in compliance with the Residential Design Guidelines for single-family homes.

## 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:**     17400 Wedgewood Avenue  
                  Subdivision Application M-16-003

Requesting approval for a lot line adjustment between two lots for properties zoned RC. APN 409-18-007.

PROPERTY OWNER: Philip Leider

APPLICANT: La Rinconada Country Club c/o Stan Prolo

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. *Doug Harding* 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 15305: Minor Alterations in Land Use Limitations.

**Required Finding for State Subdivision Map Act:**

As required by Section 66474 of the State Subdivision Map Act the map shall be denied if any of the following findings are made: **None of the findings could be made to deny the application.**

- a. That the proposed map is not consistent with all elements of the General Plan.
- b. That the design and improvement of the proposed subdivision is not consistent with all elements of the General Plan.
- c. That the site is not physically suitable for the proposed development.
- d. That the site is not physically suitable for the proposed density of development.
- e. That the designs 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 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.

**Instead, the Development Review Committee makes the following affirmative findings:**

- a. That the proposed map is consistent with all elements of the General Plan.
- b. That the design of the proposed subdivision is consistent with all elements of the General Plan.
- c. That the site is physically suitable for the type of development.
- d. That the site is physically suitable for the proposed density of development.
- e. That the design of the subdivision is not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.
- f. That the design of the subdivision is not likely to cause serious public health problems.
- g. That the design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

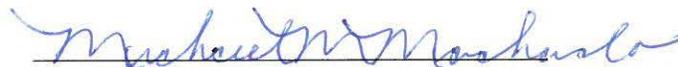
7. *Mike Weisz* seconded, motion passed unanimously.
8. Appeal rights were cited.

**OTHER BUSINESS**

**NONE**

**ADJOURNMENT**

Meeting adjourned at 10:39 a.m. Development Review Committee meetings are held on Tuesdays at 10:00 a.m.



Michael Machado, Building Official