

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 **OCTOBER 18, 2016** HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 10:03 a.m. by Chair Machado.

ATTENDANCE

Members Present:

Jennifer Armer, Associate Planner

Doug Harding, Fire Department

Michael Machado, Building Official

Admas Zewdie, Project Manager

PUBLIC HEARINGS

ITEM 1: 209 Prospect Avenue
Architecture and Site Application S-15-072

Requesting approval for a technical demolition of an existing single-family residence and to construct a new two-story single-family residence and an accessory structure greater than 450 square feet on property zoned R-1:20. APN 529-32-006.

PROPERTY OWNER: Marcella and Thomas Caudill

APPLICANT: Jim Stroupe

PROJECT PLANNER: Jennifer Armer

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 Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities.

Required finding for the demolitions of a single-family residence:

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

1. The Town's housing stock will be maintained as the residence will be replaced.
2. The existing structure has no architectural or historical significance, and is in poor condition.
3. The property owner does not desire to maintain the structures as they exist; and
4. While the majority of the structure will be maintained, the scope of the proposed remodel could result in the removal of more than 50% of the existing wall area; which will result in a technical demolition.

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.

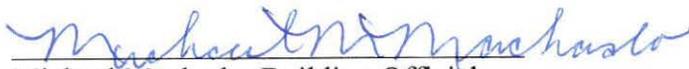
7. *Admas Zewdie* seconded, motion passed unanimously.
8. Appeal rights were cited.

OTHER BUSINESS

NONE

ADJOURNMENT

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


Michael Machado, Building Official