

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 **NOVEMBER 22, 2016** HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 10:02 a.m. by Chair Machado.

ATTENDANCE

Members Present:

Jocelyn Puga, Associate Planner

Azhar Khan, Assistant Planner

Michael Machado, Building Official

Mike Weisz, Associate Civil Engineer

Kevin Bagley, Assistant Engineer

Tracy Staiger, Fire Department

PUBLIC HEARINGS

ITEM 1: 17830 Bruce Avenue
Architecture and Site Application S-16-059

Requesting approval for demolition of an existing single-family residence, removal of a large protected tree, and construction of a new single-family residence on property zoned R-1:8. APN 410-09-035.

PROPERTY OWNER: David and Emily Pearl

APPLICANT: Gary Kohlsaat, Kohlsaat & Associates

PROJECT PLANNER: Azhar Khan

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:

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 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 site constraints; and
4. The economic utility of the structure is limited.

Required Compliance with Residential Design Guidelines:

The new home 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.

OTHER BUSINESS

NONE

ADJOURNMENT

Meeting adjourned at 10:06 a.m. Development Review Committee meetings are held on Tuesdays at 10:00 a.m.


Michael Machado, Building Official