

**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 **NOVEMBER 29, 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 10:02 a.m. by Chair Machado.

**ATTENDANCE**

Members Present:

*Sally Zarnowitz, Planning Manager*  
*Jocelyn Puga, Associate Planner*  
*Michael Machado, Building Official*  
*Mike Weisz, Associate Civil Engineer*  
*Kevin Bagley, Assistant Engineer*  
*Tracy Staiger, Fire Department*

**PUBLIC HEARINGS**

**ITEM 1:**     252 Prince Street  
Architecture and Site Application S-16-056

Requesting approval to demolish an existing single-family residence and construct a new single-family residence on property zoned R-1:8. APN 407-32-005.

PROPERTY OWNER/APPLICANT: Michael Wu

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:**

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 finding for the demolition of a single-family residence:**

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 single-family 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 structure as it exists; and
4. The economic utility of the structures was considered.

**Required Compliance with the Residential Design Guidelines:**

The project is in compliance with the Residential Design Guidelines for single-family homes not in hillside residential areas.

**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.

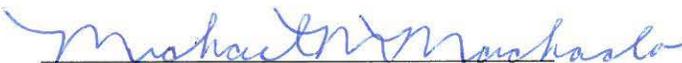
7. *Mike Weisz* seconded, motion passed unanimously.
8. Appeal rights were cited.

**OTHER BUSINESS**

**NONE**

**ADJOURNMENT**

Meeting adjourned at 10:07 a.m. Development Review Committee meetings are held on Tuesdays at 10:00 a.m.

  
Michael Machado, Building Official