TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **NOVEMBER 25, 2008,** HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:00 a.m. by Chair Davis.

ATTENDANCE

Members Present:
Suzanne Davis, Associate Planner
Wayne Hokanson, Fire Department
Anthony Ghiossi, Building Official
Trang Tu-Nguyen, Assistant Civil Engineer

PUBLIC HEARINGS

ITEM 1: 163 Highland Avenue
Architecture and Site Application S-08-01
Negative Declaration ND-08-01

Requesting approval to construct a new residence with reduced side setbacks on property zoned HR-2½. No significant environmental impacts have been identified and a Mitigated Negative Declaration is recommended. APN 529-36-039.
PROPERTY OWNER: Robert Davies
APPLICANT: Steve and Susan Davies

1. *Chair Davis* 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. *Anthony Ghiossi* moved to approve the application subject to the conditions presented with the following findings and considerations:

   (a) ***Required finding for CEQA:*** It has been determined that although the proposed project could have an impact on the environment, there will not be a significant effect because appropriate mitigated measures have been incorporated into the project in the form of conditions of approval. The Development Review Committee hereby makes the Negative Declaration and adopts the attached Mitigation Monitoring Plan.

   (b) ***Required Compliance with Hillside Development Standards & Guidelines:*** The project is in compliance with the Hillside Development Standards & Guidelines.

(c) ***Required findings for reduced side yard setbacks:*** Pursuant to Section 29.10.265, the side yard setbacks are being reduced to 14'5" and 15'8". The lot is relatively narrow and the reduced setbacks will allow a house to be built with a functional floor plan while remaining compatible with the neighborhood.

(d) ***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. *Wayne Hoanson* seconded, motion passed unanimously.
8. Appeal rights were cited.

OTHER BUSINESS

NONE

ADJOURNMENT

Meeting adjourned at 9:10 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

Suzanne Davis

Suzanne Davis, Associate Planner

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