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 **FEBRUARY 24, 2009,** HELD IN THE TOWN COUNCIL CHAMBERS LOBBY, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:05 a.m. by Chair Davis.

ATTENDANCE

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

PUBLIC HEARINGS

ITEM 1: 151 Spring Street
Architecture and Site Application S-08-052

Requesting approval to demolish an existing single family residence and construct a new residence on property zoned HR-1. APN 532-23-025.
PROPERTY OWNER: Jon Hylbert
APPLICANT: Dan Shurter

1. *Chair Davis* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced: Dan Shurter & property owner Jon Hylbert.
4. Members of the public were present: Manny Ghiassi, 143 Spring Street
5. Public hearing closed.
6. *Anthony Ghiossi* moved to approve the application subject to the conditions presented with the following findings and considerations:

   (a) The project is Categorically Exempt pursuant to Sections 15303 of the State Environmental Guidelines as adopted by the Town.

   (b) 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 existing structure has no architectural or historical significance.
      3. The property owner does not desire to maintain the structure as it exists; and
      4. The economic utility of the structure is poor and the proposed design cannot be accomplished without resulting in a technical demolition.

   (c) The project is in compliance with the Hillside Development Standards & Guidelines.

(d) 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.

Two conditions of approval were added as follows:

1. The applicant shall work with the neighbor at 143 Spring Street on landscape screening between the new residence and the neighbor's property.

2. The bathroom windows on the left side of the house (facing 143 Spring Street) shall be frosted glass or other translucent material to provide privacy. The bedroom windows on the same elevation shall be reduced to match the size of the smaller bathroom window, provided that Building Code requirements can be complied with.

7. *Trang Tu-Nguyen* seconded, motion passed unanimously.
8. Appeal rights were cited.

OTHER BUSINESS

NONE

ADJOURNMENT Meeting adjourned at 9:35 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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