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 **JULY 8, 2008,** HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

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

ATTENDANCE

Members Present:
Joel Paulson, Associate Planner
Wayne Hokanson, Fire Department
Anthony Ghiossi, Building Official
Marni Moseley, Assistant Planner
Trang Tu-Nguyen, Assistant Civil Engineer

PUBLIC HEARINGS

ITEM 1: 460 Monterey Avenue
Architecture and Site Application S-08-028

Requesting approval to demolish a pre-1941 single family residence and construct a new single family residence with detached garage on property zoned R-1D. APN 410-16-022.
PROPERTY OWNER: Lyle and Delores Wagner
APPLICANT: Hayes and Assoc./Dennis Hayes

1. *Chair Paulson* 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. *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) Make the findings, as required by Section 29.10.09030 (c) and (e) of the Town Code, for the demolition of the existing single family residence:

      (c) The structure is determined not to have any special historical, architectural or aesthetic interest or value.

      (e) a. The Town's housing stock will be maintained because a new house is proposed; and
      b. The existing structure is not historically or architecturally significant; and

c. The property owner does not want to maintain the existing structure; and
d. The economic utility of the building has been exceeded; and

(c) The project is in compliance with the Residential Development Standards for single-family homes not in hillside residential zones.

(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.

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

ITEM 2: 16922 Mitchell Avenue
Subdivision Application M-08-005, M-08-008

Requesting approval of a Certificate of Compliance and lot line adjustment to legalize three lots in the RM-5:12 zone. APN 529-18-015
PROPERTY OWNER: David and Carol Schaub
APPLICANT: Velimir Sulic (Mason-Sulic, Inc)

1. *Chair Paulson* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present:

Marsh Cavanagh spoke in favor of the proposed project.
John McWhirter submitted a letter of concerns that future applicant's for the proposed parcels should consider.
Carolyn McWhirter expressed concerns about congestion and the narrowness of the road.
Betsy Warner stated that she was just there to observe so she could report to the home owner's association of the adjacent property.

5. Public hearing closed.
6. *Ghiossi* moved to approve the application subject to the conditions presented with the following findings and considerations:

(a) None of the findings for denial from Section 66474 of the State Subdivision Map Act were made.

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

OTHER BUSINESS

NONE

ADJOURNMENT

Meeting adjourned at 9:40 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

Joel Paulson, Associate Planner

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