



MEETING DATE: 1/17/06
ITEM NO. 1

COUNCIL AGENDA REPORT

DATE: December 20, 2005
TO: MAYOR AND TOWN COUNCIL
FROM: TOWN MANAGER *[Signature]*
SUBJECT: ACCEPT STAFF RECOMMENDATIONS ON COUNTY REFERRALS
A. PROJECTS OUTSIDE URBAN SERVICE AREA: NONE
B. PROJECTS INSIDE URBAN SERVICE AREA: **14924 DIDUCA WAY**
C. STATUS OF PREVIOUS APPLICATIONS: NONE

REFERRAL
NUMBER LOCATION APPLICANT REQUEST RECOMMENDATION

A. Projects Outside Urban Service Area:

None

B. Projects Inside Urban Service Area:

6079 14924 Diduca Way Rios Design Review Approval/one condition

The applicant is requesting approval to demolish a stable to construct a 2,500 square foot detached garage on property rezoned HR-5. The proposed building will comply with all setback requirements. The maximum height will be 16 feet. The driveway to the proposed garage currently exists. A total of 650 cubic yards of grading is proposed to accommodate the structure (550 cubic yards of cut and 100 cubic yards of fill). All excess material will be hauled from the site.

(Continued on page 2)

PREPARED BY: *Bud N. Lortz*
BUD N. LORTZ
DIRECTOR OF COMMUNITY DEVELOPMENT

Reviewed by: OL Attorney Clerk Finance PS Assistant Town Manager
 Community Development Revised: 12/20/05 1:49 pm

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MAYOR AND TOWN COUNCIL

SUBJECT: COUNTY REFERRALS/14924 DIDUCA WAY

December 20, 2005

Retaining walls for the structure range in height from 1.5 to six feet. Two trees will be removed which consist of a 36 inch Walnut and an eight inch multi trunk tree (species not identified). In reviewing County Referrals, staff must analyze a project using County Design Review Guidelines, not Town guidelines. Due to the size, shape and location of the proposed garage, staff does not believe that the following sections of the County's Design Review Guidelines have been met:

- Objective I.2.a - The slopes of the roof should follow the contours of the land.
- Objective II.1.a - Proposed structures and driveways should be sited so as to minimize the need for grading.

Therefore, a recommendation for approval should be forwarded to the County with the condition that the garage be redesigned to meet County Design Review Guidelines.

C. Status of Previous Applications:

None

Distribution:

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