



**TOWN OF LOS GATOS  
DEVELOPMENT REVIEW  
COMMITTEE REPORT**

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**MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING  
AUGUST 27, 2024**

The Development Review Committee of the Town of Los Gatos conducted a regular meeting on August 27, 2024, at 10:00 a.m.

**ROLL CALL**

Present: Sean Mullin, CDD Planning; Robert Gray, CDD Building; Corvell Sparks, PPW Engineering; and Kenny Ip, SCCFD.

Absent: None.

**MEETING CALLED TO ORDER AT 10:00 AM**

**VERBAL COMMUNICATIONS**

None.

**CONSENT ITEMS**

1. Approval of Minutes – August 20, 2024

**MOTION:**                      **Motion by Robert Gray to approve the consent calendar. Seconded by Corvell Sparks.**

**VOTE:**                         **Motion passed unanimously.**

## **PUBLIC HEARINGS**

2. 16970 Cypress Way

Architecture and Site Application S-24-001

Requesting Approval for Demolition of an Existing Single-Family Residence, Construction of a New Single-Family Residence, Site Improvements Requiring a Grading Permit, and Removal of a Large Protected Tree on Property Zoned R-1:8. APN 532-41-014. Categorically Exempt Pursuant to CEQA Guidelines, Section 15303(a): New Construction or Conversion of Small Structures.

Property Owner: Cypress Way LLC

Applicant: De Nguyen

Project Planner: Maria Chavarin

The project planner presented the staff report.

Opened Public Comment.

Associate of De Nguyen, presented the project.

- The neighborhood has a mix of architectural styles: traditional ranch; newly constructed ranch or mediterranean; and contemporary. The project will be a traditional ranch style with contemporary elements. Elements include a gabled roof with dormers, symmetrical, front porch with large wood columns, shutters, Class A shingled roof, smooth plaster finish, galvanized steel downspouts, and downlighting exterior lights to prevent glare.
- In response to Planning concerns, dormers were widened. Garage door color is now lighter and similar to the wall finish. The overall color is neutral.

Marvin L. Watkins, Neighbor

- They object to the design and placement of the project. A list of objections has been submitted. They dispute the property boundary. The natural drainage will be blocked by the retaining wall. Also, they object to the shading from a 25-foot wall adjacent to the property line that will tower over their garage.

Ester Holst, Neighbor

- They share two property lines with the project. The drainage is a very serious issue. At their property they put in a French drain and have a swale. Their house has flooded. The Fire department did an inspection of their house and said that because of the tree canopy, it could not be defended. They put in a sprinkler system. If the trees are removed, will their house now be defended in a fire?

Steven Reed, Contractor

- Steven was asked by Bonnie and Marvin to look at the plans. The new house looks beautiful, but impacts the neighbors. The current hip roof now doesn't impact the neighbors. Removal of trees and regrading the lot will impact the neighbors. The 100 feet tall trees are irreplaceable.

Bonnie Bates, Neighbor

- Because of the grading, the former neighbor had sump pumps installed. Removing the trees and flattening the grade will cause drainage onto neighbors. The boundaries were drawn in 1947. Their house was built in the 1950's. The shared fence was built on what were the boundaries in 1987. They replaced the fence at the cost of \$4000 in 2023. Now the boundaries have been moved 3 ½ feet and causes hardship for them. They can no longer park next to their single car garage. Their retaining wall with steps will have to be removed.

Mahdieh Yousefzadeh, Neighbor

- Their daughter and family live nearby. They are worried about the property lines. Will there be a new survey done? They are concerned that they will lose the beautiful trees in their backyard.

De Nguyen, Applicant

- The retaining wall is needed to hold back the six feet difference from the back to the front. Drainage will certainly be addressed. At this stage the renderings are conceptual. They intend to make the current house better. They tried to match the neighborhood with a one-story home, but with high quality materials. The property line will be addressed. They will work with the homeowners.

Closed Public Hearing.

Comment from the Committee.

Robert Gray, Building Staff

- A survey is not required at this point. The survey will be requested during the Building Permit stage. Measurements will be requested during the Inspection stage.

Maria Chavarin, Project Planner

- A survey was included in the project plans. The proposed project is consistent with height, setback, and FAR zoning requirements. They are not asking for exceptions.

Corvell Sparks, PPW Engineering

- The survey was prepared by a licensed surveyor. Preliminary grading and drainage plans were reviewed and found to meet Town Standards. At the Building Permit stage, they will ask for more details about the drainage. There appears to be a two to three foot discrepancy between the fence and property lines on both sides of the property.

Opened Public Comment.

Ester Holst, Neighbor

- The Fire Department were referencing the redwoods lining the driveway which due to the property line dispute is now on the neighbor's property.

Closed Public Comment.

Committee members discussed the matter.

**MOTION:**                      **Motion** by **Robert Gray** to approve with required findings and recommended conditions of approval. **Seconded** by **Corvell Sparks**.

**VOTE:**                      **Motion passed unanimously.**

**Appeal rights were recited.**

#### **OTHER BUSINESS**

None.

#### **ADJOURNMENT**

The meeting adjourned 10:33 a.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the August 27, 2024 meeting as approved by the Development Review Committee.

Prepared by:

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/s/Sean Mullin, AICP, Senior Planner