



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

**MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING
AUGUST 26, 2025**

The Development Review Committee of the Town of Los Gatos conducted a regular meeting on August 26, 2025, 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 19, 2025

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

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. 15 and 23 E. Main Street
Conditional Use Permit Application U-25-005.

Consider a Request for Approval of a Conditional Use Permit Application for a New Restaurant Use with Alcohol Service on Property Zoned C-2. APN 529-28-023 and -024. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.
Property Owner: Hennessey Ortiz
Applicant: Eric Beckstrom
Project Planner: Sean Mullin for Erin Walters

The project planner presented the staff report.

Opened Public Comment.

Erik Beckstrom, Applicant

Owners have three other successful wine establishments in San Francisco. The location has been vacant for years. There'll be no changes on the outside. It is a 1920 building that was remodeled in 1996. They will rent the parking lot next door. They will install a deck and fence. The deck will not be attached. It is by the trail.

Anonymous, Resident

They have been to the owner's other establishments. They are in support of the project.

Erik Beckstrom, Applicant

Erik has designed a couple of cafes. This location is at a pivot point. The outdoor parking space is unusual and a benefit. Erik went to all three establishments. They have a good formula in SF.

Claire Kofler, Resident,

They are a mom with three young kids, an avid hiker of the trail, and a member of the Club. Los Gatos will benefit from the project being right off the trail. It will be good for families, high school students, and hikers. It is nice to have outdoor space.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Corvell Sparks** to approve with the required findings and recommended conditions of approval. **Seconded by Kenny Ip.**

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

OTHER BUSINESS

None.

ADJOURNMENT

The meeting adjourned 10:09 a.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the August 26, 2025 meeting as approved by the Development Review Committee.

Prepared by:

/s/ Sean Mullin, AICP, Planning Manager