



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

---

**MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING  
JUNE 3, 2025**

The Development Review Committee of the Town of Los Gatos conducted a regular meeting on June 3, 2025, at 10:00 a.m.

**ROLL CALL**

Present: Sean Mullin, CDD Planning; Robert Gray, CDD Building; James Watson, 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 – May 20, 2025

**MOTION:**                    **Motion by Robert Gray to approve the consent calendar. Seconded by Kenny Ip.**

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

**PUBLIC HEARINGS**

2. 15343 Santella Court, Lot 7  
Architecture and Site Application S-20-005

Consider a Request for Approval to Construct a New Single-family Residence, Site Requiring a Grading Permit, and Removal of Large Protected Trees on a Vacant Property Zoned HR-2 ½:PD. APN 527-09-034. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction or Conversion of Small Structures.

Property Owner: Michael Hashemian

Applicant: Maryam Asghari

Project Planner: Erin Walters

The project planner presented the staff report.

Opened Public Comment.

Glush Dada, Architect

They complied with design guidelines and zoning regulations. The land is sloped and has many trees. From the start, they carefully reviewed the existing land slope, the condition of the trees, zoning regulations, Design Guidelines, and neighbor privacy issues. They worked with the planner for six years. They had some bad luck with a storm. The owners love the property and want to live there. Their priorities are to have good relations with the neighbors and to try to respect their privacy as much as they can. For the neighbor on the right there are large setbacks with existing large trees in between. For the neighbor on the left, there are large setbacks and second story fixed bathroom windows. They proposed many privacy trees in between as suggested by the neighbor.

The overall design is modern with a flat roof for less bulk and height. The finished floor is 10 feet lower than street level. Instead of second floor, they only added a lower floor due to the slope. The building is only 1/2 story from street level. They used a horizontal design along topographical lines to minimize cuts and retaining walls to keep the natural integrity of the land. The façade will be enhanced with precut stone, wood composite siding, smooth stucco, and high-quality windows and doors.

For six years, they arranged many meetings to get neighbor feedback. The neighbors are fine with the plans or didn't show up to meeting. Only the neighbor on left had issues from the beginning. After six years, they finally came to the agreement that the property owners will plant extra-large trees on this neighbor's land and provide irrigation for the trees. Though it seemed unfair, they agreed because they were tired of the delays. They tried very hard to ensure that the project has a positive impact with thoughtful good design, respect for the neighbors' privacy, use of quality materials, and minimum impact to existing condition of land and trees. They hope their efforts are appreciated. They are available for questions.

Rob Abrams and Laura Rosenquist, Neighbors

They have lived there 25 years. They have issues about the general lay of the land and not the project's appearance or privacy issues. They have seen other construction on Santella before. They are concerned about the "No Stopping in the Fire Lane" signs along Shady Lane and Santella Court. Trucks that are too long come up the street and because there was no pre-discussion or plan, they don't know where to go. The trucks sit idling because there is no parking. They would like to have proper signage for the trucks about where to go and what not to do. There is only one way in and out of their cul-de-sac. It is a matter of public safety. The trucks sit and block the road, on a blind curve. There were three near head-on incidents.

Signage should not be just at the construction site. By the time trucks get to the site there is a traffic jam. They dump off a bulldozer and can't do a U-turn. The truck blocks the road because

additional cement trucks are coming. There should be clear road signs before the construction site. Clear signs that say: "Do not park in fire lanes"; "Parking is available here and here"; "Get on your cell phone for clearance." There should be clear signage that emphasizes to not park in fire lanes. They ask the Town for some level of enforcement.

Rizwan Ahmed, Neighbor on the right side

They are planning construction next door. Their land will be vacant while the neighbors are constructing. They will allow their neighbors to park construction trucks on their site.

Erin Walters, Project Planner

There are conditions of approval. It is critical to keep the communication open between the applicants, contractors, and neighbors. There are resources like the Code Compliance and Building and Police Department, to contact if conditions of approval or traffic laws are not being met.

Closed Public Comment.

Committee members discussed the matter.

Sean Mullin, Planning Manager

Construction Management plans are reviewed prior to issuing building permits. If the applicant works offline with the neighbor who offered using their land for construction, the parking can be incorporated into the construction management plan.

James Watson, PPW Engineering

Engineering will be reviewing the construction management plan. They will be looking at traffic concerns. They'll make sure that the plan accommodates safety, and that Fire and Police have access.

**MOTION:**                      **Motion by Robert Gray** to approve with 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 10:20 a.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the June 3, 2025 meeting as approved by the Development Review Committee.

Prepared by:

---

/s/ Sean Mullin, AICP, Planning Manager