



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

**DRAFT
MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING
APRIL 28, 2026**

The Development Review Committee of the Town of Los Gatos conducted a regular meeting in person.

MEETING CALLED TO ORDER AT 10:00 AM

ROLL CALL

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

Absent: None.

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. **Approval of Minutes** – April 14, 2026

(Audio time: 00:01:14)

MOTION: Motion by Corvell Sparks to approve adoption of the Consent Calendar.
Seconded by Kenny Ip.

VOTE: Motion passed unanimously.

PUBLIC HEARINGS

2. **321 Bachman Avenue**
Architecture and Site Application S-25-049
APN 510-17-100
Property Owner: Stanley and Jean Melax
Applicant: Jennifer Kretschmer, AIA
Project Planner: Suray Nathan

Consider a request for approval to construct an addition with reduced setbacks to an existing non-contributing single-family residence located in the Almond Grove Historic District on nonconforming property zoned R-1D:LHP. APN 510-17-100. Categorically exempt pursuant to the CEQA Guidelines Section 15303: New Construction or Conversion of Small Structures.

Suray Nathan, Associate Planner, presented the staff report.

Sean Mullin, Planning Manager, opened Public Comment.

The following individual spoke on this item:

1. Stanley and Jean Melax, Owners

Sean Mullin, Planning Manager, closed Public Comment.

(Audio time: 00:03:40)

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

Committee members discussed the matter.

Friendly Amendment by Sean Mullin to omit: "The required findings for demolition of an existing residence can be made," because it is not necessary.

The Maker of the Motion accepted the amendment to the motion.

The Seconder of the Motion accepted the amendment to the motion.

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

OTHER BUSINESS

None.

ADJOURNMENT

The meeting adjourned at 10:05 a.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the April 28, 2026 meeting as approved by the Historic Preservation Committee.

/s/Sean Mullin, Planning Manager