



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

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**MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING  
DECEMBER 3, 2024**

The Development Review Committee of the Town of Los Gatos conducted a regular meeting on December 3, 2024, at 10:00 a.m.

**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**

1. Approval of Minutes – November 26, 2024

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

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

**PUBLIC HEARINGS**

2. 16803 Farley Road  
Architecture and Site Application S-22-032

Requesting Approval for Demolition of an Existing Residence and Construction of a New Single-Family Residence on Property Zoned R-1:8. APN 424-21-055. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction.

Property Owner/Applicant: David Kau

Project Planner: Ryan Safty

The project planner presented the staff report.

Opened Public Comment.

Jessica Sin, Architect

We have addressed all the comments submitted and provided a rendering so the neighbors can see that we are not trying to make it look like a true second story addition. We did receive an email from a neighbor that was provided to Ryan, the project planner, and we received another letter today, that has been presented to the Committee for discussion today.

Rich Seger, neighbor

The design is appreciated, and they appreciate how the project was pulled forward. One concern we have is privacy related to the rear balcony. Today, we have some cover with hedges, but one of those hedges is old and dying, which will remove some of the coverage. Are there plans to plant additional plants and add frosted windows to this side? From the balcony standpoint, we would need to see where the windows are to ensure privacy of our yard to the second story windows.

Jessica Sin, Architect,

Responding to the neighbor, we will deal with trees and privacy closer to the end of the project when we have less workers on site. We can discuss, offline, the windows to ensure privacy is not an issue. While we cannot frost all windows, we have frosted one bedroom window, but it won't be feasible to frost all upstairs windows. We are amendable to adding a condition of approval to add screening trees along the shared property line with the Corcel Court neighbor.

Closed Public Comment.

Committee members discussed the matter.

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

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

**Appeal rights were recited.**

3. 3 N. Santa Cruz Avenue  
Conditional Use Permit Application U-24-017

Requesting Approval for a Conditional Use Permit for a New Restaurant (Winston Champagne Bar) with Beer and Wine Service on Property Zoned C-2:LHP. APN 510-44-077. Categorically Exempt Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301: Existing Facilities.

Property Owner: La Canada Investments, LLC

Applicant: Melanie Bauer

Project Planner: Maria Chavarin

The project planner presented the staff report.

Opened Public Comment.

Melanie Bauer, Applicant

This is going to be a champagne bar, and it being in a historic building, it will be a great vibe. We are excited for this venture.

Closed Public Comment.

Committee members discussed the matter.

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

**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 December 3, 2024 meeting as approved by the Development Review Committee.

Prepared by:

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/s/ Sean Mullin, AICP, Planning Manager