



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

**MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING
FEBRUARY 20, 2024**

The Development Review Committee of the Town of Los Gatos conducted a regular meeting on February 20, 2024, at 10:00 a.m.

ROLL CALL

Present: Jocelyn Shoopman, 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 – January 30, 2024

MOTION: **Motion by Corvell Sparks to approve the consent calendar. Seconded by Kenny Ip.**

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. 37 E. Main Street
Conditional Use Permit Application U-23-009

Requesting Approval for a Minor Restaurant on Property Zoned C-2. APN 529-28-020.
Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.
Property Owner/Applicant: Peter R. Hoffman Revocable Trust and Amy L. Diffenderfer Revocable Trust
Project Planner: Jocelyn Shoopman

The project planner presented the staff report.

Opened Public Comment.

Applicant presented the project.

Peter Hoffman, Owner/Applicant

During the past ten years, the space was formerly used as an art gallery, antique store, and mattress store. These all failed since there is not enough foot traffic. Also, retail businesses have changed. The applicant has brought four new restaurants: Epernay, Namaste, Auzzy Bear, and Nina's, into the block. All are thriving and doing well. They've installed parklets and these are attracting the interest of prospective tenants. The space has been vacant for six years. Adding another restaurant will benefit the other restaurants and retail businesses by increasing foot traffic. They hope to reach 100 percent occupancy with these two sites.

Tom Spilsbury, Neighbor

In 1998, they bought the office building next door at 61 E. Main Street. They share a common driveway between the two properties. They are very concerned about giving a CUP to an unknown restaurant. A retail store will have one to three employees while a restaurant will have three to five employees. Parking is the issue. High school is in session nine months of the year. They have reserved parking on the top of his business. He has been relegated to being the parking police. He rents those spaces to the office tenants. Parking is at a premium. Where do the customers park?

Peter Hoffman, Owner/Applicant

The parking requirement for a retail business is the same as for a restaurant. The building has eight available spaces behind the building. The building at 47 E. Main Street has 16 available behind building. This is a total of 26 spaces. The issue is the restaurant designation. The parklets helped reinvigorate the businesses. Without these businesses there is no Main Street. Their aim is 100 percent occupancy.

Closed Public Comment

Jocelyn Shoopman, Project Planner

The Town Code states that a restaurant and retail use require the same amount of parking. Any prospective restaurant tenant must comply with the conditions of approval which address the use and hours of operation. The parking issues that have been described are on private property, which does not involve enforcement by the Town.

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

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

3. 47 E. Main Street
Conditional Use Permit Application U-23-010

Requesting Approval for a Minor Restaurant on Property Zoned C-2. APN 529-28-032.
Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.
Property Owner/Applicant: Peter R. Hoffman Revocable Trust and Amy L. Diffenderfer
Revocable Trust
Project Planner: Jocelyn Shoopman

The project planner presented the staff report.

Opened public comment.

Peter Hoffman, Owner/Applicant

The site has been vacant for six years. In the past, it was a dance studio, a gym, and then a car dealership. It is the biggest space on that street. It is a large space with 16 parking spaces in the rear. As the property owner, we have someone constantly watching the parking in the rear lot. A letter is issued that says we have your license number and will tow if you return. What is working is having restaurants and giving people more food choices. Prospective restaurant tenants are attracted to the 60 feet of installed parklets.

Closed public comment.

Jocelyn Shoopman, Project Planner

Like the prior project discussed, the proposed restaurant use is not resulting in a parking intensification pursuant to the Town Code.

MOTION: **Motion by Kenny Ip 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 10:23 a.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the February 20, 2024 meeting as approved by the Development Review Committee.

Prepared by:

/s/ Robert Gray, CDD Building