



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

**MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING
APRIL 2, 2024**

The Development Review Committee of the Town of Los Gatos conducted a regular meeting on April 2, 2024, at 10:00 a.m.

ROLL CALL

Present: Jennifer Armer, CDD Planning; Corvell Sparks, PPW Engineering; Roy Alba, CDD Building; and Caleb Flanagan, SCCFD.

Absent: None.

MEETING CALLED TO ORDER AT 10:00 AM

VERBAL COMMUNICATIONS

- None.

CONSENT ITEMS

1. Approval of Minutes – March 12, 2024

MOTION: **Motion by Corvell Sparks to approve the consent calendar. Seconded by Roy Alba.**

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. 16025 and 16275 Greenridge Terrace
Lot Line Adjustment Application M-23-007

Requesting Approval of a Lot Line Adjustment Between Two Lots on Property Zoned HR-1. APNs: 527-14-002 and -003. Statutorily Exempt from CEQA as a Ministerial Approval in Accordance with Public Resources Code Section 21080(b)(1) (CEQA Statute) and CEQA Guidelines Section 15268. Application is Only for Ministerial Approval of a Lot Line Adjustment Pursuant to Section 66412(d) of the Subdivision Map Act.

Property Owners/Applicant: Pete Pragastis and Placa Los Gatos LLC
Project Planner: Ryan Safty

The project planner presented the staff report.

Opened Public Comment.

Pete Pragastis, Owner/Applicant
- They are available for questions.

Closed Public Comment.

Committee members discussed the matter.

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

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

3. 16082 Greenridge Terrace
Architecture and Site Application S-23-036

Requesting Approval for Construction of an Accessory Structure and an Exception to the Grading Depth Standards of the Hillside Development Standards and Guidelines on Property Zoned HR-1. Categorically Exempt pursuant to CEQA Guidelines Section 15303: New Construction and 15304: Minor Alterations to Land. APN 527-15-010.

Property Owner/Applicant: Katherine Truog
Project Planner: Sean Mullin

The project planner presented the staff report.

Opened Public Comment.

Katherine Truog, Owner/Applicant

- They want to build a little pool house in their backyard. They are available for questions.

Closed Public Comment.

Committee members discussed the matter.

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

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

4. 323 Pennsylvania Avenue
Architecture and Site Application S-23-018

Requesting Approval for an Accessory Structure (Garage) with Reduced Side Yard Setbacks, Demolition of an Existing Accessory Dwelling Unit, Removal of Large Protected Trees, and Site Improvements Requiring a Grading Permit on Property Zoned R-1:8. APN 510-43-044. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owner: Megan Jellinek
Applicant: Gary Kohlsaas, Architect
Project Planner: Sean Mullin

The project planner presented the staff report.

Opened Public Comment.

Gary Kohlsaas, Applicant

- It was originally planned to be a two-story addition. It was reduced to a one-story addition, which is more in keeping with the historic nature of the neighborhood.

Closed Public Comment.

Committee members discussed the matter.

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

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

OTHER BUSINESS

- None.

ADJOURNMENT

The meeting adjourned 10:12 a.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the April 2, 2024 meeting as approved by the Development Review Committee.

Prepared by:

/s/Jennifer Armer, AICP, Planning Manager