



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

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**MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING  
DECEMBER 9, 2025**

The Development Review Committee of the Town of Los Gatos conducted a regular meeting on December 9, 2025, at 10:00 a.m.

**ROLL CALL**

Present: Sean Mullin, CDD Planning; Robert Gray, 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 – November 18, 2025

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

**VOTE:**                    **Motion passed unanimously, 4-0.**

**PUBLIC HEARINGS**

2. 15310 Kennedy Road  
Subdivision Application M-25-010

Consider a Request for Approval of a One-Year Time Extension of a Subdivision Application (M-23-003) to Subdivide One Lot into Two Lots on Property Zoned HR-2½. APN 537-15-001. Categorically Exempt Pursuant to CEQA Guidelines Section 15315: Minor Land Divisions. Property Owner: Green Eyes LLC. Applicant: Hanna Brunetti. Project Planner: Samina Merchant

The project planner presented the staff report.

Opened Public Comment.

Amanda Musy-Verdel, Applicant

They want to discuss Condition #4 regarding width and easement. The owner is okay with the original language. But they received a second email about negotiating with Mid Pen regarding width before recording the map.

Committee members asked questions of the Applicant.

Closed Public Comment.

**MOTION:**                    **Motion by Corvell Sparks** to approve with required findings and recommended conditions of approval. Leaving it up to the applicant and Agent to come up with the quantitative amount. **Seconded by Robert Gray.**

Friendly Amendment by Robert Gray to eliminate the Engineering condition if the Planning condition covers it.

Friendly Amendment accepted by the Maker of the Motion.

**VOTE:**                    **Motion passed unanimously 4-0.**

**Appeal rights were recited.**

3. 24 and 26 Rogers Street  
Subdivision Application M-25-005

Consider a Request for Approval for a Lot Line Adjustment Between Two Lots (24 Rogers Street and 26 Rogers Street) on Property Zoned R-1:10. APNs: 529-33-001 and - 034. 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: Ann Cali and Margaret Wherry. Applicant: Kenneth D. Wilson. Project Planner: Erin Walters

The project planner presented the staff report.

Opened Public Comment.

Bart Hechtman, Land Use Counsel for the Owners, Applicant

It was a complicated project due to a variety of site constraints. But after a year and a half, they worked out compliance with the Town's guidelines. The engineering condition #9 regarding easements was addressed by Staff.

Closed Public Comment.

Committee members discussed the matter.

Erin Walter, Project Planner

Staff worked with Public Works on condition #9 and it was removed. The draft conditions provided today are the final ones.

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

**VOTE:**                    **Motion passed unanimously 4-0.**

**Appeal rights were recited.**

4. 14339 Oka Lane  
Subdivision Application M-24-010

Consider a Request for Approval for a Lot Line Adjustment Between Three Lots Resulting in Two Lots on Property Zoned R-1:8. APN: 424-44-012. 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: Nick Gera. Applicant: Teresa Price, Hanna Brunetti. Project Planner: Erin Walters

The project planner presented the staff report.

Opened Public Comment.

Nick Gera, Applicant

They want to clarify that there are presently three lots. They have decided to compromise with two lots. There is a 15-foot-wide easement on the west side. They want to make sure that they only have to go through SCCFD once. The bridge is 10 feet. They don't want to go through the design of the homes and later find out they need to redo the bridge.

Committee members asked questions of the Applicant.

Jega Aravandy, Neighbor

They were informed that their fence was encroaching on an easement. Where can they go to confirm the location and size of easements? Also, can the neighbor build two or three homes?

Sean Mullin, Planning Manager

Easement maps are recorded by County Recorder and kept with the County of Santa Clara. The neighbor can speak with staff on the potential developments.

Closed Public Comment.

Committee members discussed the matter.

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

**VOTE:**                    **Motion passed unanimously 4-0.**

**Appeal rights were recited.**

#### **OTHER BUSINESS**

None.

#### **ADJOURNMENT**

The meeting adjourned 10:27 a.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the December 9, 2025 meeting as approved by the Development Review Committee.

Prepared by:

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/s/ Sean Mullin, AICP, Planning Manager