



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

**MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING
JULY 9, 2024**

The Development Review Committee of the Town of Los Gatos conducted a regular meeting on July 9, 2024, at 10:00 a.m.

ROLL CALL

Present: Jennifer Armer, CDD Planning; Roy Alba, 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 – June 18, 2024

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

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. 487 Wraight Avenue
Architecture and Site Application S-23-024.

Requesting Approval for Demolition of an Existing Single-Family Residence and Construction of a New Single-Family Residence That Will Exceed the Maximum Allowable Floor Area on Property Zoned R-1D. APN 529-06-024. Categorically Exempt Pursuant to the California Environmental Quality Act, Section 15303 New Construction or Conversion of Small Structures. Property Owner/Applicant: Victor Chien. Project Planner: Jocelyn Shoopman. *Continued from 6/18/24.*

The project planner presented the staff report.

Opened Public Comment.

Victor Chien, Owner/Applicant

They discussed various options to reduce the height and settled on two: reducing the first-floor ceiling height to 9 feet and modifying the roof slope.

Ray Owen and Sharisa Willard, Neighbors

A one- to two-foot reduction would be satisfactory. The plate height is now 25.3, down from 27.2. They want to know how the Town checks for compliance between the revised drawings and the actual build.

Qui Son, Architect, I-Mark Design Group

The overall height of the house is 24 feet, six inches or lower. Just the peak in the center of the house measures 25 feet, three inches.

Closed Public Comment.

Committee members discussed the matter.

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

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

OTHER BUSINESS

None.

ADJOURNMENT

The meeting adjourned 10:15 a.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the July 9, 2024 meeting as approved by the Development Review Committee.

Prepared by:

/s/ Jennifer Armer, AICP, Planning Manager