



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

**MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING
MAY 20, 2025**

The Development Review Committee of the Town of Los Gatos conducted a regular meeting on May 20, 2025, at 10:00 a.m.

ROLL CALL

Present: Sean Mullin, CDD Planning; Robert Gray, Building; James Watson, 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 – May 13, 2025

MOTION: **Motion by James Watson to approve the consent calendar. Seconded by Robert Gray.**

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

PUBLIC HEARINGS

2. 110 Johnson Avenue
Subdivision Application M-24-022

Consider a Request for Approval to Subdivide One Lot into Three Lots on Property Zoned R-1:8. APN 529-38-001. Categorically Exempt Pursuant to the California Environmental Quality Act, Section 15315: Minor Land Divisions.

Property Owner: Peter Hofmann

Applicant: Velimir Sulic

Project Planner: Ryan Safty

The project planner presented the staff report.

Opened Public Comment.

Velimir Sulic, Applicant

They appreciate the staff and have no other comments.

Maria Cameron, Neighbor

They've lived there for over a decade. They are concerned about the shape of the lot and how much of it goes into the ravine. They wonder how it can accommodate three lots instead of two lots. They are concerned about the stability of the lot. There are mature trees there that they are afraid of losing. What are the parameters in deciding the number of lots?

Closed Public Comment.

Committee members asked staff questions.

Sean Mullin, Planning Manager

Can you confirm that relative to the lot slope and minimum area calculations of frontage, that the existing lot can yield three lots under the Town's Subdivision Rules?

Ryan Safty, Project Planner

When looking at a subdivision, minimum lot size is not dependent on the slope of the property. The slope will impact where they can build in the future and what the allowable Floor Area Ratio will be for each lot. We look at how much of the land they are subdividing and whether it meet the minimum requirements. The Subdivision Map Act is very strict on when we can deny a subdivision. It meets all the Town's minimum lot size requirements.

Velimir Sulic, Applicant

The property theoretically can get five lots, but the owner wanted to maintain the neighborhood. All the lots have more than the required minimum square footage. They comply with width and depth. Most of the property is level, only a certain area has a slope.

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

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

Appeal rights were recited.

OTHER BUSINESS

None.

ADJOURNMENT

The meeting adjourned 10:07 a.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the May 20, 2025 meeting as approved by the Development Review Committee.

Prepared by:

/s/ Sean Mullin, AICP, Planning Manager