



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

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**MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING  
NOVEMBER 26, 2024**

The Development Review Committee of the Town of Los Gatos conducted a regular meeting on November 26, 2024, at 10:00 a.m.

**ROLL CALL**

Present: Sean Mullin, CDD Planning; Robert Gray, CDD Building; Corvell Sparks, PPW Engineering; and Matthew McKenna, SCCFD.

Absent: None.

**MEETING CALLED TO ORDER AT 10:00 AM**

**VERBAL COMMUNICATIONS**

None.

**CONSENT ITEMS**

1. Approval of Minutes – November 5, 2024

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

**VOTE:**                   **Motion passed unanimously.**

**PUBLIC HEARINGS**

2. 16406 W. La Chiquita Avenue  
Architecture and Site Application S-24-011

Requesting Approval for Demolition of an Existing Single-Family Residence, Construction of a New Single-Family Residence, and Site Work Requiring a Grading Permit on Property Zoned R-1:8. APN 532-04-045. The Project is Categorically Exempt Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303(a): New Construction.

Property Owner: Huajun Lu

Applicant: Tri Hong

Project Planner: Suray Nathan

The project planner presented the staff report.

Opened Public Comment.

Joan Kaufman, Neighbor

- The grade of the project is higher than their property. Water drains into their yard. Their fence posts have all rotted. They needed to get a sump pump to drain the standing water into the front yard.

Tri Hong, Designer

- The drainage issues are taken care of in their plans.

Closed Public Comment.

Suray Nathan, Project Planner

- The project needs a grading permit and was reviewed by the Engineering department and approved.

Corvell Sparks, PPW Engineer

- A grading permit is required and will be reviewed more extensively during the process. Minimizing offsite flow to neighboring property is part of the conditions of approval.

Closed Public Comment.

Committee members discussed the matter.

**MOTION:**                      **Motion by Robert Gray** to approve with the 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 10:09 a.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the November 26, 2024 meeting as approved by the Development Review Committee.

Prepared by:

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/s/ Sean Mullin, AICP, Senior Planner