



TOWN OF LOS GATOS DEVELOPMENT REVIEW COMMITTEE REPORT

MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING NOVEMBER 18, 2025

The Development Review Committee of the Town of Los Gatos conducted a regular meeting on November 18, 2025, at 10:00 a.m.

ROLL CALL

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

Absent: None.

MEETING CALLED TO ORDER AT 10:04 AM

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS

1. Approval of Minutes – November 4, 2025

MOTION: **Motion by Robert Gray to approve the consent calendar. Seconded by Kenny Ip.**

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. 134 Hernandez Avenue
Architecture and Site ApplicationS-25-038

Consider a request for Approval for Site Improvements Requiring a Grading Permit on Property Zoned R-1:12. APN 510-21-002. Exempt Pursuant to the CEQA S

Property Owner: Jason and Janine Paul

Applicant: David Kuoppamaki

Project Planner: Ryan Safty

The project planner presented the staff report.

Opened Public Comment.

David Kuoppamaki, Architect
They are available for questions.

Closed Public Comment.

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

Friendly amendment offered by Sean Mullin, Planning Manager, to remove the finding for demolition of the existing residence as it does not apply to the project.

The friendly amendment was accepted by the maker of the Motion and Seconder.

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

OTHER BUSINESS

3. 2026 Meeting Calendar

MOTION: **Motion by Robert Gray** to approve the 2026 Meeting Calendar.
Seconded by Kenny Ip.

VOTE: **Motion passed unanimously.**

ADJOURNMENT

The meeting adjourned 10:11 a.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the November 18, 2025 meeting as approved by the Development Review Committee.

Prepared by:

/s/ Sean Mullin, AICP, Planning Manager