



**TOWN OF LOS GATOS
DEVELOPMENT REVIEW COMMITTEE
APRIL 14, 2026
110 EAST MAIN STREET
TOWN COUNCIL CHAMBERS
10:00 AM**

IMPORTANT NOTICE

This meeting will be held in person at the location listed above. Members of the public may provide written or oral comments on agenda items by following the instructions listed at the end of the agenda.

CALL MEETING TO ORDER

ROLL CALL

VERBAL COMMUNICATIONS *(Members of the public are welcome to address the Development Review Committee on any matter that is not listed on the agenda and is within the subject matter jurisdiction of the Committee. During special meetings, members of the public are welcome to address the Committee only on items listed on the agenda. Town resources may not be used to facilitate audio or visual presentations. To ensure all agenda items are heard, this portion of the agenda is limited to 30 minutes. In the event additional speakers were not able to be heard during the initial Verbal Communications portion of the agenda, an additional Verbal Communications will be opened prior to adjournment. Each speaker is limited to three minutes or such time as authorized by the Chair.)*

CONSENT ITEMS *(Items appearing on the Consent are considered routine Town business and may be approved by one motion. Members of the public may provide input on any Consent Item(s) when the Chair asks for public comment on the Consent Items. Each speaker is limited to three minutes or such time as authorized by the Chair.)*

1. Draft Minutes of the March 17, 2026 Development Review Committee Meeting

PUBLIC HEARINGS *(Presentations during the Public Hearings portion of the agenda by appellants and applicants, including any expert or consultant assisting with the presentation, shall be limited to a total of no more than five (5) minutes for all speakers. Appellants and applicants shall be provided no more than three (3) minutes to rebut at the end of the public hearing. Visual presentations that require the use of staff resources shall be limited to appellants and applicants. Members of the public testifying at public hearings shall be limited to no more than three (3) minutes, or such time as authorized by the Chair. Items requested/recommended for continuance are subject to the Committee's consent at the meeting. Items requested/recommended for continuance are subject to the Committee's consent at the meeting.)*

2. **16680 Kennedy Road** <https://www.losgatosca.gov/2377/K>
Architecture and Site Application S-25-047

Consider a Request for Approval to Demolish an Existing Single-Family Residence, Construct a New Two-Story Single-Family Residence, and Site Work Requiring a Grading Permit on Property Zoned R-1:8. APN 532-33-069. Exempt Pursuant to the CEQA Section 15303(a): New Construction or Conversion of Small Structures. Property Owner: Sandeep Kumar. Applicant: Nghi Thanh Le. Project Planner: Suray Nathan.

OTHER BUSINESS *(Each speaker is limited to three minutes or such time as authorized by the Chair.)*

ADJOURNMENT

ADA NOTICE - In compliance with the Americans with Disabilities Act, if you require special assistance to participate in this meeting, please contact the Clerk's Office at (408) 354-6834. Please notify the Clerk's Office at least two (2) business days prior to the meeting so that reasonable arrangements can be made to ensure accessibility in compliance with 28 CFR §35.102-35.104 and related provisions.

NOTICE REGARDING SUPPLEMENTAL MATERIALS - Materials related to an item on this agenda submitted to the Committee after initial distribution of the agenda packets are available for public inspection in the Clerk's Office at Town Hall, 110 E. Main Street, Los Gatos, and on the Town's website at www.losgatosca.gov. Town Committee agendas and related materials can be viewed online at <https://losgatos-ca.municodemeetings.com/>.

HOW TO PARTICIPATE

The Town of Los Gatos strongly encourages your active participation in the public process. If you are interested in providing oral comments during the meeting, you must attend in-person, complete a speaker's card, and return it to the staff. If you wish to speak to an item on the agenda, please list the item number on the speaker card. The time allocated to speakers may change to better facilitate the meeting. If you are unable to attend the meeting in-person, you are welcome to submit written comments via email to planning@losgatosca.gov.

Public Comment During the Meeting:

When called to speak, please limit your comments to three (3) minutes, or such other time as the Chair may decide, consistent with the time limit for speakers at a Town meeting.

Speakers at public meetings may be asked to provide their name and to state whether they are a resident of the Town of Los Gatos. Providing this information is not required.



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

MEETING DATE: 04/14/2026

ITEM NO: 1

**DRAFT
MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING
MARCH 17, 2026**

The Development Review Committee of the Town of Los Gatos conducted a regular meeting on March 17, 2026, 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 10:00 AM

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS

1. Approval of Minutes – March 3, 2026

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

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. 110 Wood Road
Architecture and Site Application S-25-033
Lot Merger Application M-25-008

Consider a Request for Approval to Demolish all Existing Buildings on the Site, Construct a New Senior Living Community with 185 Independent Living Units and 24 Supporting Care Units, Remove Large Protected Trees, Site Improvements Requiring a Grading Permit, and a Lot Merger on Property Zoned R:PD. APN 510-47-038. An Environmental Impact Report was Certified for the Project. Property Owner: Front

Porch Communities and Services. Applicant: Rockwood Pacific, Inc. Project Planner:
Sean Mullin.

The project planner presented the staff report.

Opened Public Comment.

Frank Rockwood of Rockwood Pacific, Applicant
Available for questions.

Closed Public Comment.

Committee members discussed the matter.

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

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

OTHER BUSINESS

None.

ADJOURNMENT

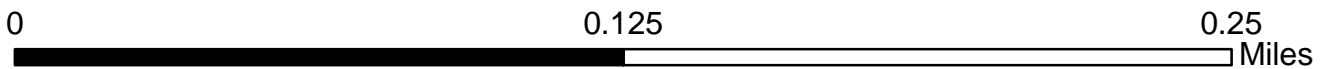
The meeting adjourned 10:04 a.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the March 17, 2026 meeting as approved by the Development Review Committee.

Prepared by:

Sean Mullin, AICP, Planning Manager

16680 Kennedy Road



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