



**TOWN OF LOS GATOS
DEVELOPMENT REVIEW COMMITTEE
SEPTEMBER 22, 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. Approve the Draft Development Review Committee Minutes of September 15, 2026.

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. 14761 La Rinconada Drive and 17445 Zena Avenue <https://www.losgatosca.gov/2378/L>
A Lot Line Adjustment Application M-26-005

Consider a Request for Approval for a Lot Line Adjustment Between Two Adjacent Lots on Property Zoned R-1:12 and RC. APN 409-30-036 and APN 409-31-001. Statutorily Exempt from CEQA as Ministerial Approval in Accordance with Public Resources Code Section 21080 (b)(1) (CEQA Statute) and CEQA Guidelines Section 15268. Application is only for Ministerial Approval of a Lot Line Adjustment Pursuant to Section 66412 (d) of the Subdivision Map Act. Property Owners: Gavin and Gabriella Hoffmann/Clearview Golf Associates LLC. Applicant: Hanna Brunetti. Project Planner: Suray Nathan.

3. 14777 La Rinconada Drive and 17445 Zena Avenue <https://www.losgatosca.gov/2378/L>
A Lot Line Adjustment Application M-26-006

Consider a Request for Approval for a Lot Line Adjustment Between Two Adjacent Lots on Property Zoned R-1:12 and RC. APN 409-30-037 and APN 409-31-001. Statutorily Exempt from CEQA as Ministerial Approval in Accordance with Public Resources Code Section 21080 (b)(1) (CEQA Statute) and CEQA Guidelines Section 15268. Application is only for Ministerial Approval of a Lot Line Adjustment Pursuant to Section 66412 (d) of the Subdivision Map Act. Property Owners: Steven Fund/Clearview Golf Associates LLC. Applicant: Steven Fund. 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**

**DRAFT
MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING
SEPTEMBER 15, 2026**

The Development Review Committee of the Town of Los Gatos conducted a regular meeting in person.

MEETING CALLED TO ORDER AT 10:00 AM

ROLL CALL

Present: Sean Mullin, CDD Planning; Roy Alba, CDD Building; James Watson, PPW Engineering; and Kenny Ip, SCCFD.

Absent: None.

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

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

(Audio time: 00:01:00)

MOTION: **Motion by Kenny Ip to approve adoption of the Consent Calendar.
 Seconded by Roy Alba.**

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. **15575 El Gato Lane**
Architecture and Site Application S-25-029
Property Owner/Applicant: Saikiran Garimella
Project Planner: Samina Merchant

Consider a Request for Approval to Demolish an Existing Single-Family Residence, Construct a New Single-Family Residence with Reduced Side Yard Setbacks and an Exemption from the Parking Requirements on a Non-Conforming Property Zoned R-1:8. APN 523-22-007. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction or Conversion of Small Structures.

Samina Merchant, Associate Planner, presented the staff report.

Sean Mullin, Planning Manager, opened and closed Public Comment.

(Audio time: 00:02:56)

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

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

OTHER BUSINESS

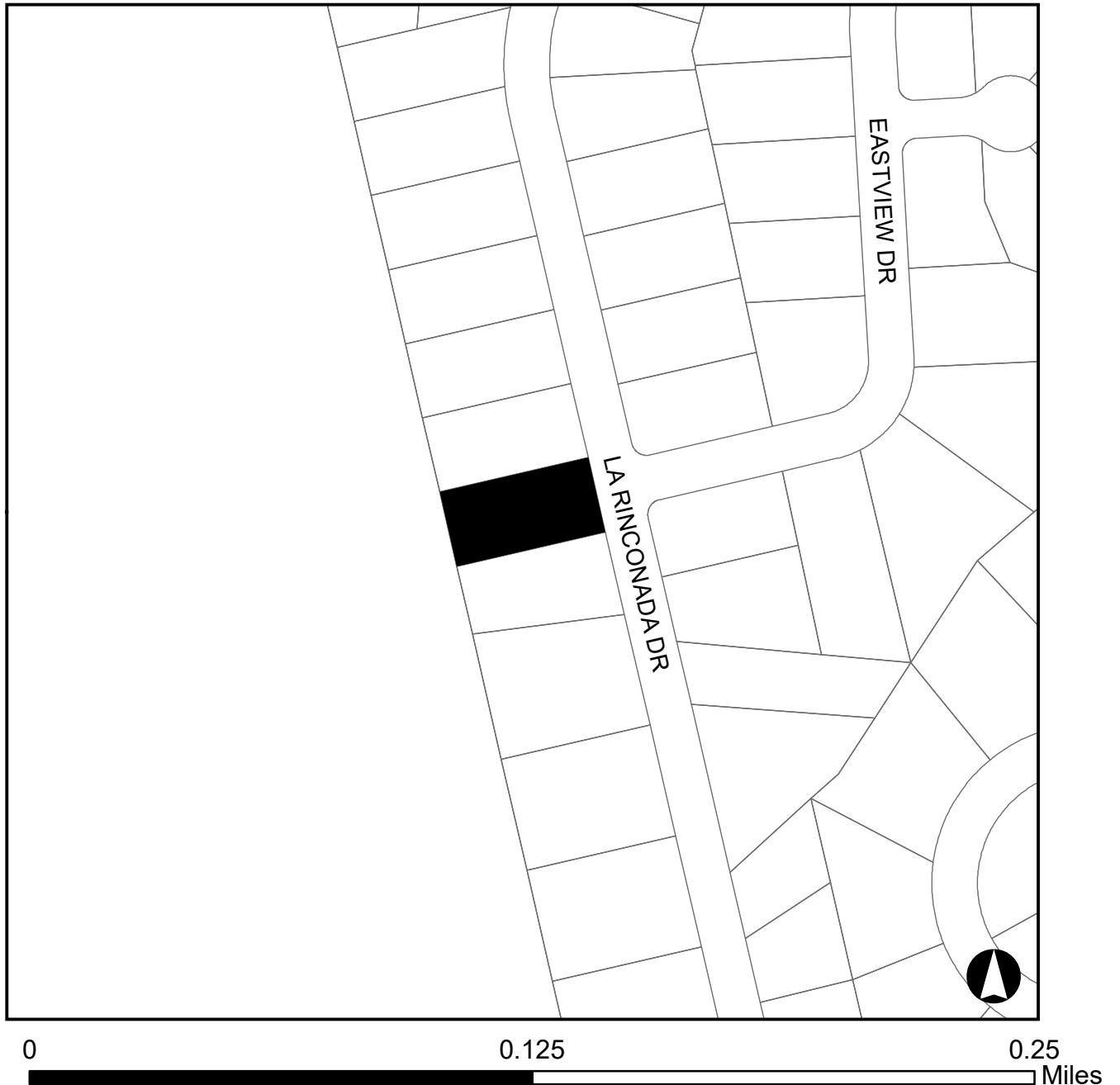
None.

ADJOURNMENT

The meeting adjourned at 10:06 a.m.
September 15, 2026, meeting as approved by the
Development Review Committee.

Sean Mullin, AICP, Planning Manager

14761 La Rinconada Drive



14777 La Rinconada Drive

