



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

**MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING
JANUARY 31, 2023**

The Development Review Committee of the Town of Los Gatos conducted a Regular Teleconference Meeting on January 31, 2023, at 10:00 a.m.

This meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic and was conducted via Zoom. All committee members and staff participated from remote locations and all voting was conducted via roll call vote. In accordance with Executive Order N-29-20, the public could only view the meeting online and not in the Council Chambers.

ROLL CALL

Present: Jennifer Armer, 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 – January 3, 2023

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

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

PUBLIC HEARINGS

2. 72 Drysdale Drive

Architecture and Site Application S-22-005

Requesting Approval for Site Work Requiring a Grading Permit on Property Zoned HR-1. APN 527-02-007.

PROPERTY OWNER: John and Allison Diep

APPLICANT: Hanna-Brunetti

PROJECT PLANNER: Ryan Safty

The project planner presented the staff report.

Opened Public Comment.

Amanda Musy-Verdel, Applicant

This project involves the grading for a previously approved ADU. The ADU pad was lowered by 2 feet to comply with the height requirement of the purchase agreement. The applicant, owner, and contractor are working to resolve drainage and erosion control problems at the site. The applicant is also working with Parks and Public Works to modify the permanent site drainage to move more water towards Drysdale Drive.

Arvin, Neighbor

Concerned about drainage and fencing issues and lack of response to previous communication.

Brad Krouskup, Neighbor

Expressed questions about good neighbor fencing; conditions of approval for the construction access easement; and the appeal process.

Amanda Musy-Verdel, Applicant

There will be a fence along the property line, and they can discuss any other fencing. All existing, recorded agreements will be honored.

Closed Public Comment.

Staff provided the following comments.

- ADUs are administrative with no public hearing or notification. The Architecture & Site application for the grading permit involves lowering the pad and is discretionary and so it is appealable.
- Construction access easement is part of the project and will be reviewed and verified by Parks and Public Works at time of building and grading permit submittal.
- Fencing is not required but is planned.
- Parks and Public Works is available for any easement concerns or questions.

Committee members discussed the matter.

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

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

Appeal rights were recited.

OTHER BUSINESS

- None.

ADJOURNMENT

The meeting adjourned 10:24 a.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the January 31, 2023 meeting as approved by the Development Review Committee.

Prepared by:

/s/ Jennifer Armer, AICP, Planning Manager