



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

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**MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING  
FEBRUARY 23, 2021**

The Development Review Committee of the Town of Los Gatos conducted a Regular Teleconference Meeting on February 23, 2021, 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 Chamber.**

**ROLL CALL**

Present: Sally Zarnowitz, CDD Planning; Robert Gray, CDD Building; Mike Weisz, PPW Engineering; Kenny Ip, SCCFD.

Absent: None.

Staff: Erin Walters, CDD Planning; Jocelyn Shoopman, CDD Planning; Corvell Sparks, PPW Engineering; Monica Renn, Economic Vitality Manager.

**MEETING CALLED TO ORDER AT 10:01 AM**

**VERBAL COMMUNICATIONS**

- None.

**CONSENT ITEMS**

1. Approval of Minutes – February 16, 2021.

**MOTION:**                   **Motion by Robert Gray to approve the consent calendar. Seconded by Mike Weisz.**

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

**PUBLIC HEARINGS**

2. 16347 Aztec Ridge Drive  
Architecture and Site Application S-19-019

Requesting approval for site improvements requiring a grading permit on property zoned HR-2 1/2. APN 532-26-027.  
PROPERTY OWNER: Katherine A. Raft  
APPLICANT: Davis Rossi  
PROJECT PLANNER: Erin Walters

The project planner, Erin Walters, presented the staff report.

Opened Public Comment.

David Rossi

Applicant speaking on behalf of the project. The application does request an exception to fill an eroded area with rocks. They are not intending to move much dirt but rather place an erosion control wall at the bottom of the slope, then fill the triangle of open space that was created from this erosion with drain rock. They are available for questions.

David Rossi

They are looking forward to moving this project along.

Closed Public Comment.

**MOTION:** Motion by **Mike Weisz** to approve with the required findings and recommended conditions of approval. **Seconded** by **Kenny Ip**.

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

3. 285 E. Main Street  
Conditional Use Permit Application U-20-012

Request for approval of modification to a Conditional Use Permit for a non-formula private sports recreation club (The Club at Los Gatos) to allow alcohol service on property zoned C-1. APN 529-27-018.  
PROPERTY OWNER: David Wilson  
APPLICANT: Alex Anderson  
PROJECT PLANNER: Erin Walters

The project planner, Erin Walters, presented the staff report.

Opened Public Comment.

Alex Anderson

Applicant speaking on behalf of the project. The Club's Café and Lounge is allowing us to enhance the community aspect of The Club, allowing members to socialize, work remotely and eat; all the things that add an auxiliary experience to the health club environment. They are available for questions.

Prasad Sastry, 303 E. Main Street

Current Administrator of the Self-Realization Fellowship Church. A large percentage of their congregation are Los Gatos Residents of all ages. With their different services taking place at different times throughout the week, their concern is with The Club being able to serve alcohol will cause safety, parking, and noise concerns.

Jason Janes, 17 Pleasant Street

There has been construction here for several years which is impacting how peaceful their home/neighborhood is. The balcony of this gym looks directly into their bedroom. There is more concern for noise, parking issues, and safety concerns due to alcohol. Why does a gym need a liquor license?

Kate McQueen, 17 Pleasant Street

She submitted the letter sharing the neighborhood concerns. There isn't a barrier between their apartment complex and the gym. With the gym hours of operations being 5:00 AM - 10:00 PM and having alcohol served, there is concern with increased noise, buzzed driving, and traffic congestion.

Alex Anderson

He appreciates everyone's concerns and encourages neighbors to continue to provide feedback with any concerns. Our core value is safety. In reference to the comment made about the trees being removed, we did not remove any trees that were between the apartment and the building. The walls and greenery that will be added should ensure the noise levels stay minimal. From The Club's internal operations, we are adding a café to the member lounge, which includes alcohol, and will allow for this to be a full-service space.

Closed Public Comment.

**MOTION:** Motion by **Robert Gray** to approve with the required findings and recommended conditions of approval. **Seconded** by **Mike Weisz**.

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

4. 14800 Oka Road  
Certificate of Compliance M-20-005

Requesting issuance of a Certificate of Compliance for property zoned R-1:8 and North 40 Specific Plan Area. APNs 424-08-059 and 424-07-116.

PROPERTY OWNER/APPLICANT: Yuki Farms

PROJECT PLANNER: Jocelyn Shoopman

The project planner, Jocelyn Shoopman, presented the staff report.

Opened Public Comment.

Jacquelyn Bays

Plan Surveyor/Applicant for the project. They are available for questions.

Closed Public Comment.

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

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

#### **OTHER BUSINESS**

- None.

#### **ADJOURNMENT**

The meeting adjourned 10:30 AM

This is to certify that the foregoing is a true and correct copy of the minutes of the February 23, 2021 meeting as approved by the Development Review Committee.

Prepared by:

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/s/Sally Zarnowitz, AIA, LEED AP, Planning Manager