



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

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**MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING  
MARCH 2, 2021**

The Development Review Committee of the Town of Los Gatos conducted a Regular Teleconference Meeting on March 2, 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; Roy Alba, CDD Building; Mike Weisz, PPW Engineering; Kenny Ip, SCCFD.

Absent: None.

Staff: Jocelyn Shoopman, CDD Planning; Robert Schultz, Town Attorney.

**MEETING CALLED TO ORDER AT 10:00 AM**

**VERBAL COMMUNICATIONS**

- None.

**CONSENT ITEMS**

1. Approval of Minutes – February 23, 2021.

**MOTION:** Motion by Mike Weisz to approve the consent calendar. **Seconded** by Kenny Ip.

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

## **PUBLIC HEARINGS**

1. 17301 E. Vineland Avenue  
Subdivision Application M-20-007

Requesting issuance of a Certificate of Compliance for property zoned R-1:8.

APN: 424-08-059.

PROPERTY OWNER: Linda Davis

APPLICANT: TS Civil Engineering

PROJECT PLANNER: Jocelyn Shoopman

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

Opened Public Comment.

Terry Szewczyk

Applicant speaking on behalf of the project. We are pleased to be here after extensive research was completed by the Town's survey consultant who confirmed that we have two legal lots. We're grateful to the neighbors for their feedback at this point. Their concerns will be taken into consideration during the next phase of this project. Today is for acknowledging and approving that we have two legal lots. When it comes time to do the Lot Line Adjustment and the Architecture and Site application with new residences, we will address the privacy issues as well as geotechnical screenings, and anything else that is typical of a new residence.

Jane Hills, 100 Vasona Oaks Drive

Neighbor who lives below the proposed project. We have written a letter to Ms. Shoopman and the civil engineer and they have responded to us. We are very concerned about several aspects of this development such as hillside stability and water run-off. We had a very serious landslide back in 1979 at the end of Vasona Oaks Drive which was addressed with a large retaining wall. This wall does not go through the Vineland property, which is cause for concern, especially if there will be 20-foot pilings inserted into our hillside. Other concerns are privacy and the size of the new buildings being placed on a lot that currently only has a small cottage on it.

Patti Lovetro-Clarke, 104 Vasona Oaks Drive

Neighbor and president of the HOA for their street. There is a concern with potential removal of large trees in the area which we are hoping to retain. There is concern with noise, and construction in the area. There is concern for drainage and erosion as well, which we have had issues with.

Terry Szewczyk

Applicant making closing comments on behalf of the project. We are happy to consider the neighborhood's feedback. We are requesting any plans or reports from the HOA if they have them available.

Closed Public Comment.

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

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

### **OTHER BUSINESS**

- None.

### **ADJOURNMENT**

The meeting adjourned 10:14 AM

This is to certify that the foregoing is a true and correct copy of the minutes of the March 2, 2021 meeting as approved by the Development Review Committee.

Prepared by:

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