



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

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**MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING  
APRIL 13, 2021**

The Development Review Committee of the Town of Los Gatos conducted a Regular Teleconference Meeting on April 13, 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: Jennifer Armer, CDD Planning; Rob Campbell, SCCFD; Robert Shultz, Town Attorney; Monica Renn, Economic Vitality Manager.

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

**VERBAL COMMUNICATIONS**

- None.

**CONSENT ITEMS**

1. Approval of Minutes – April 6, 2021.

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

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

**PUBLIC HEARINGS**

2. 17070 Wild Way

Architecture and Site Application S-18-056

Requesting approval for demolition of an existing single-family residence, construction of a new single-family residence, and removal of a large protected tree on property zoned R-1:20. APN 424-30-025.

PROPERTY OWNER: BALAKRISHNAN TRUST

APPLICANT: BALAKRISHNAN RANGABASHYAM

PROJECT PLANNER: Jennifer Armer

The project planner, Jennifer Armer, presented the staff report. Public comment was received and forwarded to the Committee.

Opened Public Comment.

Bala Rangabashyam

Applicant speaking on behalf of the project. This has been a gradual learning process for us, so thank you to the staff and neighbors for helping us through this process.

Bala Rangabashyam

In closing, I spoke with the neighbor with tree removal concerns and the neighbor is okay with the trees being removed as they are dying. Her original concern was with the healthy trees which will not be removed.

Closed Public Comment.

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

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

**Appeal rights were recited.**

3. 565 University Avenue

Conditional Use Permit Application U-21-004

Requesting approval of a modification to an existing Conditional Use Permit for a restaurant (Campo di Bocce) to include increased hours and alcohol service on property zoned LM. APN 529-07-096.

PROPERTY OWNER/APPLICANT: Tom Albanese, Campo di Bocce of Los Gatos

PROJECT PLANNER: Jennifer Armer

The project planner, Jennifer Armer, presented the staff report. Public comment was received and forwarded to the Committee.

Opened Public Comment.

Benjamin Musolf

Property and business owner speaking on behalf of the project. With the new guidelines within the Town, we would like to offer more alcoholic beverage choices aside from beer and wine. We have been asked by our community to offer morning services for meeting space use as well as evening services as a flexibility option without changing the current business hours that are posted to the public.

Benjamin Musolf

In closing, we love Los Gatos and the community. We are working to do our part with our staff and the community in terms of safety and providing work to our staff.

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.**

**Appeal rights were recited.**

#### **OTHER BUSINESS**

- None.

#### **ADJOURNMENT**

The meeting adjourned 10:22 AM

This is to certify that the foregoing is a true and correct copy of the minutes of the April 13, 2021 meeting as approved by the Development Review Committee.

Prepared by:

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