



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

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**MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING  
JUNE 4, 2019**

The Development Review Committee of the Town of Los Gatos conducted a Regular Meeting on June 4, 2019, at 10:00 a.m.

**ROLL CALL**

Present: Jennifer Armer, CDD Planning; Roy Alba, CDD Building; Kevin Bagley, PPW Engineering; Mike Weisz, PPW Engineering; Katherine Baker, SCCFD.

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

**PLEDGE OF ALLEGIANCE**

Jennifer Armer led the Pledge of Allegiance.

**VERBAL COMMUNICATIONS**

- None

**PUBLIC HEARINGS**

1. 214 Caldwell Avenue  
Architecture and Site Application S-19-010

Requesting approval for demolition of an existing single-family residence and construction of a new single-family residence on property zoned R-1:8. APN 529-20-037.  
PROPERTY OWNER/APPLICANT: Omid Shakeri, Da Vinci Homes Inc.  
PROJECT PLANNER: Jennifer Armer

Jennifer Armer, Senior Planner, presented the staff report.

Opened and closed Public Comment.

Committee members discussed the matter.

**MOTION:**                   **Motion by Kevin Bagley to approve. Seconded by Roy Alba.**

**VOTE:**                   **Motion passed unanimously.**

2. 66 E. Main Street

Conditional Use Permit Application U-19-006

Requesting approval for group classes on property zoned C-2. APN 529-29-049.

PROPERTY OWNER: Thomas Jane Living Trust

APPLICANT: Alex Anderson

PROJECT PLANNER: Jennifer Armer

Jennifer Armer, Senior Planner, presented the staff report.

Opened Public Comment.

Alex Anderson (Applicant)

- In response to written comments received, the applicant confirmed that classes will be onsite only, and bathroom facilities will be available onsite so no porta-potties will be needed.

Tom Spilsbury (Nearby Neighbor)

- He did not receive notice. He is opposed due to parking concerns.

Maureen Cappon-Javey (Executive Director of NUMU)

- She did not receive notice. She is concerned about parking, hours of operation, and less stringent conditions of approval in comparison to those in the CUP for NUMU.

Shari Flick (Nearby Neighbor)

- She is worried about parking.

Con-Vivier Venter (Nearby Neighbor)

- He is a current gym member and is concerned about parking, and gym activities near his home.

John Lochner (Proposed Veterans Foundation Representative)

- He is concerned about parking, especially with the new Veterans Memorial upcoming grand opening on June 15, and the noise impacting visitors to the memorial.

Mike Hogan (Nearby Neighbor)

- He is concerned about the noise and parking.

Christina Alfs (Nearby Neighbor)

- She is concerned about the noise and parking.

Marily Rimmer (Nearby Neighbor)

- She supports the athletic club, but, is concerned about how it will impact the parking and lighting at that location.

Alex Anderson (Applicant)

- He is open to listening to concerns, and available to discuss. Loud music is not going to be part of their programming, but he will work to address the noise, parking, and lighting concerns.

Closed Public Comment.

Committee members discussed the matter.

**MOTION:**                   **Motion by Roy Alba to approve. Seconded by Jennifer Armer.**

**VOTE:**                   **Motion passed unanimously.**

3. 444 N. Santa Cruz Avenue  
Conditional Use Permit Application U-19-005

Requesting approval of a modification to an existing Conditional Use Permit for an existing restaurant with changes in beer and wine service (T-Bird's Restaurant) on property zoned C-1. APN 529-07-054.

PROPERTY OWNER: T S Chan Nursery Inc.

APPLICANT: Afshin Amanat

PROJECT PLANNER: Jennifer Armer

Jennifer Armer, Senior Planner, presented the staff report.

Opened and closed Public Comment.

Committee members discussed the matter.

**MOTION:**                   **Motion by Katherine Baker to approve. Seconded by Mike Weisz.**

**VOTE:**                   **Motion passed unanimously.**

4. 16100 Greenridge Terrace  
Subdivision Application M-19-004

Requesting approval for a subdivision of one lot into eight lots on property zoned HR-2½:PD. APN 527-12-002.

PROPERTY OWNER: Emerald Lake Investments LLC

APPLICANT: Hanna & Brunetti

PROJECT PLANNER: Sean Mullin

Sean Mullin, Associate Planner, presented the staff report.

Opened Public Comment.

David Weissman

- The location of the proposed 102.4 – foot wide scenic easement is not consistent with the motion by Town Council, that specified along the north edge of lots 1 & 8 and along the west edge of lots 3 & 5.

Applicant

- Open Space is already proposed on lots 1, 7, & 8. The scenic easement on lots 3 & 5 would connect to the (Sahadi) property to the south.

Closed Public Comment.

Committee members discussed the matter.

**MOTION:**                    **Motion by Kevin Bagley to approve. Seconded by Roy Alba.**

**VOTE:**                      **Motion passed unanimously.**

**OTHER BUSINESS** (*Up to three minutes may be allotted to each speaker on any of the following items.*)

- None

**ADJOURNMENT**

The meeting adjourned at 10:42 a.m.

Prepared by:

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/s/ Jennifer Armer, Senior Planner