



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

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**MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING  
JULY 20, 2021**

The Development Review Committee of the Town of Los Gatos conducted a Regular Teleconference Meeting on July 20, 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: Jennifer Armer, CDD Planning; Robert Gray, CDD Building; Corvell Sparks, PPW Engineering; Kenny Ip, SCCFD.

Absent: None.

Staff: Sean Mullin, CDD Planning; Roy Alba, CDD Building.

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

**VERBAL COMMUNICATIONS**

- None.

**CONSENT ITEMS**

1. Approval of Minutes – July 13, 2021.

**MOTION:**                   **Motion by Kenny Ip to approve the consent calendar. Seconded by Robert Gray.**

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

## **PUBLIC HEARINGS**

2. 32 Walnut Avenue  
Architecture and Site Application S-20-034

Requesting Approval for Demolition of an Existing Single-family Residence, Construction of a New Single-family Residence, Construction of a Detached Accessory Structure with Reduced Side and Rear Setbacks, and Site Improvements Requiring a Grading Permit Located on Nonconforming Property Zoned R-1:8. APN 510-41-013.  
PROPERTY OWNER: Manish Belsare and Rekha Thakur  
APPLICANT: Tom Sloan, Metro Design Group  
PROJECT PLANNER: Sean Mullin

The project planner, Sean Mullin, presented the staff report.

Opened Public Comment.

Manish Belsare, Property Owner

They went through several meetings with the Historic Preservation Committee (HPC) and determined the house has historic value so the front and side of the house should visually be maintained and remain the same. They have worked with Planning and associated departments to ensure they follow everything required. All changes/additions are taking place at the rear of the house. They have taken care of the Town Arborist recommendations and ensure protection of the existing redwood trees. In closing, they have kept all neighbors informed of the changes being proposed and it has been received positively.

Closed Public Comment.

**MOTION:**                    **Motion by Kenny Ip to approve with the 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 10:12 AM

This is to certify that the foregoing is a true and correct copy of the minutes of the July 20, 2021 meeting as approved by the Development Review Committee.

Prepared by:

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/s/Jennifer Armer, Senior Planner