



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

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**MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING  
JULY 25, 2023**

The Development Review Committee of the Town of Los Gatos conducted a regular meeting on July 25, 2023, at 10:00 a.m.

**ROLL CALL**

Present: Jennifer Armer, CDD Planning; Robert Gray, CDD Building; Corvell Sparks, PPW Engineering; and Kenny Ip, SCCFD.

Absent: None.

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

**VERBAL COMMUNICATIONS**

None.

**CONSENT ITEMS**

1. Approval of Minutes – July 11, 2023

**MOTION:**                   **Motion by Robert Gray to approve the consent calendar. Seconded by Corvell Sparks.**

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

**PUBLIC HEARINGS**

2. 105 Sund Avenue  
Architecture and Site Application S-23-003

Request for Approval for Site Improvements (Sports Court) Requiring a Grading Permit on Property Zoned HR-2-1/2. APN: 532-23-106. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

PROPERTY OWNERS/APPLICANTS: Jianming Wang and Weidong Jiang

PROJECT PLANNER: Erin Walters

The project planner presented the staff report.

Opened Public Comment.

Weidong Jiang "Jamie," Owner/Applicant  
Available for questions.

Karen Delumi, Neighbor at 111 Johnson Hollow

The project is in plain view across the creek. The sound travels downhill like a megaphone. Concerned about the sound and view of the court from her kitchen and deck. Spoke with Jamie about using plastic tile on the sports court to reduce sound. Had previous experience with another neighbor who installed a basketball court with no permits or notice. These neighbors were playing at night with bright lights on until 11:00 p.m. The noise echoes.

Weidong Jiang "Jamie," Owner/Applicant

Plastic tile will be installed to reduce the sound of bouncing balls. She has visited Karen's balcony to see how close the court will be. Will be respectful of their neighbors when using sport court. They are willing to plant privacy screening on the northern side of the court. Spoke with their gardener who said that the best time to plant is early February or March. Looked at the tree list and will have to do some research to see what is available at the nursery.

Closed Public Comment.

Committee members discussed the matter.

Staff: Jennifer Armer, Planning Manager

Neighbor has concerns about the view and sound. Applicant has offered a few remedies.

Staff: Erin Walters, Project Planner

The Town's noise ordinance has defined thresholds, and the sport court use is allowed by right. The applicant has agreed to install plastic tiles to address the sound issue. There is no proposed lighting. Privacy screening could be addressed with a new condition of approval to plant and maintain three, 15-gallon trees or shrubs selected from the riparian list of Appendix A from the Hillside Development Standards and Guidelines to provide screening for the neighbor to the northeast. The species and location will be subject to the satisfaction of the Planning Manager; and shall be planted prior to building permit final.

**MOTION:**                    **Motion by Corvell Sparks** to approve with required findings and recommended conditions of approval and additional condition regarding privacy screening as stated by staff. **Seconded by Robert Gray.**

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

**Appeal rights were recited.**

**OTHER BUSINESS**

None.

**ADJOURNMENT**

The meeting adjourned 10:15 a.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the July 25, 2023 meeting as approved by the Development Review Committee.

Prepared by:

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/s/ Jennifer Armer, AICP, Planning Manager