



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

MEETING DATE: 06/30/2026

ITEM: 1

**DRAFT
MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING
JUNE 23, 2026**

The Development Review Committee of the Town of Los Gatos conducted a regular meeting in person.

MEETING CALLED TO ORDER AT 10:00 AM

ROLL CALL

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

Absent: None.

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. Draft Minutes of the May 26, 2026, Development Review Committee Meeting

(Audio time: 00:01:20)

MOTION: Motion by Robert Gray to approve adoption of the Consent Calendar.
Seconded by Corvell Sparks.

VOTE: Motion passed unanimously.

PUBLIC HEARINGS

2. **16484 S. Kennedy Road**
Lot Line Adjustment Application M-26-001
APN 532-20-012
Property Owner: John Atala, 1One Development Co.
Applicant: Robin McCarthy, Architect
Project Planner: Samina Merchant

Consider a Request for Approval for a Lot Line Adjustment Between Two Adjacent Lots on Property Zoned HR-1. APN 532-20-012. Statutorily Exempt from CEQA as a

Ministerial Approval in Accordance with Public Resources Code Section 21080(b)(1) (CEQA Statute) and CEQA Guidelines Section 15268. Application is only for Ministerial Approval of a Lot Line Adjustment Pursuant to Section 66412(d) of the Subdivision Map Act. Property.

Sean Mullin, Planning Manager, presented the staff report.

Sean Mullin, Planning Manager, opened and closed Public Comment.

Committee members asked questions of the applicant.

(Audio time: 00:02:22)

MOTION: **Motion by Corvell Sparks** to Approve the Request for Approval for a Lot Line Adjustment Between Two Adjacent Lots on Property Zoned HR-1. APN 532-20-012. Statutorily Exempt from CEQA as a Ministerial Approval in Accordance with Public Resources Code Section 21080(b)(1) (CEQA Statute) and CEQA Guidelines Section 15268. Application is only for Ministerial Approval of a Lot Line Adjustment Pursuant to Section 66412(d) of the Subdivision Map Act. **Seconded by Robert Gray.**

VOTE: **Motion passed unanimously.**

3. **16484 S. Kennedy Road – Parcel 1**
Architecture and Site Application S-26-002
4. **16484 S. Kennedy Road – Parcel 2**
Architecture and Site Application S-26-003
APN 532-20-012
Property Owner: John Atala, 1One Development Co.
Applicant: Robin McCarthy, Architect
Project Planner: Samina Merchant

Consider a Request for Approval to Demolish an Existing Single-Family Residence and Construct a New Single-Family Residence on Each Parcel and Site Improvements Requiring a Grading Permit on Property Zoned HR-1. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction or Conversion of Small Structures.

Sean Mullin, Planning Manager, presented the staff report.

Sean Mullin, Planning Manager, opened and closed Public Comment.

(Audio time: 00:03:58)

MOTION: **Motion** by **Corvell Sparks** to Approve the Request for Approval to Demolish an Existing Single-Family Residence and Construct a New Single-Family Residence on Each Parcel and Site Improvements Requiring a Grading Permit on Property Zoned HR-1. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction or Conversion of Small Structures. **Seconded** by **Kenny Ip**.

VOTE: **Motion passed unanimously.**

ADJOURNMENT

The meeting adjourned at 10:05 a.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the June 23, 2026 meeting as approved by the Historic Preservation Committee.

Sean Mullin, AICP, Planning Manager

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