



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

**MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING
MAY 25, 2021**

The Development Review Committee of the Town of Los Gatos conducted a Regular Teleconference Meeting on May 25, 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; Corvell Sparks, PPW Engineering; Kenny Ip, SCCFD.

Absent: None.

Staff: Erin Walters, CDD Planning; Ryan Safty, CDD Planning; Mike Weisz, PPW Engineering; Robert Schultz, Town Attorney.

MEETING CALLED TO ORDER AT 10:00 AM

VERBAL COMMUNICATIONS

- None.

CONSENT ITEMS

1. Approval of Minutes – May 4, 2021.

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

VOTE: Motion passed unanimously 4-0.

PUBLIC HEARINGS

2. 21 W. Main Street

Conditional Use Permit Application U -21-009

Requesting approval of a Conditional Use Permit to allow a wine tasting room (Gali Vineyards) on a property zoned C-2-LHP. APN 529-01-018.

PROPERTY OWNER: Shari Flick

APPLICANT: Janice Gali

PROJECT PLANNER: Erin Walters

The project planner, Erin Walters, presented the staff report.

Opened Public Comment.

Janice Gali

Applicant speaking on behalf of the project. Her husband and she have lived in Los Gatos for over 30 years. They would like to open a tasting room in Downtown Los Gatos. They feel that it would be great for the community.

Janice Gali

In closing, she hopes that this application will be approved to allow a tasting room at this address.

Closed Public Comment.

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

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

Appeal rights were recited.

3. 17200 Los Robles Way

Certificate of Compliance M-21-001

Requesting issuance of a Certificate of Compliance for property zoned R-1:20. APNs 523-36-075 and 523-36-077.

PROPERTY OWNER: Daran Goodsell, Trustee

APPLICANT: Tony Jeans

PROJECT PLANNER: Ryan Safty

The project planner, Ryan Safty, presented the staff report. Public comments were received and shared with the applicant and committee.

Opened Public Comment.

Tony Jeans

Applicant speaking on behalf of the project. A presentation has been provided. This is the first step in a multi-step process. First is to obtain a Certificate of Compliance, then a request for a lot-line adjustment, and finally a proposal to build a new home on the lot(s). Application materials provided to the Town, and reviewed by the Town's Consultant Surveyor, verify the legality of the two parcels in question.

Alison and David Steer, 304 Harding Avenue

Asking for this application to be denied. A presentation has been provided, including history of the property in question.

Terry Rinehart, 110 Worlester Loop

Neighbors to the property. She and her husband are in agreement with the comments made from those requesting this application be denied. They state they were never notified of the lots going from one to three lots. There will be substantial economic damage to properties. There will also be significant flood damage. Comments and photos were provided prior to this meeting.

Nancy Neipp, 308 Harding

In agreement with the comments the Steers made. There will be flooding issues. There will be potential damages to the properties when getting this property up to code compliance with the earthquake safety guidelines. They request that this parcel be resubmitted as a single parcel and allow for an open and transparent process.

Tony Jeans

In closing, the owners of the property are asking that the Town recognizes that this is a three-parcel property. We are aware that these lots are considered non-conforming and that they may not be legal anymore. We are looking to legalize the lots.

Closed Public Comment.

MOTION: Motion by **Robert Gray** 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 10:36 AM

This is to certify that the foregoing is a true and correct copy of the minutes of the May 25, 2021 meeting as approved by the Development Review Committee.

Prepared by:

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