



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

MEETING DATE: 05/05/2026

ITEM: 1

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**DRAFT  
MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING  
APRIL 28, 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. **Approval of Minutes** – April 14, 2026

(Audio time: 00:01:14)

**MOTION:** Motion by Corvell Sparks to approve adoption of the Consent Calendar.  
**Seconded** by Kenny Ip.

**VOTE:** Motion passed unanimously.

**PUBLIC HEARINGS**

2. **321 Bachman Avenue**  
Architecture and Site Application S-25-049  
APN 510-17-100  
Property Owner: Stanley and Jean Melax  
Applicant: Jennifer Kretschmer, AIA  
Project Planner: Suray Nathan

Consider a request for approval to construct an addition with reduced setbacks to an existing non-contributing single-family residence located in the Almond Grove Historic District on nonconforming property zoned R-1D:LHP. APN 510-17-100. Categorically exempt pursuant to the CEQA Guidelines Section 15303: New Construction or Conversion of Small Structures.

Suray Nathan, Associate Planner, presented the staff report.

Sean Mullin, Planning Manager, opened Public Comment.

The following individual spoke on this item:

1. Stanley and Jean Melax, Owners

Sean Mullin, Planning Manager, closed Public Comment.

**(Audio time: 00:03:40)**

**MOTION:**                   **Motion by Robert Gray** to approve with required findings and recommended conditions of approval. **Seconded by Corvell Sparks.**

Committee members discussed the matter.

Friendly Amendment by Sean Mullin to omit: "The required findings for demolition of an existing residence can be made," because it is not necessary.

**The Maker of the Motion accepted the amendment to the motion.**

**The Seconder of the Motion accepted the amendment to the motion.**

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

**Appeal rights were recited.**

## **OTHER BUSINESS**

None.

## **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 April 28, 2026 meeting as approved by the Historic Preservation Committee.

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Sean Mullin, Planning Manager