



**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

MEETING DATE: 09/14/2022

ITEM NO: 2

DESK ITEM

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DATE: September 14, 2022  
TO: Planning Commission  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Consider an Appeal of a Community Development Director Decision to Deny a Fence Height Exception Request for Construction of Six-Foot Tall Fencing Located Within the Required Front Yard Setback and Construction of a Vehicular Gate with Reduced Setbacks on Property Zoned R-1:10. **Located at 755 Blossom Hill Road.** APN 523-04-043. Fence Height Exception Application FHE-21-003. PROPERTY OWNER: David and Ilana Kohanchi. APPLICANT: Nina Guralnic. PROJECT PLANNER: Savannah Van Akin.

**REMARKS:**

Exhibit 14 includes a request for a continuance of the item to the November 9, 2022 Planning Commission meeting. Exhibit 15 includes public comments received after the preparation of the Addendum Report.

**EXHIBITS:**

**Previously received with the September 14, 2022 Staff Report:**

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Administrative Warning Letter, dated December 14, 2020
5. Fence Height Exception Request, dated February 12, 2021 to the Community Development Department
6. Fence Height Exception Request, dated February 12, 2021 to the Parks and Public Works Department
7. Fence Height Exception Denial Letter, dated July 2, 2021
8. Administrative Warning Letter, dated July 7, 2022
9. Appeal of the Community Development Director Decision, received August 5, 2022
10. View Areas Diagrams
11. Site Plan
12. Site Images

**PREPARED BY:** SAVANNAH VAN AKIN  
Assistant Planner

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Reviewed by: Planning Manager and Community Development Director

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SUBJECT: 755 Blossom Hill Road/FHE-21-003

DATE: September 14, 2022

Previously received with the September 14, 2022 Addendum Report:

13. Public Comment received 11:01 a.m., September 9, 2022, and 11:00 a.m., September 13, 2022

Received with this Desk Item Report:

14. Request for Continuance

15. Public Comment received 11:01 a.m., September 13, 2022, and 11:00 a.m., September 14, 2022

From: David Kohanchi  
To: Savannah Van Akin  
Tue 9/13/2022 3:35 PM

EXTERNAL SENDER

Hi Savannah,

Hope this email finds you well!

I would sincerely appreciate a short delay based on the following-

1. We're currently dealing with a family medical issue related to renal failure/hospitalization. This could result in Nina Guralnik missing the meeting and/or creating unnecessary tensions.
2. Keith Freeman, our only true front yard neighbor, would not be able to make the zoom meeting as it stands. He lives in the house directly adjacent to our home and would like to also speak on our behalf.
3. I'm on call tomorrow. There is a decent likelihood that I won't be able to make the meeting either. For all of our sake, I think it would be better if I were able to attend.

If it were possible to delay, I'd like to move to either October 16th or **November 9th**.

Thanks for taking the time. It was nice meeting you finally.

Respectfully  
David Kohanchi MD

EXHIBIT 14

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**From:** Vlad Kostenko

**Sent:** Wednesday, September 14, 2022 8:21 AM

**To:** Planning Comment <PlanningComment@losgatosca.gov>

**Subject:** APN 523-04-043. Fence Height Exception Application FHE-21-003

**EXTERNAL SENDER**

Hello, I am Vladyslav Kostenko. I love the fence and would like to see it stay the way it is. My mother-in-law lives in the Senior Community across the street from this property, and she agrees that the fence is good just how it is. Everyone I have spoken with who lives in the Senior Community agrees that the fence is spectacular. I remember when it was built, many people from the Senior Community would walk across the street and offer their support for the fence, saying they have never seen one so beautiful. Also, the plaza across the street has busy activity occurring at night time. I am positive this fence will raise the value of all the nearby properties because of how nice it is. I talked to an appraiser who told me this. It really brings joy to the neighborhood. This fence is great the way it is. Cutting it down will hurt the neighborhood.

As a valuable member of this valuable Community, I would like Los Gatos to continue to be one of the best places in America. In regards to 755 Blossom Hill Rd everyone understands that the fence is gorgeous, but i want to talk about the vehicular gate. I have experience working for the company that serves vehicular gates and electrical motors. I know that this gate could be opened with a remote with a range of operation up to 1000 ft. There is no reason to remove the gate 18 ft out of the property line due to traffic safety concerns.

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**From:** Yana Smolii

**Sent:** Wednesday, September 14, 2022 10:53 AM

**To:** Planning Comment <PlanningComment@losgatosca.gov>

**Subject:** APN 523-04-043. Fence Height Exception Application FHE-21-003

**EXTERNAL SENDER**

Hello, my name is Yana Smolii. I live near the property at 755 Blossom Hill Road in Los Gatos. I am here in support of the fence along the property and would like to see the fence remain in its current state. The fence is amazing, and you can see the great green color of the trees through the fence. I recently moved here from Ukraine, where there is terrible destruction, where no person or family feels safe, and I understand the need for protection. Please do not cut this fence. As someone in this community, when I see this beautiful fence, it is a good thing and it makes me feel happy. I find it to be very pleasant. This property is on a very busy and dangerous road with fast moving vehicles and children play in the yard with water and fruit trees. The security of the fence and its beauty and strength far outweigh

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