



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 05/20/2025

ITEM NO: 3

**DRAFT
Minutes of the Special Town Council Meeting
Tuesday, May 13, 2025
5:15 P.M.**

The Town Council of the Town of Los Gatos conducted a special meeting in person and via teleconference.

MEETING CALLED TO ORDER AT 5:15 P.M.

ROLL CALL

Present: Mayor Matthew Hudes, Vice Mayor Rob Moore, Council Member Mary Badame, Council Member Rob Rennie.

Absent: Council Member Maria Ristow.

Gabrielle Whelan, Town Attorney, stated that Council Member Ristow does not have a conflict of interest under the state Political Reform Act, but has known the appellant for a long time, and has made the decision to abstain tonight in order to avoid any appearance of bias.

VERBAL COMMUNICATIONS

No one spoke

PUBLIC HEARING

1. Consider an Appeal of a Planning Commission Decision to Approve a Request to Construct a New Single-Family Residence and Site Improvements Requiring a Grading Permit on Vacant Property Zoned HR-1. **Located at 16497 S. Kennedy Road.** APN 532-17-038. Architecture and Site Application S-24-037. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction or Conversion of Small Structures. Property Owner: Robert Nicol. Applicant: Chris Spaulding. Appellants: Kenneth Miller and Apoorva Bakshi. Project Planner: Jocelyn Shoopman. **Resolution 2025-023**

Council Member Badame, Council Member Rennie, Vice Mayor Moor and Mayor Hudes all stated that they had visited the site.

Jocelyn Shoopman, Senior Planner, presented the staff report.

Council asked preliminary questions.

Mayor Hudes opened public comment.

Rohit Bakshi, Appellant, and Kenneth Miller, Appellant

- Provided opening comments and discussed the reasons for the appeal.

Robert Nicol, Applicant

- Provided opening comments and spoke in support of the project.

Chris Spauldin, Architect

- Provided closing comments and addressed previous comments.

Kenneth Miller, Appellant and Rohit Bakshi, Appellant provided closing comments stating concerns with the project.

Mayor Hudes closed public comment.

Council discussed the item.

MOTION: Motion by Council Member Badame to adopt the resolution in attachment seven (7) to deny an appeal of the Planning Commission Decision to approve a request to construct a new single-family residence and site improvements requiring a grading Permit on Vacant Property Zoned HR-1, located at 16497 S. Kennedy Road. with modifications to the approved plans per attachment six (6) item number twelve (12), which includes reducing window coverage by twenty percent (20%), removal of the balcony off the living/dinner room, reduce the remaining balcony to a minimum size, removal of one large set of glass doors, reduce the sixteen (16) foot glass doors to twelve (12) feet in the family room, the recommendation that county fire make appropriate site visits during construction, safe parking of construction vehicles and pre-and-post construction survey regarding the condition of the roadway. **Seconded** by Vice Mayor Moore.

VOTE: Motion passed unanimously 4-0 by roll call vote.

ADJOURNMENT

The meeting adjourned at 6:08 p.m.

Respectfully Submitted:

Keara Johnson, Deputy Town Clerk