



**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

MEETING DATE: 06/11/2025

ITEM NO: 2

DESK ITEM

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DATE: June 11, 2025  
TO: Planning Commission  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Consider a Request for Approval to Construct a New Single-Family Residence with a Reduced Rear Yard Setback, Site Improvements Requiring a Grading Permit, and Removal of Large Protected Trees on a Nonconforming Vacant Property Zoned R-1:20. **Located at 45 Reservoir Road.** APN 529-33-054. Architecture and Site Application S-22-048. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction. Property Owner: Farnaz Agahian. Applicant: Gary Kohlsaas, Architect. Project Planner: Sean Mullin.

REMARKS:

In response to questions received from Commissioners prior to the meeting, staff offers the following remarks and additional information:

The Planning Commission's review of the application is not limited to the direction provided by the Town Council to the applicant. The Town Council granted the appeal of the decision of the Planning Commission, remanding the application back to the Planning Commission to be considered de novo. The Planning Commission should consider the merits of the entire project and whether the applicant responded adequately to the Council's direction.

The Floor Area Comparison table on the following page includes additional columns providing a summary of the change between the original and revised proposals expressed in square footage and percentage.

PREPARED BY: Sean Mullin, AICP  
Planning Manager

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Reviewed by: Community Development Director

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Floor Area Comparison								
	Original Proposal			Revised Proposal				
	Non-Exempt Floor Area*	Exempt Floor Area	Total	Non-Exempt Floor Area*	Exempt Floor Area	Total	SF Change	% Change
Lower Floor	313	1,287	1,600	321	1,135	1,456	-144	-9.0%
Main Floor	1,327	0	1,327	1,272	0	1,272	-100	-7.5%
Garage Floor	163+63	338	564	147+75	352	574	+10	+1.8%
Total	1,866	1,625	3,491	1,815	1,487	3,302	-189	-5.4%
ADU	516	0	516	461	0	461	-55	-10.7%
* Non-Exempt Floor Area includes above grade square footage and portions of below grade square footage projecting beyond the enclosed building footprint above.								

The following Lot Coverage Comparison table provides an evaluation of the change in the projects lot coverage from the original proposal to the revised proposal.

Lot Coverage Comparison				
	Original Proposal	Revised Proposal	Change (SF)	Change (%)
Residence + Garage + ADU	2,195	2,057	-138	-6.2%
Patios + Balconies (Outside residence footprint)	148	118	-30	-20.2%
TOTAL	2,343	2,175	-168	-7.2%