



Planning Department
Community Development Department, Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030

July 23, 2025

**Re: The Agahian Residence, 45 Reservoir Road, Los Gatos
Response to Appeal of Planning Commission Approval**

Dear Mr Mullin,

In response to the appeal of the recent Planning Commission approval for the Agahian residence (and ADU), please consider the following. The language of the appeal states the *"Town Council told the applicant to reduce volume and massing and reduce the building footprint in consideration of the LRDA. The applicant did not follow directions. Too big for the lot."* We vehemently disagree with this opinion and contend the Planning Commission exercised careful consideration of the revised design, approved the project 5-1 (with one recusal) and noted that we did indeed follow the directive of the Town Council.

Project History:

- Initial application submitted 11/8/2022 and went through several rounds of Staff Technical Review, including Geological, Architectural and Fire reviews
- AMMR from SCCFD received 7/19/2024
- Project was heard during a Planning Commission meeting on 1/3/2025. Project was approved subject to conditions of approval.
- Project was appealed by a neighboring resident on 1/17/2025. Project was submitted to the Town Council for a public meeting on 3/4/2025. The appeal was granted with the resolution remanding the application back to the Planning Commission with specific direction including the following: *1) Reduce the building footprint in consideration of the least restrictive development area (LRDA) and 2) reduce the volume/massing of the residence.*
- Revised project was heard at the June 11 Planning Commission meeting, and after careful thought and scrutiny, was approved by a 5-1 vote. The lone negative vote was for reasons other than the size or massing of the home.

Immediately following the 3/4/2025 Town Council meeting we met with town staff to assess exactly what directives the Council asked for. The following bullet points are highlights of what was revised in an effort to address the Council's directives:

Reduce the volume/massing and FAR of the residence.

- Reduced the width of the house and shaved off 2.5 ft across the entire building on the west side
- Stepped the garage side wall back to conform to the east side setback, cutting between 1 to 3ft across the whole building
- Floor area (FAR) reduced by 47sf and the whole structure by 244sf

- Front porch wall pulled back from the road by 2.5 ft, reducing another 30sf of covered area
- Structural coverage reduced by 168 SF and the residence no longer encroaches into the side setbacks.

In Summary

This revised design reflects the directives handed down by the Council, coordinated with staff and overwhelmingly approved by the Planning Commission. In fact, several commissioners cited that the reductions were rather significant (in effect) and appreciated. This project will fill a vacant piece of land, provide a firetruck turnaround that benefits the entire neighborhood and ultimately make the area safer by building a WUI approved, fire hardened residence and ADU.

Regards,



Gary Kohlsaatt
Architect C19245