



**TOWN OF LOS GATOS  
COUNCIL AGENDA REPORT**

MEETING DATE: 08/05/2025

ITEM NO: 9

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DATE: July 31, 2025  
TO: Mayor and Town Council  
FROM: Chris Constantin, Town Manager  
SUBJECT: **Adopt a Resolution Granting an Appeal of a Planning Commission Decision to Deny a Request to Demolish an Existing Accessory Structure and Construct a New Accessory Structure Exceeding 1,000 Square Feet in Gross Floor Area and Site Improvements Requiring a Grading Permit on Property Zoned HR-2½. Located at 16511 Cypress Way. APN 532-24-004. Architecture and Site Application S-24-045. Exempt Pursuant to the CEQA Section 15303(a): New Construction or Conversion of Small Structures. Property Owners: Jackie and Scott Kolander. Applicant: Michael Harris. Project Planner: Suray Nathan.**

RECOMMENDATION: Adopt a Resolution Granting an Appeal of a Planning Commission Decision to Deny a Request to Demolish an Existing Accessory Structure and Construct a New Accessory Structure Exceeding 1,000 Square Feet in Gross Floor Area and Site Improvements Requiring a Grading Permit on Property Zoned HR-2½. Located at 16511 Cypress Way. APN 532-24-004. Architecture and Site Application S-24-045. Exempt Pursuant to the CEQA Section 15303(a): New Construction or Conversion of Small Structures. Property Owners: Jackie and Scott Kolander. Applicant: Michael Harris. Project Planner: Suray Nathan.

RECOMMENDATION:

Adopt a resolution (Attachment 1) granting an appeal of a Planning Commission decision to deny a request to demolish an existing accessory structure and construct a new accessory structure exceeding 1,000 square feet in gross floor area and site improvements requiring a Grading Permit on property zoned HR-2½, located at 16511 Cypress Way.

PREPARED BY: Suray Nathan  
Assistant Planner

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Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and Finance Director

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SUBJECT: 16511 Cypress Way/S-24-045

DATE: July 31, 2025

FISCAL IMPACT:

None. Denying or granting the appeal does not in itself result in an impact to the Town's budget.

STRATEGIC PRIORITIES:

None.

DISCUSSION:

On June 17, 2025, the Town Council directed staff to prepare a resolution granting the appeal of a decision of the Planning Commission with the following findings:

1. The Town Council finds that there was an error by the Planning Commission in denying the Architecture and Site application, not due to their fault, but the lack of a site visit due to the difficulty in finding the location or a locked gate denied them a greater understanding of the scope of the project to make a sound decision.
2. The Town Council finds that the site improvements, such as firewalls, sprinklers, and one water tank feeding a streetside fire hydrant, minimize the potential adverse fire hazard for the neighbors and the Town.
3. The Town Council finds that an exception to the cut and fill can be granted as the constraints of the existing topography restrict the expansion of the garage on the existing pad, and the proposed garage will not be out of character with the hillside.

ENVIRONMENTAL REVIEW:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Section 15303(a): New Construction or Conversion of Small Structures.

ATTACHMENTS:

1. Draft Resolution Granting the Appeal of a Planning Commission Decision