



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 01/08/2025

ITEM NO: 7

DESK ITEM

DATE: January 8, 2025
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Approval to Construct a New Single-Family Residence with Reduced Side and Rear Yard Setbacks, 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 Kohlsaar, Architect. Project Planner: Sean Mullin.

REMARKS:

Exhibit 13 includes additional public comments received between 11:01 am, Friday, January 3, 2025 and 11:00 am, Wednesday, January 8, 2025.

EXHIBITS:

Exhibits previously received with the January 8, 2025, Staff Report:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Color and Materials Board
5. Letter of Justification
6. Consulting Architect's Report
7. Applicant's Response to Consulting Architect's Report
8. Consulting Arborist's Report
9. Story Pole Photos
10. Site Photos

PREPARED BY: Sean Mullin, AICP
Planning Manager

Reviewed by: Planning Manager and Community Development Director

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SUBJECT: 45 Reservoir Road/S-22-048

DATE: January 3, 2025

11. Public comments received by 11:00 a.m., Friday, January 3, 2025

12. Development Plans

Exhibit received with this Desk Item Report:

13. Public comments received between 11:01 a.m., Friday, January 3, 2025, and 11:00 a.m., Wednesday, January 8, 2025

From: quintana <[REDACTED]>
Sent: Tuesday, January 7, 2025 2:09 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Reservoir Road

[EXTERNAL SENDER]

Grading impacts:

Is there any part of this site that will not be disturbed by grading?

The grading plan does not show a "grading limit line". Given the amount of grading, (1407 cubic yards/348 fill), height of retaining walls (up to 15'), and their close proximity to the sites's property lines, proposed project result in greater impact grading impacts and/ or require grading beyond the property line.

How can these issues be addressed as part of the project approval process, rather than after approval during the Grading Permit/Building permit application?

Floor Plan:

Is the ADU really an ADU or is it really a master suit renamed an ADU.

It makes no sense that the bedrooms/bath/closets on the main floor are smaller than the "ADU" on the main living floor.

To be used as a rental the door to the main floor would have to be closed and the "ADU" would have booth ingress and egress through the bathroom.

The "Closet" would likely be turned into a bedroom without egress .

By calling this area an ADU the area also escapes included in the visibility analysis.

Lee

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