



**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

MEETING DATE: 05/25/2022

ITEM NO: 3

---

DATE: May 20, 2022  
TO: Planning Commission  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Requesting Approval for Construction of a New Second-Story Addition to an Existing Single-Family Residence on Property Zoned R-1:8. **Located at 147 Arroyo Grande Way.** APN 424-23-030. Minor Residential Development Application MR-21-027. PROPERTY OWNER: Ayhan Mutlu.  
APPLICANT: Bilal Iltar. PROJECT PLANNER: Sean Mullin.

RECOMMENDATION:

Denial.

PROJECT DATA:

General Plan Designation: Low Density Residential  
Zoning Designation: R-1:8 (Single-Family Residential – 8,000 square-foot minimum lot size)  
Applicable Plans & Standards: General Plan, Residential Design Guidelines  
Parcel Size: 8,179 square feet  
Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Residential	Low Density Residential	R-1:8
South	Residential	Low Density Residential	R-1:8
East	Residential	Low Density Residential	R-1:8
West	Residential	Low Density Residential	R-1:8

CEQA:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities.

PREPARED BY: SEAN MULLIN, AICP  
Senior Planner

---

Reviewed by: Planning Manager and Community Development Director

---

FINDINGS:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities.
- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).
- The project is in compliance with the Residential Design Guidelines.

ACTION:

The decision of the Planning Commission is final unless appealed within ten days.

BACKGROUND:

The subject property is located on the north side of Arroyo Grande Way, between La Cienega Court and La Canada Court (Exhibit 1). The property is approximately 8,179 square feet and is developed with an existing 1,143-square foot, single-story residence with a 424-square foot attached garage. The immediate neighborhood contains mostly one-story residences, and only one two-story residence (Exhibit 4).

On November 24, 2021, the applicant submitted a Minor Residential Development application to construct a new second-story addition to an existing single-story residence.

The project meets all technical requirements of Town Code including height, floor area, building coverage, parking, and setbacks.

This Minor Residential Development application is being referred to the Planning Commission because the proposed residence would be the largest in the immediate neighborhood in terms of floor area and tallest by approximately six and one-half inches in the immediate neighborhood. Also, while the proposed residence would not be the first two-story residence in the immediate neighborhood, the proposed height and bulk of the proposed second story would not be consistent with that of the second floor of the only other two-story residence in the immediate neighborhood.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is located on the north side of Arroyo Grande Way within a predominately single-story neighborhood (Exhibits 1 and 4). There is one existing two-story residence within the immediate neighborhood.

PROJECT DESCRIPTION (continued):**B. Project Summary**

The applicant is proposing to construct additions to the existing residence of 380.7 square feet to the ground floor, 1,127.6 square feet as a new second-story, and 150.1 square feet to the attached garage (Exhibit 10). In the context of the immediate neighborhood, the proposed residence would not be the first two-story, would not be the largest in terms of floor area ratio (FAR), but would have the largest floor area, and would be the tallest home.

**C. Zoning Compliance**

A single-family residence is permitted in the R-1:8 zone. The proposed residence is in compliance with the allowable floor area, building coverage, setbacks, parking, and height requirements for the property. No exceptions are requested. Pursuant to Town Code, the second-story addition requires approval of a Minor Residential Development application.

DISCUSSION:**A. Minor Residential Development Analysis**

The applicant is proposing construction of a new 1,127.6-square foot second-story addition to an existing one-story single-family residence. The project also includes additions of 380.7 square feet to the first floor and 150.1 square feet to the attached garage. The resulting two-story residence would be 2,651 square feet with a 573.6-square foot attached garage.

The maximum height of the proposed residence is 23 feet, one and one-half inches, where a maximum of 30 feet is allowed. The existing single-story residence is approximately 12 feet, seven inches tall. The height of the other two-story residence in the immediate neighborhood located at 156 Arroyo Grande Way is approximately 22 feet, seven inches tall per Town records. A summary of the floor area for the existing and proposed residence is included in the table below.

<b>Floor Area Summary</b>				
	<b>Existing SF</b>	<b>Addition SF</b>	<b>Proposed SF</b>	<b>Max Allowed SF</b>
First Floor	1,142.7	380.7	1,523.4	2,655
Second Floor	--	1,127.6	1,127.6	
<b>Total</b>	<b>1,142.7</b>	<b>1,508.3</b>	<b>2,651</b>	
Garage	423.5	150.1	573.6	745

The request is being considered by the Planning Commission because the proposed residence would be the largest in the immediate neighborhood in terms of floor area and the tallest by approximately six and one-half inches. Additionally, the height and bulk of the

DISCUSSION (continued):

proposed second-story would not be consistent with that of the second floor of the only other two-story residence in the immediate neighborhood.

B. Building Design

The proposed residence would be of a traditional simplified Craftsman style, with a composition asphalt shingle roof, smooth stucco siding, stained wood siding, vinyl windows, stone wainscot, wood roof brackets, and a wood trellis over the garage (Exhibit 10). In their Letter of Justification (Exhibit 5), the applicant cites the needs of their family and the constraints of the irregularly shaped lot with an easement further constraining the buildable area as reasons for pursuing a second-story addition rather than an addition to the ground floor. The applicant's letter details their efforts to discuss the project with their neighbors and the changes made to the project in response to concerns of their neighbors. Lastly, the letter describes the consideration given to be the surrounding neighborhood in designing a project that is compatible in size and architecture.

The existing residence includes plate heights of eight feet, typical of Ranch style architecture. The proposed residence would include eight-foot plate heights on both floors and would utilize the roof volume to provide for increased interior ceiling heights without increasing the exterior wall heights (Exhibit 10, Sheet A15). The second-story addition would be set in approximately three feet from the first floor and includes significant articulation on all four elevations. Additionally, the proposed residence would maintain the 4/12 roof pitch of the existing residence, helping to reduce the overall height of the residence. These design strategies help to mitigate exterior massing while providing for the desired taller interior ceiling heights of nine feet.

The Town's Consulting Architect reviewed the proposed residence on December 10, 2021 (Exhibit 6). The Consulting Architect remarked that the design is well done in a traditional architectural style. The Consulting Architect identified several issues with the project that were inconsistent with the Residential Design Guidelines. In response, the applicant made several modifications to the design of the residence and provided written responses to the identified issues and recommendations of the Consulting Architect (Exhibit 7). The issues identified by the Consulting Architect are provided below, followed by the applicant's response in *italics*.

1. The second floor addition is much larger than that of the only other home in the immediate neighborhood with a second-story. The proposed height and bulk would not be consistent with Residential Design Guideline 3.3.2.

*We realize that the size of our second floor is larger than the only other two story home in the immediate neighborhood. However, our larger neighborhood does contain houses*

DISCUSSION (continued):

*with large second floor mass. Given the Craftsman design style and room requirements, this is the best structure we came up with. As noted in the project justification, we are a family of five. Bedroom for each child, grandma, master for parents and a study/guest room requires us to have 5 rooms. We could not realize our constraints on a larger first floor or a single story home due to land shape and PG&E easement limitations.*

*Therefore, we had to put three rooms on the second story, one master and two kid bedrooms. We have discussed the house structure with all of neighbors (details in project justification letter), and reviewed the drawings with them before the City submission. They were supportive of the existing plan. Therefore, we would like to keep the second story as proposed.*

2. The use of stone, siding, and divided lite windows on the front facade only without extending them consistently to all facades is inconsistent with Residential Design Guideline 3.2.2.

*All windows are revised as a series of single casement windows, and consistently extended to all facades. Front garage wainscot is extended across the front entry and living room of the house.*

3. There are a number of issues with the window selection and details including the use of PVC shutters and foam window trim, and the use of multiple window types and proportions.

*All shutters are removed. Windows were changed to single casement windows. Note added on A13: ALL WINDOWS SHALL BE SIMULATED DIVIDED LITES. Window trims were changed to painted wood trims instead of stucco covered foam. All stucco covered foam window sills were changed to prefab concrete sills.*

4. The gable fascias appear oversized.

*Roof fascias were downsized. Corbels (fake rafter tails) were replaced with 45 degree wood roof brackets.*

5. The gable end overhang at the entry is smaller than that on the garage which would give more visual prominence to the garage which would not be consistent with Residential Design Guideline 3.4.1.

*Extended rakes of gable roof over the entry door to improve visual prominence of the entry. During the design, we kept the garage in the same location as the original garage to follow neighborhood pattern and to satisfy remodel wall length constraints of the city. The width of the garage is about 45% of the total front facade width. To soften the*

DISCUSSION (continued):

*garage doors' visual appearance, we added trellises and will add landscaping over (Design Guideline 3.4.1). Additionally, to minimize the visual impact we separated garage doors (Design Guideline 3.4.2), and used windows and new carriage style wood doors closely related to the rest of the front facade (Design Guideline 3.4.3).*

6. The strong contrasting colors on the garage doors and the color accent on the upper front facade wall would also draw visual attention to the garage and away from the entry.

*Garage door color changed to white, contrast combination removed. Upper front facade and entry door color has changed to white. House color changed to Kelly Moore - KM5011 Mudra (ice blue).*

In addition to the issues identified by the Consulting Architect, four recommended approaches for design revisions were provided to address the challenges inherent when adding second floors to existing homes in predominantly one-story neighborhoods. The Consulting Architect notes that after studying the project, they could not find a reasonable way to retain the proposed plan floor area while mitigating the issue of second floor height and bulk relative to other homes in the immediate neighborhood. The applicant incorporated the recommendations of Approach #1, which maintains the extent of the floor area and plan layouts while improving its consistency with the Residential Design Guidelines (Exhibit 7). The revised design shifted the right-side of the second-story addition forward to better conform to the proposed architectural style. This change was accomplished without adding floor area to the second-story addition. Along with the design revisions, the applicant responded to the Consulting Architect's recommendations below:

*We have reviewed the recommended approaches and decided that approach #1 gives the best configuration serving our needs. As discussed in the issues, we have implemented most of the recommendations on this approach. Additionally, we have reduced family room wall plate height from 9 feet to 8 feet and added a gable roof over the family room. Special thanks to Larry Cannon of CDG for his proposal accommodating our needs.*

As detailed above, the applicant has revised the design in response to the issues identified and incorporated the recommendations made by the Consulting Architect.

C. Neighborhood Compatibility

The immediate neighborhood contains seven one-story residences and a single two-story residence (Exhibit 4). The existing two-story residence in the immediate neighborhood does not appear to reflect the recommendations of the Residential Design Guidelines for second-

DISCUSSION (continued):

story additions. Based on Town and County records, the residences in the immediate area range in size from 1,150 square feet to 2,123 square feet. The FARs range from 0.13 to 0.35. The proposed residence would be 2,651 square feet with a FAR of 0.32. Pursuant to Town Code, the maximum allowable square footage for the 8,179-square foot lot is 2,655 square feet with a maximum FAR of 0.33. The table below reflects the current conditions of the immediate neighborhood.

**Immediate Neighborhood Comparison**

Address	Zoning	House SF	Garage SF	Total SF	Site SF	Building FAR	Garage FAR	Stories
140 Arroyo Grande Wy	R-1:8	2,123	428	2,551	6,222	0.34	0.069	1
143 Arroyo Grande Wy	R-1:8	1,520	428	1,948	7,263	0.21	0.059	1
144 Arroyo Grande Wy	R-1:8	1,150	428	1,578	5,824	0.20	0.073	1
148 Arroyo Grande Wy	R-1:8	1,508	428	1,936	6,662	0.23	0.064	1
152 Arroyo Grande Wy	R-1:8	1,416	428	1,844	6,678	0.21	0.064	1
156 Arroyo Grande Wy	R-1:8	2,034	428	2,462	5,860	0.35	0.073	2
151 La Canada Ct	R-1:8	1,292	428	1,720	9,763	0.13	0.044	1
115 La Cienega Ct	R-1:8	1,568	428	1,996	7,558	0.21	0.057	1
<b>147 Arroyo Grande Wy (E)</b>	<b>R-1:8</b>	<b>1,143</b>	<b>424</b>	<b>1,566</b>	<b>8,179</b>	<b>0.14</b>	<b>0.052</b>	<b>1</b>
<b>147 Arroyo Grande Wy (P)</b>	<b>R-1:8</b>	<b>2,651</b>	<b>574</b>	<b>3,225</b>	<b>8,179</b>	<b>0.32</b>	<b>0.070</b>	<b>2</b>

The proposed residence would comply with the maximum allowed floor area and height for the property, would not be the first two-story home in the immediate neighborhood, and would not be the largest home in the immediate neighborhood in terms of FAR. The proposed residence would be the largest in terms of square footage by 528 square feet and would be the tallest home by approximately six and one-half inches in the immediate neighborhood.

**D. Tree Impacts**

The Town Arborist reviewed the development plans, visited the property, and prepared a report for the project, noting that there are five protected trees that may be impacted, all located in the Town's parking strip (Exhibit 8). The Town Arborist recommended that Type II tree protection be installed to protect the five trees in the Town's parking strip during construction. No other trees on the site are in conflict with the proposed project and no trees are proposed for removal. The Draft Conditions of Approval include a condition that all recommendations of the Town Arborist be implemented by the applicant prior to issuance of a Building Permit (exhibit 3).

DISCUSSION (continued):

E. Neighbor Outreach and Public Comments

The applicant's Letter of Justification provides a summary of their efforts to communicate with their neighbors and details the changes made to the project in response to concerns of their neighbors (Exhibit 5). Story poles and project signage were installed on site by April 5, 2022. Public comments received by 11:00 a.m., Friday, May 20, 2022, are included as Exhibit 9.

F. Environmental Review

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities.

CONCLUSION:

A. Summary

The applicant is requesting approval of a Minor Residential Development application for construction of a new 1,127.6-square foot second-story addition to an existing single-family residence (Exhibit 10). The project also includes additions to the existing residence of 380.7 square feet to the ground floor and 150.1 square feet to the attached garage. The project is in compliance with the objective standards of the Town Code related to allowable floor area, height, setbacks, lot coverage, and on-site parking requirements. Within the immediate neighborhood, the proposed residence would not be the first two-story and would not be the largest in terms of FAR, but would have the largest floor area and would be the tallest home. Early in the design process, the applicant solicited feedback from their neighbors, which resulted in several design changes responding to their neighbor's concerns (Exhibit 5). The project was reviewed by the Town's Consulting Architect and the applicant responded to each issue identified in the Consulting Architect's Report through revision and refinement of the design of the proposed residence (Exhibit 6 and 7). Additionally, the applicant incorporated the recommendations of the Consulting Architect by increasing the articulation of the second floor to improve the consistency of the design with the Residential Design Guidelines and to improve its conformance with the chosen architectural style. The applicant also utilized eight-foot plate heights on both floors in an effort to mitigate the impact of second-floor height and bulk relative to other homes in the immediate neighborhood.



CONCLUSION (continued):

B. Recommendation

Based on the analysis above, staff recommends denial of the Architecture and Site application based on concerns related to size, height and bulk of the second story addition, neighborhood compatibility, and consistency with the Residential Design Guidelines, as discussed in this report.

C. Alternatives

Alternatively, the Commission can:

1. Approve the application by taking the following actions:
  - a. Make the finding that the proposed project is categorically exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities (Exhibit 2);
  - b. Make the finding that the project complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations) (Exhibit 2);
  - c. Make the finding that the project complies with the Town's Residential Design Guidelines (Exhibit 2); and
  - d. Approve Minor Residential Development application MR-21-027 with the conditions contained in Exhibit 3 and the development plans in Exhibit 10.
2. Approve the application with additional and/or modified conditions; or
3. Continue the matter to a date certain with specific direction.

EXHIBITS:

1. Location Map
2. Required Findings
3. Recommended Conditions of Approval
4. Neighborhood Exhibit
5. Letter of Justification
6. Consulting Architect Report
7. Applicant's Response to Consulting Architect Report
8. Town Arborist Report
9. Public Comments received prior to 11:00 a.m., Friday, May 20, 2022
10. Development Plans

***This Page  
Intentionally  
Left Blank***