



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 03/26/2025

ITEM NO: 2

DESK ITEM

DATE: March 26, 2025
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Approval to Construct a New Single-Family Residence and Site Improvements Requiring a Grading Permit on Vacant Property Zoned HR-1. **Located at 16497 S. Kennedy Road.** APN 532-17-038. Architecture and Site Application S-24-037. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction. Property Owner: Robert Nicol. Applicant: Chris Spaulding. Project Planner: Jocelyn Shoopman.

REMARKS:

Exhibit 14 includes additional public comments received between 11:01 a.m., Friday, March 21, 2025, and 11:00 am, Wednesday, March 26, 2025.

EXHIBITS:

Exhibits Previously Received with the March 26, 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. Applicant's Neighborhood Outreach
10. Site Photos
11. Public Comments Received by 11:00 a.m., Friday, March 21, 2025
12. Applicant's Response to Public Comments
13. Development Plans

PREPARED BY: Jocelyn Shoopman
Senior Planner

Reviewed by: Planning Manager, Community Development Director, and Town Attorney

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SUBJECT: 16497 S. Kennedy Road/S-24-037

DATE: March 26, 2025

Exhibits Received with the March 26, 2025, Desk Item Report:

14. Public Comment Received between 11:01 a.m., Friday, March 21, 2025, and 11:00 am, Wednesday, March 26, 2025

From: Apoorva Bakshi <[REDACTED]>

Sent: Tuesday, March 25, 2025 6:26 PM

To: Jocelyn Shoopman <jshoopman@losgatosca.gov>

Cc: Bakshi Rohit <[REDACTED]>

Subject: Concerns Regarding Nicol Residence Project at 16497 South Kennedy Rd

Subject: Urgent Concerns Regarding Nicol Residence Project – Request to Speak at March 26 Planning Commission Meeting

Dear Jocelyn,

I hope this note finds you well. My name is **Apoorva Bakshi**, and I reside at [REDACTED] in Los Gatos with my husband and our young daughter. We are also expecting our second child this May, which further heightens our concern for the safety, privacy, and livability of our home.

I am writing to raise **serious concerns** regarding the **Nicol Residence project**, currently under review by the Los Gatos Building Department. I am formally requesting to speak at the **Planning Commission meeting on March 26th at 7:00 p.m.**, and to be included on the agenda.

As a growing family, we are **deeply disturbed** by the potential impact this proposed construction poses to both the **structural safety** and **privacy** of our home. While we acknowledge every homeowner's right to develop their property, it cannot come at the expense of neighboring residents' rights to safety, security, and peace of mind.

Privacy

Our daughter has already voiced concern about losing her privacy, and this is not an abstract worry. The proposed height and orientation of the Nicol Residence would allow for **unobstructed views directly into our bedrooms, backyard, and pool area**, areas that are central to our private family life. This is an unacceptable intrusion.

We currently rely on mature **oak and olive trees** for a natural privacy buffer. These trees **must be preserved**—particularly those with canopies that provide vital coverage. In addition, we insist that the developer be required to add supplemental screening vegetation to protect the privacy of our home, with oversight from the Town to ensure proper execution and long-term care.

We are requesting the following changes be **mandated** as part of the approval process:

1. **A reduction in the proposed structure's height** to eliminate direct sightlines into our private spaces
2. **Preservation of all mature privacy trees** currently serving as visual buffers
3. **Addition of new privacy-enhancing landscaping**, to be maintained under Town supervision

We expect these issues to be taken with the seriousness they deserve. Any development that compromises the well-being of neighboring families—particularly those with young children—should not proceed without thorough revision and accountability.

Thank you for your attention to this matter. I look forward to presenting my concerns in person at the upcoming meeting.

Warmly,

Apoorva Bakshi

[REDACTED]

Los Gatos, CA 95032

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cheers!

A

From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Tuesday, March 25, 2025 12:05 PM

To: Planning <Planning@losgatosca.gov>

Subject: Online Form Submission #15732 for Community Development Contact Form

Community Development Contact Form

First Name Carol

Last Name Tinsley

Email Address (Required)

Phone Number

Tell Us About Your Inquiry (Required) Comment Regarding A Planning Project

Address/APN you are inquiring About (Required)

Message (Required)

I am writing to reserve an opportunity to speak at tomorrow's Planning Commission meeting. We received your green postcard but at no time have we received any other details about the project and we have been conspicuously omitted from the illustrations of the hillside despite the fact that we share the main driveway and are clearly within 500 feet of the project. I definitely want to be added to the drawings and included in any and all impact documents that are sent to other adjacent properties. We live at .

Add An Attachment if applicable

Field not completed.

Email not displaying correctly? [View it in your browser.](#)

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