



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 06/22/2022

ITEM NO: 2

DATE: June 17, 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 Iltter. PROJECT PLANNER: Sean Mullin.

BACKGROUND:

On May 25, 2022, the Planning Commission considered the application and continued the matter to June 22, 2022. The Planning Commission directed the applicant to reduce the prominence of the second floor by pushing the master bedroom/bathroom portion back away from the street to be more consistent with bedroom four.

DISCUSSION:

In response to the direction of the Planning Commission, the applicant revised the project by pushing the master suite back approximately four feet (Exhibits 13 and 14). As a result, the offset of the front walls between the master suite and bedroom four has changed from approximately five feet, six inches to one foot, six inches. This is more consistent with the offset shown in Approach #1 included in the Consulting Architect's report (Exhibit 6). The mass of the relocated master suite now sits directly above the proposed living room where it previously did not. As a result, the previously proposed vaulted ceilings in the living room are no longer practical. To compensate, the applicant revised the lower-level plate height of the kitchen/living room section of the residence from eight feet to nine feet to achieve the desired interior ceiling height in the living room. The remaining portions of the residence maintain plate heights of eight feet and the maximum height of the residence has not changed.

The applicant also revised the layout of the master bathroom to facilitate the introduction of a pair of windows on the front elevation consistent with the front windows at bedroom four.

PREPARED BY: SEAN MULLIN, AICP
Senior Planner

Reviewed by: Planning Manager and Community Development Director

DISCUSSION (continued):

This change responds to feedback that was not included in the formal direction from the Planning Commission related to the balance of the second-story windows of the front elevation.

STORY POLES:

The installed story poles have remained in place on the site. Additional netting was added on June 16, 2022, to demonstrate the revised master suite location.

PUBLIC COMMENTS:

At the time of this report's preparation, the Town has not received any additional public comment.

EXHIBITS:

Previously received with the May 25, 2022 Staff Report:

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

Previously received with the May 25, 2022 Addendum Report:

11. Public comments received between 11:01 a.m., Friday, May 20, 2022, and 11:00 a.m., Tuesday, May 24, 2022

Previously received with the May 25, 2022 Desk Item Report:

12. Public comments received between 11:01 a.m., Tuesday, May 24, 2022, and 11:00 a.m., Wednesday, May 25, 2022.

Received with this Desk Item Report:

13. Applicant's Summary of Project Revisions
14. Revised Development Plans