



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 03/04/2025

ITEM NO: 11

DESK ITEM

DATE: March 4, 2025
TO: Town Council
FROM: Chris Constantin, Town Manager
SUBJECT: Consider an Appeal of a Planning Commission Decision to Approve a Request 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 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 or Conversion of Small Structures. Property Owner: Farnaz Agahian. Applicant: Gary Kohlsaar, Architect. Appellant: Mary J. Vidovich. Project Planner: Sean Mullin.

REMARKS:

Attachment 9 includes exhibits prepared by the applicant showing the existing slopes within the footprint of the proposed residence and the area of least restrictive development area (LRDA) within the footprint of the proposed residence.

ATTACHMENTS:

Attachments previously received with the March 4, 2025 Staff Report:

1. January 8, 2025, Planning Commission Staff Report, with Exhibits 1 through 12
2. January 8, 2025, Planning Commission Desk Item, with Exhibit 13
3. January 8, 2025, Planning Commission Verbatim Minutes
4. January 8, 2025, Planning Commission Action Letter with Conditions of Approval
5. Appeal of the Planning Commission Decision, received January 17, 2025
6. Draft Resolution to Deny Appeal and Approve Project
7. Public comments received between 11:01 a.m., Wednesday, January 8, 2025, and 11:00 a.m., Thursday, February 27, 2025

PREPARED BY: Sean Mullin, AICP
Planning Manager

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

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SUBJECT: 45 Reservoir Road/S-22-048

DATE: March 4, 2025

Attachments previously received with the March 4, 2025 Addendum Report:

8. Public comments received between 11:01 am, Thursday, February 27, 2025, and 11:00 am, Monday, March 3, 2025

Attachment received with this Desk Item Report:

9. Slope and LRDA exhibits by applicant

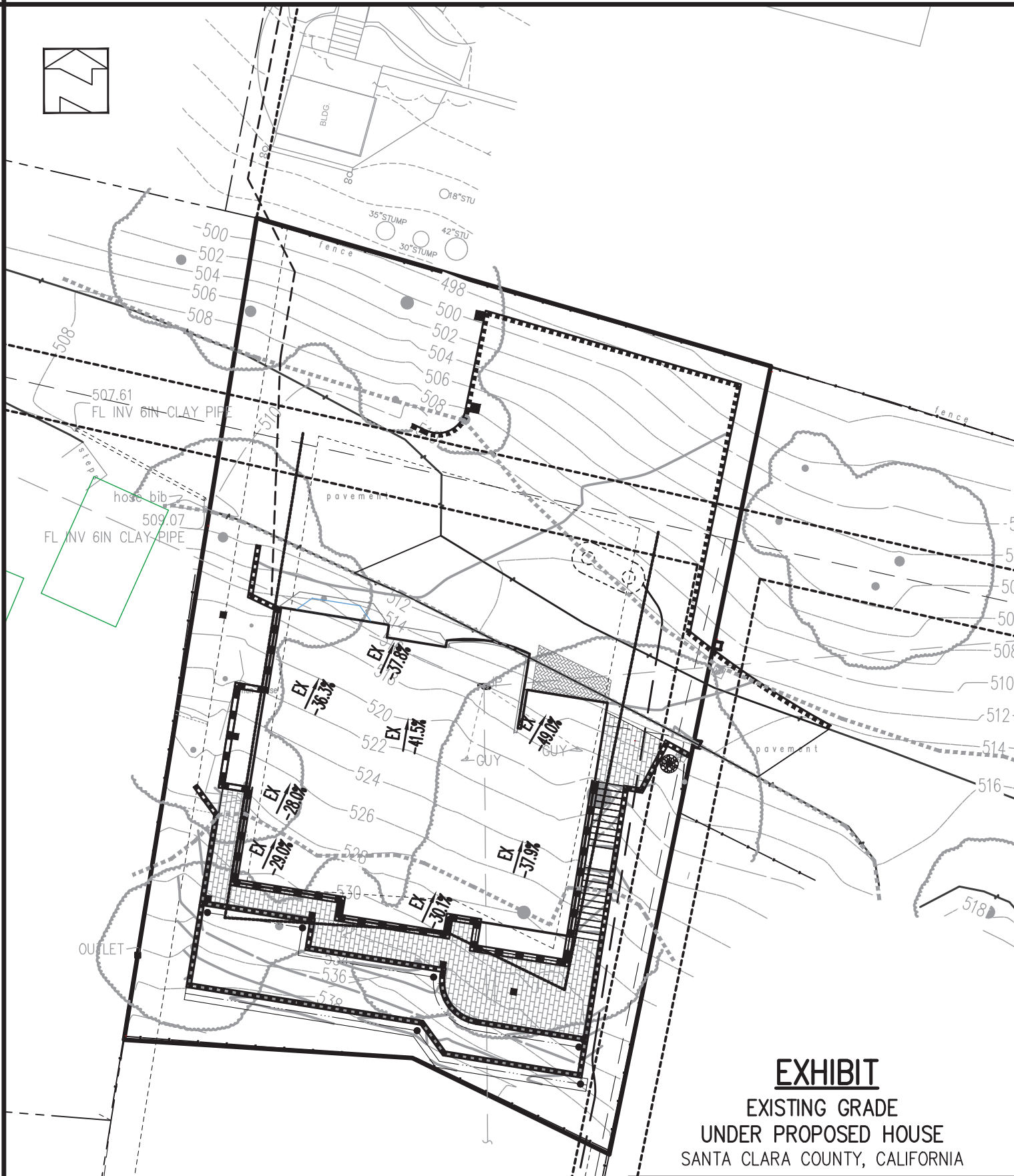


EXHIBIT
EXISTING GRADE
UNDER PROPOSED HOUSE
SANTA CLARA COUNTY, CALIFORNIA



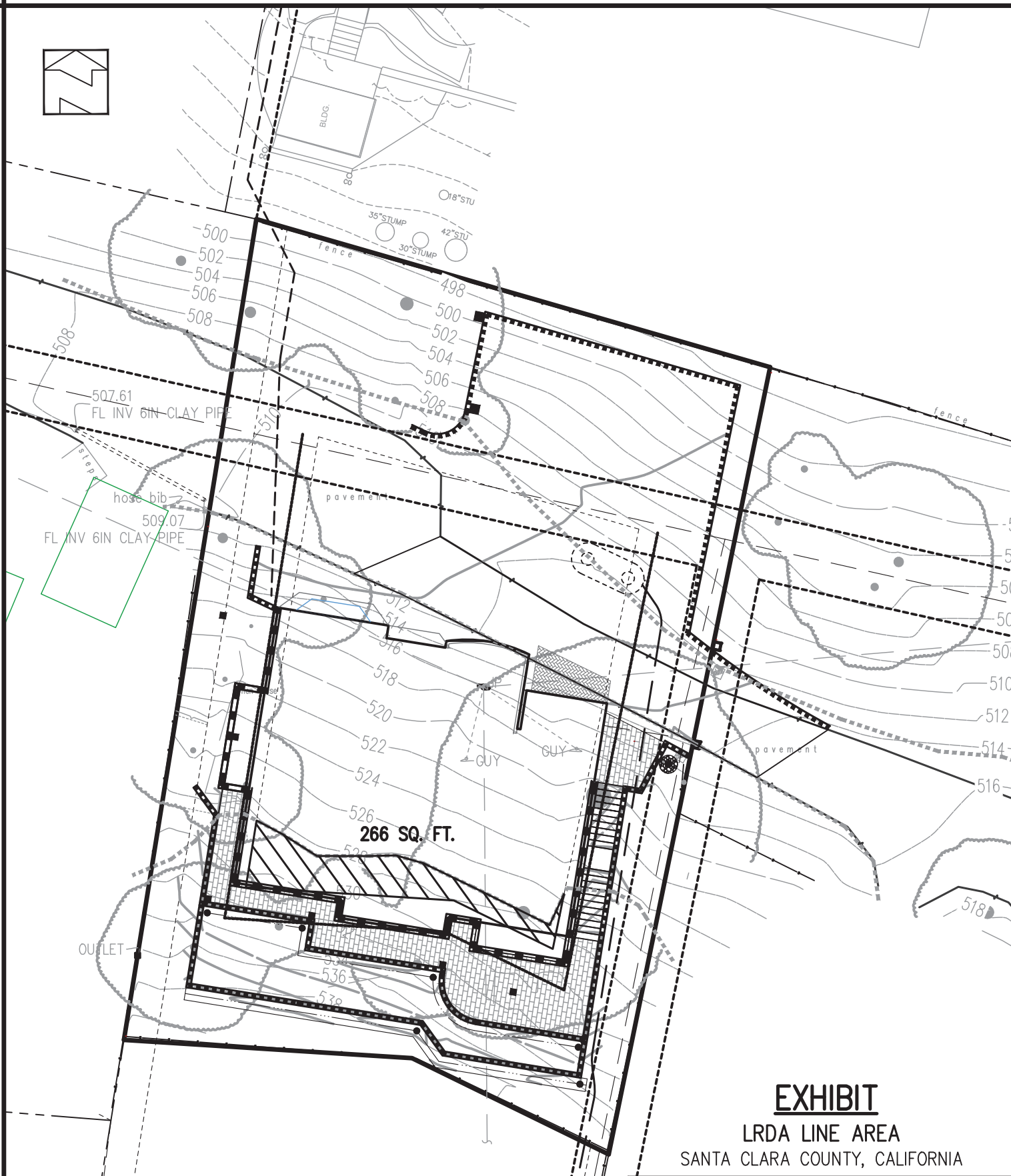
HANNA-BRUNETTI
EST. 1910

CIVIL ENGINEERS • LAND SURVEYORS
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APN 529-33-054
45 RESERVOIR DRIVE
TOWN OF LOS GATOS

LOCATION:	SANTA CLARA COUNTY, CA	DATE	3/3/25
JOB NUMBER:	23067	SCALE:	1"=20'
		SHEET	1 OF 1



EXHIBIT

LRDA LINE AREA
SANTA CLARA COUNTY, CALIFORNIA



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