



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 04/22/2026

ITEM NO: 2

DATE: April 17, 2025
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Approval to Demolish Existing Maintenance Buildings, Construct New Maintenance Buildings, and Site Work Requiring a Grading Permit for the La Rinconada Golf Course on Property Zoned RC.
Located at 17445 Zena Avenue (17400 Wedgewood Avenue and 14595 Clearview Drive). APN 409-31-001. Architecture and Site Application S-25-044. Categorically Exempt Pursuant to CEQA Guidelines, Sections 15303: New Construction, and 15301: Existing Facilities. Property Owner: Clearview Golf Associates LLC. Applicant: Andy Kimball. Project Planner: Ryan Safty.

RECOMMENDATION:

Consider a request for approval to demolish existing maintenance buildings, construct new maintenance buildings, and site work requiring a Grading Permit for the La Rinconada Golf Course on property zoned RC. The subject property address is 17745 Zena Avenue, however, the golf course spans several parcels and also includes 17400 Wedgewood Avenue and 14595 Clearview Drive addresses.

PROJECT DATA:

General Plan Designation: Open Space
Zoning Designation: RC – Resource Conservation
Applicable Plans and Standards: General Plan, Town Code, Commercial Design Guidelines
Parcel Size: 63.71 acres (part of 118.4 acre golf course)

PREPARED BY: Ryan Safty
Associate Planner

Reviewed by: Planning Manager and Community Development Director

Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Golf Course	Open Space	RC
South	Residential	Monte Sereno	Monte Sereno
East	Residential	Low and Medium Density Residential	R-1:12, R-1:12:PD
West	Residential, Water Treatment Plant	Low Density Residential, Monte Sereno	R-1:10, R-1:20, R-1:20:PD, Monte Sereno

CEQA:

The project is Categorical Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Sections 15303: New Construction, and 15301: Existing Facilities.

FINDINGS:

- The project is Categorical Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Sections 15303: New Construction, and 15301: Existing Facilities.
- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).
- As required for compliance with the Commercial Design Guidelines.

CONSIDERATIONS:

- As required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application.

ACTION:

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

BACKGROUND:

The subject property includes the southern portion of the La Rinconada Golf Course. The golf course and associated country club occupy approximately 118.4 acres, which spans across several different parcels, located south of Highway 85 and west of Winchester Boulevard. The main golf course and club house entrance is off Clearview Drive. The maintenance yard is located at the southernmost end of the property, with access off Zena Avenue (Exhibit 1).

The golf course has been in operation at this location for nearly 100 years and presently includes an 18-hole golf course, driving range, practice greens, maintenance facility, clubhouse, pool, and fitness facility. In August of 2025, the Planning Commission approved an Architecture and Site application for the comprehensive redevelopment of the golf course, which included realignment of most of the holes, extensive earth work, and hundreds of tree removals. The tree removal and rough grading work has commenced.

The applicant is now requesting approval of an Architecture and Site application to redevelop the existing maintenance yard. The request includes demolition of some of the existing maintenance buildings; construction of two new primary maintenance buildings; realigned drive aisles and parking spaces; tree removals; and related site grading triggering a Grading Permit (Exhibit 5). Pursuant to Town Code Section 29.20.750 of Division 7 – Assignment of Duties, Planning Commission approval is required for the new maintenance buildings.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property includes the southern portion of the La Rinconada Golf Course. The golf course and associated country club occupy approximately 118.4 acres, which spans across several different parcels, located south of Highway 85 and west of Winchester Boulevard. The maintenance yard is located on approximately one acre, and sits at the southernmost end of the property, accessed off Zena Avenue (Exhibit 1). The maintenance yard is surrounded by single-family residential to the south, east, and west, with the golf course and club house to the north. There is an existing single-family residence within the maintenance yard, owned by La Rinconada, which is used by the golf course superintendent and is not proposed to be modified with this application.

B. Project Summary

The applicant is requesting approval of an Architecture and Site application to redevelop the maintenance yard by replacing existing maintenance and storage buildings; realigning the drive aisles and parking spaces; tree removals; and related site grading triggering a Grading Permit (Exhibits 5 and 6).

C. Zoning Compliance

The existing golf course and country club operates under an approved Conditional Use Permit (CUP) governing the existing use (Exhibit 4). The maintenance yard work proposed with this Architecture and Site application would not affect the applicable conditions of approval included in the existing CUP, as noted on Sheet P0.1 of the Project Plans in Exhibit 12.

DISCUSSION:

A. Architecture and Site Analysis

The applicant proposes redeveloping the maintenance yard of the La Rinconada Golf Course. New maintenance buildings would replace several of the existing buildings, which were constructed over 50 years ago. The site would be re-graded to accommodate a new fire-truck turnaround, realigned drive aisles, and new building pads. The existing parking area would be redesigned, resulting in an increased number of parking spaces. Tree removals are proposed to facilitate this new work, and a landscape plan was provided to show the replacement trees and new landscaping. Details of each component of the proposed project are included below.

B. Maintenance Buildings

The maintenance yard currently includes several different buildings, sheds, and shade structures to support the maintenance of the golf course and country club. These structures have been there since the 1970's. In total, there are 3,706 square feet of enclosed floor area: 1,442-square foot storage building; 1,483-square foot shop; 400-square foot office building; 248-square foot restroom; and 133-square foot metal storage container. In addition, there is an existing 3,470-square foot shade structure where maintenance vehicles are parked and an existing 1,818-square foot single-family residence that is used by the golf course superintendent, both of which are proposed to remain.

The proposal includes the construction of two new primary buildings: a 4,175-square foot maintenance building that would abut the existing 3,470-square foot shade structure; and a 2,970-square foot administration building that includes offices, locker rooms, and a break room for maintenance staff. In addition, a new 555-square foot chemical storage building is proposed. In total, the project proposes 7,700 square feet of enclosed floor area, not including the existing residence.

The three new buildings would each be under 15 feet in height and would have tan colored metal panel siding and white standing seam metal roofs. The Town's Consulting Architect reviewed the designs and noted that the buildings would be typical metal panel maintenance buildings which are substantially shielded from public view (Exhibit 7). In the Issues and Concerns Section of the report, the Consulting Architect notes that it's not currently clear if window trim is proposed, and that the color scheme of gray wall panels and white standing seam roofing is bland. The applicant provided a response letter to this report (Exhibit 8), noting that the plans were amended to clarify that window trim is proposed on all windows, and that the wall panel color was changed to desert tan. Updated project plans were submitted, showing these changes (Exhibit 12). The two main buildings and existing shade structure would also have solar panels installed to support their new fleet of electric equipment.

C. Parking and Drive Aisles

In addition to the new maintenance buildings, the site and vehicular circulation would be improved as well. A new firetruck turn-around would be installed between the two main buildings, and additional room along the perimeter of the maintenance yard would be added for vehicular maneuverability.

The existing maintenance yard contains 11 parking spaces, which are designated only for the maintenance staff, and not to be used by the golf course or club house staff or guests. The proposal includes 15 parking spaces, as well as four spaces for golf carts and two bike racks. Per Town Code, the 7,700 square feet of enclosed maintenance building floor area requires four parking spaces.

D. Grading

To facilitate the new building footprints and drive aisle changes, the project proposes a total of 1,672 cubic yards of grading, which requires Architecture and Site approval for a Grading Permit. The drive aisle and parking would necessitate 984 cubic yards of grading, the building footprints 361 cubic yards, and 327 cubic yards of miscellaneous site landscaping is proposed. Justification for the proposed grading is included in Exhibit 6.

E. Tree Impacts

The applicant provided an arborist report and tree inventory along with their application materials for the maintenance yard and surrounding area. The Town's Consulting Arborist peer reviewed the report and provided items for the applicant to address (Exhibit 10). The applicant revised their report to address the missing information, and the updated report is provided as Exhibit 9.

The tree inventory identified a total of 25 trees on or immediately adjacent to the maintenance yard. The proposed site work necessitates the removal of 11 protected trees, the majority of which are coast redwoods on the northern edge of the maintenance yard. Per Town Code Section 29.10.0985, these removals require 31, 24-inch box trees to meet the Town's replacement requirement. The applicant is proposing 12 new, 24-inch box trees, and would pay in-lieu fees for the remainder. The remaining 14 trees not proposed for removal are shown to be protected during construction, consistent with the arborist report recommendations.

PUBLIC COMMENTS:

Project signage was installed on the site along the entrance to the maintenance facility and story poles were installed for the new buildings. Written notice was sent to property owners and tenants located within 300 feet of the subject property (APN 409-31-001). The applicant

has also conducted outreach to each adjacent neighbor in September and November of 2025, and a summary of this outreach is included in Exhibit 11. No comments were received at the time this report was published.

CONCLUSION:

A. Summary

The applicant is requesting approval of an Architecture and Site application and Grading Permit to redevelop the maintenance yard at the La Rinconada Golf Course, including demolition and construction of maintenance buildings; realigned drive aisles and parking spaces; tree removals; and related site grading. The proposed work would comply with all applicable Town Code requirements, including building height, parking, and circulation.

B. Recommendation

Staff recommends that the Planning Commission consider the request and, if merit is found with the project, take the following steps to approve the Architecture and Site application:

1. Find that the proposed project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Sections 15303: New Construction, and 15301: Existing Facilities (Exhibit 2);
2. Make the finding that the project complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations) (Exhibit 2);
3. Make the finding that the project complies with the Commercial Design Guidelines (Exhibit 2);
4. Make the considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 2); and
5. Approve Architecture and Site application S-25-044 with the conditions contained in Exhibit 3 and the development plans in Exhibit 12.

C. Alternatives

Alternatively, the Commission can:

1. Continue the matter to a date certain with specific direction; or
2. Approve the application with additional and/or modified conditions; or
3. Deny the application.

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SUBJECT: 17445 Zena Avenue/S-25-044

DATE: April 17, 2026

EXHIBITS:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. 2011 Conditional Use Permit
5. Project Description Letter
6. Letter of Justification
7. Consulting Architect Report
8. Applicant's Response to Consulting Architect Report
9. Applicant's Arborist Report
10. Consulting Arborist Peer Review
11. Neighborhood Outreach Summary
12. Project Plans

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