



**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

MEETING DATE: 01/08/2025

ITEM NO: 7

DATE: January 3, 2025  
TO: Planning Commission  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Consider a Request for Approval 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 a Nonconforming 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. Property Owner: Farnaz Agahian. Applicant: Gary Kohlsaar, Architect. Project Planner: Sean Mullin.

RECOMMENDATION:

Consider a request for approval 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 property zoned R-1:20, located at 45 Reservoir Road.

PROJECT DATA:

General Plan Designation: Low Density Residential  
Zoning Designation: R-1:20, Single-Family Residential 20,000 square feet minimum  
Applicable Plans & Standards: General Plan; Residential Design Guidelines; Hillside Development Standards and Guidelines; Hillside Specific Plan  
Parcel Size: 10,000 square feet (0.23 acres)  
Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Residential	Medium Density Residential	R-1D
South	Residential	Low Density Residential	R-1:20
East	Residential	Low Density Residential	R-1:10
West	Residential	Low Density Residential	R-1:20

PREPARED BY: Sean Mullin, AICP  
Planning Manager

Reviewed by: Community Development Director

CEQA:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction.

FINDINGS:

- As required, the project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction.
- As required by Section 29.10.265 of the Town Code for modification of zoning rules on nonconforming lots to allow exceptions to side and rear setbacks, driveway/access road width, and driveway depth on a nonconforming property.
- As required by Section 29.10.150 (h)(2) of the Town Code to allow an exception to parking requirements when a lot does not have adequate area to provide parking as required.
- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations) except for the side and rear setbacks, driveway/access road width, parking configuration and dimensions, and driveway depth.
- The project is in compliance with the Residential Design Guidelines for single-family residences.
- As required, that other than the exceptions to grading depths, retaining wall heights, and buildings located outside of the least restrictive development area (LRDA), the project complies with the Hillside Development Standards and Guidelines (HDS&G).
- As required, that other than an exception to the guest parking requirement, the project complies with the Hillside Specific Plan (HSP).

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 is located east of Reservoir Road and accessed via a private road serving several lots between Reservoir Road and Rogers Street (Exhibit 1). The subject property is undeveloped and approximately 0.23 acres (10,000 square feet) with an average slope of 28 percent. In 2015, the Town issued Certificates of Compliance for six lots and approved a lot merger to combine the six lots into three lots. The three separate parcels include 55 and 60 Rogers Street, and the subject property at 45 Reservoir. The subject property is zoned R-1:20

and nonconforming as to size and width. The Architecture and Site application has been referred to the Planning Commission based on concerns related to the proposed intensity of development and the applicant's request for exceptions to setback requirements, road width, parking, driveway depth, grading depths, retaining wall heights, and LRDA.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is located east of Reservoir Road and accessed via a private driveway that bisects the property and serves several lots between Reservoir Road and Rogers Street (Exhibit 1). Single-family residential development surrounds the property. The property ascends approximately 14 feet from north-to-south to the private road, from which the property ascends an additional 30 feet to the south property line. The LRDA is concentrated in the southern (rear) portion of the property and the area of the existing private road.

B. Project Summary

The applicant proposes construction of a two-story residence with an attached two-car garage. The project includes areas of below-grade square footage that would not count toward the size of the residence. An attached ADU is included on the second story of the residence. Consistent with state law, the ADU will be processed with a separate ministerial Building Permit and is not the subject of this application. Much of the proposed residence would be located outside of the LRDA due to site and access constraints. The proposed residence, absent the ADU, would not be visible pursuant to the HDS&G, as only 22 percent would be visible from the viewing area located at Los Gatos-Saratoga Road (Highway 9) and Highway 17 (Exhibit 12). The project requires a Grading Permit for site improvements for earthwork quantities exceeding 50 cubic yards. The project also requires exceptions to setbacks, road width, parking, driveway depth, grading depths, retaining wall heights, and LRDA.

C. Zoning Compliance

A single-family residence is permitted in the R-1:20 zone. The proposed residence is in compliance with the zoning regulations for allowable floor area, height, and on-site parking requirements for the property. The applicant requests exceptions to the zoning standards for side and rear setbacks, parking, and driveway depth.

DISCUSSION:

A. Architecture and Site Analysis

The applicant proposes construction of a new 1,640-square foot, two-story residence with an attached two-car garage in a tandem configuration and an attached ADU (Exhibit 12). The project proposes a traditional Mediterranean style residence with subdued colors to blend with the surrounding hillside environment (Exhibit 4). The applicant has provided a Letter of Justification detailing the project and the requested exceptions to the requirements of the Town Code, HDS&G, and HSP (Exhibit 5). In addition to the 1,640 square feet of countable FAR, the residence includes 1,287 square feet of below-grade square footage. The residence includes an attached 564 square-foot garage in a tandem configuration. The proposed garage includes 338 square feet of below grade square footage that does not count toward FAR. The garage also includes areas that do count toward FAR: 163 square feet of above grade square footage; and 63 square feet of below grade square footage that extends beyond the footprint of the residence above. These areas are within the 400 square feet allowed for a garage on the property. A summary of the floor area for the proposed residence is included in the table below.

<b>Floor Area</b>				
	<b>Above Grade</b>	<b>Below Grade</b>	<b>Below Grade Beyond Footprint</b>	<b>Totals</b>
Lower Floor	313 sf	1,287 sf	0 sf	1,600 sf
Main Floor	1,327 sf	0 sf	0 sf	1,327 sf
Garage (Lower Floor)	163 sf	338 sf	63 sf	564 sf
<b>Totals</b>	<b>1,803 sf</b>	<b>1,625 sf</b>	<b>63 sf</b>	<b>3,491 sf</b>
Table does not include 516 sf attached ADU.				

The proposed residence would be sited in the middle of the property, uphill from the private road (Exhibit 12). The residence would extend outside of the LRDA and requires reduced side and rear setbacks. The maximum height of the proposed residence is 24 feet, nine inches, where a maximum of 30 feet is allowed by the Town Code and a maximum of 25 feet is allowed by the HDS&G for nonvisible homes. The project requires a Grading Permit for site improvements for earthwork quantities exceeding 50 cubic yards. The project also requires exceptions to setbacks, road width, parking, driveway depth, grading depths, retaining wall heights, and LRDA.

B. Building Design

The applicant proposes a traditional Mediterranean style residence with subdued colors to blend with the surrounding hillside environment (Exhibit 12). Proposed exterior materials include: a concrete tile roof; integral-colored smooth coat stucco siding with a belly band; metal-clad wood windows and doors; cast stone columns, trim, and windowsills; and

painted metal railings (Exhibit 4). The proposed exterior materials comply with the HDS&G standard for nonvisible homes, each having a light reflectivity value (LRV) less than 30.

The proposed residence has been designed to bench into the hillside to reduce building height and locate a significant portion of the massing below grade. The residence strategically incorporates hipped and flat roof forms to maintain compliance with the HDS&G maximum height standard of 25 feet. The proposed tandem garage configuration reduces the prominence of the street-facing garage while providing two parking spaces; although only one of the spaces meets the dimension requirements by the Town Code. An additional compliant on-site guest parking space is located north of the private road.

The Town's Consulting Architect reviewed the proposed residence and noted that the site slope, the fragmentation of the site into two parts, and the resultant small amount of developable area on the site are major constraints for this project (Exhibit 6). The Consulting Architect identified two issues and concerns and provided recommendations for changes to increase compatibility with the Residential Design Guidelines and the immediate neighborhood. In response to these recommendations, the applicant made modifications to the design of the residence and submitted a letter responding to the recommendations (Exhibit 7). The Consulting Architect's issues and recommendations are provided below, followed by the applicant's response in *italics*.

1. The tall side walls are not consistent with Residential Design Guideline 3.3.3.  
Recommendation: Add projecting molding at the proposed color change. Note that the use of two wall colors or the use of a single color would both be acceptable.

*A projecting molding has been added at the horizontal color change location around the entire perimeter of the building.*

2. A second issue is of more concern and may not have a viable alternative aside from a smaller building footprint and volume. The issue is that the proposed house is quite close to the road and appears to be closer to the road than other nearby homes. This may be acceptable given the private access road, but it seems out of character with its current semirural, wooded environment.

*The property shape and access through the lot is highly unusual and creates an undue hardship on the allowable building envelope that we cannot overcome. The road has been moved away from the building envelope as much as possible.*

### C. Height

The proposed residence would not be visible, as defined by the HDS&G, being 22 percent visible from the viewing area located at Los Gatos-Saratoga Road and Highway 17 (Exhibit 12, Sheets A-12 and A-13). Heights of nonvisible homes are limited by the HDS&G to a

maximum of 25 feet at any point and a low-to-high dimension of 35 feet. The proposed residence complies with these standards having a maximum height of 24 feet, nine inches; and a low-to-high dimension of 26 feet, three inches.

D. Neighborhood Compatibility

Pursuant to the Town Code, the maximum allowable floor area for the subject property is 1,656 square feet for the residence and 400 square feet for the garage. The following table reflects the current conditions of the homes in the immediate area and the proposed project.

FAR Comparison - Neighborhood Analysis							
Address	Zoning	Gross Lot Area SF	House SF	Garage SF	Total SF	House FAR	No. of Stories
56 Cleland Ave	R-1D	9,580	1,372	251	1,623	0.14	1
80 Cleland Ave	R-1D	15,649	972	341	1,313	0.06	1
90 Cleland Ave	R-1D	19,038	1,728	264	1,992	0.09	1
36 Rogers Rd	R-1:10	39,472	4,833	704	5,537	0.12	2
26 Rogers Rd	R-1:10	17,275	3,081	462	3,543	0.18	2
49 Reservoir Rd	R-1:20	18,613	3,012	962	3,974	0.16	2
47 Reservoir Rd	R-1:20	19,151	1,799	180	1,979	0.09	1
60 Rogers Rd	R-1:20	15,512	2,592	857	3,449	0.17	1
<b>45 Reservoir Rd (P)</b>	<b>R-1:20</b>	<b>10,000</b>	<b>1,640</b>	<b>226</b>	<b>1,640</b>	<b>0.16</b>	<b>2</b>

The eight properties in the immediate area are developed with one- and two-story residences and include a mix of architectural styles. The property sizes within the immediate area range from 0.22 to 0.91 acres. Based on Town and County records, the size of the residences located in the immediate area range from 972 square feet to 4,833 square feet. The applicant is proposing a residence of 1,640 square feet with an attached garage of 226 square feet. The 0.23-acre parcel allows for a maximum residence size of 1,656 square feet and a maximum garage size of 400 square feet by the Town Code. The proposed residence would be the seventh largest in terms of total square footage and the third largest in terms of FAR.

E. Site Design

The undeveloped property is approximately 10,000 square feet, located east of Reservoir Road and accessed via a private road that bisects the property and serves several lots between Reservoir Road and Rogers Street (Exhibit 1). The property has an average slope of 28 percent and ascends approximately 14 feet from north-to-south to the private road, from which the property ascends an additional 30 feet to the south property line (Exhibit 12). The LRDA is concentrated in the southern (rear) portion of the property and in the road area. The proposed residence is located on the south side of the private road, benched into

the hillside and extending outside of the limits of the LRDA. The proposed rear yard area is limited in size and formed by two retaining walls with maximum heights of five feet. Exterior access around the residence is provided by a stairway along the left side of the residence. The front yard area includes the existing private road, a guest parking space, and a firetruck turnaround. The required turnaround is located downslope of the residence utilizing a portion of the private road and requiring construction of retaining walls with a maximum height of 15 feet, six inches.

The proposed site design requires approval of several exceptions to the Town Code, HDS&G, and HSP including:

- Required 15-foot side and 25-foot rear setbacks (Town Code);
- Driveway/access road with a minimum width of 18 feet (Town Code);
- Two off-street parking spaces, configuration, and dimensions (Town Code);
- Driveway depth of at least 18 feet in length (Town Code);
- Grading depths shall not exceed four feet of cut and/or three feet of fill (HDS&G);
- Retaining wall heights should not be higher than five feet (HDS&G);
- Buildings shall be located within the LRDA (HDS&G); and
- Four guest parking spaces shall be provided (HSP)

Setbacks:

The R-1:20 zone requires a minimum lot size of 20,000 square feet; a lot width of 100 feet; and minimum setbacks of 30 feet in the front, 25 feet in the rear, and 15 feet on the sides. The subject property was the product of a 2015 merger of six lots into three lots. What resulted was a lot that is nonconforming with an area of 10,000 square feet and a width of 83 feet. In addition to these nonconforming characteristics, the lot is further burdened with a private access road that bisects the property near the middle. As a result, the building envelope is limited to the southern portion of the property, south of the private road.

The proposed two-story residence meets the required front setback, and includes a rear setback of 19 feet, seven inches, and sides setbacks of 12 feet, 10 inches, and 12 feet, six inches. The applicant's Letter of Justification notes that the nonconforming characteristics of the lot and the location of the existing private road necessitate reduced side and rear setbacks (Exhibit 5). The requested reduced setbacks allow the residence, with the desired architectural program, to be less visible and comply with the height limitations.

Town Code Section 29.10.265 (3) allows the Planning Commission to modify any rule of the zone including front, side, and rear setback requirements so that the building and its use will be compatible with the neighborhood. A review of Town records shows that the proposed setbacks would be compatible with three residences in the immediate neighborhood that include setbacks that do not meet the requirements of the zone.

Driveway/Access Road Width:

Town Code Section 29.10.155 requires driveways/access roads to be at least 18 feet wide. The existing private road varies in width as it traverses six properties between Reservoir Road and Rogers Street. The road width does not meet Town Code standards in numerous locations. The applicant proposes to widen portions of the road on their property to meet the 18-foot requirement, but notes in their Letter of Justification that they do not control the portions of the road that are not on the subject property (Exhibit 5). The applicant continues that they balanced the road widening with fire access, tree preservation, and existing conditions in addressing this requirement. The applicant requests an exception to the road width requirement.

Required Off-Street Parking:

Pursuant to Town Code Section 29.10.155 (d)(3), when a garage is used to accommodate the two required parking spaces for single-family dwellings, the garage must have interior clear dimensions of at least 20 feet by 20 feet. This requirement results in a side-by-side parking configuration. The applicant proposes an attached two-car garage in a tandem configuration. Of the two provided parking spaces within the garage, one meets the minimum dimensions for a single-car garage parking space of 11 feet by 20 feet. The applicant requests an exception to allow the tandem configuration and the dimensions of the second parking space to be reduced to 11 feet by 18 feet. Section 29.10.150 (h)(2) allows the deciding body to consider an exception when the lot does not have adequate area to provide parking as required. In their Letter of Justification, the applicant notes that an 18-foot-long parking space is still practical and would provide for additional backup space (Exhibit 5).

Driveway/Backup Distance:

The Town Code requires that garages opening up onto a street be served by a driveway with a length not be less than 18 feet. Given the site constraints, a compliant driveway is not feasible. The proposed driveway is approximately three feet, six inches at its shortest point. The width of the roadway and firetruck turnaround adjacent to the garage is 49 feet, five inches and would provide ample back up distance for vehicles exiting the garage. The private road serves five other properties and vehicular traffic is anticipated to be minimal, limiting potential conflicts with the proposed driveway configuration. The applicant requests an exception to the driveway depth requirement due to the constraints of the site.

Grading Depths:

The HDS&G limits grading depths outside of the footprint of a primary residence to four feet of cut and three feet of fill. The proposed site work includes cut depths of eight feet, three inches in the rear yard area where retaining walls would be used to create a limited outdoor



living area. The required firetruck turnaround requires backfill of the proposed retaining walls with depths up to 15 feet, six inches. In their Letter of Justification, the applicant notes that inclusion of an on-site turnaround is unavoidable due to the configuration of the private road (Exhibit 5). The applicant also notes that the required backfill for the turnaround will help reduce soil off haul from the excavation for the residence by allowing the spoils to be used as fill.

Retaining Wall Heights:

The HDS&G includes a guideline that retaining walls should not exceed a height of five feet and that when additional retained heights are needed due to extreme site conditions, the use of multiple terraced retaining walls is preferred. The proposed on-site firetruck turnaround is required since the private roadway connecting Reservoir Road and Rogers Street includes a turn onto Rogers Street with a radius that is too sharp for firetruck circulation. Due to the numerous constraints of the site and the dimension and slope requirements of a turnaround, the applicant proposes retaining walls on the north portion of the property with heights between five feet and fifteen feet, six inches. Due to the limited space available to provide a turnaround, the use of terraced retaining walls is not feasible. In their Letter of Justification, the applicant requests an exception and notes the dimension and slope requirements of the turnaround area, which necessitates the tall retaining walls (Exhibit 5). The applicant proposes soldier pile and wood lagging retaining walls to provide a natural appearance. The Landscape Plans show that nine 24-inch box Thuja green giant trees would be planted at the base of the wall to provide screening and reduce the visual impact of the walls. These proposed trees are located greater than 30 feet from residence and would not be consistent with the HDS&G requirement that plant species in this zone be native and indigenous. The draft conditions of approval include a condition to revise this species to be consistent with this requirement.

Buildings Outside of the LRDA:

The HDS&G includes a standard requiring that buildings be located in the LRDA. The LRDA on the subject property is concentrated in the southern (rear) portion of the property and the area of the existing private road. Much of the proposed residence would extend outside of the LRDA limits due to the limited areas of LRDA and other site constraints. In their Letter of Justification, the applicant describes the limited LRDA and that there is not enough area to allow the construction of a new residence. Due to site constraints, the applicant requests an exception to allow the building to be located outside of the limited LRDA.

Guest Parking:

Four additional guest parking spaces are required by the HSP. One guest space is proposed on the north side of the private road. The applicant's Letter of Justification notes that the size and configuration of the lot, along with the prioritization of site access for residents and

the fire department, have made it challenging to provide all four guest spaces (Exhibit 5). The applicant requests an exception to allow only one guest parking space.

F. Tree Impacts

The development plans were reviewed by the Town's Consulting Arborist who inventoried 18 protected trees within the project area and made recommendations for their preservation (Exhibit 8). The project proposes removal of 10 protected trees to accommodate the new residence. Tree protection measures are included on Sheet A-5 of the development plans (Exhibit 12). In response to the Consulting arborists recommendations, the applicant adjusted the location of drainage infrastructure to reduce impacts to existing oak trees. The Landscape Plans indicate that 32 new trees will be planted on site to offset the proposed tree removal. If the project is approved, tree protection measures would be implemented prior to construction and maintained for the duration of construction activity. Arborist recommendations for tree protection have been included in the Conditions of Approval to mitigate impacts to protected trees (Exhibit 3).

G. Visibility

Pursuant to the HDS&G, a visible home is defined as a single-family residence where 24.5 percent or more of an elevation can be seen from any of the Town's established viewing areas. The applicant's visibility analysis provides a perspective of the proposed residence from the viewing area located at Los Gatos-Saratoga Road (Highway 9) and Highway 17 (Exhibit 12). The provided analysis shows that the proposed residence would be 22 percent visible and is considered not visible by the HDS&G. Nonvisible homes shall not exceed a height of 25 feet and a low-to-high height of 35 feet. As discussed above, the proposed residence complies with these HDS&G height standards. Several on-site trees screen the residence and meet the health requirements for inclusion in the visibility calculation. Conditions of approval are included in Exhibit 3 requiring maintenance of the existing trees to remain and replacement of any trees used in the visibility analysis if they die or are removed. Additionally, the LRV of all exterior materials for nonvisible residences may be averaged and may not exceed an average LRV of 30. The proposed residence would meet the LRV limitations as shown on the provided color and materials board (Exhibit 4).

H. Grading

The Site Planning Section of the HDS&G limits site grading cut depths to a maximum of four feet and fill depths to a maximum of three feet. As discussed above, the applicant is requesting an exception to the cut depth limitations to allow a maximum cut of eight feet, three inches in the rear yard area where retaining walls would be used to create a limited outdoor area. Additionally, the applicant is requesting an exception to the fill depth limitations to allow a maximum fill depth of 15 feet, six inches in portions of the driveway and fire truck turnaround area to meet the requirements of the Santa Clara County Fire

Department. The applicant has included a Letter of Justification addressing the requested exceptions (Exhibit 5). This application has been reviewed and approved by the Town's Engineering Division and the Santa Clara County Fire Department.

The project also includes site improvements with grading quantities exceeding 50 cubic yards, which requires approval of a Grading Permit. The Town's Parks and Public Works Engineering staff have included a condition of approval requiring submittal and evaluation of a Grading Permit in parallel with the required Building Permits (Exhibit 3).

I. Neighbor Outreach

In their Letter of Justification, the applicant provides a summary of their neighbor outreach efforts (Exhibit 5).

J. CEQA Determination

The project is Categorical Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction.

PUBLIC COMMENTS:

Story poles and project signage were installed on the site by November 21, 2024, in anticipation of the January 8, 2025, Planning Commission hearing (Exhibit 9). Public comments received by 11:00 a.m., Friday, January 3, 2025, are included as Exhibit 11.

CONCLUSION:

A. Summary

The applicant is requesting approval of an Architecture and Site application for construction of a new a single-family residence with reduced side and rear yard setbacks, site improvements requiring a Grading Permit, and removal of large protected trees on a nonconforming vacant property. The residence is well designed and compatible with the immediate area. The project is consistent with the Zoning and General Plan Land Use Designation for the property. Due to the desired architectural program and the constraints of the site, the applicant is requesting exceptions to setbacks, road width, parking, driveway depth, grading depths, retaining wall heights, and LRDA, and has provided a Letter of Justification discussing these requested exceptions (Exhibit 5). Aside from the requested exceptions, the project complies with the Zoning Code, Hillside Development Standards and Guidelines, and Hillside Specific Plan.

B. Recommendation

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

1. 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 15303: New Construction (Exhibit 2);
2. Make the finding as required by Section 29.10.265 of the Town Code to allow exceptions to side and rear setbacks, driveway/access road width, and driveway depth on a nonconforming property (Exhibit 2);
3. Make the finding as required by Section 29.10.150 (h)(2) of the Town Code to allow an exception to parking requirements when a lot does not have adequate area to provide parking as required;
4. Make the finding that the project complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations) except for the side and rear setbacks; driveway/access road width; parking configuration and dimensions; and driveway depth (Exhibit 2);
5. Make the finding that the project is in compliance with the Residential Design Guidelines for single-family residences (Exhibit 2);
6. Make the finding that due to the constraints of the site, exceptions to grading depths, retaining wall heights, and buildings located outside of the Least Restrictive development Area (LRDA) appropriate, and the project is otherwise in compliance with the applicable sections of the Hillside Development Standards and Guidelines (Exhibit 2);
7. Make the finding that other than an exception to the guest parking requirement, the project complies with the Hillside Specific Plan (Exhibit 2);
8. 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
9. Approve Architecture and Site Application S-22-048 with the conditions contained in Exhibit 3 and the development plans in Exhibit 12.

C. Alternatives

Alternatively, the Planning 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: 45 Reservoir Road/S-22-048**

**DATE: January 3, 2025**

**EXHIBITS:**

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. Story Pole Photos
10. Site Photos
11. Public comments received by 11:00 a.m., Friday, January 3, 2025
12. Development Plans

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