

MEETING DATE: 08/13/2025

ITEM NO: 4

DATE: August 8, 2025

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval to Modify Planned Development Ordinance

1281 to Increase the Maximum Floor Area Ratio (FAR) and Lot Coverage for Property Zoned R-M:5-12:PD. Located at 130 Vasona Oaks Drive. APN 424-42-008. This Request for Modification of a Planned Development Ordinance is not Considered a Project Pursuant to the California Environmental Quality Act. Planned Development Amendment Application PD-25-002. Applicant: Elad Batito, Green Bay Remodeling Inc. Property Owner: Ken MacDonald.

Project Planner: Samina Merchant.

RECOMMENDATION:

Forward a recommendation of approval to the Town Council on a request to modify Planned Development Ordinance 1281 to increase the maximum floor area ratio (FAR) and lot coverage for property zoned R-M:5-12:PD, located at 130 Vasona Oaks Drive.

PROJECT DATA:

General Plan Designation: Medium Density Residential

Zoning Designation: R-M:5-12:PD, Multiple Family Residential (five to 12 dwelling

units per acre) – Planned Development Overlay

Applicable Plans & Standards: General Plan, Town Code

Parcel Size: 1,977 square feet

Surrounding Area			
	Existing Land Use	General Plan	Zoning
North	Residential	Medium Density Residential	R-M:5-12:PD
East	Open Space	Open Space	RC
South	Residential	Medium Density Residential	R-M:5-12:PD
West	Residential	Medium Density Residential	R-M:5-12

PREPARED BY: Samina Merchant

Associate Planner

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

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SUBJECT: 130 Vasona Oaks Drive/PD-25-002

DATE: August 8, 2025

CEQA:

The request to modify Planned Development (PD) Ordinance 1281 is not considered a project pursuant to the California Environmental Quality Act.

FINDINGS:

- As required by Section 29.80.095 of the Town Code for granting approval of a Planned Development Overlay Zone; and
- That the amendment to the Planned Development Overlay Zone is consistent with the General Plan.

ACTION:

Forward a recommendation regarding Planned Development Amendment application PD-25-002 to the Town Council.

BACKGROUND:

The subject property is approximately 1,977 square feet, located in the northern portion of the Vasona Oaks subdivision (Exhibit 1). The site is developed with an existing detached single-family residence of 2,001 square feet, with a 464-square foot attached garage.

In December 1975, the Town Council adopted PD Ordinance 1281, rezoning the property from R-M:5-12 to R-M:5-12:PD, allowing subdivision of the property into 17 single-family lots and one common area lot (Exhibit 3).

In May 1976, the Planning Commission approved construction of 17 detached single-family residences, landscaping, parking, and other improvements as detailed in the "Precise Development Plan" submitted with the Zone Change and Subdivision applications.

According to County Assessor records, the existing residence on the subject property was constructed in 1977. In July 1999, the Town approved an application to convert a portion of existing attic space into a living area for this property through the Minor Residential Development application process.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject lot is approximately 1,977 square feet, located in the northern portion of the Vasona Oaks subdivision (Exhibit 1). The site is developed with a detached single-family

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residence that is 2,001 square feet, including a 464-square-foot attached garage. The property takes access from the west side of University Avenue via Vasona Oaks Drive, just north of Farley Road. Adjacent properties are developed with single-family residences and are zoned R-M:5-12:PD.

B. **Project Summary**

The property owner is requesting an amendment to PD Ordinance 1281 to increase the maximum FAR and lot coverage allowed for the subject property. No construction or site development is proposed with this application. If this PD amendment application is approved, a development proposal for the construction of additions greater than 100 SF to an existing second story would be reviewed and processed under a future Minor Residential Development application.

C. Zoning Compliance

PD Ordinance 1281 allowed for subdivision of the property and development of the 17 lots with single-family residences. The subject property's lot width, lot size, setbacks, FAR, and lot coverage were approved through the development plans included with PD Ordinance 1281.

The proposed PD amendment would allow for an increase to the maximum allowable FAR and lot coverage for the subject property and would not alter the existing lot size, width, or setbacks. The proposed future development includes an increase in total living area from 2,001 square feet to 2,416 square feet, with additions proposed to the second and third floors. The first floor and garage area would remain unchanged. As a result, the FAR of the residence would increase from 1.01 to 1.22 and the lot coverage would increase from 66 percent to 73.4 percent.

A summary of the R-M:5-12 development standards, approved PD plans, and the proposal is provided in the following table:

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SUBJECT: 130 Vasona Oaks Drive/PD-25-002

DATE: August 8, 2025

R-M:5-12 Development Standards				
	R-M:5-12:PD Precise Existing Development Conditions Plans		Proposed Conditions	
Lot Size	unknown	1,977 sf	No change	
FAR-Home	Approx. 0.89	1.01	1.22	
FAR-Garage	0.233	0.233	No change	
Lot Coverage	Approx. 66%	66%	73.40%	
First Floor Living	678 sf	No change	No change	
Second Floor Living	1,087 sf	1,087 sf	1,409 sf	
Third/Mezzanine Floor Living	-	236 sf	329 sf	
Total	1,765 sf	2,001 sf	2,416 sf	
Garage	464 sf	No change	No change	

DISCUSSION:

A. Planned Development Amendment

The applicant is requesting approval to modify PD Ordinance 1281. The proposed modifications include enclosing an existing second-story deck to create a 231-square foot sunroom, expanding the second-floor living area by 91 square feet, and converting 93 square feet of existing attic area to living area within the existing roof structure. This request requires the addition of a new Performance Standard #9 to the amended Ordinance (Exhibit 4). The applicant asserts that the project would not expand the building footprint and the visual character of the neighborhood would remain unchanged (Exhibit 5). However, the addition of the sunroom expands the building footprint, contributing to the increase in lot coverage, and adds visual mass to the second story. The overall design would continue to remain consistent with the style and scale of the surrounding neighborhood, as the proposed modifications would utilize the existing structure by enclosing a second-story deck rather than significantly expanding the building footprint outward. The proposed project continues to meet the open space requirements of the underlying zone.

The following table summarizes the size of the residences within the Vasona Oaks subdivision. The lot sizes range from 1,711 square feet to 2,616 square feet. Based on Town and County records, the square footage of the residences ranges from 1,750 square feet to 2,001 square feet. In terms of FAR and square feet, the proposed increase to the allowable FAR and residence size on Lot 8 would result in the largest residence within the Vasona Oaks subdivision.

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SUBJECT: 130 Vasona Oaks Drive/PD-25-002

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The subject property's square footage was recently measured to reflect current and proposed conditions. Town records show that at least two other residences have expanded livable space by converting attic areas within the existing roofline.

FAR Comparison - Neighborhood Analysis						
Lot	Address	Lot Size	Residence	FAR	Stories	Garage
1	100 Vasona Oaks Dr	2,223	1,750 sf	0.79	2	451 sf
2	104 Vasona Oaks Dr	1,867	1,750 sf	0.94	2	451 sf
3	108 Vasona Oaks Dr	2,097	1,750 sf	0.83	2	451 sf
4	112 Vasona Oaks Dr	2,403	1,750 sf	0.73	2	451 sf
5	116 Vasona Oaks Dr	2,225	1,750 sf	0.79	2	451 sf
6	120 Vasona Oaks Dr	1,871	1,896 sf	1.01	3	451 sf
7	126 Vasona Oaks Dr	2,026	1,956 sf	0.97	3	451 sf
8	130 Vasona Oaks Dr	1,977	2,001 sf	1.01	3	464 sf
	(Existing)					
8	130 Vasona Oaks Dr	1,977	2,416 sf	1.22	3	464 sf
	(Proposed)					
9	134 Vasona Oaks Dr	1,711	1,750 sf	1.02	2	451 sf
10	125 Vasona Oaks Dr	2,494	1,850 sf	0.74	2	430 sf
11	123 Vasona Oaks Dr	2,608	1,850 sf	0.71	2	430 sf
12	119 Vasona Oaks Dr	2,576	1,850 sf	0.72	2	430 sf
13	115 Vasona Oaks Dr	2,478	1,850 sf	0.75	2	430 sf
14	111 Vasona Oaks Dr	2,616	1,850 sf	0.71	2	430 sf
15	109 Vasona Oaks Dr	2,097	1,850 sf	0.88	2	430 sf
16	105 Vasona Oaks Dr	2,608	1,850 sf	0.71	2	430 sf
17	101 Vasona Oaks Dr	2,426	1,850 sf	0.76	2	430 sf

Should the request to modify the PD Ordinance 1281 be approved, a Minor Residential Development application will be required to review the proposed additions greater than 100 SF to an existing second story.

B. <u>Neighbor Outreach</u>

The applicant submitted correspondence indicating approval from the Vasona Oaks Homeowners Association (Exhibit 6). The applicant also conducted neighborhood outreach, which included a list of contacted property owners and a summary of the outreach results (Exhibit 7). No public comments were received at the time of this report's preparation.

PUBLIC COMMENTS:

Written notice was sent to property owners and occupants within 300 feet of the property. No comments were received at the time this report was published.

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SUBJECT: 130 Vasona Oaks Drive/PD-25-002

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ENVIRONMENTAL REVIEW:

The request to modify PD Ordinance 1281 is not considered a project pursuant to the California Environmental Quality Act.

CONCLUSION:

A. <u>Summary</u>

The property owner is requesting an amendment to PD Ordinance 1281 to increase the maximum FAR and lot coverage on the property located at 130 Vasona Oaks Drive. No construction or site development is proposed with this application. Any future development proposal for the subject property would be processed and reviewed under a separate planning application.

B. <u>Recommendation</u>

Based on the summary above, staff recommends the Planning Commission take the following actions to forward the PD amendment application to the Town Council with a recommendation of approval:

- 1. Recommend that the Town Council make the findings required by Section 29.80.095 of the Town Code for a Planned Development Ordinance (Exhibit 2); and
- 2. Recommend that the Town Council adopt the amended Planned Development Ordinance.

C. <u>Alternatives</u>

Alternatively, the Commission can:

- 1. Forward a recommendation for approval of the application with modified performance standards to the Town Council; or
- 2. Forward a recommendation of denial of the application to the Town Council; or
- 3. Continue the matter to a date certain with specific direction.

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SUBJECT: 130 Vasona Oaks Drive/PD-25-002

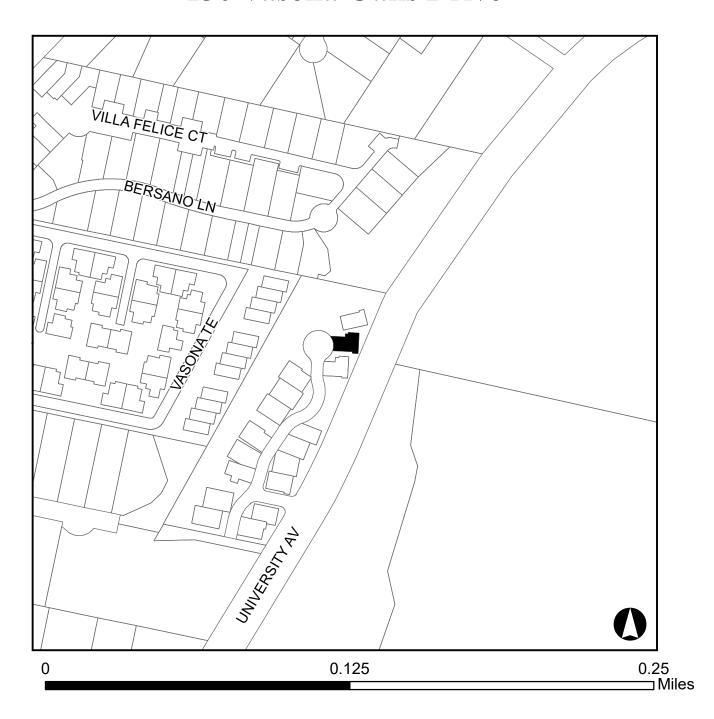
DATE: August 8, 2025

EXHIBITS:

- 1. Location map
- 2. Required findings
- 3. Planned Development Ordinance 1281
- 4. Draft Planned Development Ordinance
- 5. Letter of Justification
- 6. Vasona Oaks Homeowners Association (HOA) Approval
- 7. Summary of Neighborhood Outreach
- 8. Site Photos
- 9. Development Plans

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130 Vasona Oaks Drive



This Page Intentionally Left Blank **PLANNING COMMISSION** – *August 13, 2025* **REQUIRED FINDINGS FOR:**

130 Vasona Oaks Drive

Planned Development Amendment PD-25-002

Requesting Approval for Modification of Planned Development Ordinance 1281 to Increase the Maximum Floor Area Ratio (FAR) and Lot Coverage for Property Zoned R-M:5-12:PD. This Request for Modification of a Planned Development Ordinance is not Considered a Project Pursuant to the California Environmental Quality Act.

Property Owner: Ken MacDonald

Applicant: Elad Batito, Green Bay Remodeling Inc

FINDINGS

Required finding for CEQA:

■ The request to modify Planned Development Ordinance 1281 is not considered a project pursuant to the California Environmental Quality Act.

Required compliance with the Town Code:

- As required by Section 29.80.095 of the Town Code for granting a Planned Development Overlay Zone, the proposed amendment:
 - The proposed amendment is consistent with Chapter 29, Article VIII, Division 2 of the Town Code in that it meets the purpose and intent of a Planned Development Overlay Zone;
 - The proposed amendment is in conformance with the goals, policies, and applicable land use designations and standards of the Town's General Plan, including but not limited to Policy LU-6.8;
 - The proposed amendment is in conformance with all other applicable provisions of the Town Code, including Town Council—adopted guidelines, except as otherwise modified through the Planned Development process; and
 - The proposed amendment includes development standards or uses that deviate from the underlying zoning in a way that results in innovative site planning and provides public benefit through maximized open space.

Required consistency with the Town's General Plan:

■ That the amendment to the Planned Development Overlay is consistent with the General Plan and its Elements, including but not limited to Policy LU-6.8; and that the amendment to the Planned Development Overlay zoning is consistent with the existing General Plan designation.

This Page Intentionally Left Blank ORDINANCE NO. 1281

AN ORDINANCE OF THE TOWN OF LOS GATOS AMENDING THE ZONING ORDINANCE EFFECTING ZONE CHANGE NO. 149 FROM R-M:5-12 TO R-M:5-12-PD.

The Town Council of the Town of Los Gatos does ordain as follows:

SECTION 1.

The Zoning Ordinance of the Town of Los Gatos is hereby amended to change the zoning of the property shown on the map which is attached hereto and is a part of this ordinance from R-M:5-12 (Multiple Family Residential, 5-12 dwelling units per net acre) to R-M:5-12-PD (Multiple Family Residential, 5-12 dwelling units per net acre - Planned Development).

SECTION 2.

Uses and Improvements Authorized

The PD (Planned Development Combining) Zone established by this Ordinance quthorizes development on the above described real property of 17 single family detached dwellings, landscaping, parking and other improvements shown and required on the "Official Development Plan" on file with the Town Clerk and Planning Department. Permitted uses for the project are specified by Article 6-1, Section 6-1.4 of the Zoning Ordinance (as this section exists at the time of the adoption of this Ordinance or as amended in the future), and on Page 1 of the developer's "Official Development Plan". All other uses as listed in Section 6-1.5 of the Zoning Ordinance are conditional uses and require issuance of a Conditional Use Permit.

SECTION 3.

Official Development Plan

Prior to the issuance of any permits in compliance with the "Official Development Plan" hereby approved, precise plans shall be submitted to and approved by the Planning Commission of the Town of Los Gatos pursuant to Section 20.11 of Ordinance 867.

DEDENTIS CATOS PLANNICO DEPARTMENT

12-11-75", CC; Planner EXHIBIT 3 The "Official Development Plan" for the Planned Development Combining District established by this Ordinance consists of this Ordinance and the following listed plans (approved stamped, __Dec. 1, 1975 _____), which are those required by compliance with Sections 20.6 through 20.9 of the Town Zoning Ordinance, and are on file in the Office of the Town Clerk and the Office of the Town Planning Department.

- Sheet No. 1: Site plan, illustrating: 17 detached single family residences, garages, 17 open off-street parking stalls, landscaping areas, balconies and decks, and vehicular access and circulation.
- 2. Sheet No. 2: Section through the property showing the slope, and units on either side of the proposed street.
- 3. Sheet No. 3: Block elevation of all units facing the University Avenue street scene.
- 4. Sheets 4, 5 and 6: Typical building elevations of both uphill and downhill structures.

In addition to the foregoing plans, the following performance standards are part of the "Official Development Plan":

- 1. That the conditions, covenants and restrictions be submitted for approval in conjunction with the tentative subdivision map and the Precise Development Plan.
- 2. That the setbacks and building separations shown on the "Official Development Plan" be considered as minimum in preparation of the Precise Development Plan.
- 3. That all paved areas be separated from landscaped areas with a 6" high concrete curb.
- 4. That the applicant guarantee by contract and bond the installation of street improvements as follows:

University Avenue: Widen approximately 12 feet to provide left-turn storage at the intersection with the new street. Install new concrete curb and gutter and street lighting.

New Street: Install curb and gutter, pavement (24' curb to curb), street lighting, storm drainage and sanitary sewer.

- 5. Dedication of right-of-way along University Avenue, as required, to a line 10 feet behind the new face of curb.
- 6. Dedication of the interior street and cui-de-sac bulb. The interior street shall be 24 feet (curb to curb) within a 26-foot minimum right-of-way.

- 7. That the garages shall be located less than 10 feet or more than 20 feet from the curb line.
- 8. That a soils engineering report be provided to establish the stability of the existing slope bank, and shall recommend grading procedures and protective measures for the project. This report shall be to the satisfaction of the Town Engineer.

SECTION 4.

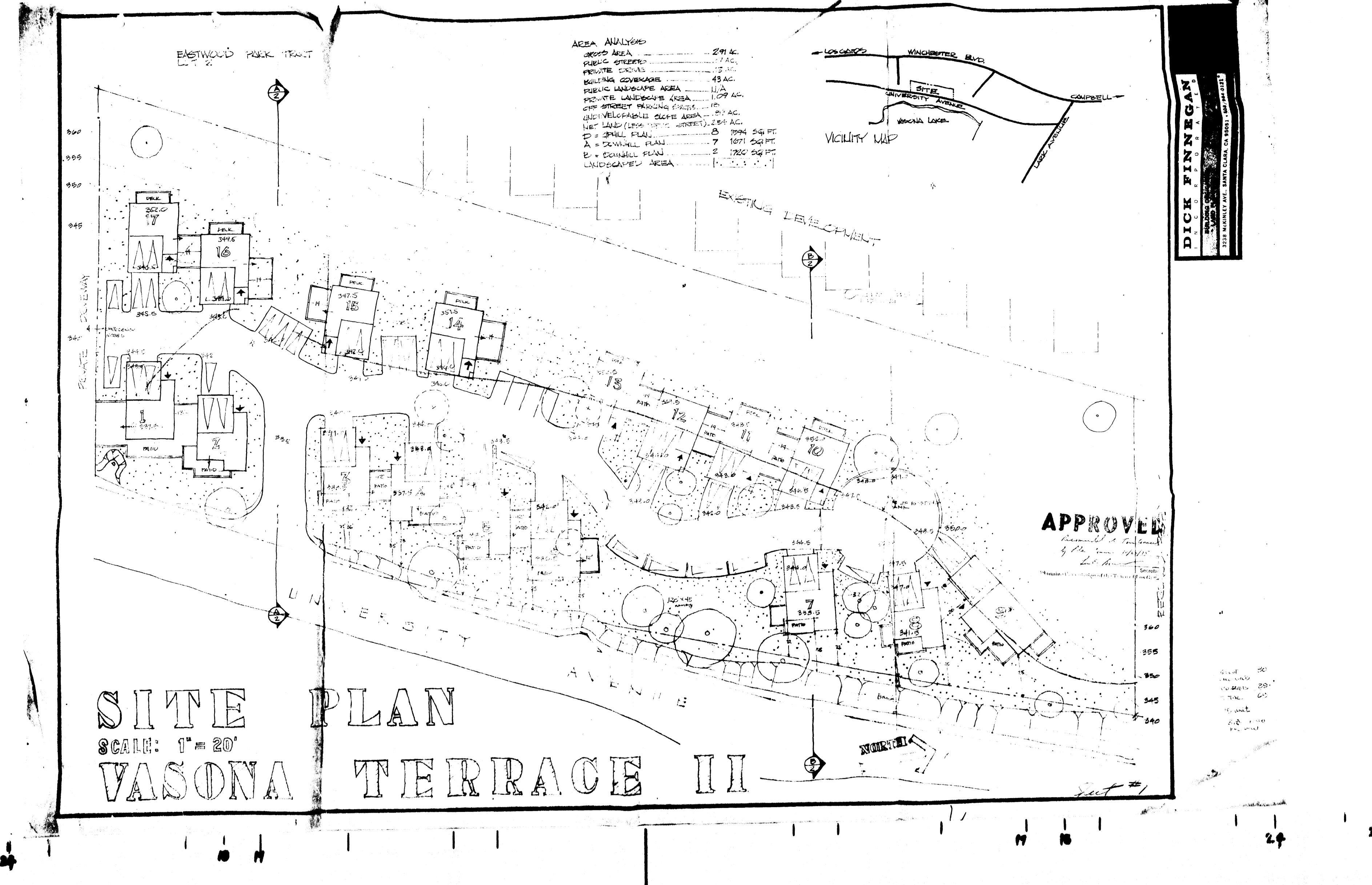
The Town Clerk shall attest to the adoption of this Ordinance. This Ordinance shall be published once in the Los Gatos Times-Saratoga Observer, a newspaper of general circulation, printed and published in the Town of Los Gatos within fifteen (15) days of its final passage and this Ordinance shall take effect thirty (30) days following its final passage.

/-	The proof of			
The above and f	oregoing Ordinand	ce was duly and regu	ularly introduced at a meeting	
of the Town Council	of the Town of Lo	os Gatos held on the	e lst day of Dec. , 19	7 5
PASSED AND ADOP	TED as an Ordinar	nce of the Town of I	Los Gatos, California, at	
a regular meeting of	the Town Council	held on the 15t	h day of, 197_5,	
by the following vot	e:			
AYES:	COUNCIL MEMBERS	Two to work the second	Ruth Cannon and Applear	1 (20)
			Mark B. DiDuca	
			John B. Lochner	
			Albert B. Smith	
			Egon Jensen	
NOES:	COUNCIL MEMBERS		None	
ABSENT:	COUNCIL MEMBERS		None	
	SIGNED:	MAYOR OF THE TOWN O	OF LOS GATOS	
			S/ Egon Jensen	

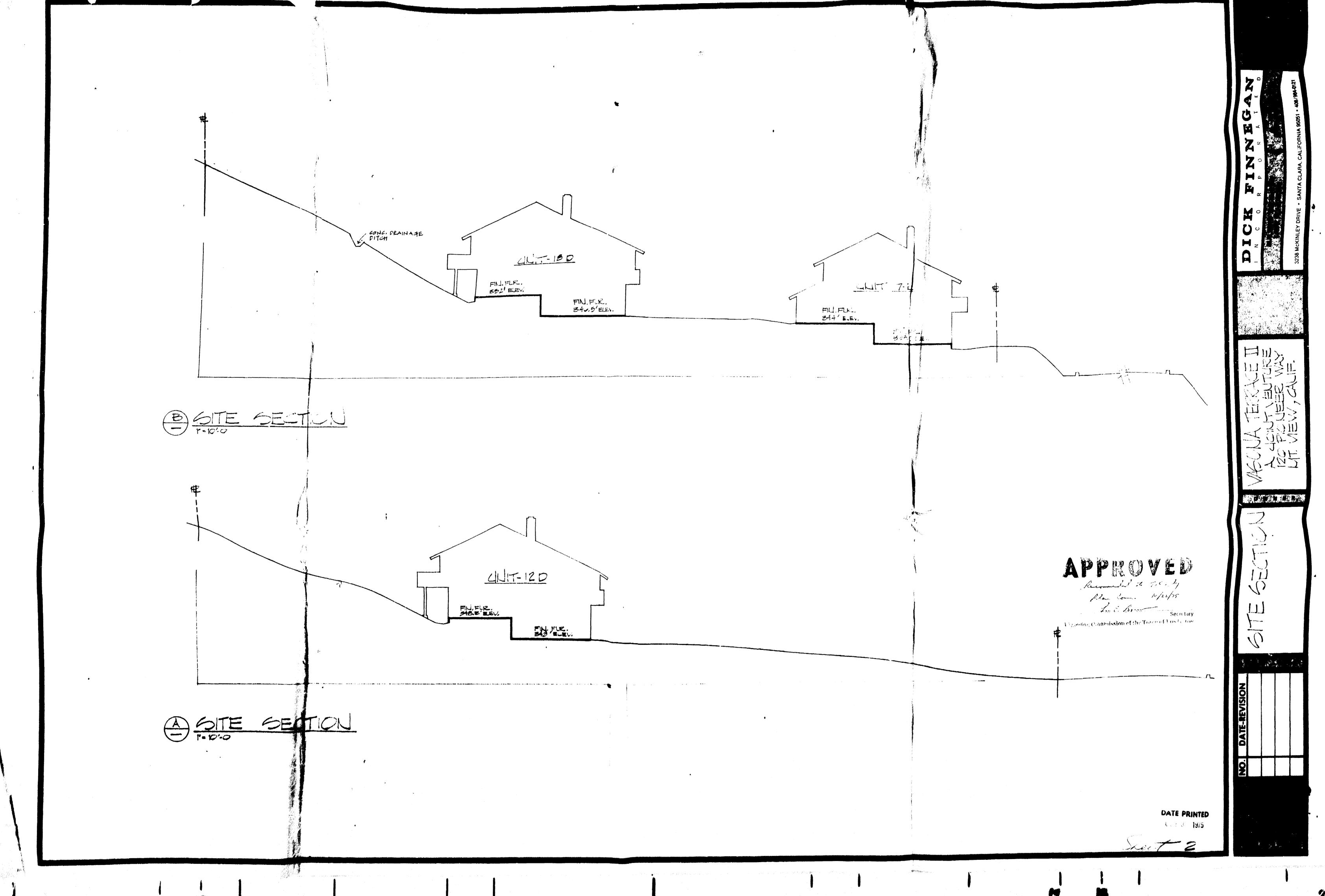
ATTEST:

S/ Jo Leibfritz (seal)

CLERK OF THE TOWN OF LOS GATOS

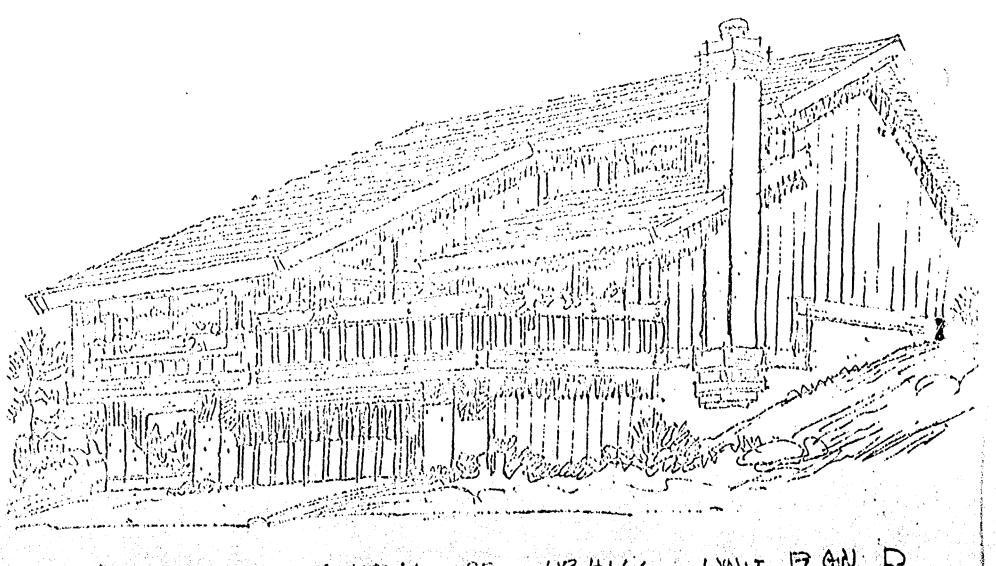






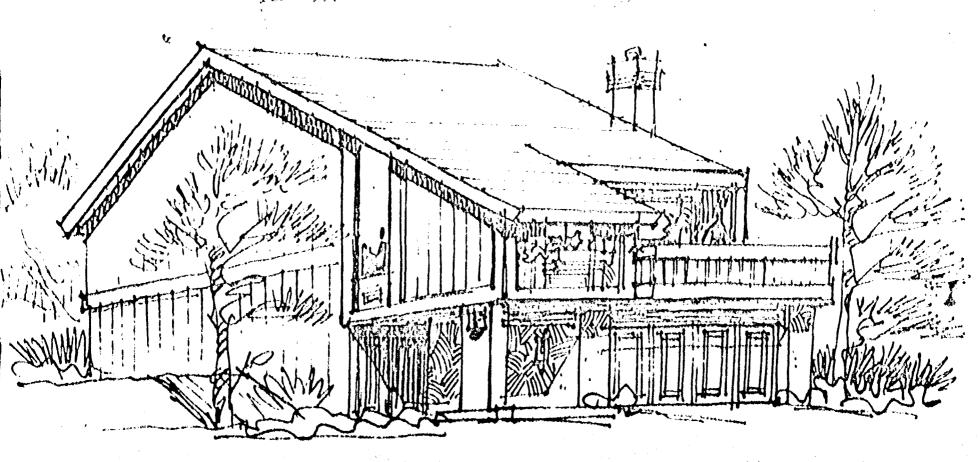
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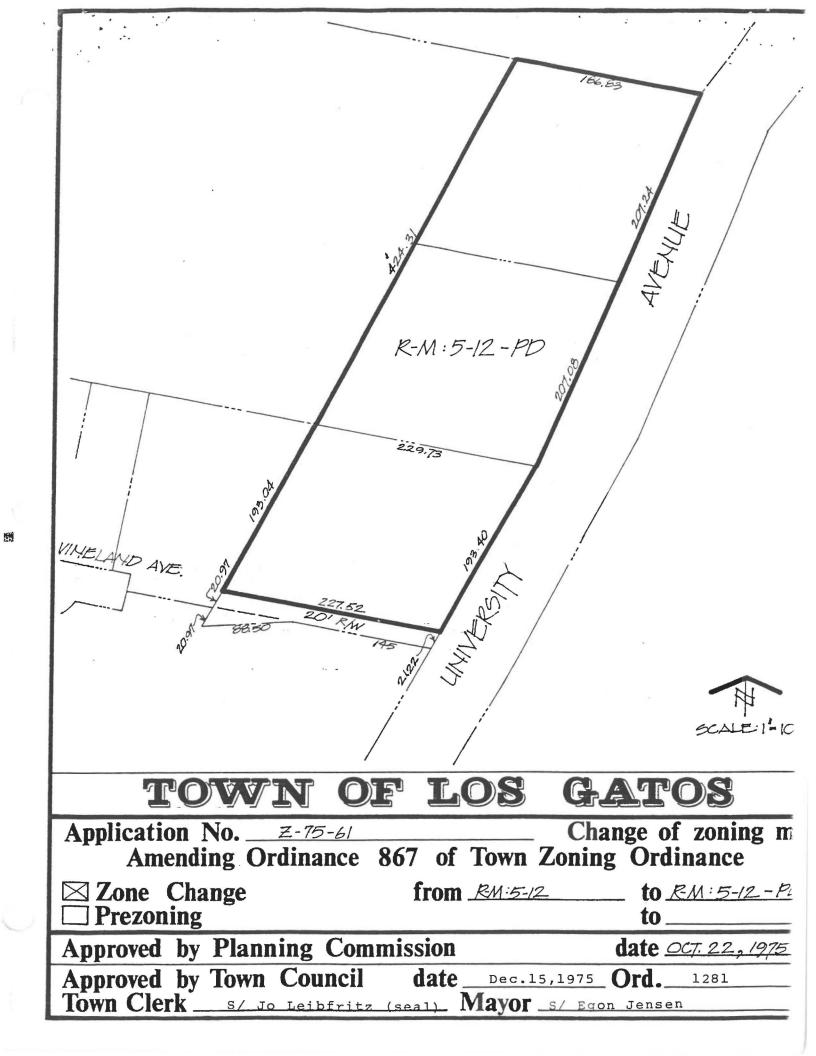
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ORDINANCE NO.

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS AMENDING PLANNED DEVELOPMENT ORDINANCE 1281 ESTABLISHING DEVELOPMENT STANDARDS AND ALLOWABLE USES FOR LOTS WITHIN THE PLANNED DEVELOPMENT OVERLAY ZONE RELATIVE TO THE MAXIMUM FLOOR AREA RATIO AND THE MAXIMUM LOT COVERAGE ALLOWED ON LOT 8 IN THE VASONA OAKS SUBDIVISION AND REPEALING AND REPLACING ORDINANCE 1281 FOR THE VASONA OAKS SUBDIVISION AT VASONA OAKS DRIVE

THE TOWN COUNCIL OF THE TOWN OF LOS GATOS DOES ORDAIN AS FOLLOWS:

SECTION I. Planned Development Overlay Zone.

The Town Code of the Town of Los Gatos is hereby amended to change the zoning of the property shown on the map which is attached hereto and is a part of this ordinance from R-M:5-12:PD (Multiple Family Residential, 5-12 dwelling units per net acre – Planned Development) to R-M:5-12-PD (Multiple Family Residential, 5-12 dwelling units per net acre - Planned Development).

SECTION II. Uses and Improvements Authorized.

The PD (Planned Development Combining) Zone established by this Ordinance authorizes development on the above described real property of 17 single family detached dwellings, landscaping, parking and other Improvements shown and required on the "Official Development Plan" on file with the Town Clerk and Planning Department. Permitted uses for the project are specified by Chapter 29, Article IV, Division 6 of the Zoning Ordinance (as this section exists at the time of the adoption of this Ordinance or as amended in the future), and on Page 1 of the developer's "Official Development Plan". All other uses as listed in Section 29.40.615 of the Zoning Ordinance are conditional uses and require issuance of a Conditional Use Permit.

SECTION III. Minor Residential Development Approval Required.

Prior to the Issuance of any permits in compliance with the "Official Development Plan" and the "Development Plan for Lot 8" hereby approved, Minor Residential Development approval is required.

SECTION IV. Official Development Plan

The "Official Development Plan" for the Planned Development established by this Ordinance consists of this Ordinance and the following listed plans (approved stamped, December 1, 1975), the "Development Plan for Lot 8," which are on file in the Office of the Town Clerk and the Community Development Department.

- 1. Sheet No. 1: Site plan, illustrating: 17 detached single family residences, garages, 17 open off-street parking stalls, landscaping areas, balconies and decks, and vehicular access and circulation.
- 2. Sheet No. 2: Section through the property showing the slope, and units on either side of the proposed street.
- 3. Sheet No. 3: Block elevation of all units facing the University Avenue street scene.
- 4. Sheets 4, 5 and 6: Typical building elevations of both uphill and downhill structures.
- 5. Development Plan for Lot 8, included as Exhibit 9 of the August 13, 2025, Planning Commission Staff Report.

SECTION V. Performance Standards.

In addition to the foregoing plans, the following performance standards are part of the "Official Development Plan":

- 1. That the conditions, covenants and restrictions be submitted for approval in conjunction with the tentative subdivision map and the Precise Development Plan.
- 2. That the setbacks and building separations shown on the "Official Development Plan" be considered as minimum in preparation of the Precise Development Plan.
- 3. That all paved areas be separated from landscaped areas with a 6" high concrete curb.
- 4. That the applicant guarantee by contract and bond the installation of street improvements as follows:

 University Avenue: Widen approximately 12 feet to provide left turn storage.
 - <u>University Avenue</u>: Widen approximately 12 feet to provide left-turn storage at the Intersection with the new street. Install new concrete curb and gutter and street lighting. <u>New Street</u>: Install curb and gutter, pavement (24' curb to curb), street lighting, storm drainage and sanitary sewer.
- 5. Dedication of right-of-way along University Avenue, as required, to a line 10 feet behind the new face of curb.
- 6. Dedication of the interior street and cul-de-sac bulb. The interior street shall be 24 feet (curb to curb) within a 26-foot minimum right-of-way.
- 7. That the garages shall be located less than 10 feet or more than 20 feet. from the curb line.

- 8. That a soils engineering report be provided to establish the stability of the existing slope bank, and shall recommend grading procedures and protective measures for the project. This report shall be to the satisfaction of the Town Engineer.
- 9. The "Official Development Plan" shall be deemed to include development plans reflecting modifications to a single-family residence located at 130 Vasona Oaks Drive (APN: 424-42-008) included as Exhibit 9 of the August 13, 2025, Planning Commission Staff Report. The modifications include the enclosure of an existing second-story deck to create an enclosed 231 square feet sunroom, expansion of the second floor living area by 91 square feet, and creation of 92 square feet of additional living area on the third floor. The modified plans are on file in the Office of the Town Clerk and Planning Department and shall be subject to the same standards and conditions as the original approved Precise Development Plan.

SECTION VI. Severability.

In the event that a court of competent jurisdiction holds any Section, subsection, paragraph, sentence, clause, or phrase in this Ordinance unconstitutional, preempted, or otherwise invalid, the invalid portion shall be severed from this Ordinance and shall not affect the validity of the remaining portions of this Ordinance. The Town hereby declares that it would have adopted each Section, subsection, paragraph, sentence, clause, or phrase in this Ordinance irrespective of the fact that any one or more Sections, subsections, paragraphs, sentences, clauses or phrases in this Ordinance might be declared unconstitutional, preempted, or otherwise invalid.

SECTION VII. Publication.

In accordance with Section 63937 of the Government Code of the State of California, this Ordinance takes effect 30 days from the date of its passage. The Town Council hereby directs the Town Clerk to cause this Ordinance or a summary thereof to be published or posted in accordance with Section 36933 of the Government Code of the State of California.

SECTION VIII. Effective Date.

This Ordinance was introduced at a regular meeting	ng of the Town Council of the Town of Los Gato
on the day of 2025, and adopt	ed by the Town Council of the Town of Los
Gatos at its regular meeting on the day of	2025, by the following vote:
COUNCIL MEMBERS:	
AYES:	
NAYS:	
ABSENT:	
ABSTAIN:	
	SIGNED:
	MAYOR OF THE TOWN OF LOS GATOS LOS GATOS, CALIFORNIA
ATTEST:	
TOWN CLERK OF THE TOWN OF LOS GATOS	
LOS GATOS, CALIFORNIA	

Dear City Planning Committee,

We are requesting approval for a modest expansion of our home to better accommodate our evolving family and work needs. The primary reasons for this request are twofold:

1. Work-from-Home Challenges

Both my wife and I work remotely in high-tech roles, requiring frequent video calls. Due to space constraints, we currently share a single workspace, which often results in disruptions. To manage this, one of us (usually me) frequently relocates to the kitchen to take calls, which is not an ideal or professional setting. Additionally, our two adult sons (ages 23 and 21) also work and study remotely, further straining our available space. With only three bedrooms, we lack sufficient private work areas for all four of us, making daily productivity and focus challenging.

2. Accommodating Visiting Elderly Parents

Both my wife's mother and my parents, who are in their late 70s and early 80s, visit regularly, typically 3-4 times a year for extended stays of 4-6 weeks. Currently, when they visit, one or both of our sons must share a bedroom, which is not an ideal long-term arrangement. We would like to create a fourth bedroom with an en-suite bathroom to provide a comfortable and private space for our elderly parents while allowing our sons to maintain their own rooms.

Additionally, we want to ensure that this fourth bedroom is more accessible for our aging parents, with considerations such as a wider doorway, a step-free entry, and a bathroom layout designed for ease of use. As they continue to age, these modifications will help provide them with a safer and more comfortable living space during their visits.

Conclusion

Our request is for a modest expansion that would provide much-needed space without significantly altering the character of the neighborhood. This addition would enhance our ability to work effectively, support our adult children, and comfortably accommodate our aging parents during their visits. Given the growing trend of remote work and multi-generational living, we believe this request is both reasonable and in line with modern family housing needs.

We appreciate your time and consideration of our request and would be happy to provide further details.

Sincerely, Ken MacDonald. 130 Vasona Oaks Dr. Dear City Planning Committee,

This letter requests a modification of Planned Development (PD) Ordinance 1281 to permit the enclosure of a second-story deck at 130 Vasona Oaks. This modification would result in a minor increase in floor area and lot coverage, exceeding the current standards specified in the Town Code. Below, the specific requirements outlined by the Town for such a request are addressed:

1. Project Description

The proposed project involves enclosing an existing second-story deck to create additional interior space. This modification aims to enhance the functionality of the residence by providing separate workspaces for household members and accommodating visiting elderly parents. The enclosure will be designed to blend seamlessly with the existing architectural style of the residence, maintaining the aesthetic of the Vasona Oaks development.

2. Proposed Modifications to PD Ordinance 1281

A modification is requested to allow for a slight increase in both floor area and lot coverage resulting from the deck enclosure. The subject property is located on a small parcel that is essentially the footprint of the residence and the surrounding yard space. However, despite the limited lot size, this project does not expand the footprint of the structure, as it involves enclosing an already existing deck rather than extending beyond the current built area. This modification seeks to recognize the unique constraints of the lot while making efficient use of the existing structural layout.

3. Consistency with Development

The proposed modifications are consistent with the overall development of the Vasona Oaks community. The enclosure of the deck is a minor alteration that does not affect the external footprint of the building or encroach upon common areas. Additionally, the enclosed deck will not be visible from the common street, ensuring that the visual character of the neighborhood remains unchanged. The design will match the existing materials and colors, ensuring visual continuity within the neighborhood.

4. Response to Required Findings for PD Ordinances

According to Section 29.80.095 of the Town Code, certain findings are required for the adoption or modification of a PD ordinance:

• a. The proposed modification is consistent with the General Plan: The General Plan encourages the adaptation of housing to meet the evolving needs of residents. By enclosing the deck, the livability of the residence is enhanced to accommodate remote work and multi-generational living, aligning with the Plan's goals.

- **b. The proposed modification provides a public benefit:** While the modification is primarily for private use, it indirectly benefits the community by maintaining property values and the aesthetic appeal of the neighborhood. Improved functionality of residences contributes to the overall stability and desirability of the area.
- c. The proposed modification will not be detrimental to public health, safety, or welfare: The project involves interior alterations that do not impact public spaces or infrastructure. All construction will comply with current building codes and safety standards, ensuring no adverse effects on the community.

5. Additional Supporting Information

As detailed in the previous letter submitted by the homeowner, the primary motivations for this project include creating adequate workspace for multiple household members working and studying from home and providing accessible accommodations for elderly parents during extended visits. These enhancements are essential for modern housing needs and will contribute to the long-term functionality of the residence.

Thank you for your time and consideration. Please reach out with any questions or requests for additional information.

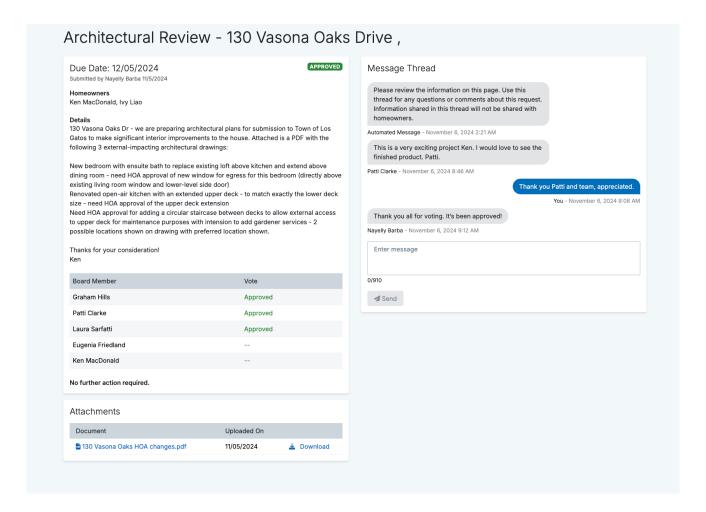
Sincerely,

Millan

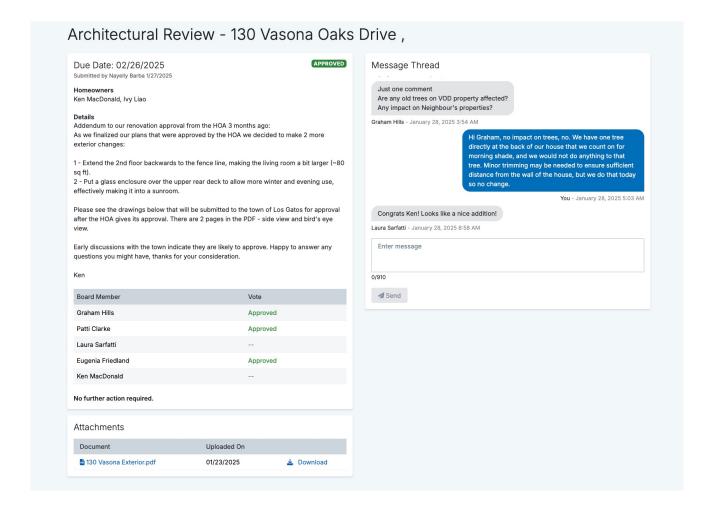
Green Bay Remodeling- Production Assistant sjassist@greenbayremodelinginc.com

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HOA Approval #1 of 2



HOA Approval #2 of 2

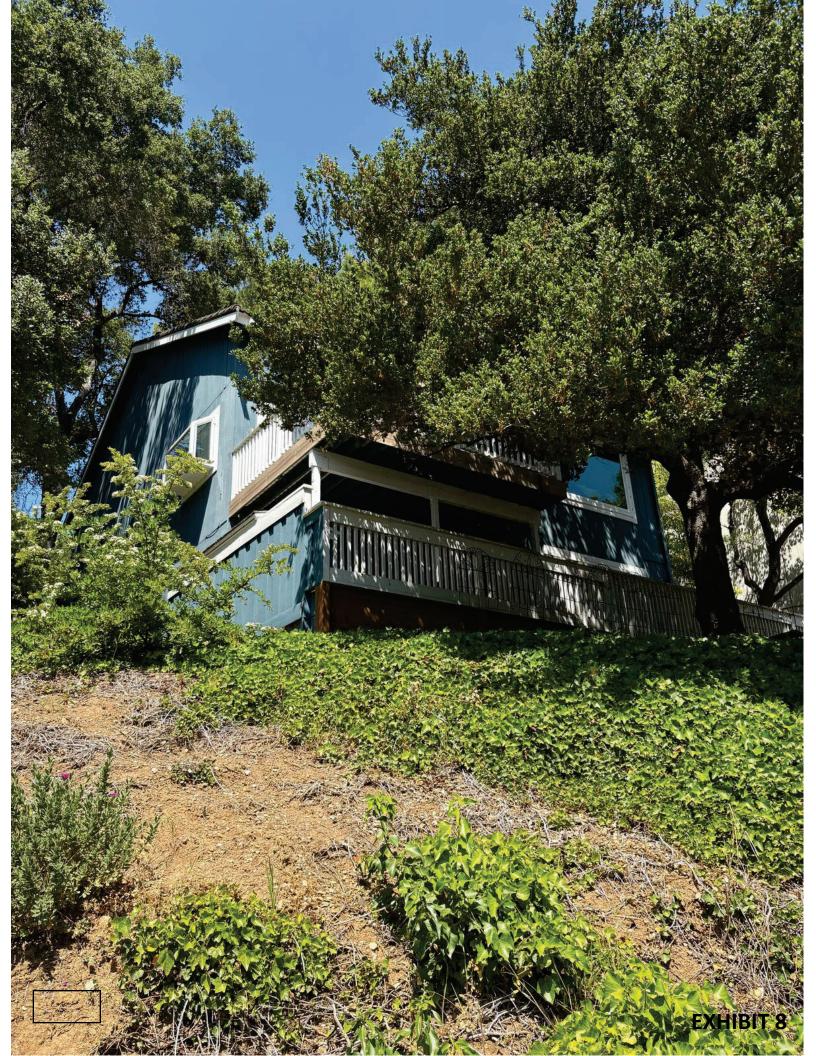


Neighbor Project Information

PD-25-002 SJ151 - 130 Vasona Oaks

Name	Address	Status	Notes
	125 Vasona Oaks Dr, Los Gatos, CA 95032	Spoken to	Fine with the work
	126 Vasona Oaks Dr, Los Gatos, CA 95032	Spoken to	Fine with the work
	104 Vasona Oaks Dr, Los Gatos, CA 95032	Spoken to	Fine with the work
	100 Vasona Oaks Dr, Los Gatos, CA 95032	Spoken to	Fine with the work
	109 Vasona Oaks Dr, Los Gatos, CA 95032	Spoken to	Fine with the work
	119 Vasona Oaks Dr, Los Gatos, CA 95032	Not spoken to	Haven't had time to reach him
	120 Vasona Oaks Dr, Los Gatos, CA 95032	Not spoken to	Haven't had time to reach her
	123 Vasona Oaks Dr, Los Gatos, CA 95032	Not spoken to	Rents the home, unreachable by phone
	134 Vasona Oaks Dr, Los Gatos, CA 95032	Not spoken to	Does not live there; unresponsive to calls; house is empty

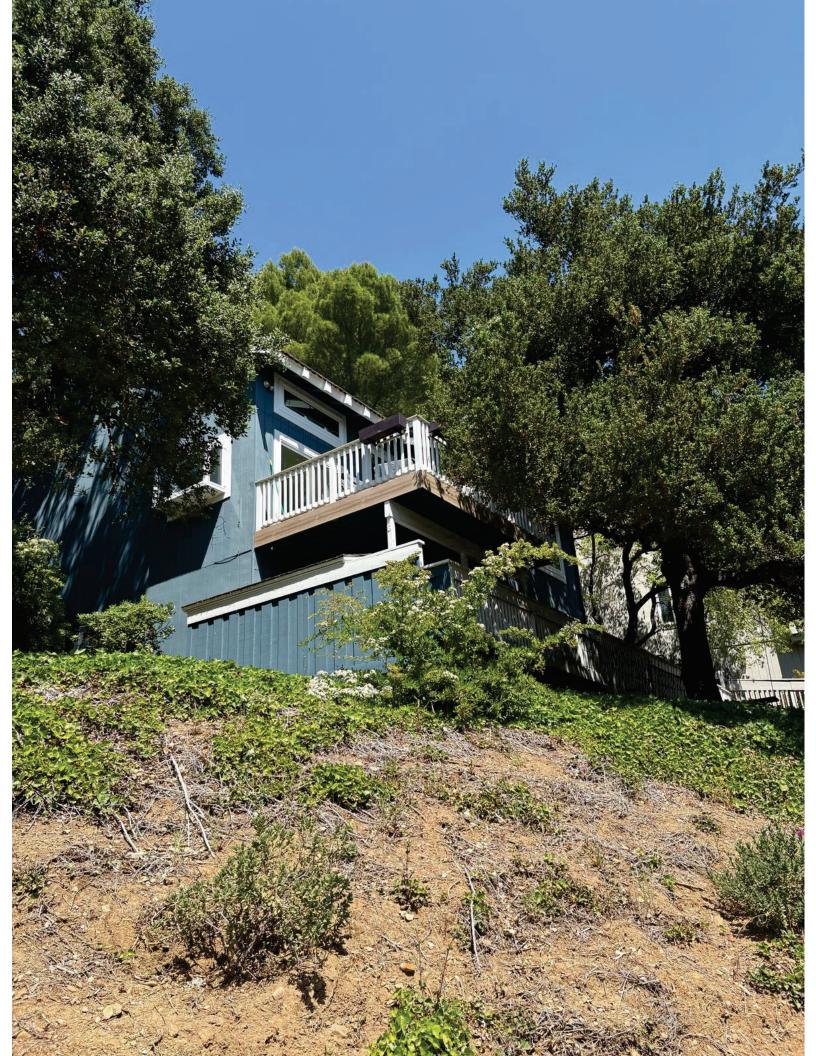
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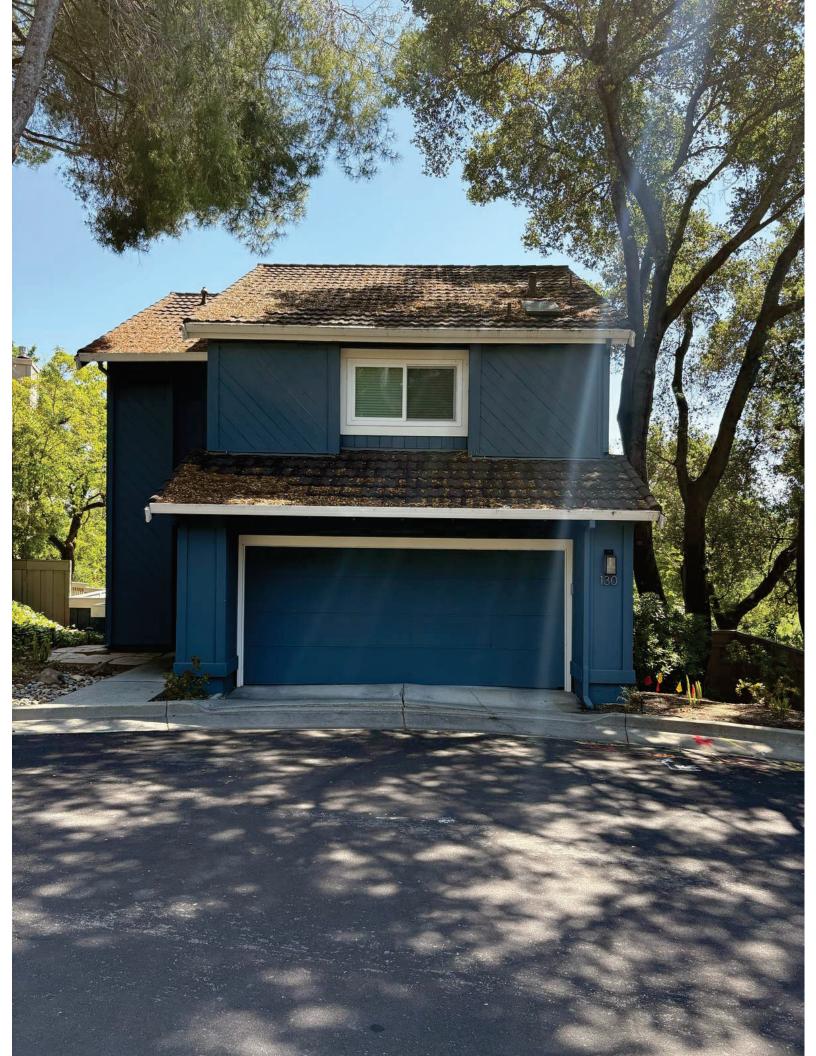




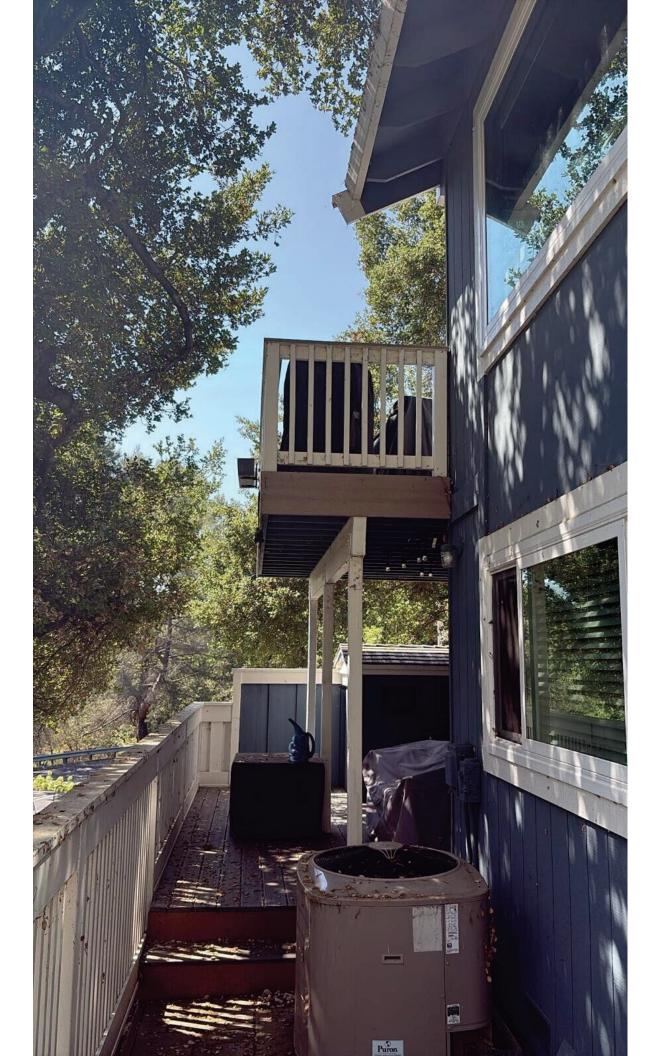


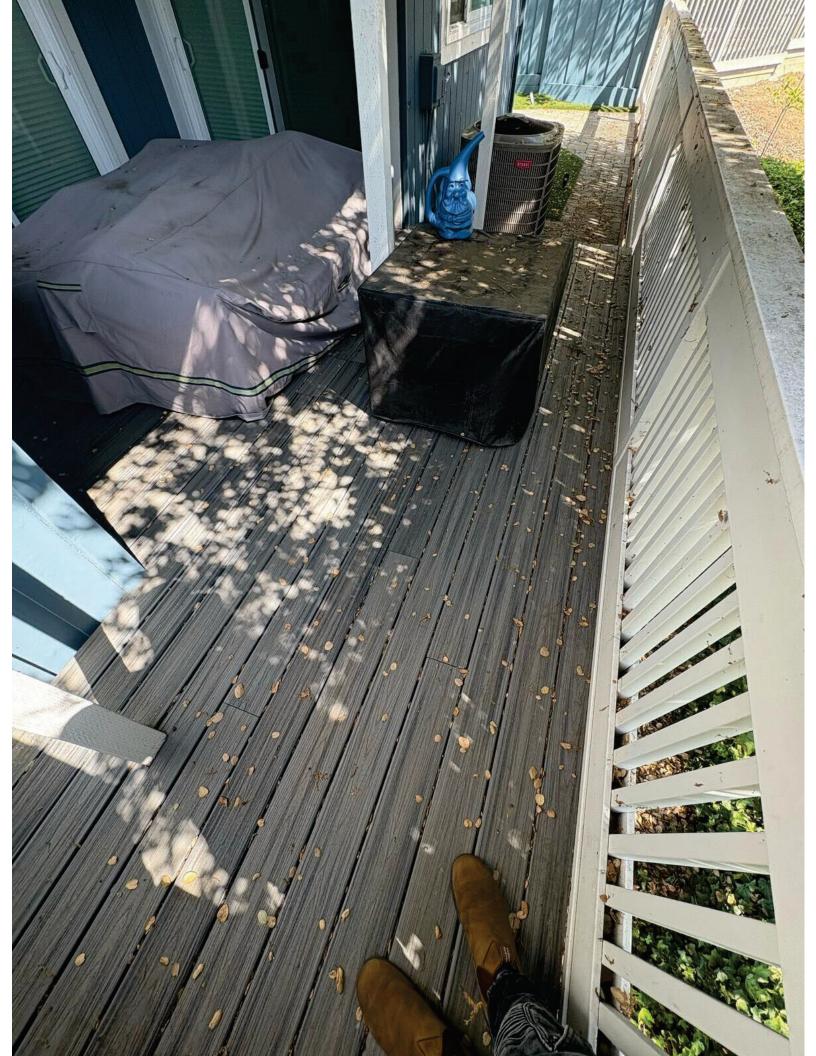


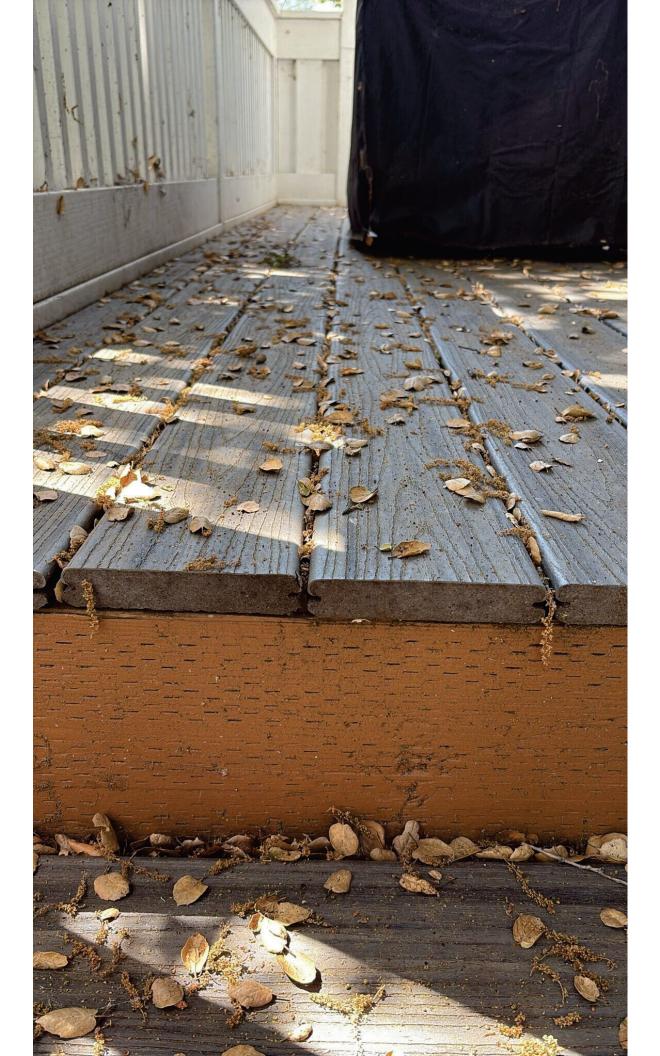




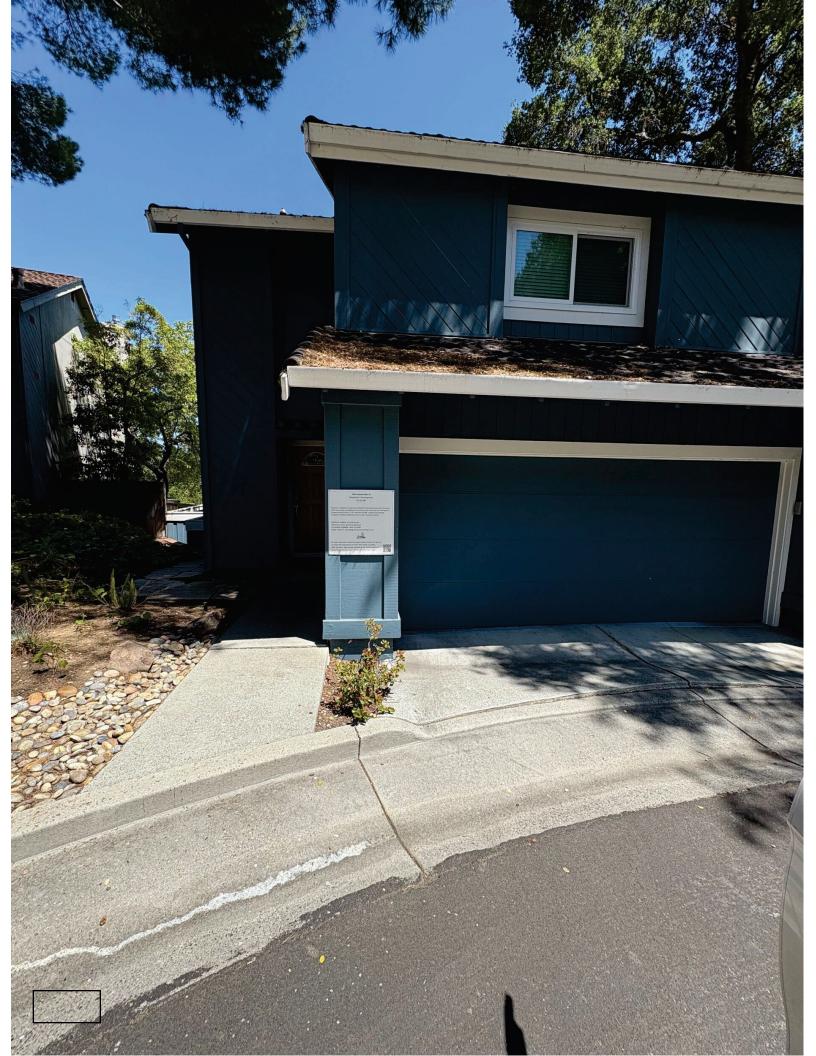






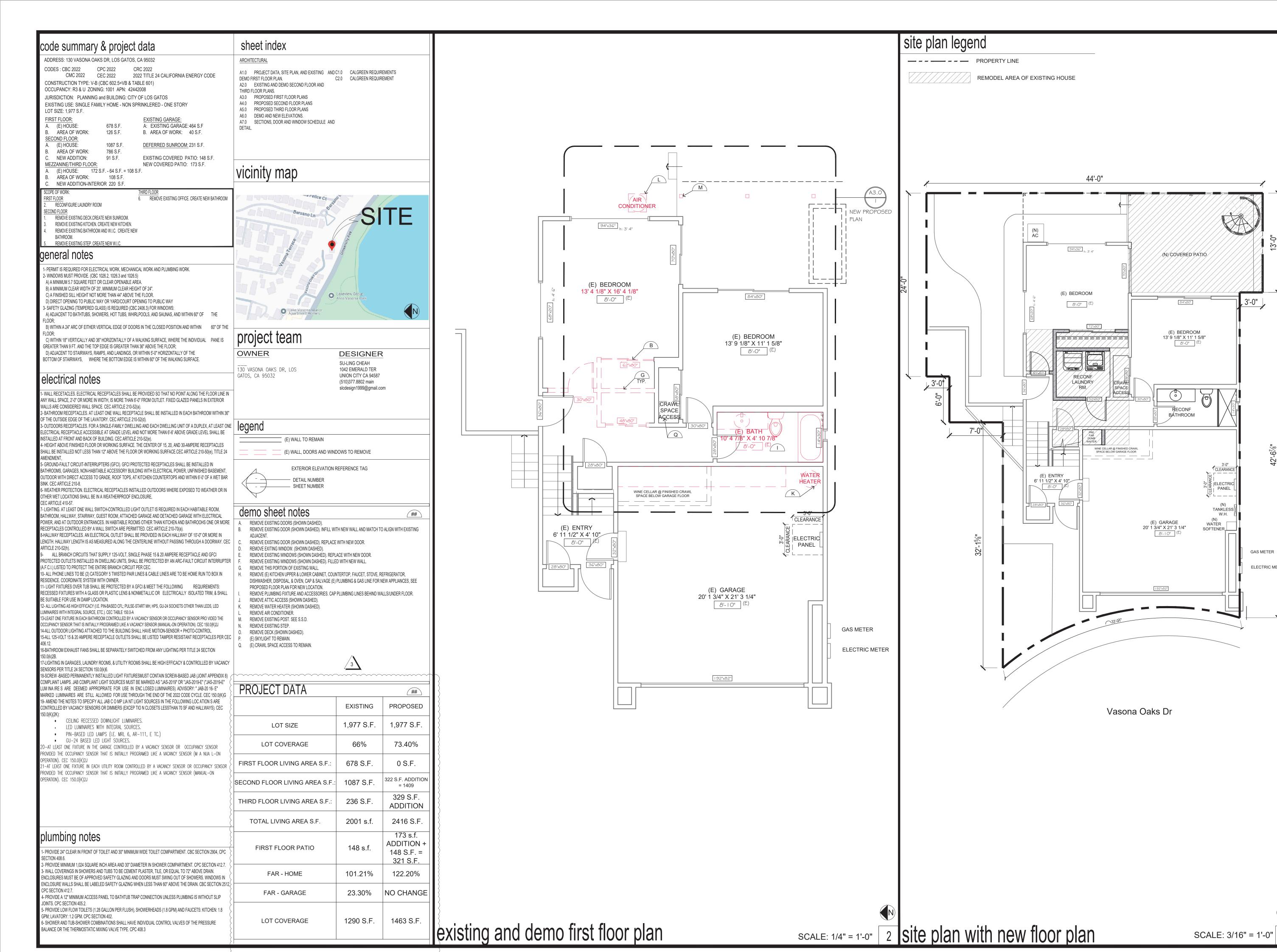








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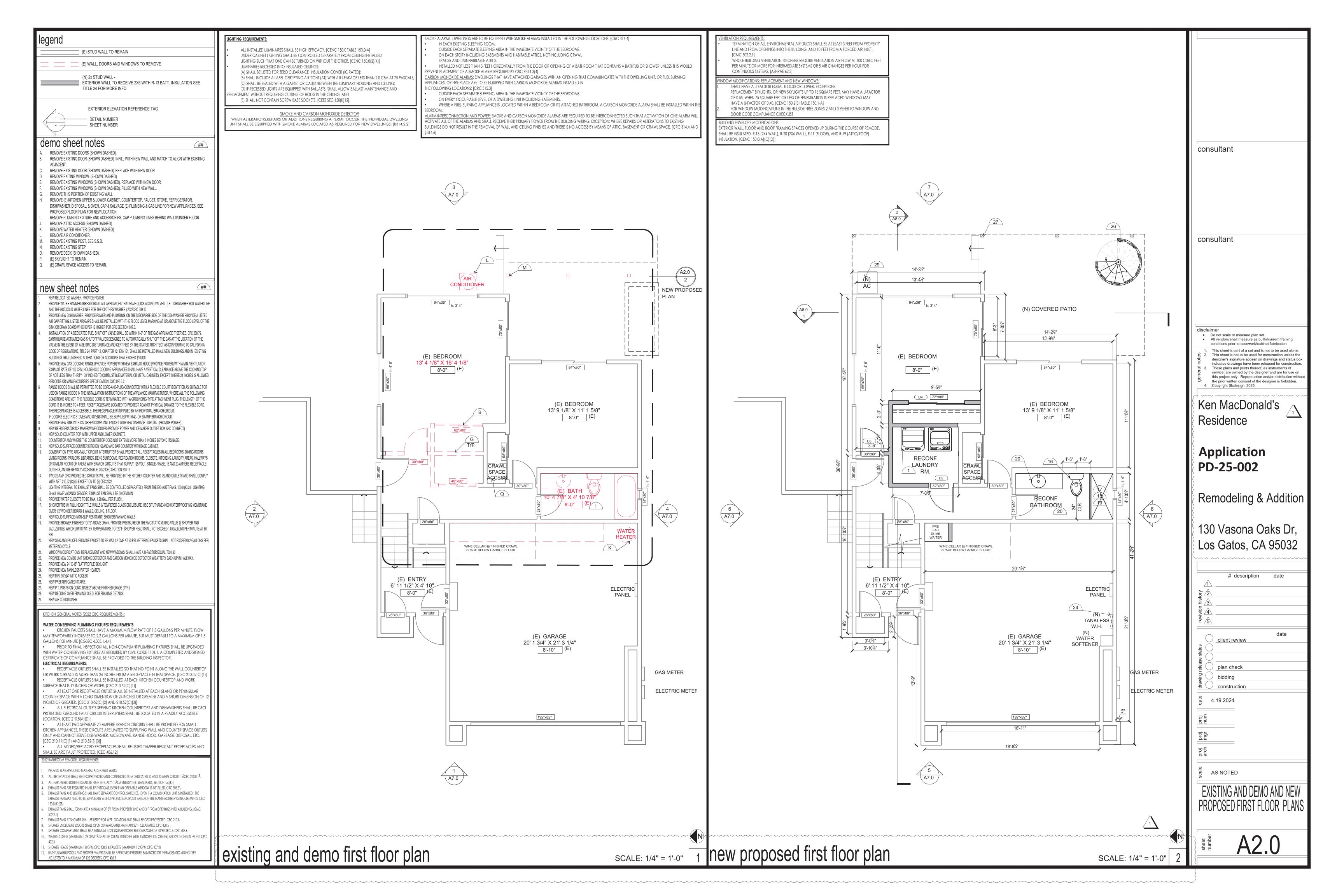


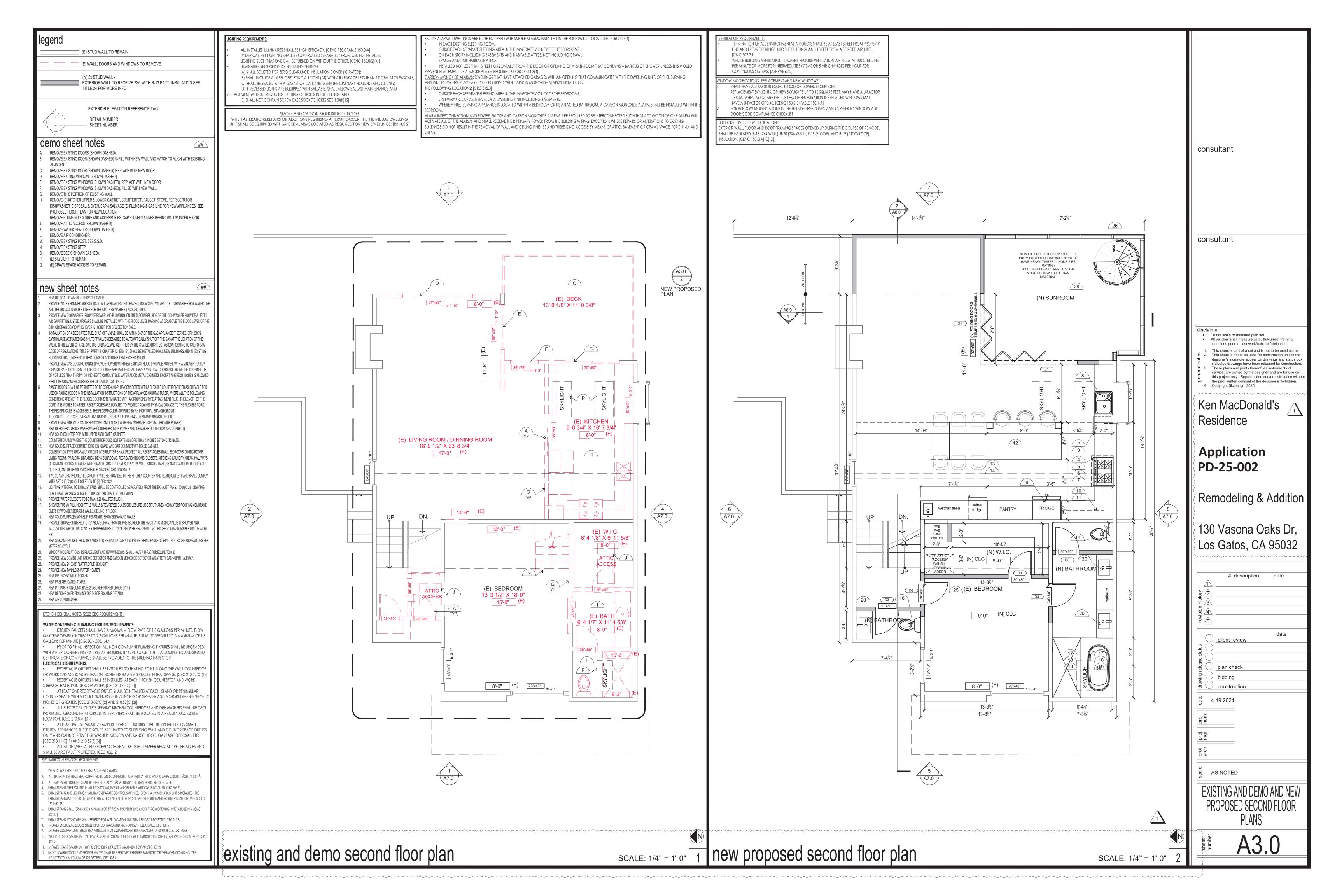
DESIGN STUDIO consultant consultant This sheet is part of a set and is not to be used alone This sheet is not to be used for construction unless t designer's signature appear on drawings and status box indcates drawings have been released for These plans and prints thereof, as instruments of service, are owned by the designer and are for use this project only. Reproduction and/or distribution without the prior written consent of the designer is 4. Copyright Su-Ling Slaton, 2025 Residence Remodeling & Addition GAS METER ELECTRIC METER 130 Vasona Oaks Dr, Los Gatos, CA 95032 # description date planning comments response 6.9.202 planning comments resp. 6.19.2025 client review plan check construction 4.19.2024 AS NOTED

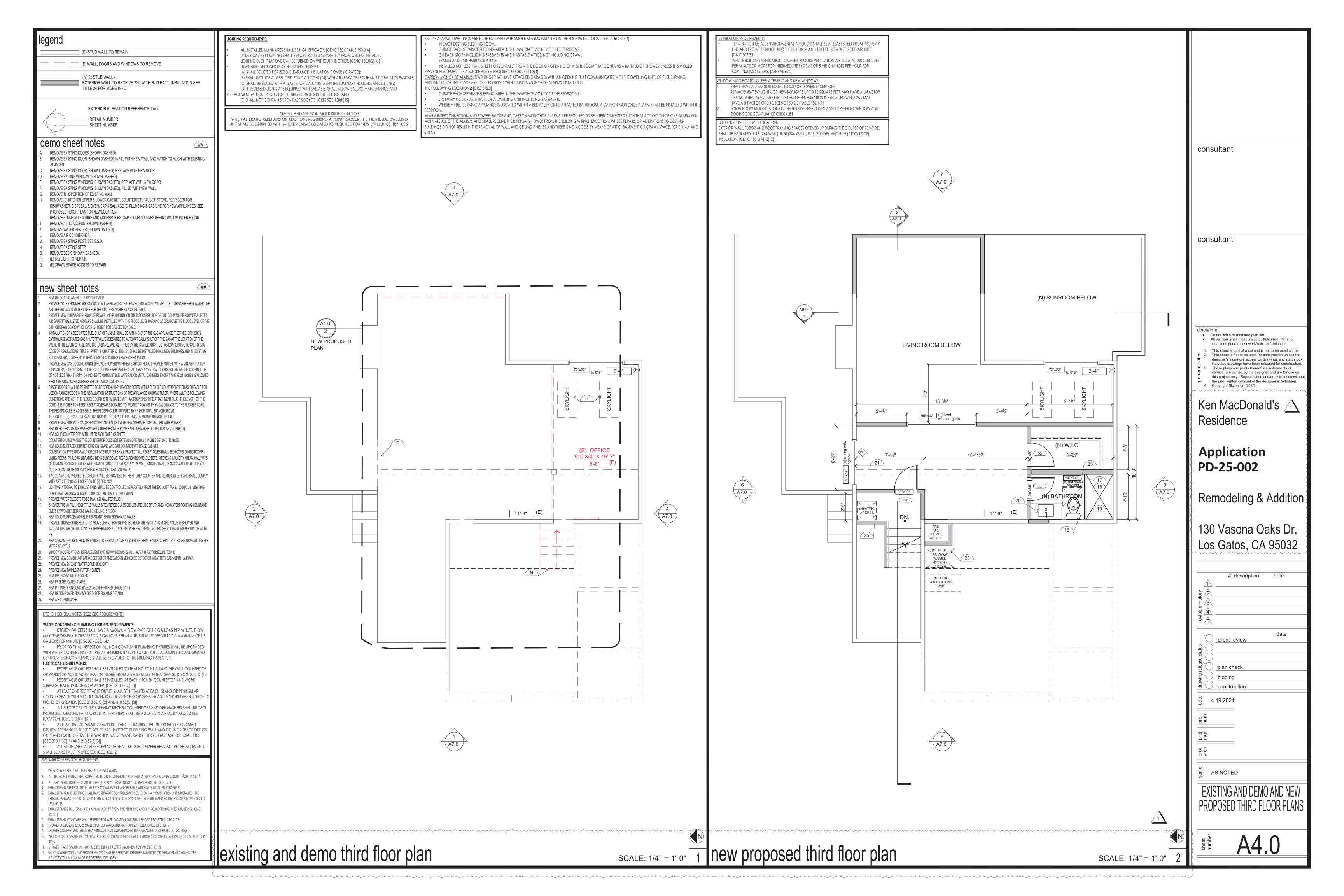
ELECTRIC

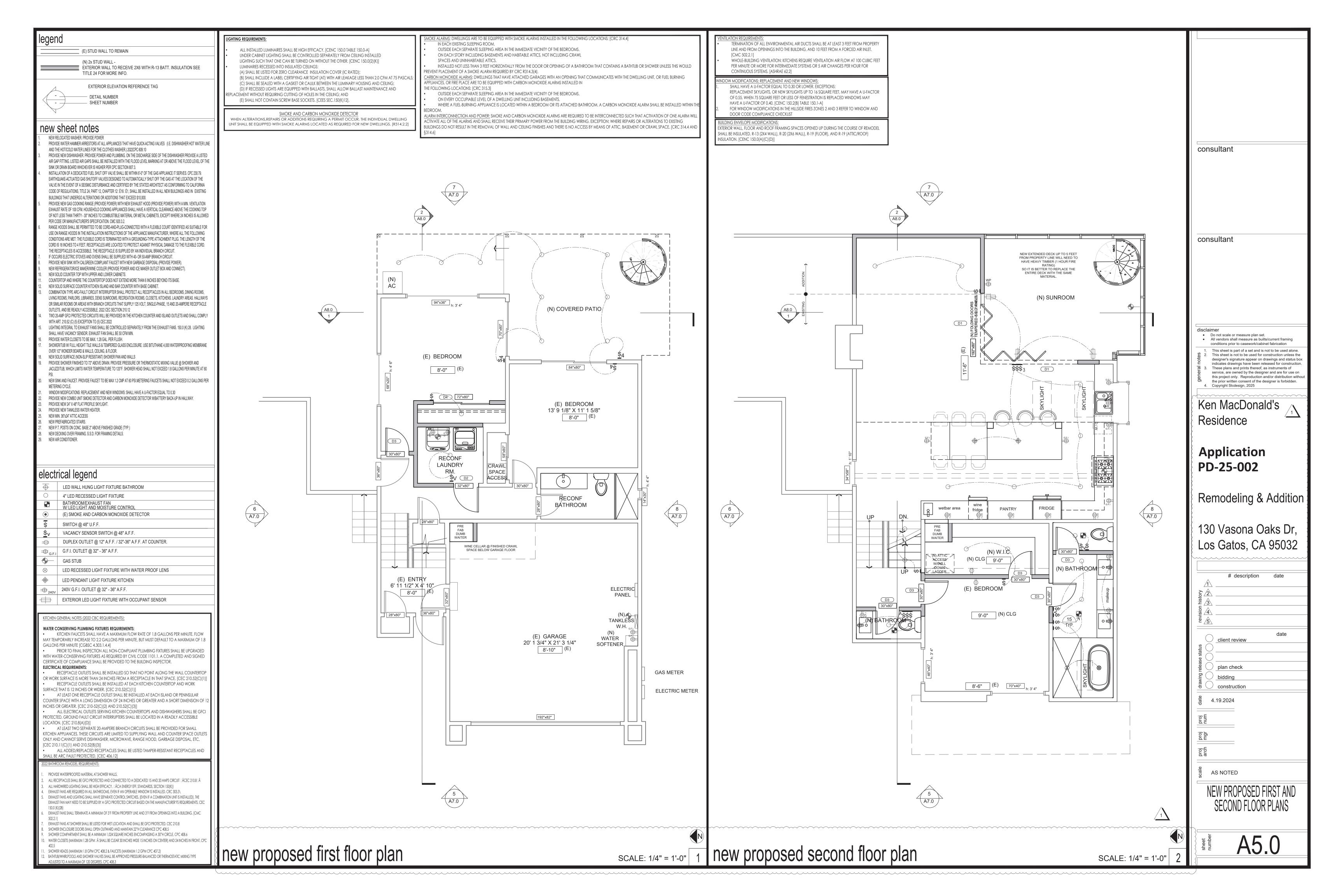
(N) WATER

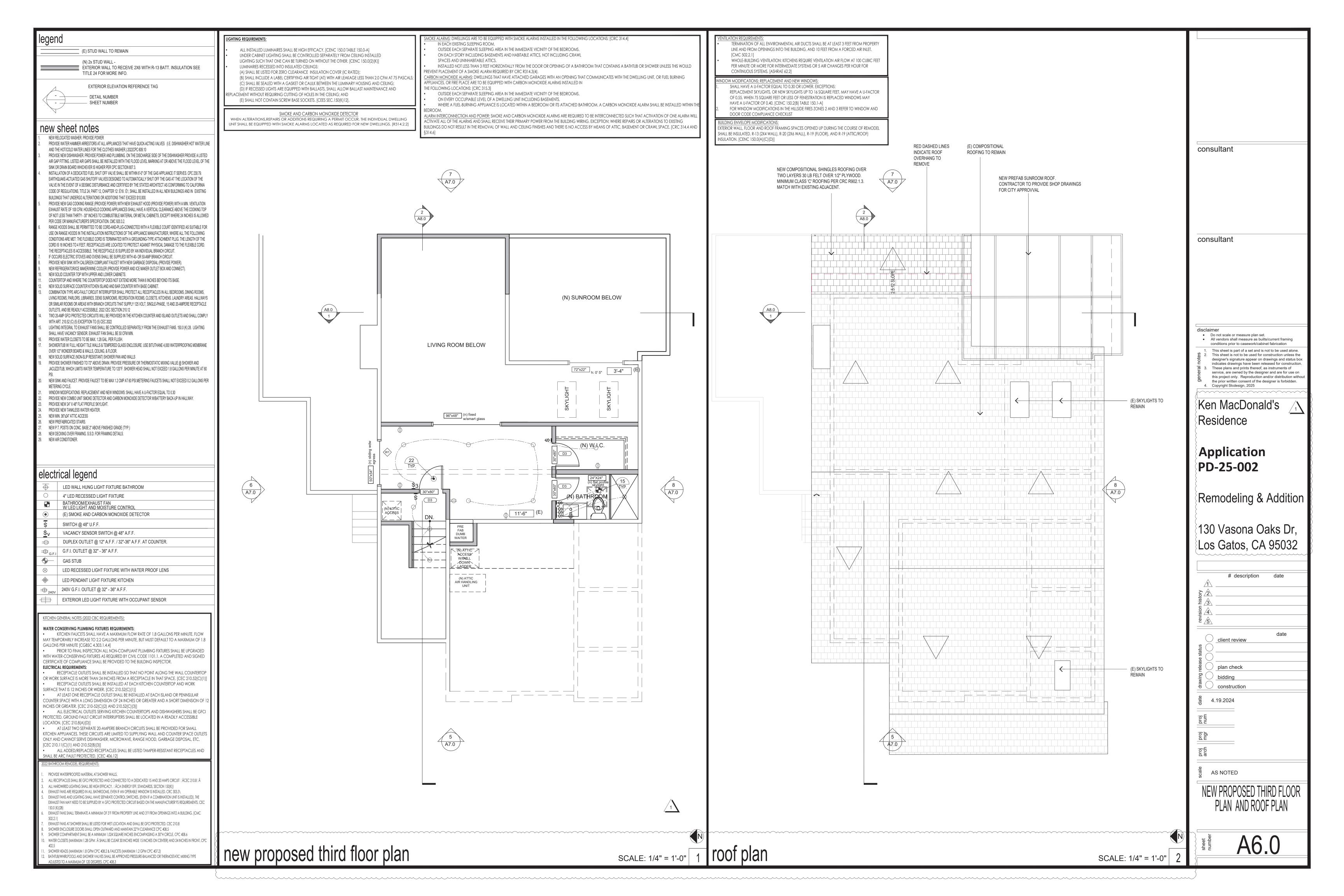
EXHIBIT 9

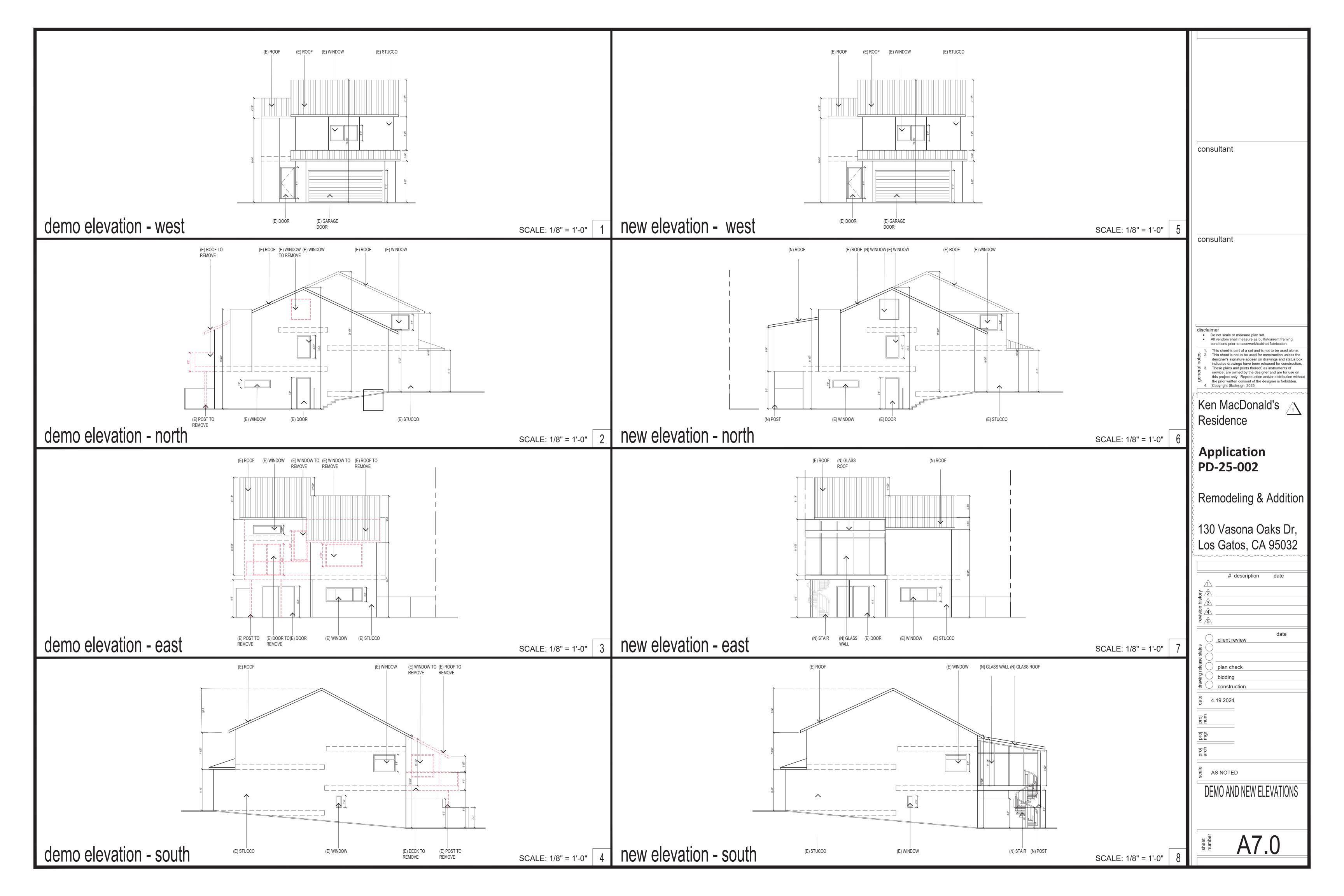










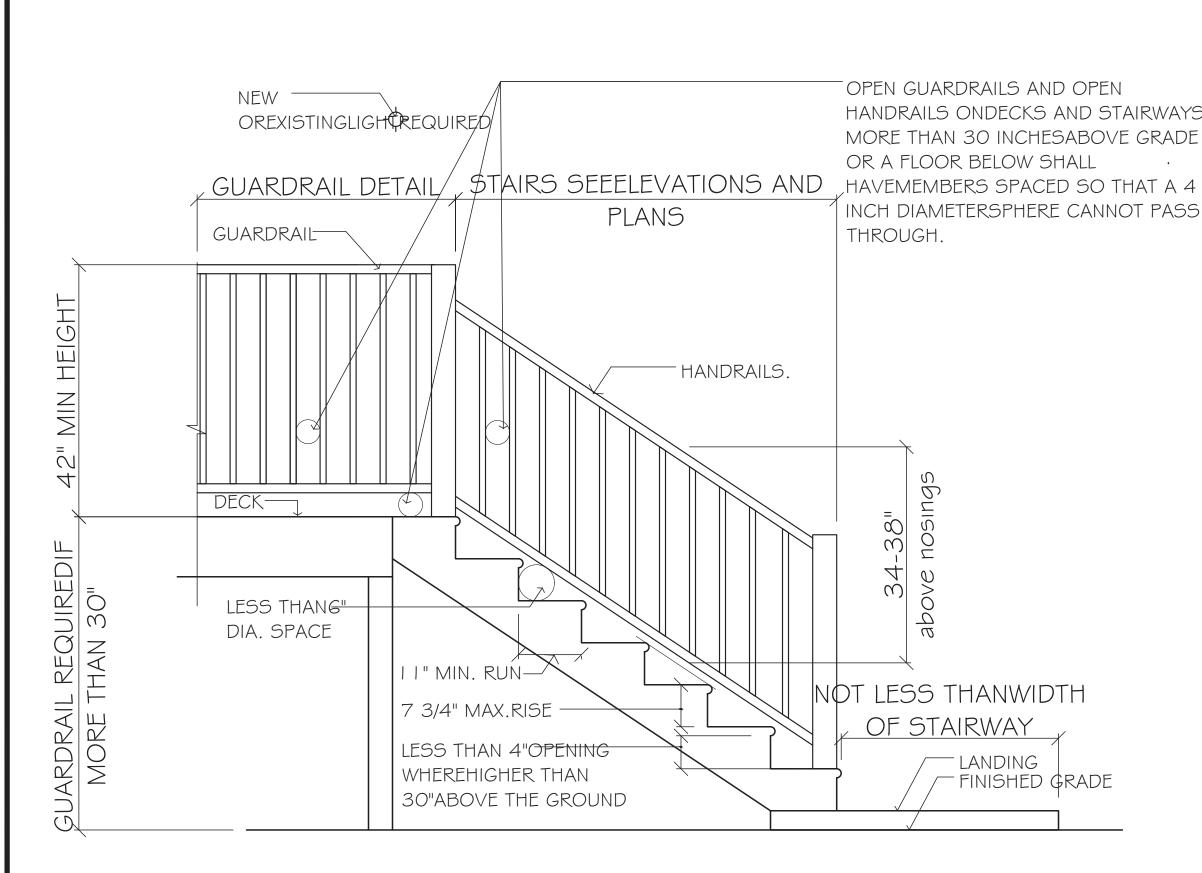


stair general notes

- . STAIR TREADS AND RISERS: STAIR RISER HEIGHTS SHALL BE 7 $rac{3}{4}$ INCHES MAXIMUM AND 4 INCHES MINIMUM. STAIR TREAD DEPTHS SHALL BE 10 INCHES MINIMUM. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE LEADING EDGES OF ADJACENT TREADS. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 10 INCHES MEASURED AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE AT THE WALKLINE. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 6" AT ANY POINT IN THE CLEAR WIDTH OF THE STAIR.
- STAIRWAY LANDINGS: THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH OF THE LANDINGS SHALL NOT BE LESS THAN THE WIDTH OF STAIRWAYS THEY SERVE. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL.
- . ENCLOSURES UNDER STAIRWAYS. THE WALLS AND CEILING WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIR- WAYS SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH ½ INCH GYPSUM BOARD. THERE SHALL BE NO ENCLOSED USABLE SPACE UNDER EXTERIOR EXIT STAIRWAYS UNLESS THE SPACE IS COMPLETELY EN- CLOSED IN 1-HOUR FIRE-RESISTIVE RATED CONSTRUCTION. THE OPEN SPACE UNDER EXTERIOR STAIRWAYS SHALL NOT BE USED FOR ANY PURPOSE.
- HANDRAIL HEIGHT: HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSING, OR FINISH SURFACE RAMP SLOPE SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.
- HANDRAIL GRIP-SIZE: HANDRAILS WITH A CIRCULAR CROSS- SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1.25 INCHES AND NOT GREATER THAN 2 INCHES OR SHALL PROVIDE EQUIVALENT GRIP-SIZE. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6.25 INCHES WITH A MAXIMUM CROSS-SECTION DIMENSION OF 2.25 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.

guardrail general notes

- CONFORM TO 2019 CRC R301.5. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200LB APPLIED IN ANY DIRECTION. [CRC R301.5]
- GUARDRAILS ARE REQUIRED ALONG OPEN SIDES OF STAIRWAYS, LANDINGS, BALCONIES, PORCHES, DECKS, FLOOR OPENINGS, RAMPS, AND ROOFS USED FOR OTHER THAN SERVICE OF THE BUILDING, WHICH ARE MORE THAN 30" ABOVE GRADE OR FLOOR BELOV GUARDRAILS SHALL HAVE A 42" MINIMUM HEIGHT, 42" HIGH ALONG OPEN SIDES OF
- GUARDRAILS MUST BE ABLE TO WITHSTAND A LOAD OF 20 POUNDS PER LINEAL FOOT APPLIED HORIZONTALLY AT THE TOP OF THE GUARDRAIL.
- INTERMEDIATE RAILS, PANELS OR FILLERS, AND THEIR CONNECTIONS, SHALL BE CAPABLE OF WITHSTANDING A LOAD OF 25 POUNDS PER SQUARE FOOT APPLIED AT RIGHT ANGLES TO THE GUARDRAIL.
- GUARDRAILS SHALL BE DESIGNED SO THAT A 6" DIAMETER SPHERE CANNOT PASS THROUGH THE TRIANGULAR SPACE FORMED BY THE BOTTOM OF THE RAIL, THE RISER AND THE TREAD.
- BALUSTERS ON A HANDRAIL OR A GUARDRAIL SHALL BE SO SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH.



DOOR AND WINDOW SCHEDULE					
MARK	D1	D2	D3	D4	W1
WIDTH	6' - 0"	2' - 8"	2' - 6"	6' - 0"	4' - 2"
HEIGHT	6' - 8"	6' - 8"	6' - 8"	6' - 8"	4' - 6"
LOCATION	(N) SUNROOM	RECONF LAUNDRT RM.	(E) BEDROOM, (N) BEDROOM, (N) BATHROOM, (N) W.I.C.	(N) CLOSET	(N) BEDROOM
QUANTITY	2	1	8	1	1
COMMENTS	FOLDING TEMPERED DOOR	SINGLE PANEL SOLID DOOR		SLIDING DOOR	SLIDING EGRESS WINDOW

 Do not scale or measure plan set. All vendors shall measure as builts/current framing This sheet is part of a set and is not to be used alone.

consultant

consultant

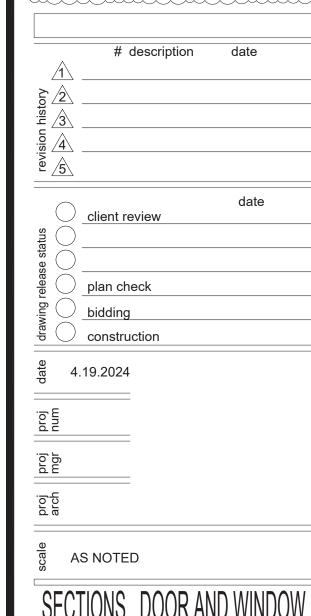
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> Ken MacDonald's Residence

Application PD-25-002

Remodeling & Addition

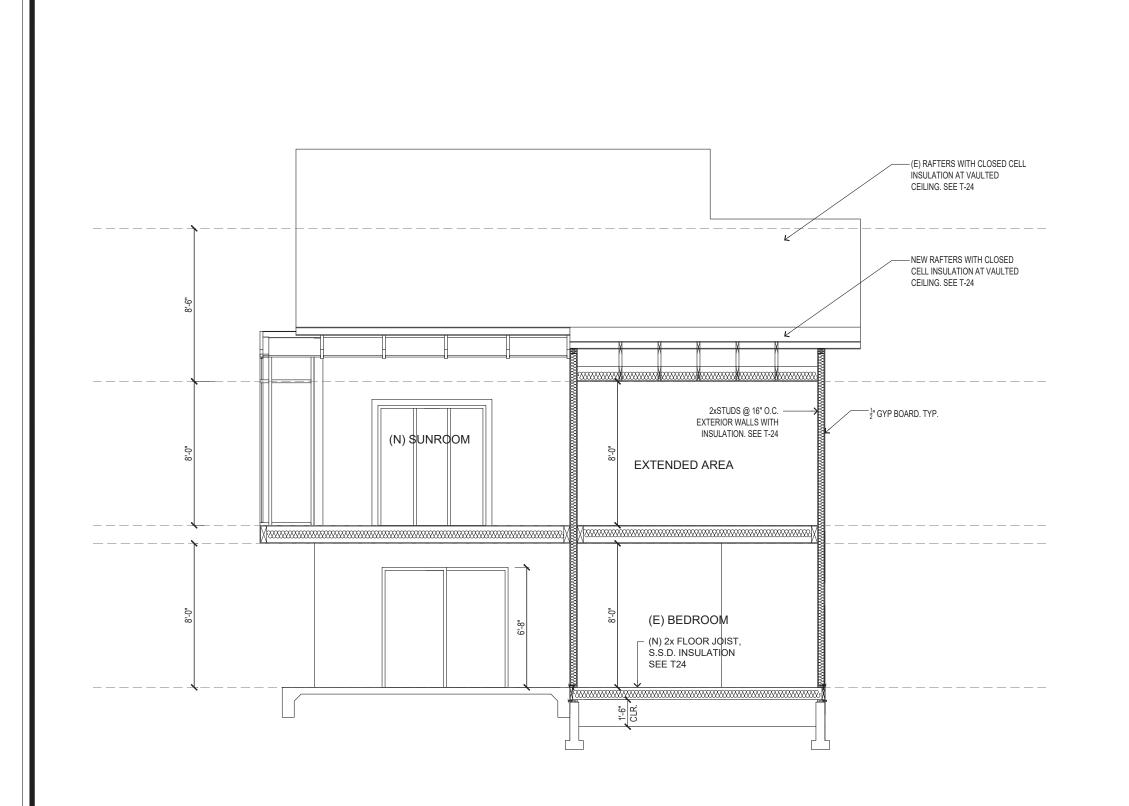
130 Vasona Oaks Dr, Los Gatos, CA 95032

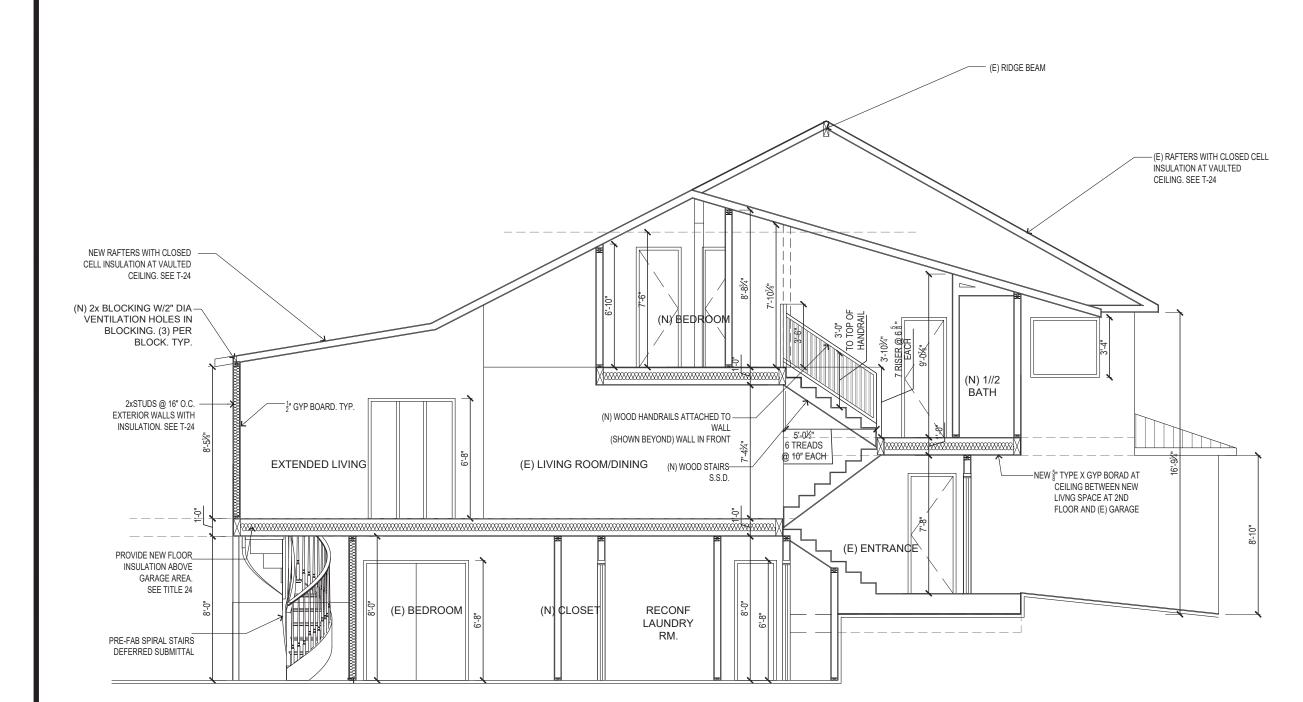


stairs and guardrail details

section a-a

SCALE: 3/4" = 1'-0" 3 door and window schedule





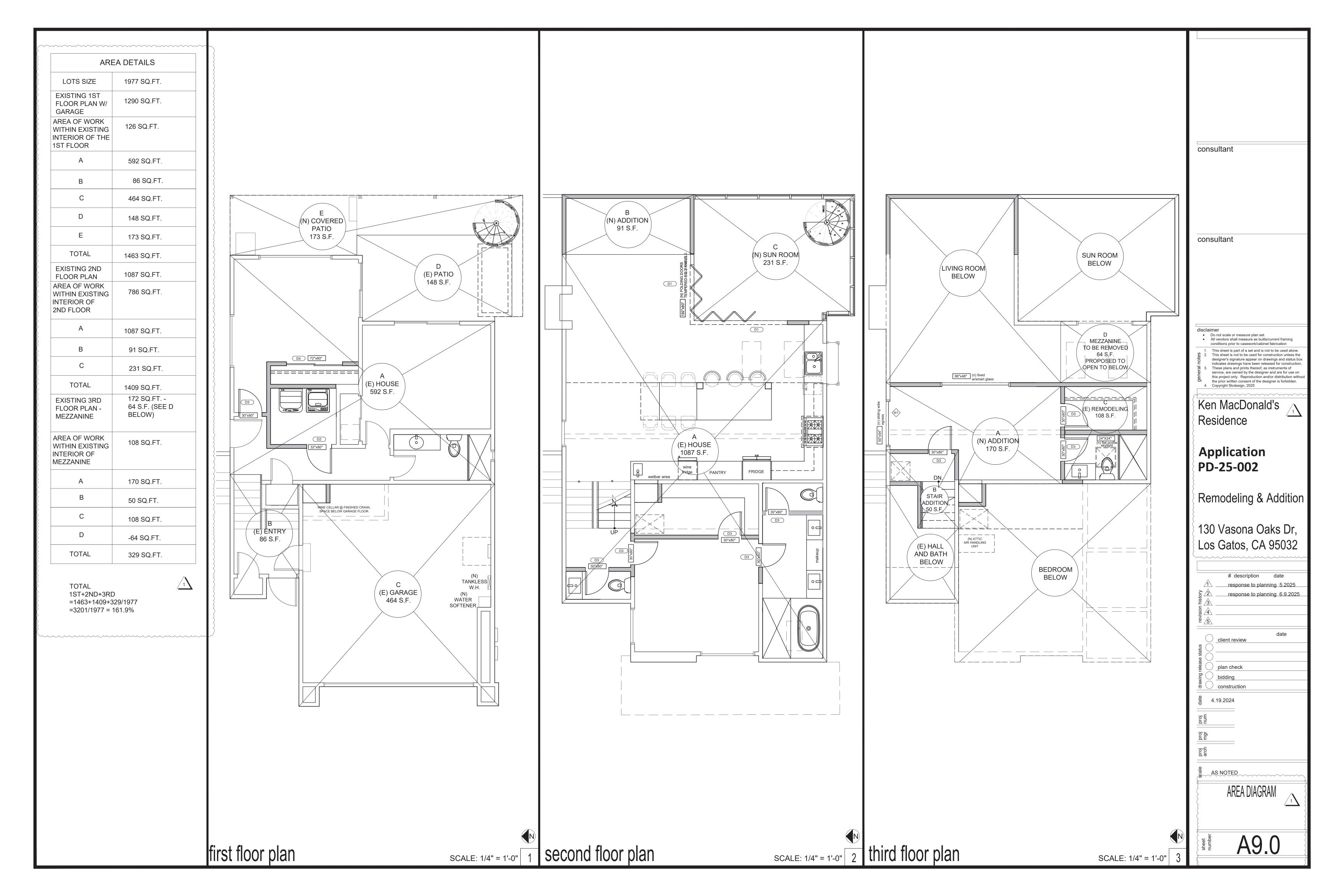
SCALE: 3/16" = 1'-0" 1 Section b-b

SCALE: 3/16" = 1'-0"

SCALE: 3/8" = 1'-0" 4

A8.0

SCHEDULE AND DETAIL



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