



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 09/16/2025

ITEM NO: 11

DATE: September 11, 2025
TO: Mayor and Town Council
FROM: Chris Constantin, Town Manager
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. Exempt Pursuant to CEQA Guidelines, Section 15061 Review for Exemption (b)(3). Planned Development Amendment Application PD-25-002. Applicant: Elad Batito, Green Bay Remodeling Inc. Property Owner: Ken MacDonald. Project Planner: Samina Merchant.**
Ordinance Title: An Ordinance of the Town Council of the Town of Los Gatos Repealing and Replacing 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 at Vasona Oaks Drive.

RECOMMENDATION: Accept the Planning Commission's recommendation and introduce a new Ordinance repealing and replacing 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.

FISCAL IMPACT:

There is no fiscal impact associated with this action. Repealing and replacing a Planned Development Ordinance does not in itself result in an impact on the Town's budget.

STRATEGIC PRIORITY:

There is no strategic priority associated with the item.

PREPARED BY: Samina Merchant
Associate Planner

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

BACKGROUND:

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

PD Ordinance 1281 was adopted by the Town Council in December 1975. The PD Ordinance allowed 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 (Attachment 3, 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 the existing attic space into a living area for this property through the Minor Residential Development application process.

DISCUSSION:

A. Project Summary

The property owner is requesting an amendment to PD Ordinance 1281 to increase the maximum FAR from 1.01 to 1.22 and lot coverage from 66 percent to 73.40 percent. 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.

Full discussion and analysis of the project is provided in the August 13, 2025, Planning Commission Staff Report (Attachment 3). A draft modified PD Ordinance is included as Attachment 2.

B. Planning Commission

On August 13, 2025, the Planning Commission received the staff report and applicant's presentation on the proposed project (Attachment 4). Included in the staff report packet was correspondence with the Vasona Oaks Homeowners Association (HOA), indicating their approval and a summary of the applicant's conducted neighborhood outreach results (Attachment 3, Exhibit 7). After discussing the matter, the Planning Commission voted unanimously to recommend approval of the project to the Town Council.

PUBLIC COMMENTS:

Consistent with the Town's Height Pole, Flagging, Netting, and Signage Policy, a project sign was installed on the site on May 9, 2025. Installation of story poles is not required under the policy. Additionally, notice cards for the Town Council meeting were mailed to all property owners and residents within 300 feet of the PD, a legal advertisement was published in the newspaper, and meeting agendas were posted at Town Hall and the Library. No public comments were received during the Planning Commission review, and none have been submitted at the time this report was published.

CONCLUSION:

The property owner is requesting an amendment to PD Ordinance 1281 to increase the maximum FAR and lot coverage for property zoned R-M:5-12:PD, 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.

RECOMMENDATION:

Staff recommends that the Town Council take the following actions to approve the PD amendment:

1. Make the finding that the proposed project is Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15061 (b)(3): Review for Exemption (Exhibit 2 of Attachment 3);
2. Make the findings required by Section 29.80.095 of the Town Code for a Planned Development Ordinance (Exhibit 2 of Attachment 3);
3. Make the finding that the amendment to the Planned Development Ordinance is consistent with the General Plan (Exhibit 2 of Attachment 3); and
4. Approve Planned Development application PD-25-002 and introduce the Ordinance affecting the zone change (Attachment 2).

ALTERNATIVES:

Alternatively, the Council can:

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

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

DATE: September 11, 2025

COORDINATION:

This memorandum has been prepared in coordination with the Building Division, Park and Public Works Department, Santa Clara County Fire Department, and the Town Attorney's Office.

ENVIRONMENTAL ASSESSMENT:

This Project is Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15061 (b)(3), in that it can be seen with certainty that there is no possibility that the proposed amendment to the PD Ordinance will have a significant effect on the environment. The application proposes minor amendments to performance standards regarding the allowable FAR and lot coverage for developed property.

ATTACHMENTS:

1. Location map
2. Draft Planned Development Ordinance
3. August 13, 2025, Planning Commission Staff Report, with Exhibits 1 through 9
4. August 13, 2025, Planning Commission Verbatim Minute