



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 09/24/2025

ITEM NO: 1

**DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
SEPTEMBER 10, 2025**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, September 10, 2025, at 7:00 p.m.

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

Present: Chair Emily Thomas, Vice Chair Kendra Burch, Commissioner Jeffrey Barnett, Commissioner Susan Burnett, Commissioner Steve Raspe, Commissioner Joseph Sordi, Commissioner Rob Stump.

Absent: None.

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS

A. Munchkin

- The Earthquakes are playing this weekend, and I'm wondering if you guys have any plans to safeguard the Town. I have been trying to push Project 2026, March Madness, Superbowl, and World Cup through Town Council.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. Approval of Minutes – August 27, 2025

MOTION: **Motion by Commissioner Burnett to approve adoption of the Consent Calendar. Seconded by Commissioner Raspe.**

VOTE: **Motion passed 6-0 with Commissioner Stump abstaining.**

PUBLIC HEARINGS

2. 14331 Capri Drive

Zone Change Application Z-23-005

APN 406-32-004

Applicant: Gordon K. Wong

Property Owner: Ravi Kiran Vallamdas

Project Planner: Ryan Safty

Consider a request for approval of a Zone Change from O (Office) to R-1:8 (Single-Family Residential, Minimum Lot Size of 8,000 square feet). Categorically exempt pursuant to CEQA Guidelines Section 15061(b)(3): Common Sense Exemption.

Sean Mullin, Planning Manager, presented the staff report.

Opened Public Comment.

Kevin Yu, GKW Architects, Applicant

- We hope we can address the concerns and compliance work for this project that were brought up at the last hearing on June 25, 2025. The primary concern at that hearing was the mass of the house, and per Planning Commission recommendation we set the second story front face back five feet. By incorporating the five-foot setback at the second story the floor area has been reduced by 338 square feet, the FAR has been reduced from 26.8 percent to 24.2 percent, and lot coverage has been reduced from 22.5 percent to 22.26 percent. We made three changes discussed at the last hearing: 1) window reduction at the southside at the master bedroom; 2) eliminated 1-foot bump-out and flushed that wall to align; and 3) provided six additional privacy screen trees to ensure privacy for the next-door neighbor.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Barnett** to recommend that the Town Council approve a Zone Change Application for 14331 Capri Drive. **Seconded** by **Vice Chair Burch**.

VOTE: **Motion passed unanimously.**

3. 15860-15894 Winchester Boulevard and 17484 Shelburne Way

Architecture and Site Application S-25-034

Conditional Use Permit Application U-25-004

Variance Application V-25-001

Subdivision Application M-25-007

APNs 529-11-013, -038, -039, and -040

Property Owner/Applicant: Green Valley Corp. d.b.a. Swenson

Project Planner: Sean Mullin

Consider a request for approval of a one-year time extension for the existing Architecture and Site (S-21-008), Conditional Use Permit (U-21-010), Variance (V-21-003), and Lot Merger (M-22-008) applications to demolish one existing office and three residential buildings, construct an assisted living and memory care facility, a variance from the maximum height and lot coverage of the zone, merger of four lots into one, and removal of large protected trees on property zoned O. A Negative Declaration (ND-22-001) was adopted for this project.

Sean Mullin, Planning Manager, presented the staff report.

Opened Public Comment.

Mark Pilarczyk, Green Valley Corp., Applicant

- We're here tonight for the extension due to capital markets. There is more cautious optimism in the capital markets now than in the past three years, and the fact that we expect to see interest rate reduction in September from the feds will help push that argument forward, so we hope to be in a much more favorable position within this one year. We are not changing anything from the original approval except for the updates to code.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Chair Thomas** to approve a one-year time extension for the existing Architecture and Site (S-21-008), Conditional Use Permit (U-21-010), Variance (V-21-003), and Lot Merger (M-22-008) applications.
Seconded by Commissioner Stump.

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

REPORT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

Joel Paulson, Director of Community Development

- None.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

None.

ADJOURNMENT

The meeting adjourned at 7:34 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the September 10, 2025 meeting as approved by the Planning Commission.

/s/ Vicki Blandin