



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

**MINUTES OF THE PLANNING COMMISSION MEETING
JUNE 25, 2025**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, June 25, 2025, at 7:00 p.m.

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

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

Absent: Chair Emily Thomas.

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS

None.

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

1. Approval of Minutes – June 11, 2025

MOTION: Motion by **Commissioner Stump** to approve adoption of the Consent Calendar. **Seconded** by **Commissioner Barnett**.

VOTE: Motion passed unanimously.

PUBLIC HEARINGS

2. 14331 Capri Drive

Architecture and Site Application S-24-043

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 to demolish an existing single-family residence, construct a new single-family residence, site improvements requiring a Grading Permit,

and 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 15303: New Construction, and Section 15061(b)(3): Common Sense Exemption.

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Kevin Yu (Architect)

Our intent is to design a home that blends into the existing neighborhood, enhances the overall aesthetic, contributes to the area's long-term value, and benefits the community as a whole. The building complies with the setback requirements, height, FAR, and the General Plan. 16 trees were preserved for privacy screening and natural shade. This project will use high-quality materials and craftsmanship. We have adjusted our plans in consideration of the community feedback, such as reduced window sizes, flushed the wall of the master bedroom to increase the distance from the building to the property line, added privacy planting to alleviate the direct line of sight into the neighboring property, and reduced the floor area. This project is the third tallest and the fourth largest in terms of FAR.

Michelle McCormick,

I am the neighbor at 14333 Capri Drive. I appreciate the architects making adjustments, but I had brought up concerns to the homeowner regarding the size of the building. For our direct neighborhood, Knowles is down the road and is our main street, but the proposed home, although beautiful, is huge and out of place in our neighborhood. The lot is so deep it would be easy to build a beautiful one-story home there. The garage is the original structure that went with the old home that is now demolished, and it doesn't match this new modern proposed home.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Raspe** to recommend Town Council approval of a Zone Change application for 14331 Capri Drive. **Seconded by Commissioner Stump.**

VOTE: **Motion passed unanimously.**

MOTION: **Motion by Commissioner Raspe** to recommend Town Council approval of an Architecture and Site Application, including a Grading Permit, for 14331 Capri Drive, with added recommendations to modify the plans to incorporate a five-foot second-floor setback consistent with Residential Design Guideline 3.3.2, and inclusion of the applicant's design suggestions noted during the hearing to modify the master bedroom window size, recess the wall, and incorporate planting screening.

Commissioner Raspe amended the motion clarify the five-foot second-floor setback is for the Capri Drive side of the property.

Seconded by Commissioner Sordi.

VOTE: Motion passed 4-2 with Commissioners Barnett and Burnett dissenting.

REPORT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

Joel Paulson, Community Development Director

- Town Council met 6/17/25:
 - o Heard an appeal of the denial of the Planning Commission decision on 16511 Cypress way related to the garage and directed staff to return with a resolution granting the appeal.
 - o Approved a Tolling Agreement for a housing development at 101 Blossom Hill Road, one of the SB 330 projects, to give time for staff and the property owner to wait for the outcome of the declaratory relief filed by the Town.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Historic Preservation Committee

Commissioner Burnett

- HPC met 6/25/25 and heard six items:
 - o One was rescheduled.
 - o Two were preliminary reviews.
 - o One regarding a sliding door and was denied.
 - o One regarding replacement windows was approved.
 - o The HPC will try to have a workplan for the HPC to be presented to the Town Council.

ADJOURNMENT

The meeting adjourned at 8:04 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the June 25, 2025 meeting as approved by the Planning Commission.

/s/ Vicki Blandin

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