



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 09/10/2025

ITEM NO: 2

DATE: September 5, 2025

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: 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). **Located at 14331 Capri Drive.** APN 406-32-004. Zone Change Application Z-23-005. Categorically Exempt Pursuant to CEQA Guidelines Section 15061(b)(3): Common Sense Exemption. Property Owner: Ravi Kiran Vallamdas. Applicant: Gordon K. Wong. Project Planner: Ryan Safty.

RECOMMENDATION:

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), located at 14331 Capri Drive.

PROJECT DATA:

General Plan Designation: Low Density Residential

Current Zoning Designation: O, Office

Applicable Plans and Standards: General Plan

Parcel Size: 13,092 square feet

Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Residential	Low Density Residential	R-1:8
South	Residential	Low Density Residential	R-1:8
East	Commercial	Neighborhood Commercial	C-1
West	Residential	Low Density Residential	R-1:8

PREPARED BY: Ryan Safty
Associate Planner

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

CEQA:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15061(b)(3): Common Sense Exemption.

FINDINGS:

- The application is not subject to 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 Town Code will have a significant effect on the environment. The application proposes to change the zoning classification of a property to be consistent with the underlining General Plan Land Use Designation. The associated Architecture and Site Application (S-24-043) for construction of a new residence and site grading is Categorically Exempt pursuant to the California Environmental Quality Act, Section 15303: New Construction.
- The proposed zone change is consistent with the General Plan and its Elements.

ACTION:

The Planning Commission will provide a recommendation to the Town Council who will render the final decision on the proposal.

BACKGROUND:

The subject property is located at the southwest corner of Capri Drive and Vasona Avenue (Exhibit 1). The 13,092-square foot lot is zoned O (Office) and is currently developed with a 1,128-square foot single-family residence and a detached, 1,150-square foot, two-story structure which includes two permitted Accessory Dwelling Units, one on each floor.

The applicant submitted an Architecture and Site application (S-24-043) to demolish the existing residence and construct a new, two-story single-family residence and associated site grading, and a Zone Change application to change the property zoning from O (Office) to R-1:8 (Single-Family Residential) to match the existing and proposed use and underlining General Plan Land Use Designation of Low Density Residential. The proposed zone change requires a recommendation from the Planning Commission with a final decision being made by the Town Council.

This Zone Change application, as well as the associated Architecture and Site application, was reviewed by the Planning Commission on June 25, 2025. The Planning Commission forwarded a recommendation for approval to the Town Council on both applications (Exhibit 4). However, following this meeting and in consultation with the Town Attorney, it was determined that the Zone Change application did not receive proper public notification pursuant to Government Code Section 65854. Therefore, this application, with proper noticing, is coming back before the Planning Commission for a recommendation to the Town Council.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is 13,092 square feet, located at the southwest corner of Capri Drive and Vasona Avenue (Exhibit 1). The property is currently developed with a 1,128-square foot single-family residence and a detached, 1,150-square foot, two-story structure including two permitted ADUs. Single-family residential development surrounds the property with a commercial use located across Capri Drive, east of the subject site.

B. Project Summary

The applicant proposes a zone change from O (Office) to R-1:8 (Single-Family Residential) (Exhibit 5).

C. Zoning Compliance

A single-family residence is a permitted use in the R-1:8 zone. The proposed residence, with approval of the zone change, is in compliance with the maximum allowable floor area, building height, setbacks, lot coverage, and on-site parking requirements for the property, applicable to the R-1:8 zone.

DISCUSSION:

A. Zone Change Analysis

To facilitate the Architecture and Site application for a new single-family residence, the applicant is requesting approval of a zone change from O to R-1:8. Residential is not a permitted use in the O zone, and residential uses are only allowed in the O zone with a Conditional Use Permit when a part of a mixed-use project. The proposal to demolish and replace the existing single-family residence necessitates this zone change.

The property is zoned O, but has a General Plan Land Use Designation of Low Density Residential. The surrounding neighboring properties on the west side of Capri Drive are all zoned R-1:8 (Exhibit 1). The proposed zone change from O to R-1:8 is consistent with the surrounding neighborhood.

The applicant proposes a new single-family residence on a R-1:8 zoned property. Single-family residential is a permitted use in the R-1:8 zone. The 13,092-square foot property complies with the 8,000-square foot minimum lot size, as well as the minimum frontage and depth requirements for R-1:8 properties. The proposed new residence would comply with all applicable R-1:8 zoning requirements, including maximum allowable floor area, building height, setbacks, lot coverage, and on-site parking requirements.

B. General Plan

The proposed R-1:8 zoning would conform with the existing General Plan Land Use designation of Low Density Residential. Pursuant to the General Plan, “the Low Density Residential designation provides for single-family residential properties located on generally level terrain.”

The surrounding neighboring properties on the west side of Capri Drive all have a Low Density Residential General Plan Designation and are zoned R-1:8 (Exhibit 1). The proposed zone change from O to R-1:8 is consistent with both the General Plan and surrounding neighborhood.

PUBLIC COMMENTS:

Story poles (for the Architecture and Site application) and signage (for both applications) were installed on the site and written notice was sent to property owners and tenants located within 300 feet of the subject property. One public comment was received prior to the June 25, 2025, Planning Commission hearing, which was related to the design of the residence. No public comment was received regarding the Zone Change application. At time of publication of this report, no additional public comments have been received.

CONCLUSION:

A. Summary

Due to a public noticing error, this Zone Change application is coming back before the Planning Commission for a recommendation to the Town Council on approval. On June 25, 2025, the Planning Commission unanimously forwarded a recommendation of approval on the Zone Change application to the Town Council. The proposed zone change would be consistent with the existing General Plan Land Use Designation and the existing pattern of land uses and zones surrounding the subject parcel (Exhibit 1).

B. Recommendation

Based on the analysis above, staff recommends that the Planning Commission forward a recommendation to the Town Council for approval of the Zone Change application by taking the following actions:

1. Make the finding that the project is not subject to 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 Town Code will have a significant effect on the environment (Exhibit 2);
2. Make the finding that the proposed zone change is consistent with the General Plan and its Elements (Exhibit 2); and
3. Forward a recommendation of approval of Zone Change application Z-23-005 to the Town Council.

C. Alternatives

Alternatively, the Planning Commission can:

1. Continue the matter to a date certain with specific direction;
2. Provide a recommendation for approval with modification to the Town Council; or
3. Forward a recommendation for denial to the Town Council providing findings for denial.

EXHIBITS:

1. Location Maps (including General Plan Land Use Designations and Existing Zoning)
2. Required Findings
3. Draft Ordinance for Zone Change, with Exhibit A
4. Planning Commission Meeting Minutes, June 25, 2025
5. Letter of Justification
6. Project Plans

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