



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

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

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

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:

R-M:5-12 Development Standards			
	R-M:5-12:PD Precise Development Plans	Existing Conditions	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.

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 (Existing)	1,977	2,001 sf	1.01	3	464 sf
8	130 Vasona Oaks Dr (Proposed)	1,977	2,416 sf	1.22	3	464 sf
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. Neighbor Outreach

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.

ENVIRONMENTAL REVIEW:

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

CONCLUSION:

A. Summary

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. Recommendation

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. Alternatives

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.

PAGE 7 OF 7

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

***This Page
Intentionally
Left Blank***