

RESOLUTION 2025 -xx

**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS APPROVING AN
ARCHITECTURE AND SITE APPLICATION TO DEMOLISH THE EXISTING SINGLE-FAMILY
RESIDENCE, CONSTRUCT A NEW SINGLE-FAMILY RESIDENCE, AND SITE IMPROVEMENTS
REQUIRING A GRADING PERMIT ON PROPERTY CURRENTLY ZONED O.
LOCATED AT 14331 CAPRI DRIVE.**

WHEREAS, the applicant, Gordon K. Wong, proposes to demolish the existing single-family residence and construct a new single-family residence with site improvements requiring a grading permit (S-24-043) on property currently zoned O (Office);

WHEREAS, the Planning Commission held a duly noticed public hearing on June 25, 2025, at which time the Commission considered the public testimony, the Staff Report prepared for that meeting, and all other documentation related to the Architecture and Site application, made findings and forwarded a recommendation of approval to the Town Council with design modifications;

WHEREAS, this matter came before the Town Council for public hearing on November 4, 2025, and was regularly noticed in conformance with State and Town law; and

WHEREAS, the Town Council received testimony and documentary evidence from the applicant and all interested persons who wished to testify or submit documents. The Town Council considered all testimony and materials submitted, including the record of the Planning Commission proceedings and the packet of materials contained in the Council Agenda Report for their meeting on November 4, 2025, along with any and all subsequent reports and materials prepared concerning this application.

NOW, THEREFORE, BE IT RESOLVED, that the Town Council of the Town of Los Gatos does hereby declare, determine, and order that the following findings are made by the Town Council of the Town of Los Gatos:

Finding for the California Environmental Quality Act (CEQA):

1. The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction. The project proposes to replace an existing single-family residence with a new single-family residence on a flat site.

Findings for demolition of an existing residence:

As required by Section 29.10.09030(e) of the Town Code for demolition of existing structures:

1. The Town's housing stock will be maintained as the single-family residence will be replaced.
2. The existing structure has no architectural or historical significance.
3. The property owner does not desire to maintain the structure as it exists; and
4. The economic utility of the structures was considered.

Finding for compliance with the Zoning Regulations:

1. The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).

Finding for compliance with the Residential Design Guidelines:

1. The project complies with the Residential Design Guidelines for single-family residences not located in hillside areas. The project was reviewed by the Town's Consulting Architect for compliance with the Town's Residential Design Guidelines. The Consultant noted that the proposed house is considerably larger than other homes in the immediate neighborhood and provided nine recommendations to simplify the design and improve the project's compatibility with the surrounding neighborhood. The applicant revised the project plans to address seven out of the nine recommendations, and provided justification for the other two that were not addressed. The applicant also provided justification for the home size by expanding the immediate neighborhood and finding homes that are larger and taller than the proposed home. Additionally, per Planning Commission recommendations, the project plans were revised to further comply with the Residential Design Guidelines by reducing second-floor massing and addressing neighboring privacy concerns.

Required considerations in review of Architecture and Site applications:

1. As required by Section 29.20.150 of the Town Code, the considerations in review of an Architecture and Site application were all made in reviewing this project.

NOW, THEREFORE, BE IT FURTHER RESOLVED that, upon the effective date of the ordinance effecting the Zone Change, the Town Council of the Town of Los Gatos approves the Architecture and Site application for demolition of an existing single-family residence, construction of a new single-family residence, and site improvements requiring a grading permit, located at 14331 Capri Drive, subject to the attached Conditions of Approval (Exhibit A) and the development plans included as Exhibit 11 of Attachment 4 and the revised architectural plans included in Attachment 9.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos, California, held on the 4th day of November, 2025, by the following vote:

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

ATTEST:

TOWN CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

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