



**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

MEETING DATE: 06/25/2025

ITEM NO: 2

ADDENDUM

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DATE: June 24, 2025  
TO: Planning Commission  
FROM: Joel Paulson, Community Development Director  
SUBJECT: 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). **Located at 14331 Capri Drive.** APN 406-32-004. Architecture and Site Application S-24-043 and Zone Change Application Z-23-005. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction, and Section 15061(b)(3): Common Sense Exemption. Property Owner: Ravi Kiran Vallandas. Applicant: Gordon K. Wong. Project Planner: Ryan Safty.

REMARKS:

Exhibit 12 includes public comments received between 11:01 a.m., Friday, June 20, 2025, and 11:00 a.m., Tuesday, June 24, 2025.

EXHIBITS:

Previously received with the May 28, 2025, Staff Report:

1. Location Maps (including General Plan Land Use Designations and Existing Zoning)
2. Required Findings and Considerations (Architecture and Site and Zone Change applications)
3. Draft Ordinance for Zone Change, with Exhibit A
4. Recommended Conditions of Approval
5. Letter of Justification
6. Consulting Architect's Report

PREPARED BY: Ryan Safty  
Associate Planner

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Reviewed by: Planning Manager and Community Development Director

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SUBJECT: 14331 Capri Drive/S-24-043, Z-23-005

DATE: June 24, 2025

7. Applicant's Response to Consulting Architect Report
8. Consulting Arborist's Report
9. Applicant's Response to Consulting Arborist Report
10. Applicant's Summary of Neighborhood Outreach
11. Development Plans

Received with this Addendum Report:

12. Public comments received between 11:01 a.m., Friday, June 20, 2025, and 11:00 a.m., Tuesday, June 24, 2025

**From:** [REDACTED]  
**To:** [Ryan Safty; Planning](#)  
**Subject:** Public Hearing - 14331 Capri Dr.  
**Date:** Saturday, June 21, 2025 11:00:30 AM

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[EXTERNAL SENDER]

Los Gatos Town Planning Commission:

We recently received a "Notice of Public Hearing" on the proposed development at 14331 Capri Dr. We live right next door to this property and we are concerned about such a large two-story house going up on that lot. Most of the neighborhood is made up of single-story homes. The rooftops of the few two-story houses in the direct neighborhood are not as high as the proposed height at this location. We are especially concerned about this because they are planning to build this extra tall structure right up to the required set back at our shared property line. The house as planned will block our view of the tree tops to the north of us and will shadow our property.

We also have a concern regarding the zoning. Does the single-family residence zoning allow for a house of this size and two rental units on this lot? If they feel the old house needs to be torn down rather than remodeled, why leave up the old garage of the same vintage that houses two rental units? It is a very deep lot. A one-story building with the same square footage could easily be accommodated if the old garage was also demolished. We realize this takes out their rental units, but the current old garage structure will definitely not fit in architecturally with the proposed house.

We have carefully thought about the proposed plans for this house. We looked in detail at the plans online and viewed the story poles to get a real feel for the elevations. We expressed our concerns to the homeowner on April 7, but he said it was too late to make any changes to the plans. We have a historic house and there are many small, quaint houses in the neighborhood. We just want to be sure that this new structure is not out of place for this area.

Thank you for considering our concerns,

Michelle McCormick & Sars Davis  
[REDACTED] Los Gatos, CA 95032  
[REDACTED]

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