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A P P E A R A N C E S:

Los Gatos Planning Commissioners:	Emily Thomas, Chair Kendra Burch, Vice Chair Jeffrey Barnett Susan Burnett Steve Raspe Joseph Sordi Rob Stump
Town Manager:	Chris Constantin
Community Development Director:	Joel Paulson
Town Attorney:	Gabrielle Whelan
Transcribed by:	Vicki L. Blandin (619) 541-3405

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2 P R O C E E D I N G S:

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4 CHAIR THOMAS: We will now move on to our public  
5 hearings, starting with Item 2. Item 2 is to consider a  
6 request for approval of a zone change from Office (O) to R-  
7 1:8 (Single-Family Residential, Minimum Lot Size of 8,000  
8 square feet). Located at 14331 Capris Drive. APN 406-32-  
9 004. Zone Change Application Z-23-005. Categorically exempt  
10 pursuant to CEQA Guidelines Section 15061(b)(3): Common  
11 Sense Exemption. Property owner is Ravi Kiran Vallamdas.  
12 The Applicant is Gordon K. Wong.

13 Before the Staff Report, may I have a show of  
14 hands from Commissioners who visited the site? And are  
15 there any disclosures? Okay, great. Mr. Mullin, you have  
16 the Staff Report for us?

17  
18 SEAN MULLIN: Yes, thank you and good evening.  
19 The Applicant is requesting approval for a zone change from  
20 Office to Single-Family Residential. Zone changes require  
21 Town Council approval, and therefore this is coming before  
22 the Planning Commission for a recommendation to the  
23 Council, who will render the final decision.

24 The application, as well as the associated  
25 Architecture and Site Application for a new residence was

1 reviewed by the Planning Commission on June 25<sup>th</sup> of this  
2 year. The Planning Commission forwarded a recommendation of  
3 approval to the Town Council on both applications, however,  
4 following the meeting, and in consultation with the Town  
5 Attorney, it was determined that the Zone Change  
6 Application did not receive proper public noticing, and  
7 therefore this application with proper noticing is coming  
8 back before the Planning Commission for a new  
9 recommendation to the Town Council.  
10

11           The property is located on the corner of Capri  
12 Drive and Vasona Avenue. The property is currently zoned  
13 Office, but has a General Plan designation of Low Density  
14 Residential. The surrounding properties on the west side of  
15 Capri Drive all have the Low Density Residential General  
16 Plan land use designation and all are zoned R-1:8, except  
17 the subject property. As residential use is not a permitted  
18 use in the Office zone, the application for a residence  
19 necessitates this zone change.  
20

21           As noted in the Staff Report, Staff recommends  
22 approval of the zone change, as it would be consistent with  
23 the surrounding neighborhood and General Plan designation.  
24 No public comments on this Zone Change Application have  
25 been received.

1           This concludes Staff's report and we're happy to  
2 answer any questions.

3           CHAIR THOMAS: Thank you. Are there any questions  
4 for Staff at this time? Commissioner Raspe.

5           COMMISSIONER RASPE: Thank you, Chair. Thank you,  
6 Mr. Mullin. I just want to confirm, when we first heard  
7 this there was both a zoning change and a site application,  
8 and during the hearing on the site application we made  
9 recommendations regarding design setback, etc. I just want  
10 to confirm, for tonight's hearing we do not have to  
11 reexamine either the site application or those specific  
12 recommendations. Those are still part of our record and our  
13 recommendations to Town Council, is that right?  
14

15           SEAN MULLIN: Yes, that's correct. The  
16 Architecture and Site Application is waiting for Town  
17 Council review. It's waiting on the recommendation that  
18 we'll receive tonight, and then we'll forward those  
19 together as a package, and the recommendation to Council  
20 will include the Planning Commission's recommended changes  
21 and conditions.

22           COMMISSIONER RASPE: Thank you, Mr. Mullin. Thank  
23 you, Chair.

24           CHAIR THOMAS: Thank you for that clarification.  
25 Any other questions? We will now open the public portion of

1 the public hearing on Item 2 and give the Applicant, or  
2 whoever is speaking on behalf of the Applicant, an  
3 opportunity to address the Commission for up to five  
4 minutes. You can come up to the podium, please, and state  
5 your name, and then you'll have five minutes.

6 KEVIN YU: Good evening, everyone. My name is  
7 Kevin, and I'm here as the project representative on behalf  
8 of the owner and GKW Architects. It's good to see you all,  
9 and hopefully today we can address the concerns and  
10 compliance work for this project, which was brought up at  
11 the last hearing dated June 25<sup>th</sup>.

13 During the last hearing the primary concern was  
14 the mass of the house, and per Town Council recommendation  
15 we set the second story front facade 5 feet back, and you  
16 can view these changes on the proposed site plan in Sheet  
17 G-000, the floor plans on Sheet A-102, and the proposed  
18 elevation on Sheet A-200.

19 By incorporating the 5-foot setback at the second  
20 story the floor area has been reduced by a total of 338  
21 square feet. There is also a reduction of FAR from 26.8% to  
22 24.2%, and also a reduction of lot coverage from 22.5% to  
23 22.26%.

24 If you were to look at plans A-200, we also made  
25 three additional changes that were discussed at the last

1 hearing, which is the window reduction at the south side at  
2 the master bedroom; we also eliminated a 1-foot bump-out  
3 and flushed that wall to align; and lastly, we also  
4 provided additional privacy screen trees, and the type is  
5 Kindred Spirit Hybrid Oak. We propose six counts to ensure  
6 that the next-door neighbor wouldn't have any privacy  
7 issue.

8 I think that should be all for the changes, and  
9 we really hope that these changes actually meet the Town  
10 Council's recommendation. Thank you.

11 CHAIR THOMAS: Thank you. Before you sit down, do  
12 we have any questions for the Applicant at this time? No.  
13 Okay, thank you.

14 Now we will invite comments from members of the  
15 public. If you have not already turned in a speaker card to  
16 Staff, please do so at this time, or use the raised hand  
17 feature on Zoom. Is anyone on Zoom?

18 DIRECTOR PAULSON: There are no hands raised on  
19 Zoom.

20 CHAIR THOMAS: Okay. Then we will invite you back  
21 up to make a closing statement. You also don't have to make  
22 another statement if you don't need to, but we might have  
23 questions for you, so if you could come back up to the  
24 podium. Is there anything else that you would like to add?  
25

1 KEVIN YU: No, I think we're good.

2 CHAIR THOMAS: Thank you. Are there any questions  
3 for the Applicant at this time. No. Okay, thank you.

4 KEVIN YU: Thank you.

5 CHAIR THOMAS: We will now close the public  
6 portion of the hearing on Item 2, and I invite  
7 Commissioners to ask questions of Staff, provide comments,  
8 and eventually propose a motion.

9  
10 I would just like to say that I appreciate the  
11 communication about the changes, but as Commissioner Raspe  
12 asked a clarifying question about, we are here tonight to  
13 make a decision about the zoning change because of the  
14 public noticing, and we have received no comments about  
15 that. Commissioner Raspe, thank you.

16 COMMISSIONER RASPE: Thank you, Chair. I think  
17 we're here tonight largely for a technical issue on  
18 something resembling the notice provisions, and in  
19 reviewing our notes it appears that this Commission voted  
20 unanimously on the zoning change issue last time. I don't  
21 think I've seen anything in the record to indicate that my  
22 vote would change, and so I would recommend passing that  
23 provision so that this development could continue.

24  
25 I would also add to the Chair's comments thanking  
the Applicant for making those changes that were requested

1 by the Commission with respect to the Architecture and Site  
2 Application. Those are my comments.

3 CHAIR THOMAS: Commissioner Barnett.

4 COMMISSIONER BARNETT: If it's not premature, I'd  
5 be happy to make a motion, given that this was unanimously  
6 approved previously, as Commissioner Raspe pointed out. May  
7 I? Okay, thank you.

8 Concerning Item 2 on tonight's calendar  
9 concerning a request for approval of a zone change from  
10 Office to R-1:8, property located at 14331 Capri Drive, I  
11 move to forward a recommendation to the Town Council for  
12 approval of the Zone Change Application. I can make the  
13 finding that the project is not subject to CEQA; that the  
14 proposed zone change is consistent with the General Plan  
15 and its elements, Exhibit 2; and move to forward the  
16 recommendation of Zone Change Application Z-23-005 to the  
17 Town Council.  
18

19 CHAIR THOMAS: Vice Chair Burch.

20 VICE CHAIR BURCH: I will second the motion.

21 CHAIR THOMAS: Thank you. Any discussion. I'll  
22 call the question. All those in favor, please raise your  
23 hand. It passes unanimously. Are there are no appeal rights  
24 because this is a recommendation to Council?  
25

DIRECTOR PAULSON: That's correct.



1 CHAIR THOMAS: And it will be moving on as an  
2 entire package to Council. Great. Okay, thank you.

3 (END)

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