



**TOWN OF LOS GATOS  
COUNCIL AGENDA REPORT**

MEETING DATE: 11/04/2025

ITEM NO: 11

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DATE: October 30, 2025

TO: Mayor and Town Council

FROM: Chris Constantin, Town Manager

SUBJECT: **Consider a Recommendation by the Planning Commission to Approve Architecture and Site and Zone Change Applications to Demolish the Existing Single-Family Residence, Construct a New Single-Family Residence, Site Improvements Requiring a Grading Permit, and Introduce an Ordinance Effecting 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 Vallamdas. Applicant: Gordon K. Wong. Project Planner: Ryan Safty.**  
**Ordinance Title: An Ordinance of the Town Council of the Town of Los Gatos Amending the Zoning from O (Office) to R-1:8 (Single-Family Residential, Minimum Lot Size of 8,000 Square Feet) for Property Located at 14331 Capri Drive.**

**RECOMMENDATION:** Accept the Planning Commission's recommendation and introduce an Ordinance effecting a Zone Change from O (Office) to R-1:8 (Single-Family Residential, minimum lot size of 8,000 square feet), and adopt a Resolution approving an Architecture and Site application to demolish an existing single-family residence and construct a new single-family residence with site improvements requiring a grading permit on property located at 14331 Capri Drive.

**FISCAL IMPACT:**

There is no fiscal impact associated with this action. Approving the Architecture and Site and Zone Change applications would not in itself result in an impact on the Town's budget.

**PREPARED BY:** Ryan Safty  
Associate Planner

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Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, Community Development Director, and Finance Director

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

DATE: October 30, 2025

STRATEGIC PRIORITY:

Not Applicable

BACKGROUND:

The subject property is located at the southwest corner of Capri Drive and Vasona Avenue (Attachment 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 (ADU), one on each floor.

The applicant submitted an Architecture and Site application 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, minimum lot size of 8,000 square feet) to match the existing and proposed use and underlying General Plan Land Use Designation of Low Density Residential.

The existing residence was built in 1940 and, therefore, was considered historic per Town Code as it was built prior to 1941. In 2023, the applicant submitted for Historic Preservation Committee review to remove the pre-1941 property from the Historic Resources Inventory. On June 28, 2023, the Historic Preservation Committee approved the request. The existing ADUs were permitted in 1989 and are allowed to remain.

The Architecture and Site and Zone Change applications were reviewed by the Planning Commission on June 25, 2025, and September 10, 2025, and a recommendation of approval was forwarded to the Town Council on both applications, with recommended design modifications on the Architecture and Site application.

DISCUSSION:

A. Project Summary:

The applicant proposes construction of a new two-story residence with 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) (Attachment 4, Exhibit 5). Full discussion and analysis of the project is provided in the June 25, 2025, Planning Commission Staff Report (Attachment 4).

B. Planning Commission:

On June 25, 2025, the Planning Commission received the staff report, the applicant's presentation, and public comments on the proposed project (Attachments 4 through 6). Two separate motions were made on the two applications. For the Zone Change application, the Planning Commission voted unanimously to recommend approval to the Town Council.

The Architecture and Site application was also brought before the Planning Commission due to concerns with neighborhood compatibility. At the time of the June 25, 2025, Planning Commission hearing, the proposed residence would have resulted in the first two-story home, the largest residence in terms of square footage by 1,237 square feet, and the largest residence in terms of FAR in the immediate neighborhood. The Consulting Architect's primary concerns were with size and massing compatibility of the proposed residence, but also provided nine specific design recommendations, in which the application addressed seven and provided justification for the other two. A detailed analysis of neighborhood compatibility and the Consulting Architect's review is provided in the June 25, 2025, Planning Commission staff report in Attachment 4

For the Architecture and Site application for the new residence and associated site grading, the Planning Commission voted (4-2) to recommend approval to the Town Council with the incorporation of recommended design modifications (Condition of Approval 3 in Attachment 2, Exhibit A). Specifically, the Planning Commission's motion included the following (Attachment 6):

- Incorporate a five-foot second-floor setback along the Capri Drive elevation, consistent with Residential Design Guideline 3.3.2;
- Reduce the master bedroom window size (as offered by the applicant during the hearing when discussing neighbor concerns);
- Recess the master bedroom wall (as offered by the applicant during the hearing); and
- Incorporate planting screening on the southern side of the home (as offered by the applicant during the hearing).

Following the June 25, 2025, Planning Commission hearing 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, the Zone Change application was brought back before the Planning Commission, with the proper noticing, on September 10, 2025. The Planning Commission again voted unanimously to recommend approval of the Zone Change application to the Town Council (Attachments 7 and 8).

C. Plan Revisions:

In response to the Planning Commission's motion on the Architecture and Site application, the applicant provided revised project plans to incorporate each of the recommended design modifications (Attachments 9 and 10). The updated project plans in Attachment 9 show the following changes:

- The second-floor elevation facing Capri Drive has been setback five feet from the first-floor wall below;
- The master bedroom windows have been reduced from three windows (approximately 48 square feet) to two windows (approximately 28 square feet);
- The master bedroom wall pop-out has been recessed one-foot to be flush with the rest of this wall; and
- Six new privacy screen trees are now proposed on the southern side of the home.

As a result of these design changes, the proposed home was reduced by 338 square feet (from 3,511 square feet to 3,171 square feet). The home would no longer have the largest FAR in the immediate neighborhood with this change, but would still be the largest in terms of house floor area by 897 square feet. This size and massing reduction further addresses the Consulting Architect's primary concern that the proposed house would be considerably larger than the other homes in the immediate neighborhood.

PUBLIC COMMENTS:

Story poles and signage were installed on the site, and a written notice was sent to property owners and tenants located within 300 feet of the subject property. Project signs were updated following the Planning Commission hearing dates to show the Town Council hearing date and time. At the time of publication of this report, no additional public comments were received beyond what was provided to the Planning Commission.

CONCLUSION:

The applicant requests approval of an Architecture and Site application 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, minimum lot size of 8,000 square feet) to match the existing and proposed use and underlining General Plan Land Use Designation of Low Density Residential. As detailed above, the Planning Commission voted unanimously to recommend approval of the Zone Change to Town Council and voted (4-2) to recommend approval of the Architecture and Site application to Town Council with the incorporation of design revisions. The applicant has provided updated project plans in Attachment 9, which address the Planning Commission design recommendations.

RECOMMENDATION:

Staff recommends that the Town Council take the following actions:

1. Introduce the Ordinance effecting the Zone Change (Attachment 2);
2. Adopt the Resolution making the required findings and considerations to approve the Architecture and Site application (Attachment 3); and
3. Approve Zone Change application Z-23-005 to introduce the Zone Change Ordinance (Attachment 2), approve Architecture and Site application S-24-043 inclusive of the recommended Conditions of Approval included as Exhibit A of Attachment 3, and the development plans included as Exhibit 11 of Attachment 4, and the revised architectural plans included in Attachment 9.

ALTERNATIVES:

Alternatively, the Council can:

1. Approve the applications with additional and/or modified conditions; or
2. Continue the matter to a date certain with specific direction; or
3. Deny the applications and make the required findings for denial.

COORDINATION:

This report was coordinated with the offices of the Town Manager and Town Attorney.

ENVIRONMENTAL ASSESSMENT:

This is a project as defined under CEQA but is Categorically Exempt pursuant to Section 15303: New Construction (Architecture and Site application) and Section 15061(b)(3): Common Sense Exemption (Zone Change application). No significant effect on the environment will occur since new construction activities are categorically exempt pursuant to CEQA and since the zone change activity simply proposes to change the zoning classification of a property to be consistent with the underlining General Plan Land Use Designation. An optional Notice of Exemption will not be filed.

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

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ATTACHMENTS:

1. Location Maps (including General Plan Land Use Designations and Existing Zoning)
2. Draft Ordinance for Zone Change, with Exhibit A
3. Draft Resolution making the required findings and approving the applications subject to the Conditions of Approval (included as Exhibit A)
4. June 25, 2025, Planning Commission Staff Report, with Exhibits 1 through 11
5. June 25, 2025, Planning Commission Addendum, with Exhibit 12
6. June 25, 2025, Planning Commission Verbatim Minutes
7. September 10, 2025, Planning Commission Staff Report, with Exhibits 1 through 6
8. September 10, 2025, Planning Commission Verbatim Minutes
9. Updated Project Plans
10. Applicant Summary of Design Modifications