



Gordon Wong, AIA, Architect, LEED GA, CSLB  
710 E. McGlinchy Lane, Suite 109  
Campbell, CA 95008  
408-315-2125 | Gordonkwong@Gkwarchitects.com  
www.gkwarchitects.com

**To:** Town of Los Gatos, Planning Department  
110 E Main St  
Los Gatos, CA 95030

**Address:** 14331 Capri Drive  
Los Gatos, CA 95032

**Planning Application For 14331 Capri Drive**

To whom may concern,

On behalf of our client, Ravi Kiran Vallamdas and family, we would like to submit a Planning Application for the proposed housing project at 14341 Browns Lane in Los Gatos.

**Project Description**

The proposed project consists of a two-story single family residence with an attached garage ( a total of 3,511 SF + garage of 498 SF of construction). The site is approximately 13,092 SF and consists of one parcel (APN 406-32-004). The project will replace the existing one-story single family residence (~1,128 SF), while the two-story detached accessory dwelling unit (one on 1<sup>st</sup> floor and one on 2<sup>nd</sup> floor) (~1,150 SF) will be remained.

The proposed single family residence has a first floor footprint of 1,637 SF – with an attached two-car garage (498 SF). The second floor of the new residence consists of 1,874 SF and features two private balconies. The new residence features 4 bedrooms and 4.5 bathrooms. The proposal also includes a new driveway providing access to the new attached garage and some site & landscape work to enhance the accessibility of the site. The style of the new residence is Spanish Mediterranean.

In addition, the project requests an approval for zone change from Zone O to Zone R-1:8 in order to comply with the rest of the surrounding neighborhood and the general plan.

The project seeks the Town's approval of Community Development Review.

**Mission**

GKW Architects is a local firm and we operate very much like a family. We strive to not only create the best solution for our clients but also enhance every community that we impact through our designs. Our biggest mission is to promote growth inside and outside of our office. We are extremely excited to present this project to the Town and very eager to collaborate with Ravi Kiran Vallamdas to move this project forward.



Gordon Wong, AIA, Architect, LEED GA, CSLB  
710 E. McGlincy Lane, Suite 109  
Campbell, CA 95008  
408-315-2125 | Gordonkwong@Gkwarchitects.com  
www.gkwarchitects.com

---

**To:** Town of Los Gatos, Planning Department  
110 E Main St  
Los Gatos, CA 95030

**Address:** 14331 Capri Drive  
Los Gatos, CA 95032

**App. No.:** AS-24-043

**From:** Gkw Architects, Inc.

Letter of Justification For Zone Change

This application is requesting a zone change from O (Office) to R-1:8 (Single-Family Residential). The existing condition of the site consists of a single-family residence and a two -story detached accessory dwelling units (one on first floor and one on 2<sup>nd</sup> floor). In addition, the zoning of the adjacent neighborhood is R-1:8, except for the property facing roughly Northeast which is zone C1. Yet, that property is not really part of the neighborhood as the right of way is facing out towards Winchester Blvd.

Proceeding forward with the zone change from O to R-1:8, which we believed, will be beneficial to the whole area as it matches the surrounding residential neighborhood. We also recognized that the Town of Los Gatos's general plan land use indicates the area to be Low Density Residential which adds supporting evidence to the zone change. Furthermore, it doesn't make sense to keep the existing zone (Office) as developing future office space does not conform with the existing residential neighborhood.

With the Town's approval, this will make it feasible for the property owner's wishes to construct a future proposed single family residence through Architectural & Site Review after the zone change. The proposed single family residence will replace the existing one-story single family residence, while the two-story detached accessory dwelling unit will remain. The new proposed single residence will enrich the neighborhood and enhance the land value throughout.



Gordon Wong, AIA, Architect, LEED GA, CSLB  
710 E. McGlincy Lane, Suite 109  
Campbell, CA 95008  
408-315-2125 | Gordonkwong@Gkwarchitects.com  
www.gkwarchitects.com

---

**To:** Town of Los Gatos, Planning Department  
110 E Main St  
Los Gatos, CA 95030

**Address:** 14331 Capri Drive  
Los Gatos, CA 95032

**App. No.:** AS-24-043

**From:** Gkw Architects, Inc.

Statement – Why The Existing House Can't Be Remodeled

Initially, this project was subjected to Minor Residential Application per Town of Los Gatos' requirements for tech demo. However, the project had limited evidence to support the current design features such as massing, height, and floor area due to the constraints of surrounding neighborhood boundary. With the Planner's guidance, this project was converted from Minor Residential Application to Architectural & Site Review Application to remove the constraints and allow further evidence to support this project's design features.

Sincerely,

Gkw Architects, Inc.

***This Page  
Intentionally  
Left Blank***