



**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

MEETING DATE: 06/24/2026

ITEM NO: 3

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DATE: June 18, 2026  
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 Two-Story Single-Family Residence, and Site Improvements Requiring a Grading Permit on Property Zoned R-1:10. **Located at 116 Vallecitos Way.** APN 407-13-018. Architecture and Site Application S-25-046. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction or Conversion of Small Structures. Property Owner: Eyal Tokman. Applicant: Michelle Miner. Project Planner: Ryan Safty.

**BACKGROUND:**

On May 13, 2026, the Planning Commission discussed the item and received public testimony (Exhibit 16). The Planning Commission continued the item to a date certain of June 24, 2026, so that the applicant could address the following concerns raised during the hearing:

- Privacy, including second-story window locations and balcony views. It was also recommended that Toyon or Bay Laurel tree species be chosen for the proposed property line screening trees;
- Height, as the proposed home would be the tallest in the immediate neighborhood by approximately four feet; and
- Massing and bulk of the proposed residence.

**DISCUSSION:**

In response to the Planning Commission's direction, the applicant held a neighborhood meeting (Exhibit 17) and revised the proposal. The applicant submitted a response letter to the Commission's comments (Exhibit 18), response to public comments (Exhibit 19), updated project description letter (Exhibit 20), and updated development plans (Exhibit 21). A summary

**PREPARED BY:** Ryan Safty  
Associate Planner

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Reviewed by: Planning Manager, Community Development Director, and Town Attorney

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of the applicant's response and design modifications is provided below, followed by an updated neighborhood compatibility analysis.

### Privacy

To mitigate privacy concerns with 112 Vallecitos Way, the applicant revised the project plans to include a screening wall along the northern opening of the proposed master bedroom balcony. This would address privacy concerns related to the second-story windows of 112 Vallecitos Way, as shown in the updated privacy study on Sheet 21 of Exhibit 21.

At the suggestion of the Planning Commission, the applicant also agreed in their response letter (Exhibit 18) to give consideration to planting native Toyon or California Bay Laurel trees for the property line screening trees instead of Podocarpus trees. Additionally, to expedite the growth of the canopy screen, the applicant committed to installing the privacy screening trees immediately following demolition, where appropriate. The plans were also revised to show these trees being eight feet tall at time of planting instead of six feet. At the recommendation of the Planning Commission, conditions of approval can be added to mandate the specific tree species and time of replanting immediately following demolition.

### Height

As noted during the hearing, the proposed residence would be approximately four feet taller than the other two-story homes in the immediate neighborhood. To mitigate this, the applicant has revised the project plans in Exhibit 21 to reduce the plate height of the ground floor from 10 feet to nine-feet, six-inches, and reduced the proposed roof pitch from 3.5/12 to 3/12. In total, the home was reduced by 19 inches: from 27-feet, five-inches to 25-feet, ten-inches in height.

### Mass and Bulk

In addition to reducing the proposed building height, the applicant also proposes design revisions to help reduce the overall mass and bulk of the home. Specifically, the applicant proposes the following:

- Reduction of the second-floor attic area on the front elevation above the garage, adjacent to the juliet balcony by moving the second-floor wall line back by approximately 28 inches. This would move some of the second-floor massing further away from the street;
- Incorporation of a new partial roof element along the second-floor attic area, further breaking up the proposed front massing; and
- Reduction in the overall countable floor area of the proposed home by 62 square feet, and reduction of 14 square feet to the garage. The future, ministerial ADU is also shown

to be reduced. This was accomplished by reducing the overall floor plan by a few inches in each direction. A breakdown of the floor area changes is provided in the table below.

Floor Area Summary				
	Existing SF	Original Project SF	Revised Project SF	Max Allowed SF
Main Residence				
First Floor	2,150	1,495	1,476	--
Second Floor	--	2,066	2,023	--
<b>Total Countable</b>	<b>2,150</b>	<b>3,561</b>	<b>3,499</b>	3,622
Attached ADU*	--	1,037	998	Exempt
Garage	540	650	636	691
<i>*Accessory Dwelling Unit is not a part of this Architecture and Site Application.</i>				

### Neighborhood Compatibility

The immediate neighborhood contains a mix of one- and two-story residences. Based on Town and County records, the residences in the immediate neighborhood range in size from 2,270 square feet to 3,068 square feet. The floor area ratios (FARs) range from 0.131 to 0.332. With the proposed revisions, the residence would be 3,499 square feet with a FAR of 0.28. Pursuant to Town Code, the maximum allowable square footage for the 12,491-square foot lot is 3,622 square feet with a maximum FAR of 0.29. The following table reflects the current conditions of the immediate neighborhood.

Revised FAR Comparison - Neighborhood Analysis							
Address	Zoning	House	Garage	Total FAR	Lot Size	FAR	No. of Stories
<b>116 Vallecitos Way (Ex.)</b>	R-1:10	2,150	540	2,690	12,491	0.172	1
<b>116 Vallecitos Way (Prop.)</b> <i>Original project</i>	R-1:10	<b>3,561</b>	650	4,211	12,491	<b>0.285</b>	2
<b>116 Vallecitos Way (Prop.)</b> <i>Revised project</i>	R-1:10	<b>3,499</b>	636	4,135	12,491	<b>0.280</b>	2
115 Vallecitos Way	R-1:10	2,321	400	2,721	17,754	0.131	1
111 Vallecitos Way	R-1:10	2,552	0	2,552	12,780	0.200	1
109 Vallecitos Way	R-1:10	3,048	450	3,498	9,825	0.310	1
105 Vallecitos Way	R-1:10	3,068	703	3,771	9,240	0.332	2
136 Via De Tesoros	R-1:10	2,270	554	2,824	10,126	0.224	1
112 Vallecitos Way	R-1:10	2,992	440	3,432	10,206	0.293	2
108 Vallecitos Way	R-1:10	2,272	462	2,734	11,178	0.20	2
104 Vallecitos Way	R-1:10	2,427	528	2,955	10,416	0.23	1
100 Vallecitos Way	R-1:10	2,528	588	3,116	11,400	0.22	1

The proposed residence would comply with the maximum allowed floor area and height for the property; but would still be the tallest home in the immediate neighborhood; and would still be the largest home in the immediate neighborhood in terms of square footage. Residential Design Guidelines Section 2.1 – General Neighborhood Design Principles – states that residential development shall be similar in mass, bulk, and scale to the immediate neighborhood.

There are three other two-story homes in the cul-de-sac that make up the immediate neighborhood. As revised, the proposed residence would be approximately 28 inches taller than the other two-story homes. The proposed home would now be 25-feet, ten-inches in height, while the other two-story homes at 105, 108, and 112 are approximately 23-feet, six-inches in height. Additionally, the home complies with maximum allowed FAR and three other homes in the immediate neighborhood have larger FARs; however, the proposed home would remain the largest in the immediate neighborhood by 431 square feet.

The applicant's justification for the proposed home size and massing is provided in Exhibit 5. Responses to the Commission's comments, as well as revised neighborhood compatibility justification, are provided in Exhibit 18.

#### PUBLIC COMMENTS:

Following the hearing, the property owners held a neighborhood meeting at the subject property on June 4, 2026, to discuss the project and listen to concerns (Exhibit 17). Public comments received between 11:01 a.m., Wednesday, May 13, 2026, and 11:00 a.m., Thursday, June 18, 2026, are included in Exhibit 22. The applicant's response to the public comments is included as Exhibit 18.

#### CONCLUSION:

##### A. Summary

In response to the Planning Commission's direction, the applicant held a neighborhood meeting (Exhibit 17), and revised their proposal to reduce the height and massing, and improve privacy concerns. The applicant submitted a response letter to the Commission's comments (Exhibit 18), response to public comments (Exhibit 19), updated project description letter (Exhibit 20), and updated development plans (Exhibit 21).

##### B. Recommendation

Should the Planning Commission determine that the revised project meets the direction provided by the Planning Commission and find merit with the proposed project, the Commission can take the actions below to approve the Architecture and Site application:

1. Make the finding that the proposed project is Categorically Exempt, pursuant to the adopted Guidelines for the implementation of the California Environmental Quality Act, Section 15303: New Construction (Exhibit 2);
2. Make the findings as required by Section 29.10.09030 (e) of the Town Code for the demolition of existing structures (Exhibit 2);
3. Make the finding that the project complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations) (Exhibit 2);
4. Make the finding that the project complies with the Residential Design Guidelines (Exhibit 2);
5. Make the considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 2); and
6. Approve Architecture and Site application S-25-046 with the conditions contained in Exhibit 3 and the revised development plans in Exhibit 21.

C. Alternatives

Alternatively, the Commission can:

1. Continue the matter to a date certain with specific direction;
2. Approve the application with additional and/or modified conditions; or
3. Deny the application.

EXHIBITS:

Previously distributed with the May 13, 2026, Staff Report:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Project Description
5. Letter of Justification
6. Property Pictures
7. Consulting Arborist Report
8. Applicant Response to Consulting Arborist Report
9. Consulting Architect Report
10. Applicant Response to Consulting Architect Report
11. Applicant's Neighborhood Outreach
12. Development Plans

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SUBJECT: 116 Vallecitos Way /S-25-046

DATE: June 18, 2026

Previously received with the May 13, 2026, Addendum Report:

13. Grading Plans

14. Public comments received between 3:01 p.m., Friday, May 8, 2026, and 3:00 p.m., Tuesday, May 12, 2026

Previously received with the May 13, 2026, Desk Item Report:

15. Public comments received between 3:01 p.m., Tuesday, May 12, 2026, and 11:00 a.m., Wednesday, May 13, 2026

Received with this Staff Report:

16. May 13, 2026, Planning Commission Meeting Minutes

17. Summary of June 4, 2026, Neighborhood Meeting

18. Applicant's Response to Planning Commission Comments

19. Applicant's Response to Public Comments

20. Updated Project Description

21. Updated Development Plans

22. Public comments received between 11:01 a.m., Wednesday, May 13, 2026, and 11:00 a.m., Thursday, June 18, 2026