



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 04/08/2026

ITEM NO: 3
ADDENDUM 2

DATE: April 7, 2026
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Approval to Demolish an Existing Single-Family Residence and Construct a New Single-Family Residence on Property Zoned R-1:8. **Located at 16724 Chirco Drive.** APN 424-21-025. Architecture and Site Application S-25-002. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction or Conversion of Small Structures. Property Owner/Applicant: Zahra Kassam. Project Planner: Erin M. Walters.

REMARKS:

Exhibit 15 includes additional public comments received between 3:01 p.m., Monday, April 6, 2026, and 3:00 p.m., Tuesday, April 7, 2026.

EXHIBITS:

Previously Received with the April 8, 2026, Staff Report:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Project Description
5. Letter of Justification
6. Photographs
7. Consulting Architect Report, February 6, 2025
8. Applicant Response to Consulting Architect, December 9, 2025
9. Consulting Architect Report, January 14, 2026
10. Applicant Response to Consulting Architect Report, January 23, 2026
11. Consulting Arborist Report
12. Applicant's Neighborhood Outreach
13. Development Plans

PREPARED BY: Erin M. Walters
Senior Planner

Reviewed by: Planning Manager and Community Development Director

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SUBJECT: 16724 Chirco Drive/S-25-002

DATE: April 7, 2026

Previously Received with the April 6, 2026, Addendum Report:

14. Public Comments Received Between 3:01 p.m., Friday, April 3, 2026, and 3:00 p.m, Monday, April 6, 2026

Received with this Addendum Report:

15. Public Comments Received Between 3:01 p.m., Monday, April 6, 2026, and 3:00 p.m, Tuesday, April 7, 2026

From: [REDACTED]

Sent: Monday, April 6, 2026 3:01 PM

To: Planning <Planning@losgatosca.gov>

Cc: Scott Brady [REDACTED]; Vasyla [REDACTED]

Subject: 16724 Chirco Drive, ASA 5-25-002

[EXTERNAL SENDER]

Attention Planning Department and/or Erin Walters:

My wife and I are unable to attend the public hearing regarding the subject property and the owner's Architecture and Site Application scheduled for April 8, 2026. However, we would like to submit the following comments for the Planning Department's consideration.

We have concerns that the proposed home design is not consistent with the established architectural character of the neighborhood. In particular, the design appears incompatible in terms of overall style, massing, and visual integration with surrounding homes. We believe the proposal does not reflect the scale and aesthetic continuity that currently defines the area.

Additionally, several neighbors have independently shared similar concerns with us regarding the project's compatibility with the neighborhood. We encourage the Department to carefully consider whether the proposed design aligns with applicable design guidelines and community standards.

Thank you for the opportunity to provide input on this matter.

Sincerely,

Sincerely,

Scott and Vasyla Brady

[REDACTED]

Los Gatos, CA 95032

From: Ralph Cramer <[REDACTED]>
Sent: Tuesday, April 7, 2026 12:09 PM
To: Planning <Planning@losgatosca.gov>
Subject: Architecture and Site Application S-25-002 (16724 Chirco Drive)

[EXTERNAL SENDER]

To: Town of Los Gatos Planning
Commission
Attn: Erin M. Walters, Associate Planner
Re: Architecture and Site Application S-25-002 (16724 Chirco Drive)

April 7, 2026

Dear Planning Commission,

I am writing to formally express my strong opposition to the proposed demolition of the existing residence and the subsequent construction of a new single-family home at 16724 Chirco Drive.

As a concerned member of this community, I believe the proposed design fails to meet the Town's Residential Design Guidelines regarding neighborhood compatibility. Specifically, the scale, massing, and **architectural style** of the replacement structure are out of character with the established aesthetic of Chirco Drive.

The existing neighborhood is defined by a specific charm and cohesive architectural fabric. The proposed "modern" or "oversized" design (as applicable) would create a jarring visual disconnect, negatively impacting the streetscape and the privacy of adjacent properties. Under Town Code, a demolition and rebuild should only be approved if the replacement structure enhances—or at the very least respects—the existing neighborhood character. This proposal does neither.

I urge the Planning Commission to deny this application or, at minimum, require significant architectural revisions to ensure the project integrates more harmoniously with our community.

Thank you for considering these concerns.

Sincerely,

Ralph and Val Cramer

[REDACTED]

Los Gatos, CA 95032