



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 12/16/2025

ITEM NO: 18

ADDENDUM

DATE: December 16, 2025
TO: Mayor and Town Council
FROM: Gabrielle Whelan, Town Attorney
SUBJECT: **Adopt by Resolution “Statement and Findings” in Response to a Challenged Conduct Notice Submitted Regarding a Planning Application for the Proposed Project at 14288 Capri Drive.**

REMARKS:

Attachment 6 contains public comment received before 11:01 a.m. on Monday, December 15, 2025.

Attachments Previously Received with the Staff Report:

1. Housing Accountability Act, Government Code Section 65589.5 (2024)
2. Housing Accountability Act, Government Code Section 65589.5 (2025)
3. Applicant’s Challenged Conduct Notice, dated October 2, 2025
4. Fifth Staff Technical Review Comments – Planning Division, dated September 17, 2025
5. Resolution with Statement and Findings in Response to Challenged Conduct Notice, including Exhibit A and associated Attachments A to G

Attachments Received with this Addendum:

6. Public Comment

Bridgette Falconio

Subject: FW: Agenda Item (Dec 16) – Statement & Findings re: Challenged Conduct Notice / 14288 Capri Drive (Safety, Access, CEQA)

From: Travis Galdieri

Sent: Saturday, December 13, 2025 8:22 AM

To: Ryan Safty <RSafty@losgatosca.gov>; Rob Moore <RMoore@losgatosca.gov>; Maria Ristow <MRistow@losgatosca.gov>; Mary Badame <MBadame@losgatosca.gov>; rbennie@losgatosca.gov <rbennie@losgatosca.gov>; mhudes@losgatosca.gov <mhudes@losgatosca.gov>

Subject: Agenda Item (Dec 16) – Statement & Findings re: Challenged Conduct Notice / 14288 Capri Drive (Safety, Access, CEQA)

[EXTERNAL SENDER]

Dear Mayor, Town Council Members, and Planning Staff,

I am a resident of the Capri Drive area and am writing regarding the December 16 Town Council meeting agenda item: “Adopt by Resolution ‘Statement and Findings’ in Response to a Challenged Conduct Notice” related to the planning application for the proposed project at 14288 Capri Drive.

I want this email included in the official record as my concerns are fundamentally about public safety, access, and the need for full environmental review, not simply project preference.

My primary concern is the limited roadway network serving Capri Drive, particularly as it relates to traffic circulation, emergency response, and evacuation. Capri Drive has only two exit routes, one of which routes through an existing residential neighborhood. In practice, this creates strong pressure for most traffic, including residents, deliveries, and visitors, to funnel through a single primary exit (Capri and Knowles), creating a potential single point of failure for emergency vehicle access and evacuation during fire, medical, or other emergency events.

These concerns are substantially magnified by the scale of the proposed project, which is described as a 13-story building in an area where existing zoning generally anticipates 2-3 story development. Regardless of the legal mechanism being relied upon, a project of this size concentrates residents, vehicles, and service demand onto constrained local streets that were not designed to accommodate this level of intensity.

Given these site conditions, it is not clear how traffic, emergency access, and evacuation impacts can be adequately addressed through purely ministerial review. These are site-specific, safety-related impacts that appear to require discretionary judgment and analysis, and therefore warrant careful consideration under the California Environmental Quality Act (CEQA) rather than assumption of exemption.

As the Town considers its formal “Statement and Findings” response on December 16, I respectfully request that the Town fully evaluate these access and safety constraints, ensure emergency response and evacuation reliability are not compromised, and carefully consider whether the project’s scale and circulation impacts can truly be addressed without environmental review.

Thank you for your time and for including this email in the official record.

Sincerely,

Travis Galdieri
Capri Drive area resident