



**TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT**
110 E. Main Street
Los Gatos, CA 95030



BP 25964

**APPEAL OF THE DECISION OF
DIRECTOR OF COMMUNITY DEVELOPMENT**

PLEASE TYPE or PRINT NEATLY

I, the undersigned, do hereby appeal a decision of the DIRECTOR OF COMMUNITY DEVELOPMENT as follows:

DATE OF DECISION: _____

PROJECT/APPLICATION: _____

MR-19-011 Parcel # 410-19-018

LOCATION: _____

15960 ROSE AVE

RECEIVED

SEP 05 2019

LIST REASONS WHY THE APPEAL SHOULD BE GRANTED:

TOWN OF LOS GATOS
PLANNING DIVISION

See Attached letter (one page) and exhibits (7 Pgs)

(If more space is needed, attach additional sheets.)

IMPORTANT:

1. Appeal must be filed within ten (10) days after the date of mailing of written notification of the decision. If the tenth (10th) day is a Saturday, Sunday, or Town holiday, then the appeal may be filed on the workday immediately following the tenth (10th) day, usually a Monday.
2. The appeal shall be set for the first regular meeting of the Planning Commission which the business of the Planning Commission will permit, more than five (5) days after the date of the filing of the appeal. The Planning Commission may hear the matter anew and render a new decision in the matter.
3. You will be notified, in writing, of the appeal date.
4. Contact the project planner to determine what material is required to be submitted for the public hearing.

RETURN APPEAL FORM TO COMMUNITY DEVELOPMENT DEPARTMENT

PRINT NAME: Manoochehr Kadkhodayan SIGNATURE: M. Kadkhodayan

DATE: 9-5-2019 ADDRESS: P.O. Box 1181 Los Gatos CA.

PHONE: 408-802-3365 EMAIL: Mannykhomes@yahoo.com

OFFICE USE ONLY

DATE OF PLANNING COMMISSION HEARING: _____

COMMISSION ACTION: 1. _____
2. _____
3. _____

DATE: _____
DATE: _____
DATE: _____

PLAPPEAL \$ 221.00 Residential
PLAPPEAL \$ 882.00 Commercial
PLAPPEAL \$ 90.00 Tree Appeals

7/01/2019

To Town of Los Gatos, Community Development Department

Appeal for MR-19-011

I got a notice of pending approval for a detached garage for parcel # 410-19-018.

The mass and scale of the existing structure on top of this slope site is already overwhelming. The cul-de-sac at the bottom of the hill is very congested with no parking and even at the garbage pick-up days, there is not enough space to place garbage cans.

There is no building currently at this proposed location. The proposed drawing shows a garage with the attached structure and a very easily converted second floor above the garage connecting to the unit, called future ADU under a separate permit (See Exhibit A). To me this is not called "Detached garage".

Further I noticed that the drawing clearly indicates that the proposed driveway encroaching into my property at 15980 Rose Avenue (See Exhibit B). This caused me to further look into the submitted drawings and I noticed the following concerns to be addressed:

- 1) The gross lot size on the drawing is stated as 25,469 sq. ft. (See Exhibit C), however the recorded lot square feet always has been 21,000 sq. ft. in county records and also in previous advertisements for the sale (Exhibit B, page 1 and 2). I am wondering where the additional square footage has come up. I would like to request the surveyor to set the corners especially on my property sides to be checked by me.
- 2) The attached Exhibit C indicated the existing garage as ZERO footage which is not correct. There is an existing garage and workshop about the same square footage as the maximum allowable. (See Exhibit E, page 1 and 2).
- 3) The drawing contradicts with the fact for the existing site and the existing building. The allowable square footage for any addition or garage need to be revisited.
- 4) Even though I don't see a detached garage drawing, the proposed structure is not acceptable due to the fact that the dormers on the second floor are very close to my property and looking directly into my property and back yard and creates a privacy issue.
- 5) Show means of drainage from the proposed structure away from 15980 Rose Avenue.

I lost confidence in the proposed drawing and the information provided. I would like the architect and the surveyor to validate the provided information, and change design and drawings to reflect the existing situation.

Please move the driveway out of my property and toward the left and also include the elevation datum set for the existing grade at the proposed location to see how high this building is.

Thank you for giving me the opportunity to make comments on 15960 Rose Avenue (MR-19-011, Assessor Parcel Number 410-19-018).

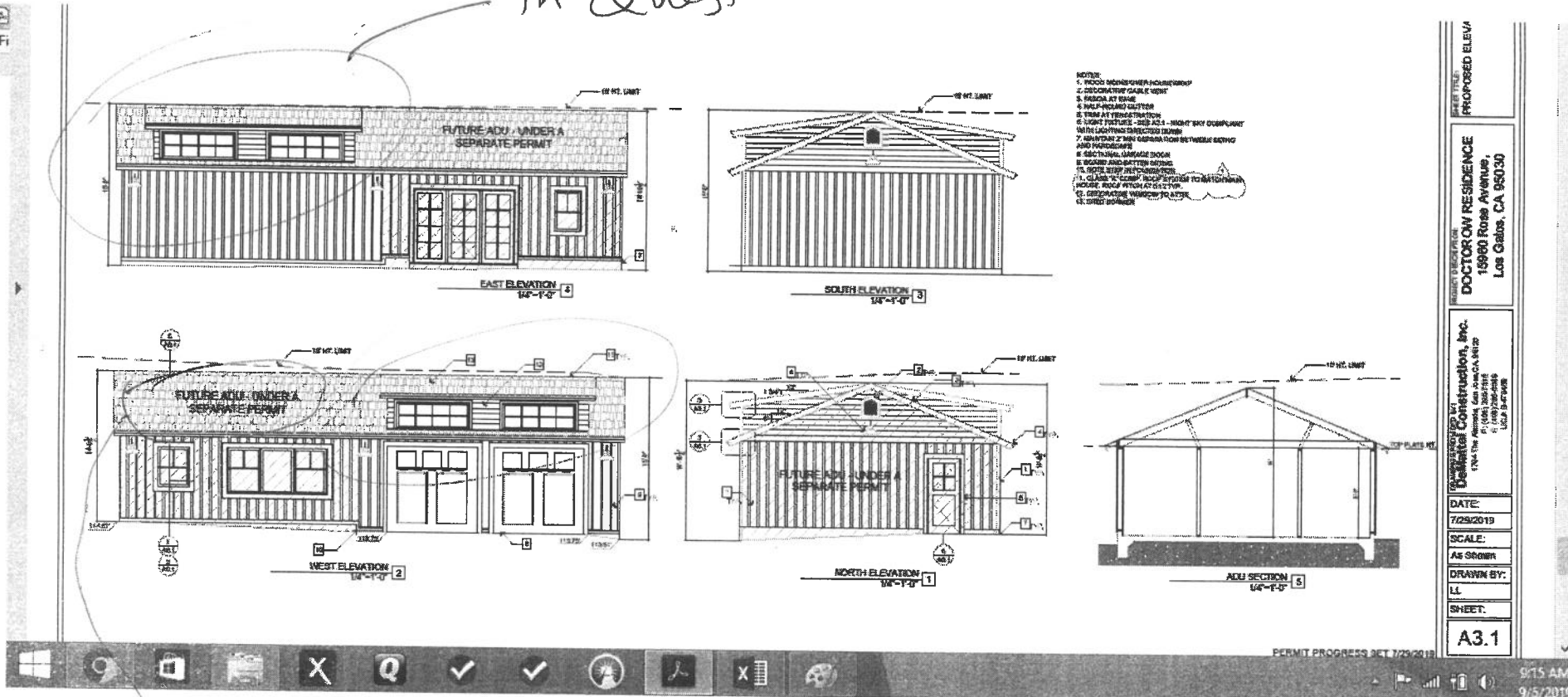

Manoochehr Kadkhodayan

9/5/2019

408-802-3365

mannykhomes@yahoo.com

in Question



The

?

The elevation of Pad (existing grade) need to be set so the Height requirement can be Complied otherwise it is floating in Air

Exhibit A

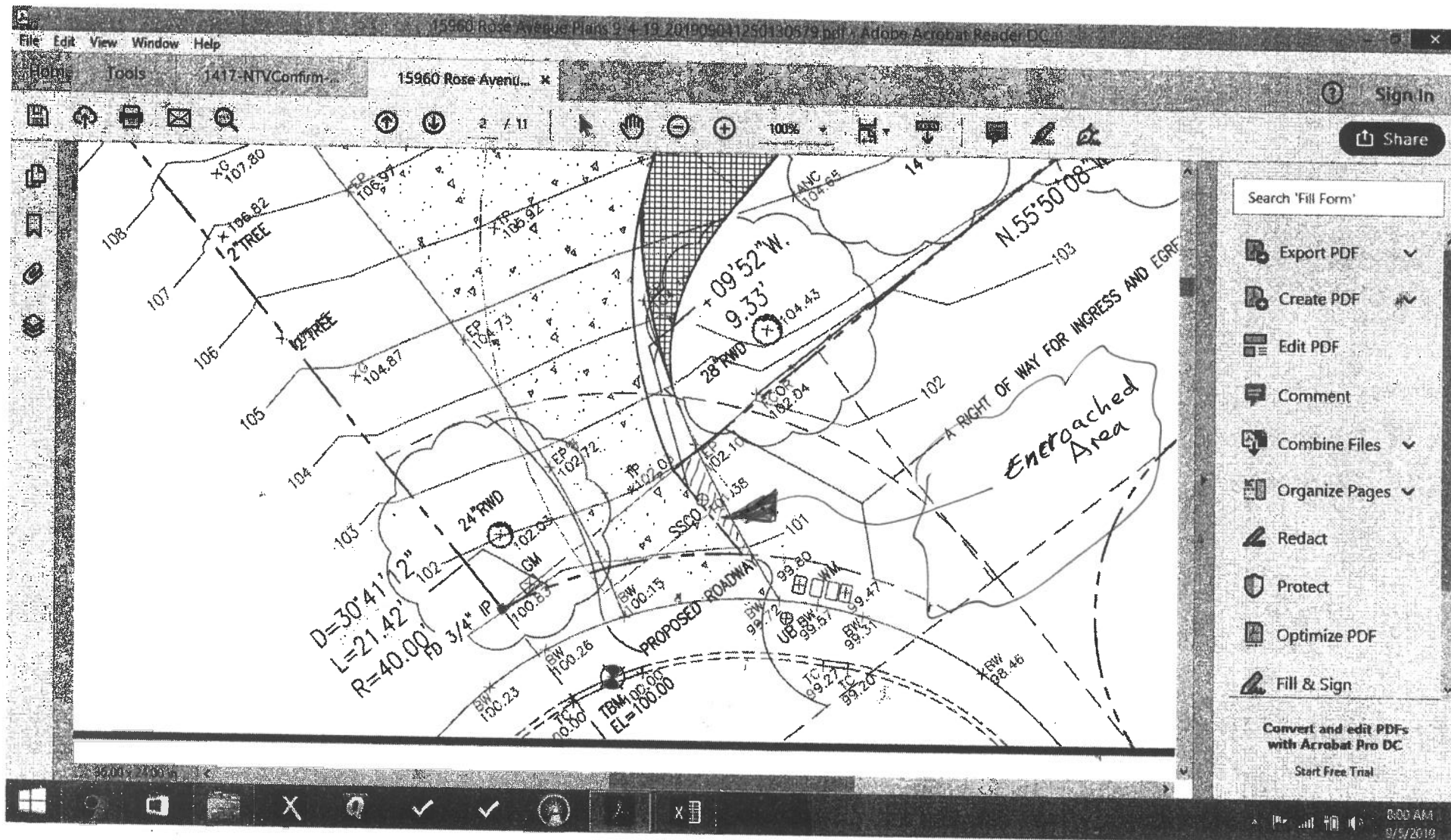


EXhibit B

SCOPE OF WORK:

NEW DETACHED 2-CAR GARAGE.

PROJECT DATA

ZONING R-1
 OCCUPANCY TYPE R-3
 BUILDING TYPE V-B NON-SPRINKLERED
 APN 410-19-018
 GROSS LOT SIZE 25,469 SF
 AVG. SITE SLOPE 11.4 %
 NET LOT SIZE 22,209 SF
 FLOOR AREA (MAIN HOUSE):
 (E) SECOND LEVEL 477.5 SF
 (E) MAIN LEVEL 2,690.8 SF
 (E) LOWER LEVEL 1,141.3 SF
 (E) FAR 4,309.6 SF < MAX. 4,716 SF
 (E) LOWER LEVEL 399.6 SF (UNCONDITIONED)
 (E) GARAGE 0 SF < MAX. 1,151 SF
 GARAGE:
 (N) GARAGE 615.6 SF
 LOT COVERAGE:
 (N) TOTAL 3,306.6 SF
 12.98 % < MAX. 40 %
 STORIES 2 (MAIN HOUSE)
 1 (GARAGE)

THIS DOCUMENT IS
 THE PROPERTY OF
 THE CITY OF LOS ANGELES
 DEPARTMENT OF PUBLIC
 WORKS
 15151 E. 15TH AVE., 15TH FLOOR
 LOS ANGELES, CA 90030
 TEL: (213) 473-8000
 FAX: (213) 473-8001
 WWW.LOSANGELES.CA.GOV

NO.	DESCRIPTION	BY	DATE

SHEET

Exhibit c

4	4,022	21,000	\$3,450,000
MLS Beds	MLS Sq Ft	Lot Sq Ft	MLS Sale Price
3	1920	SFR	05/05/2015
MLS Baths	Yr Built	Type	MLS Sale Date

Owner Information

Owner Name:	Munson Sarah (Te)	Tax Billing Zip:	95030
Owner Name 2:	Doctorow David N (Te)	Tax Billing Zip+4:	4223
Tax Billing City & State:	Los Gatos, CA	Owner Occupied:	Yes

Location Information

School District:	Los Gatos Un	Property Carrier Route:	C013
Community College District:	W Vly	Zoning:	R18
Elementary School District:	Los Gatos Un	Market Area:	16
Census Tract:	5071.00		

Tax Information

APN :	410-19-018	Tax Area:	03000
Exemption(s):	Homeowner	Lot Number:	C
% Improved:	37%		
Legal Description:	LOT C		

Assessment & Tax

Exhibit D

Page 1 of 2



EXHIBIT D
Page 2 of 2
R.O.S. 259-M-14

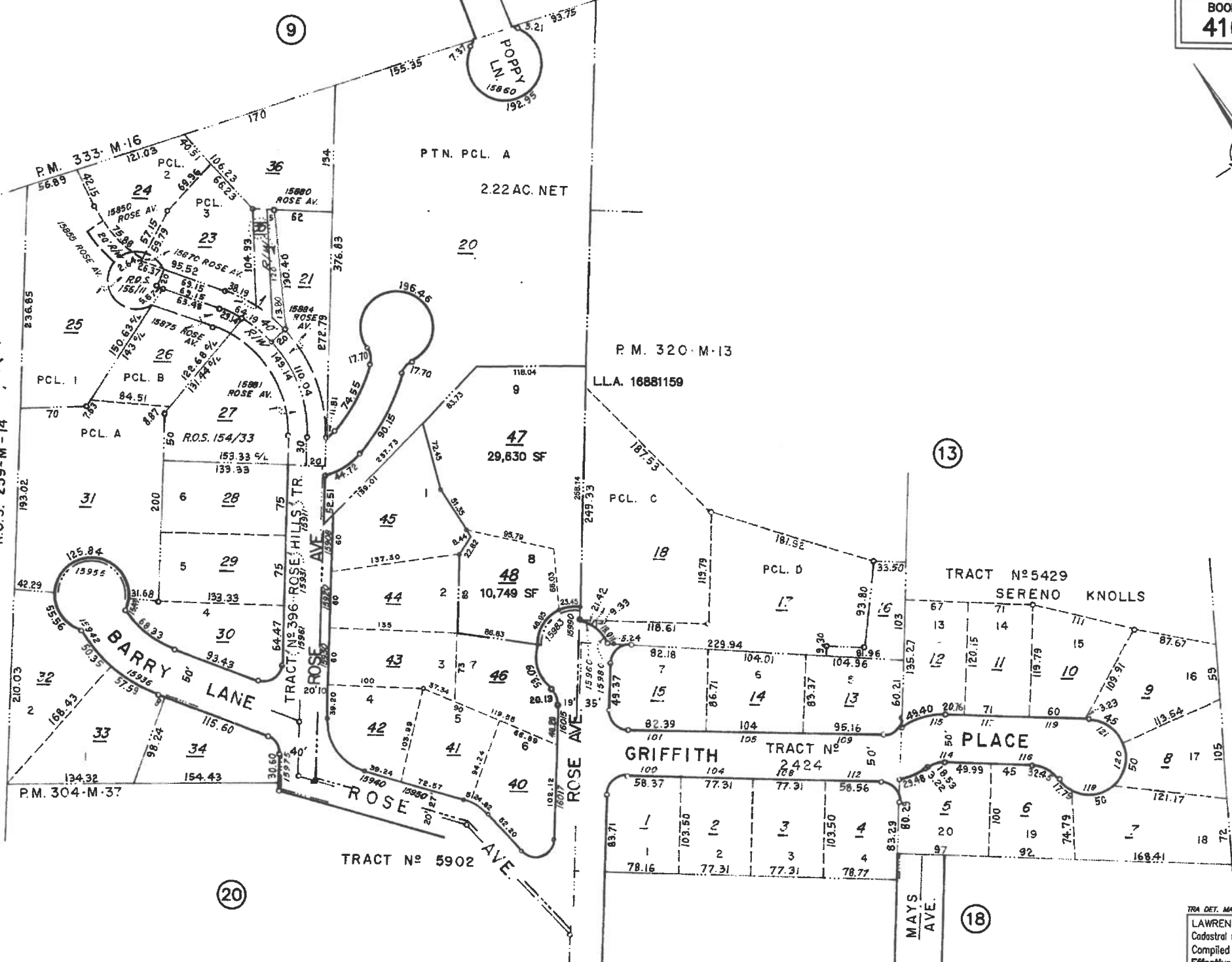
4

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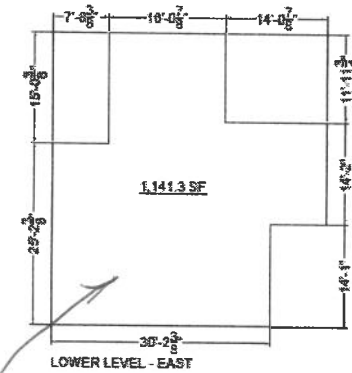
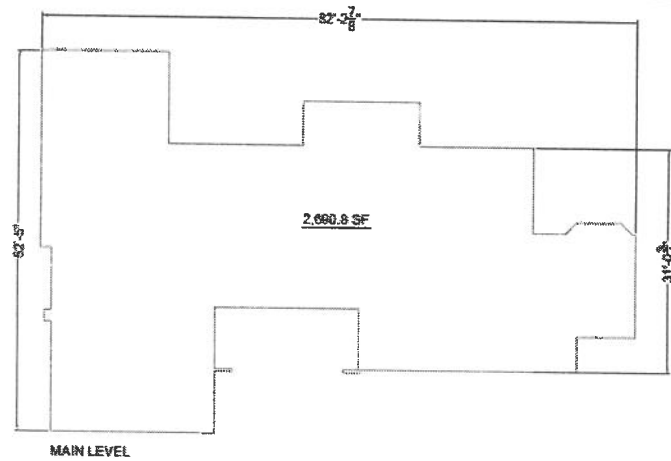
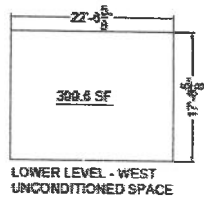
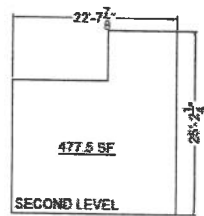
13

20

18



AREA ANALYSIS



Existing Garage
X Workshop

36.00 x 24.00 in



Exhibit E

Page 1 of 2



Exhibit F Page 7 of 8

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