

From: Lawrence Cesnik [REDACTED]
Sent: Friday, June 9, 2023 10:46 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Fwd: Regarding 380 Blackwell electronic gate permit request- email #1

Hi Sean,

In the next few minutes ahead of your 11:00am cutoff for regular agenda, I will be submitting several emails to help document my case

Here is #1

Larry Cesnik
[REDACTED] mobile

Begin forwarded message:

From: Ramin Zohoor [REDACTED]
Date: October 28, 2022 at 5:59:02 PM PDT
To: Allen Meyer <AMeyer@losgatosca.gov>
Cc: Lawrence Cesnik [REDACTED] Eli [REDACTED]
Subject: Re: Regarding 380 Blackwell electronic gate permit request

Hello Allen.,

Hope you are doing well.

I was in the city on July 14th and I spoke with Savannah Van Akin in person. Situation was _ The exterior fence which I hope you had a chance to see the location & heights were installed before final inspection. I have reached out to the city for revision and the outcome was we would need to go through an exception. That being said, I stopped by at the city to further discuss the options we would have with the non conforming fence and from what Savannah has mentioned was that the fence is over the allowed height , too close to the property line / street & it is in the corner lot which will limit the visibility and the exception won't most likely be approved. She has suggested for us to work on getting the fence adjusted and pushed back. WHICH brings me to the point why there is no exception / revision number as this discussion was done in person and as you can see in detail.

My question is _ If you have seen the fence location, height that is being proposed do you agree the exception will be approved regardless of the location & corner lot ? We just went based on what the planner told us and we are hoping you could let us know differently so this can stay and ofcourse we will submit any further revisions required.

Thank you.

On Wed, Oct 26, 2022 at 11:46 AM Allen Meyer <AMeyer@losgatosca.gov> wrote:
Good morning Larry Ramin, and Eli,

What was the permit number for the vehicular gate that was submitted by Just Right Home Remodeling?

The next best step would be to submit a permit application for the vehicular gate.

Respectfully yours,

Allen Meyer • Code Compliance Officer
Community Development Department • 110 E Main Street, Los Gatos CA 95030
Ph: 408.399.5746 • ameyer@losgatosca.gov
www.losgatosca.gov • <https://www.facebook.com/losgatosca>

Code Compliance hours:
7:00 AM – 3:30 PM, Monday – Friday

CONFIDENTIALITY DISCLAIMER

This e-mail is intended only for the use of the individual(s) named in this e-mail. If you receive this e-mail and are not a named recipient, any use, dissemination, distribution or copying of the e-mail is strictly prohibited. If you have received this communication in error, please immediately notify us at the above e-mail address.

-----Original Message-----

From: Lawrence Cesnik [REDACTED]
Sent: Tuesday, October 25, 2022 9:02 PM
To: Allen Meyer <AMeyer@losgatosca.gov>
Cc: Eli [REDACTED]; [REDACTED]
Subject: Regarding 380 Blackwell electronic gate permit request

EXTERNAL SENDER

Hello Allen, Roy

I've been in touch this evening with the team of our contractor- Just Right Home Remodeling (Eli our lead contact & Ramin the architect ccd above)

They report that they did indeed submit the permit application and Ramin visited your office on July 14 to discuss it.

Based on our conversation today, I assume that the best next step is for them to re-submit- but am cc'ing all so that you can discuss in writing or by phone

Thanks again

Larry Cesnik

[REDACTED] mobile
From: Lawrence Cesnik [REDACTED]
Sent: Friday, June 9, 2023 10:47 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Fwd: Regarding 380 Blackwell electronic gate permit request- email #2

Larry Cesnik

[REDACTED] mobile

Begin forwarded message:

From: Ramin Zohoor [REDACTED]
Date: October 31, 2022 at 10:34:28 AM PDT
To: Allen Meyer <AMeyer@losgatosca.gov>
Cc: Lawrence Cesnik [REDACTED], Eli [REDACTED], Roy Alba

<ralba@losgatosca.gov>

Subject: Re: Regarding 380 Blackwell electronic gate permit request

Hi Allen.,

That is exactly what was discussed and brought to the planning department about the vehicle gates not the existing fences.

The discussion was for exception application of the vehicle gate which the planner Savannah Van Akin said the location., heights and what we are applying for does not get approved. She mentioned per what the neighborhood is and location of the fence its unlikely that we pay for full exception application and get it approved.

Question I am hoping to get an answer is if you think it would be a different situation where clients will be getting this approved as you see it location. ?

On Mon, Oct 31, 2022 at 10:30 AM Allen Meyer <AMeyer@losgatosca.gov> wrote:

Good morning Ramin,

The citation that was issued on September 13, 2022 had nothing to do with the existing white picket fence, the citation is only about the vehicle gate which was installed without a permit. Please submit a permit application online for the unpermitted vehicular gate.

Thank you,



Allen Meyer • Code Compliance Officer

Community Development Department • 110 E Main Street, Los Gatos CA 95030

Ph: 408.399.5746 • ameyer@losgatosca.gov

www.losgatosca.gov • <https://www.facebook.com/losgatosca>

Code Compliance hours:

7:00 AM – 3:30 PM, Monday – Friday

CONFIDENTIALITY DISCLAIMER

This e-mail is intended only for the use of the individual(s) named in this e-mail. If you receive this e-mail and are not a named recipient, any use, dissemination, distribution or copying of the e-mail is strictly prohibited. If you have received this communication in error, please immediately notify us at the above e-mail address.

From: Ramin Zohoor [REDACTED]

Sent: Friday, October 28, 2022 5:59 PM

To: Allen Meyer <AMeyer@losgatosca.gov>

Cc: Lawrence Cesnik [REDACTED]; Eli [REDACTED]

Subject: Re: Regarding 380 Blackwell electronic gate permit request

Hello Allen.,

Hope you are doing well.

I was in the city on July 14th and I spoke with Savannah Van Akin in person. Situation was _ The exterior fence which I hope you had a chance to see the location & heights were installed before final inspection. I have reached out to the city for revision and the outcome was we would need to go through an exception. That being said, I stopped by at the city to further discuss the options we would have with the non conforming fence and from what Savannah has mentioned was that the fence is over the allowed height , too close to the property line / street & it is in the corner lot which will limit the visibility and the exception won't most likely be approved. She has suggested for us to work on getting the fence adjusted and pushed back. Which brings me to the point why there is no exception / revision number as this discussion was done in person and as you can see in detail.

My question is _ If you have seen the fence location, height that is being proposed do you agree the exception will be approved regardless of the location & corner lot ? We just went based on what the planner told us and we are hoping you could let us know differently so this can stay and ofcourse we will submit any further revisions required.

Thank you.

On Wed, Oct 26, 2022 at 11:46 AM Allen Meyer <AMeyer@losgatosca.gov> wrote:

Good morning Larry Ramin, and Eli,

What was the permit number for the vehicular gate that was submitted by Just Right Home Remodeling?

The next best step would be to submit a permit application for the vehicular gate.

Respectfully yours,

Allen Meyer • Code Compliance Officer
Community Development Department • 110 E Main Street, Los Gatos CA 95030
Ph: 408.399.5746 • ameyer@losgatosca.gov
www.losgatosca.gov • <https://www.facebook.com/losgatosca>

Code Compliance hours:
7:00 AM – 3:30 PM, Monday – Friday

CONFIDENTIALITY DISCLAIMER

This e-mail is intended only for the use of the individual(s) named in this e-mail. If you receive this e-mail and are not a named recipient, any use, dissemination, distribution or copying of the e-mail is strictly prohibited. If you have received this communication in error, please immediately notify us at the above e-mail address.

-----Original Message-----

From: Lawrence Cesnik [REDACTED]
Sent: Tuesday, October 25, 2022 9:02 PM
To: Allen Meyer <AMeyer@losgatosca.gov>
Cc: Eli [REDACTED]
Subject: Regarding 380 Blackwell electronic gate permit request

EXTERNAL SENDER

Hello Allen, Roy

I've been in touch this evening with the team of our contractor- Just Right Home Remodeling (Eli our

lead contact & Ramin the architect ccd above)

They report that they did indeed submit the permit application and Ramin visited your office on July 14 to discuss it.

Based on our conversation today, I assume that the best next step is for them to re-submit- but am cc'ing all so that you can discuss in writing or by phone

Thanks again

Larry Cesnik

mobile

From: Lawrence Cesnik
Sent: Friday, June 9, 2023 10:48 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Fwd: Regarding 380 Blackwell electronic gate permit request- email #3

Larry Cesnik

mobile

Begin forwarded message:

From: Ramin Zohoor
Date: January 11, 2023 at 10:45:50 AM PST
To: Allen Meyer <AMeyer@losgatosca.gov>
Cc: Lawrence Cesnik, Eli Roy Alba <ralba@losgatosca.gov>
Subject: Re: Regarding 380 Blackwell electronic gate permit request

Hi Allen, This was resubmitted back into the original email account with the plans that were requested back in December.

We have sent those for an exception that was required by planning. Who should we send this ? Information might not be getting to you. Do we send to you directly?

On Wed, Jan 11, 2023 at 10:42 AM Allen Meyer <AMeyer@losgatosca.gov> wrote:

Good morning Larry,

Where are you, or your contractors, in the process of resolving this issue? I sent the email below in November and did not receive a response or online permit application.

Thank you,



Allen Meyer • Code Compliance Officer

Community Development Department • 110 E Main Street, Los Gatos CA 95030
Ph: 408.399.5746 • ameyer@losgatosca.gov

TOWN CLOSURE NOTICE: Town offices will be closed Monday, January 16, 2023 in observance of the Martin Luther King Jr. Holiday.. Town offices will re-open for regular business hours on Tuesday, January 17, 2023.

Regular Code Compliance hours:

7:00 AM – 3:30 PM, Monday – Friday

CONFIDENTIALITY DISCLAIMER

This e-mail is intended only for the use of the individual(s) named in this e-mail. If you receive this e-mail and are not a named recipient, any use, dissemination, distribution or copying of the e-mail is strictly prohibited. If you have received this communication in error, please immediately notify us at the above e-mail address.

From: Allen Meyer

Sent: Wednesday, November 9, 2022 2:23 PM

To: Lawrence Cesnik [REDACTED]

Cc: Ramin Zohoor [REDACTED]; Eli [REDACTED]; Roy Alba
<ralba@losgatosca.gov>

Subject: RE: Regarding 380 Blackwell electronic gate permit request

Good afternoon Larry,

In order to move forward with your vehicular gate project, please submit a Planning application at: <https://www.losgatosca.gov/897/Planning>. In this application you will submit a letter stating the reasons for the fence height/gate location exemption request. Please apply by November 27, 2022 to avoid any additional citations.

The citation appeal is a completely separate item from your exemption request.

Please let us know if you should have any questions.

Best,



Allen Meyer • Code Compliance Officer

Community Development Department • 110 E Main Street, Los Gatos CA 95030

Ph: 408.399.5746 • ameyer@losgatosca.gov

www.losgatosca.gov • <https://www.facebook.com/losgatosca>

Code Compliance hours:

7:00 AM – 3:30 PM, Monday – Friday

CONFIDENTIALITY DISCLAIMER

This e-mail is intended only for the use of the individual(s) named in this e-mail. If you receive this e-mail and are not a named recipient, any use, dissemination, distribution or copying of the e-mail is strictly prohibited. If you have received this communication in error, please immediately notify us at the above e-mail address.

From: Lawrence Cesnik <[REDACTED]>
Sent: Tuesday, November 8, 2022 5:17 PM
To: Allen Meyer <AMeyer@losgatosca.gov>
Cc: Ramin Zohoor <[REDACTED]>; Eli <[REDACTED]>; Roy Alba <ralba@losgatosca.gov>
Subject: Re: Regarding 380 Blackwell electronic gate permit request

Hi Allen

I wanted to weigh in here as the property owner and have been in contact with our remodeling firm (Eli, Ramin)

If we need to file for an exception- we certainly will.

We will use points d &/ or e below - special security concern/ circumstance. As I explained in my original appeal, we have a special needs son whose safety is at risk if that height of gate is not in place.

Please advise if it will be sufficient for me to re-send you the appeal paperwork that you had returned- or should Done Right Home Remodeling file the official request for exception on your online portal?

Please advise, thank you!

Larry Cesnik

[REDACTED] mobile

On Oct 31, 2022, at 2:19 PM, Allen Meyer <AMeyer@losgatosca.gov> wrote:

Ramin,

Thank you for the clarification. I do not know if an exception would be approved as I'm not involved in that process. The Community Development Director is the person that approves/denies fence exceptions, which can be appealed to the Planning Commission. The two issues that I see with the vehicular gate is the height and distance from the property line. This is what you would be asking for an exception for.

Town Code Section 29.40.0315. - Height, materials and design, and location.

1. Height.

(3) Fences, walls, gates, and hedges may not exceed three (3) feet in height when located within a required front or side yard abutting a street (as required by the zone), driveway view area, traffic view area, or corner sight triangle unless an exception is granted by the Town Engineer and Community Development Director. Trees, hedges, and vegetation within a corner sight triangle shall meet the requirements of section 26.10.065.

(c) Location.

(3) Vehicular gates shall be set back from the edge of the adjacent street a minimum of eighteen (18) feet as measured along the centerline of the driveway. A greater setback may be required when a gated entrance serves more than one (1) house.

Town Code Section 29.40.0320. - Exceptions.

An exception to any of these fence regulations may be granted by the Community Development Director. A fence exception application and fee shall be filed with the Community Development Department and shall provide written justification that demonstrates one (1) of the following conditions exist:

1. Adjacent to commercial property, perimeter fences or walls may be eight (8) feet if requested or agreed upon by a majority of the adjacent residential property owners.
2. On interior lots, side yard and rear yard fences, walls, gates, gateways, entry arbors, or hedges, behind the front yard setback, may be a maximum of eight (8) feet high provided the property owner can provide written justification that either:
 1. A special privacy concern exists that cannot be practically addressed by additional landscaping or tree screening; or
 2. A special wildlife/animal problem affects the property that cannot be practically addressed through alternatives. Documented instances of wildlife grazing on gardens or ornamental landscaping may be an example of such a problem.
3. At public utility facilities, critical infrastructure, and emergency access locations, exceptions may be granted where strict enforcement of these regulations will result in a security or safety concern.
4. A special security concern exists that cannot be practically addressed through alternatives.
5. A special circumstance exists, including lot size or configuration, where strict enforcement of these regulations would result in undue hardship.

Please let me know if you intend to apply for an exception, or remove the vehicular gate.

Thank you,

Allen

From: Ramin Zohoor [REDACTED]
Sent: Monday, October 31, 2022 10:34 AM
To: Allen Meyer <AMeyer@losgatosca.gov>
Cc: Lawrence Cesnik [REDACTED]; Eli [REDACTED]; Roy Alba <ralba@losgatosca.gov>
Subject: Re: Regarding 380 Blackwell electronic gate permit request

Hi Allen.,

That is exactly what was discussed and brought to the planning department about the vehicle gates not the existing fences.

The discussion was for exception application of the vehicle gate which the planner Savannah Van Akin said the location, heights and what we are applying for does not get approved. She mentioned per what the neighborhood is and location of the fence its unlikely that we pay for full exception application and get it approved.

Question I am hoping to get an answer is if you think it would be a different situation where clients will be getting this approved as you see it location. ?

On Mon, Oct 31, 2022 at 10:30 AM Allen Meyer <AMeyer@losgatosca.gov> wrote:

Good morning Ramin,

The citation that was issued on September 13, 2022 had nothing to do with the existing white picket fence, the citation is only about the vehicle gate which was installed without a permit. Please submit a permit application online for the unpermitted vehicular gate.

Thank you,



Allen Meyer • Code Compliance Officer

Community Development Department • 110 E Main Street, Los Gatos CA 95030

Ph: 408.399.5746 • ameyer@losgatosca.gov

www.losgatosca.gov • <https://www.facebook.com/losgatosca>

Code Compliance hours:

7:00 AM – 3:30 PM, Monday – Friday

CONFIDENTIALITY DISCLAIMER

This e-mail is intended only for the use of the individual(s) named in this e-mail. If you receive this e-mail and are not a named recipient, any use, dissemination, distribution or copying of the e-mail is strictly prohibited. If you have received this communication in error, please immediately notify us at the above e-mail address.

From: Ramin Zohoor [REDACTED]

Sent: Friday, October 28, 2022 5:59 PM

To: Allen Meyer <AMeyer@losgatosca.gov>

Cc: Lawrence Cesnik [REDACTED] Eli <[REDACTED]>

Subject: Re: Regarding 380 Blackwell electronic gate permit request

Hello Allen.,

Hope you are doing well.

I was in the city on July 14th and I spoke with Savannah Van Akin in person. Situation was _ The exterior fence which I hope you had a chance to see the location & heights were installed before final inspection. I have reached out to the city for revision and the outcome was we would need to go through an exception. That being said, I stopped by at the city to further discuss the options we would have with the non conforming fence and from what Savannah has mentioned was that the fence is over the allowed height , too close to the property line / street & it is in the corner lot which will limit the visibility and the exception won't most likely be approved. She has suggested for us to work on getting the fence adjusted and pushed back. Which brings me to the point why there is no exception / revision number as this discussion was done in person and as you can see in detail.

My question is _ If you have seen the fence location, height that is being proposed do you agree the exception will be approved regardless of the location & corner lot ? We just went based on what the planner told us and we are hoping you could let us know differently so this can stay and ofcourse we will submit any further revisions required.

Thank you.

On Wed, Oct 26, 2022 at 11:46 AM Allen Meyer <AMeyer@losgatosca.gov> wrote:

Good morning Larry Ramin, and Eli,

What was the permit number for the vehicular gate that was submitted by Just Right Home Remodeling?

The next best step would be to submit a permit application for the vehicular gate.

Respectfully yours,

Allen Meyer • Code Compliance Officer
Community Development Department • 110 E Main Street, Los Gatos CA 95030
Ph: 408.399.5746 • ameyer@losgatosca.gov
www.losgatosca.gov • <https://www.facebook.com/losgatosca>

Code Compliance hours:
7:00 AM – 3:30 PM, Monday – Friday

CONFIDENTIALITY DISCLAIMER

This e-mail is intended only for the use of the individual(s) named in this e-mail. If you receive this e-mail and are not a named recipient, any use, dissemination, distribution or copying of the e-mail is strictly prohibited. If you have received this communication in error, please immediately notify us at the above e-mail address.

-----Original Message-----

From: Lawrence Cesnik [REDACTED]
Sent: Tuesday, October 25, 2022 9:02 PM
To: Allen Meyer <AMeyer@losgatosca.gov>
Cc: Eli [REDACTED]; [REDACTED]
Subject: Regarding 380 Blackwell electronic gate permit request

EXTERNAL SENDER

Hello Allen, Roy

I've been in touch this evening with the team of our contractor- Just Right Home Remodeling (Eli our lead contact & Ramin the architect ccd above)

They report that they did indeed submit the permit application and Ramin visited your office on July 14 to discuss it.

Based on our conversation today, I assume that the best next step is for them to re-submit- but am cc'ing all so that you can discuss in writing or by phone

Thanks again

Larry Cesnik

[REDACTED] mobile

From: Lawrence Cesnik [REDACTED]

Sent: Friday, June 9, 2023 10:48 AM

To: Sean Mullin <SMullin@losgatosca.gov>

Subject: Fwd: Regarding 380 Blackwell electronic gate permit request- email #4

Larry Cesnik

[REDACTED] mobile

Begin forwarded message:

From: Ramin Zohoor <[REDACTED]>

Date: January 17, 2023 at 9:50:58 AM PST

To: Allen Meyer <AMeyer@losgatosca.gov>

Cc: Lawrence Cesnik <[REDACTED]> Eli [REDACTED], Roy Alba
<ralba@losgatosca.gov>

Subject: Re: Regarding 380 Blackwell electronic gate permit request

Hello Allen,

Hope you are doing well. This should be in under PRE23-00053.

Let me know if anything else please needed.

On Wed, Jan 11, 2023 at 11:01 AM Allen Meyer <AMeyer@losgatosca.gov> wrote:

Ramin,

That was finalized last May. Not sure if you can reopen that permit.

You should probably open a new permit as stated in my November 9, 2022 email: In order to move forward with your vehicular gate project, please submit a Planning application at: <https://www.losgatosca.gov/897/Planning>. In this application you will submit a letter stating the reasons for the fence height/gate location exemption request.

Thank you,

Allen

From: Ramin Zohoor <[REDACTED]>

Sent: Wednesday, January 11, 2023 10:55 AM

To: Allen Meyer <AMeyer@losgatosca.gov>

Cc: Lawrence Cesnik <[REDACTED]>; Eli [REDACTED]; Roy Alba
<ralba@losgatosca.gov>

Subject: Re: Regarding 380 Blackwell electronic gate permit request

Under [B21-1000](#)

Did you want me to resubmit ? Same drawings set with the fencing line shown.

On Wed, Jan 11, 2023 at 10:51 AM Allen Meyer <AMeyer@losgatosca.gov> wrote:

Ramin,

What permit number did you resubmit to, I don't see it?

Allen

From: Ramin Zohoor [REDACTED] >
Sent: Wednesday, January 11, 2023 10:46 AM
To: Allen Meyer <AMeyer@losgatosca.gov>
Cc: Lawrence Cesnik [REDACTED]; Eli <[REDACTED]>; Roy Alba <ralba@losgatosca.gov>
Subject: Re: Regarding 380 Blackwell electronic gate permit request

Hi Allen, This was resubmitted back into the original email account with the plans that were requested back in December.

We have sent those for an exception that was required by planning. Who should we send this ? Information might not be getting to you. Do we send to you directly?

On Wed, Jan 11, 2023 at 10:42 AM Allen Meyer <AMeyer@losgatosca.gov> wrote:

Good morning Larry,

Where are you, or your contractors, in the process of resolving this issue? I sent the email below in November and did not receive a response or online permit application.

Thank you,



Allen Meyer • Code Compliance Officer

Community Development Department • 110 E Main Street, Los Gatos CA 95030

Ph: 408.399.5746 • ameyer@losgatosca.gov

www.losgatosca.gov • <https://www.facebook.com/losgatosca>

TOWN CLOSURE NOTICE: Town offices will be closed Monday, January 16, 2023 in observance of the Martin Luther King Jr. Holiday.. Town offices will re-open for regular business hours on Tuesday, January 17, 2023.

Regular Code Compliance hours:

7:00 AM – 3:30 PM, Monday – Friday

CONFIDENTIALITY DISCLAIMER

This e-mail is intended only for the use of the individual(s) named in this e-mail. If you receive this e-mail and are not a named recipient, any use, dissemination, distribution or copying of the e-mail is strictly prohibited. If you have received this communication in error, please immediately notify us at the above e-mail address.

From: Allen Meyer

Sent: Wednesday, November 9, 2022 2:23 PM

To: Lawrence Cesnik <[REDACTED]>
Cc: Ramin Zohoor <[REDACTED]>; Eli <[REDACTED]>; Roy Alba <ralba@losgatosca.gov>
Subject: RE: Regarding 380 Blackwell electronic gate permit request

Good afternoon Larry,

In order to move forward with your vehicular gate project, please submit a Planning application at: <https://www.losgatosca.gov/897/Planning>. In this application you will submit a letter stating the reasons for the fence height/gate location exemption request. Please apply by November 27, 2022 to avoid any additional citations.

The citation appeal is a completely separate item from your exemption request.

Please let us know if you should have any questions.

Best,



Allen Meyer • Code Compliance Officer

Community Development Department • 110 E Main Street, Los Gatos CA 95030

Ph: 408.399.5746 • ameyer@losgatosca.gov

www.losgatosca.gov • <https://www.facebook.com/losgatosca>

Code Compliance hours:

7:00 AM – 3:30 PM, Monday – Friday

CONFIDENTIALITY DISCLAIMER

This e-mail is intended only for the use of the individual(s) named in this e-mail. If you receive this e-mail and are not a named recipient, any use, dissemination, distribution or copying of the e-mail is strictly prohibited. If you have received this communication in error, please immediately notify us at the above e-mail address.

From: Lawrence Cesnik <[REDACTED]>
Sent: Tuesday, November 8, 2022 5:17 PM
To: Allen Meyer <AMeyer@losgatosca.gov>
Cc: Ramin Zohoor <[REDACTED]>; Eli <[REDACTED]>; Roy Alba <ralba@losgatosca.gov>
Subject: Re: Regarding 380 Blackwell electronic gate permit request

Hi Allen

I wanted to weigh in here as the property owner and have been in contact with our remodeling firm(Eli, Ramin)

If we need to file for an exception- we certainly will.

We will use points d &/ or e below - special security concern/ circumstance. As I explained in my original appeal, we have a special needs son whose safety is at risk if that height of gate is not in place.

Please advise if it will be sufficient for me to re-send you the appeal paperwork that you had returned- or should Done Right Home Remodeling file the official request for exception on your online portal?

Please advise, thank you!

Larry Cesnik

mobile

On Oct 31, 2022, at 2:19 PM, Allen Meyer <AMeyer@losgatosca.gov> wrote:

Ramin,

Thank you for the clarification. I do not know if an exception would be approved as I'm not involved in that process. The Community Development Director is the person that approves/denies fence exceptions, which can be appealed to the Planning Commission. The two issues that I see with the vehicular gate is the height and distance from the property line. This is what you would be asking for an exception for.

Town Code Section 29.40.0315. - Height, materials and design, and location.

1. Height.

(3) Fences, walls, gates, and hedges may not exceed three (3) feet in height when located within a required front or side yard abutting a street (as required by the zone), driveway view area, traffic view area, or corner sight triangle unless an exception is granted by the Town Engineer and Community Development Director. Trees, hedges, and vegetation within a corner sight triangle shall meet the requirements of section 26.10.065.

(c) Location.

(3) Vehicular gates shall be set back from the edge of the adjacent street a minimum of eighteen (18) feet as measured along the centerline of the driveway. A greater setback may be required when a gated entrance serves more than one (1) house.

Town Code Section 29.40.0320. - Exceptions.

An exception to any of these fence regulations may be granted by the Community Development Director. A fence exception application and fee shall be filed with the Community Development Department and shall provide written justification that demonstrates one (1) of the following conditions exist:

1. Adjacent to commercial property, perimeter fences or walls may be eight (8) feet if requested or agreed upon by a majority of the adjacent residential property owners.
2. On interior lots, side yard and rear yard fences, walls, gates, gateways, entry arbors, or hedges, behind the front yard setback, may be a maximum of eight (8) feet high provided the property owner can provide written justification that either:
 1. A special privacy concern exists that cannot be practically addressed by additional landscaping or tree screening; or

2. A special wildlife/animal problem affects the property that cannot be practically addressed through alternatives. Documented instances of wildlife grazing on gardens or ornamental landscaping may be an example of such a problem.
3. At public utility facilities, critical infrastructure, and emergency access locations, exceptions may be granted where strict enforcement of these regulations will result in a security or safety concern.
4. A special security concern exists that cannot be practically addressed through alternatives.
5. A special circumstance exists, including lot size or configuration, where strict enforcement of these regulations would result in undue hardship.

Please let me know if you intend to apply for an exception, or remove the vehicular gate.

Thank you,

Allen

From: Ramin Zohoor <[REDACTED]>
Sent: Monday, October 31, 2022 10:34 AM
To: Allen Meyer <AMeyer@losgatosca.gov>
Cc: Lawrence Cesnik <[REDACTED]>; Eli <[REDACTED]>; Roy Alba <ralba@losgatosca.gov>
Subject: Re: Regarding 380 Blackwell electronic gate permit request

Hi Allen.,

That is exactly what was discussed and brought to the planning department about the vehicle gates not the existing fences.

The discussion was for exception application of the vehicle gate which the planner Savannah Van Akin said the location., heights and what we are applying for does not get approved. She mentioned per what the neighborhood is and location of the fence its unlikely that we pay for full exception application and get it approved.

Question I am hoping to get an answer is if you think it would be a different situation where clients will be getting this approved as you see it location. ?

On Mon, Oct 31, 2022 at 10:30 AM Allen Meyer <AMeyer@losgatosca.gov> wrote:

Good morning Ramin,

The citation that was issued on September 13, 2022 had nothing to do with the existing white picket fence, the citation is only about the vehicle gate which was installed without a permit. Please submit a permit application online for the unpermitted vehicular gate.

Thank you,

<image001.jpg>

Allen Meyer • Code Compliance Officer

Community Development Department • 110 E Main Street, Los Gatos CA 95030

Code Compliance hours:

7:00 AM – 3:30 PM, Monday – Friday

CONFIDENTIALITY DISCLAIMER

This e-mail is intended only for the use of the individual(s) named in this e-mail. If you receive this e-mail and are not a named recipient, any use, dissemination, distribution or copying of the e-mail is strictly prohibited. If you have received this communication in error, please immediately notify us at the above e-mail address.

From: Ramin Zohoor <[REDACTED]>

Sent: Friday, October 28, 2022 5:59 PM

To: Allen Meyer <AMeyer@losgatosca.gov>

Cc: Lawrence Cesnik <[REDACTED]>; Eli [REDACTED]

Subject: Re: Regarding 380 Blackwell electronic gate permit request

Hello Allen.,

Hope you are doing well.

I was in the city on July 14th and I spoke with Savannah Van Akin in person. Situation was _ The exterior fence which I hope you had a chance to see the location & heights were installed before final inspection. I have reached out to the city for revision and the outcome was we would need to go through an exception. That being said, I stopped by at the city to further discuss the options we would have with the non conforming fence and from what Savannah has mentioned was that the fence is over the allowed height , too close to the property line / street & it is in the corner lot which will limit the visibility and the exception won't most likely be approved. She has suggested for us to work on getting the fence adjusted and pushed back. WHICH brings me to the point why there is no exception / revision number as this discussion was done in person and as you can see in detail.

My question is _ If you have seen the fence location, height that is being proposed do you agree the exception will be approved regardless of the location & corner lot ? We just went based on what the planner told us and we are hoping you could let us know differently so this can stay and ofcourse we will submit any further revisions required.

Thank you.

On Wed, Oct 26, 2022 at 11:46 AM Allen Meyer <AMeyer@losgatosca.gov> wrote:

Good morning Larry Ramin, and Eli,

What was the permit number for the vehicular gate that was submitted by Just Right Home Remodeling?

The next best step would be to submit a permit application for the vehicular gate.

Respectfully yours,

Allen Meyer • Code Compliance Officer
Community Development Department • 110 E Main Street, Los Gatos CA 95030

Ph: 408.399.5746 • ameyer@losgatosca.gov
www.losgatosca.gov • <https://www.facebook.com/losgatosca>

Code Compliance hours:
7:00 AM – 3:30 PM, Monday – Friday

CONFIDENTIALITY DISCLAIMER

This e-mail is intended only for the use of the individual(s) named in this e-mail. If you receive this e-mail and are not a named recipient, any use, dissemination, distribution or copying of the e-mail is strictly prohibited. If you have received this communication in error, please immediately notify us at the above e-mail address.

-----Original Message-----

From: Lawrence Cesnik <[REDACTED]>
Sent: Tuesday, October 25, 2022 9:02 PM
To: Allen Meyer <AMeyer@losgatosca.gov>
Cc: Eli <[REDACTED]>; [REDACTED]
Subject: Regarding 380 Blackwell electronic gate permit request

Hello Allen, Roy

I've been in touch this evening with the team of our contractor- Just Right Home Remodeling (Eli our lead contact & Ramin the architect ccd above)

They report that they did indeed submit the permit application and Ramin visited your office on July 14 to discuss it.

Based on our conversation today, I assume that the best next step is for them to re-submit- but am cc'ing all so that you can discuss in writing or by phone

Thanks again

Larry Cesnik
[REDACTED] mobile

From: Lawrence Cesnik <[REDACTED]>
Sent: Friday, June 9, 2023 10:50 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: 380 Blackwell fence/gate exception- email #6

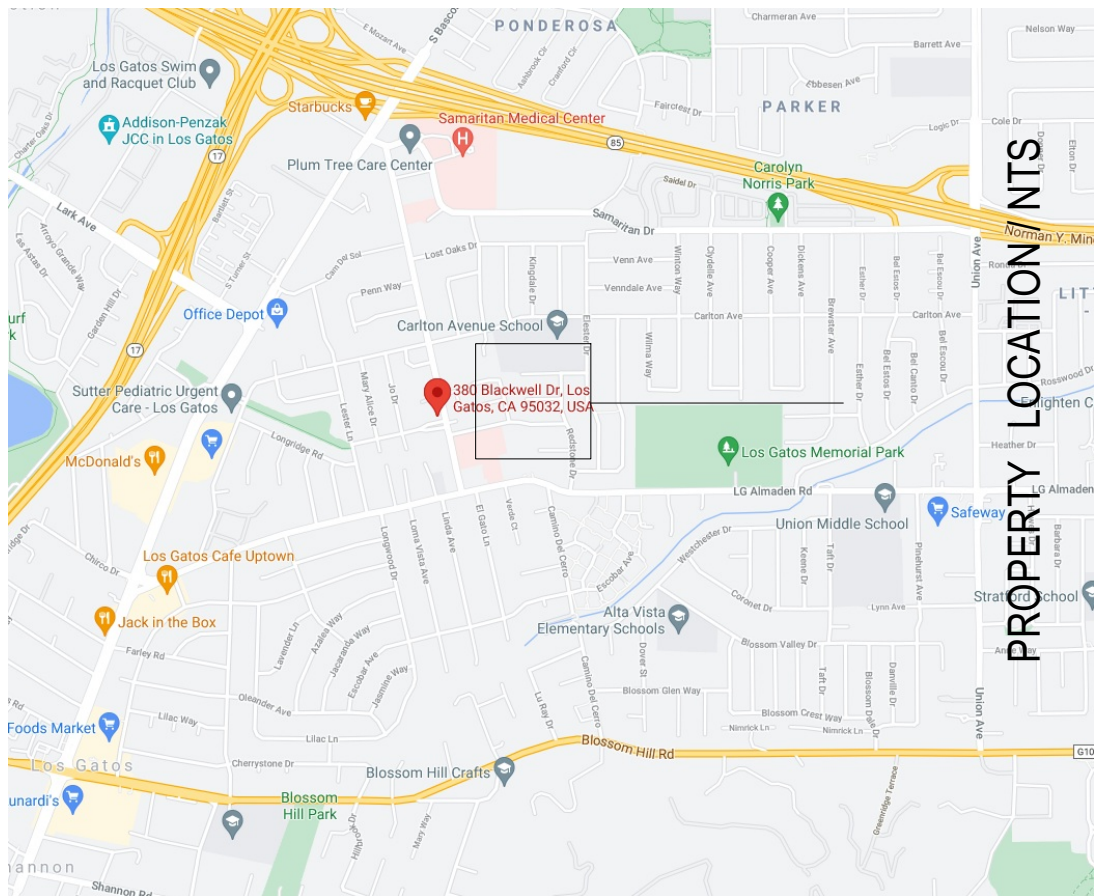
[EXTERNAL SENDER]

Larry Cesnik
[REDACTED] mobile

BLACKWELL DR., RESIDENCE

LOS GATOS, CA

VICINITY MAP:



PROJECT DATA:

ASSESSOR'S PARCEL NUMBER: 424-12-027
PROJECT TYPE: GARAGE CONVERSION
PROJECT LOCATION: 380 BLACKWELL DR.,
LOS GATOS, CA
ZONING: R-1.8
OCCUPANCY GROUP: R - 3
CONSTRUCTION TYPE: V - B
NUMBER OF FLOORS: MAIN HOUSE: 1 / ADU : 1
FIRE PROTECTION: NON SPRINKLERED
BEDROOM NUMBER: MAIN HOUSE: 3 / ADU: 1 (STUDIO)
BATHROOM NUMBER: MAIN HOUSE: 2 / ADU: 1

CODE EDITIONS:

A. CALIFORNIA RESIDENTIAL 2019 EDITION
B. CALIFORNIA BUILDING 2019 EDITION
C. CALIFORNIA GREEN BUILDING 2019 EDITION
D. CALIFORNIA MECHANICAL 2019 EDITION
E. CALIFORNIA PLUMBING 2019 EDITION
F. CALIFORNIA ELECTRICAL 2019 EDITION
G. CALIFORNIA ENERGY: 2019 EDITION
H. CALIFORNIA FIRE: 2019 EDITION
ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS. 2019 EDITION

GENERAL NOTES:

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE DESIGNER ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK.

OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MIS-DESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY DESIGNER IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM DESIGNER PRIOR TO PROCEEDING WITH ANY RELATED WORK.

PROJECT CONTACT:

OWNER: CESNIK LARRY W AND JOHNSON MARTHA C
380BLACKWELL DR.,
LOS GATOS, CA 95032
TELL : ---
EMAIL: ---
DESIGNER: RAMIN ZOHOOR
DONE RIGHT HOME REMODELING
1825 DE LA CRUZ BLVD, #206
SANTA CLARA, CA 95050
TEL: 408.497.5071
EMAIL: ZOHOOR.RAMIN@GMAIL.COM
LIC. 1002689
BUILDER: DONE RIGHT HOME REMODELING
1825 DE LA CRUZ BLVD, #203
SANTA CLARA, CA 95050
TEL: 800-816-0000
LIC. 1002689
EMAIL: Donerightremodeling1@gmail.com

DRAWING INDEX:

A-00.01: COVER SHEET
BMP SHEET
A-01: ARCH. SITE PLAN

BUILDER NOTES

1) TO BE VERIFIED A BACKWATER VALVE IS INSTALLED DUE TO PLUMBING WORK. TOWN CODE SECTION 6.40.020 REQUIRED AN APPROVED BACKWATER VALVE ON DRAINAGE PIPING SERVIN FIXTURES THAT HAVE FLOOD LEVEL RIMS LESS THAN 12-INCHES ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE. CPC 710.0

2) BUILDER MUST PROVIDE THE HOMEOWNER WITH A LUMINARIES SCHEDULE (AS REQUIRED IN TITLE 24 CALIFORNIA CODE OF REGULATIONS, PART 1, 10-103(b)) THAT INCLUDES A LIST OF LAMPS INSTALLED IN THE LUMINARIES.

SCOPE OF WORK:

- LEGALIZING INSTALLATION OF UN-PERMITTED AUTOMATED SAFETY GATE AT THE FRONT OF THE PROPERTY.
- GATE AT HEIGHT OF 51 INCHES IN FRONT OF PROPERTY TO BE INSTALLED.

ABBREVIATIONS:

ABV.	Above	FDN.	Foundation	PLT.	Plate
A/C	Air Conditioner	FLR.	Floor	P.L.	Property line
A.D.	Access Door	FURN.	Furnace	PLYWD.	Plywood
ADD.	Addition	G.C.	General Contractor	PWR.	Power
A.F.F.	Above Finished Floor	G.F.C.I.	Ground Fault Circuit Interrupt	R.O.	Rough Opening
A.F.G.	Above Finished Grade	GYP.	Gypsum	R.O.W.	Right of way
B.L.	Building Line	H.B.	Hose bib	REFG.	Refrigerator
BLDG.	Building	HGT.	Height	REF.	Reference
B.O.	Bottom of	HR.	Hour	REV.	Revision
BTM.	Bottom	H.R.	Handrail	RMV.	Remove
CABT.	Cabinet	HTR.	Heater	S.C.	Self-Closing
C.D.	Construction document	H.V.A.C.	Heating, Venting and Air Conditioning	SCHED.	Schedule
C.L.	Center Line	INSUL.	Insulation	S.D.	Smoke detector
CL.	Closet	INT.	Interior	SECT.	Section
CLG.	Ceiling	LAM.	Laminate	SHT.	Sheet
C.O.	Clean Out	LAV.	Lavatory	T.O.C.	Top of curb
CONC.	Concrete	MAX.	Maximum	T.O.F.	Top of footing
D.S.	Down spout	MED.	Medium	TH.	Threshold
D/W	Dishwasher	MIN.	Minimum	TYP.	Typical
DBL.	Double	MTL.	Metal (steel)	UNF.	Unfinished
DEMO.	Demolition	MUL.	Mullion	W.C.	Toilet (water closet)
DIA.	Diameter	N.T.S.	Not to scale	WCT.	Wainscot
DR.	Door	N.F.C.	Not for construction	W.H.	Water Heater
ELEV.	Elevation	O.C.	On center	W.I.	Wrought Iron
EXIST.	Existing	O.H.	Overhead	W.I.C.	Walk In Closet
EXT.	Exterior	OPNG.	Opening	YD.	Yard

ADDITION and REMODELING FOR:

BLACKWELL DR., RESIDENCE

380 BLACKWELL DR.,
LOS GATOS, CA 95032

REVISION TABLE:



SHEET TITLE:

COVER SHEET

PROJECT ID :
DATE : NOV 2022
SCALE :
DRAWN BY : RZ
DONE RIGHT HOME REMODELING

SHEET NUMBER:

A-00.01

OWNERSHIP:

R. Zohoor

1. CONTACT PUBLIC WORKS, FOR DRAINAGE AND FINAL GRADE INSPECTION, WHICH INCLUDES DRAIN LINES AND ROOF DRAINS/DOWN SPOUTS.
2. ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.
3. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.
4. THE CONTRACTOR SHALL REVIEW STD. DETAIL 6-4 ON TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES.
5. UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL.
6. ALL NEW ELECTRICAL SERVICE (POWER, PHONE, AND OR CABLE) SHALL BE UNDER GROUND.
7. TO INITIATE RELEASE OF BONDS, CONTACT THE PUBLIC WORKS INSPECTOR FOR FINAL INSPECTION.
8. ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPE AREAS.
9. PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR PULLING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT.
10. PROVIDE MIN. 5% GRADE SLOPE AWAY FROM FOUNDATION FOR A MIN. DISTANCE OF 10 FEET MEASURE PERPENDICULAR TO THE FACE OF THE WALL WITH EXCEPTION:
 - a. IF BUILDING SITE DOES NOT ALLOW 10 FEET OF SLOPE, INDICATE THE INSTALLATION OF DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
 - b. IMPIEVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN 2% AWAY FROM THE BUILDING.
11. (E) DRAINAGE SHALL REMAIN THROUGHOUT CONSTRUCTION.

1. A PLOT PLAN SHALL BE PREPARED DESCRIBING THE RELATIONSHIP OF PROPOSED GRADING AND UTILITY TRENCHING TO THE TREES DESIGNATED FOR PRESERVATION. CONSTRUCTION AND GRADING SHOULD NOT SIGNIFICANTLY RAISE OR LOWER THE GROUND LEVEL BENEATH TREE DRIP LINES. IF THE GROUND LEVEL IS PROPOSED FOR MODIFICATION BENEATH THE DRIP LINE, THE ARCHITECT/ARBORIST SHALL ADDRESS AND MITIGATE THE IMPACT TO THE TREE(S).
2. ALL TREES TO BE PRESERVED ON THE PROPERTY AND ALL TREES ADJACENT TO THE PROPERTY SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION OPERATIONS BY CONSTRUCTING A FOUR-FOOT-HIGH FENCE AROUND THE DRIP LINE, AND ARMOR AS NEEDED. THE EXTENT OF FENCING AND ARMORING SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT. THE TREE PROTECTION SHALL BE PLACED BEFORE ANY EXCAVATION OR GRADING IS BEGUN AND SHALL BE MAINTAINED IN REPAIR FOR THE DURATION OF THE CONSTRUCTION WORK.
3. NO CONSTRUCTION OPERATIONS SHALL BE CARRIED ON WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED EXCEPT AS IS AUTHORIZED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.
4. IF THE TRENCHING IS REQUIRED TO PENETRATE THE PROTECTION BARRIER FOR THE TREE, THE SECTION OF TRENCH IN THE DRIP LINE SHALL BE HAND DUG SO AS TO PRECLUDE THE CUTTING OF ROOTS. PRIOR TO INITIATING ANY TRENCHING WITHIN THE BARRIER APPROVAL BY STAFF WITH CONSULTATION OF AN ARBORIST SHALL BE COMPLETED.
5. TREES WHICH REQUIRE ANY DEGREE OF FILL AROUND THE NATURAL GRADE SHALL BE GUARDED BY RECOGNIZED STANDARDS OF TREE PROTECTION AND DESIGN OF TREE WELLS.
6. THE AREA AROUND THE DRIP LINE OF THE TREE SHALL BE KEPT CLEAN. NO CONSTRUCTION MATERIALS NOR CHEMICAL SOLVENTS SHALL BE STORED OR DUMPED UNDER A TREE.
7. FIRES FOR ANY REASON SHALL NOT BE MADE WITHIN FIFTY FEET OF ANY TREE SELECTED TO REMAIN AND SHALL BE LIMITED IN SIZE AND KEPT UNDER CONSTANT SURVEILLANCE.
8. THE GENERAL CONTRACTOR SHALL USE A TREE SERVICE LICENSEE, AS DEFINED BY CALIFORNIA BUSINESS AND PROFESSIONAL CODE, TO PRUNE AND CUT OFF THE BRANCHES THAT MUST BE REMOVED DURING THE LANDSCAPE ARCHITECT/ARBORIST WITH APPROVAL OF STAFF.
9. ANY DAMAGE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY BY AN APPROVED TREE SURGEON.
10. NO STORAGE OF CONSTRUCTION MATERIALS OR PARKING SHALL BE PERMITTED WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED.
11. TREE PROTECTION REGULATIONS SHALL BE POSTED ON PROTECTIVE FENCING AROUND TREES TO BE PROTECTED.



ADDITION and REMODELING FOR:	
<h1>BLACKWELL DR., RESIDENCE</h1>	
380 BLACKWELL DR., LOS GATOS, CA 95032	
REVISION TABLE:	
△	
△	
△	
SHEET TITLE:	
<h2>SITE PLAN</h2>	
PROJECT ID :	
DATE :	NOV 2022
SCALE :	1/8" = 1'
DRAWN BY :	RZ <div style="text-align: right;">DONE RIGHT HOME REMODEL</div>
SHEET NUMBER:	
<h1>A-01</h1>	
OWNERSHIP:	

From: Lawrence Cesnik [REDACTED]
Sent: Friday, June 9, 2023 10:50 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: 380 Blackwell fence/gate exception- email #6

[EXTERNAL SENDER]

Larry Cesnik
[REDACTED] mobile



TOWN OF LOS GATOS COMMUNITY DEVELOPMENT DEPARTMENT

110 E. Main Street
Los Gatos, CA 95030

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: February 27, 2023

PROJECT/APPLICATION: Exception to an existing 4.25 foot tall electronic vehicular gate

LOCATION: 380 Blackwell Drive

Pursuant to the Town Code, any interested person as defined in Section 29.10.020 may appeal to the Planning Commission any decision of the Director.

Interested person means:

1. *Residential projects.* Any person or persons or entity or entities who own property or reside within 1,000 feet of a property for which a decision has been rendered, and can demonstrate that their property will be injured by the decision.
2. *Non-residential and mixed-use projects.* Any person or persons or entity or entities who can demonstrate that their property will be injured by the decision.

LIST REASONS WHY THE APPEAL SHOULD BE GRANTED:

Main reason (as already indicated in prior communications) is for safety reasons. We have a young adult special needs son for which this gate will provide protection

We will continue to gather additional documentation to submit to the Town of Los Gatos. We are in the process of securing an attorney to represent us in this appeal

It has been difficulty to locate an available attorney on short notice - therefore we are requesting a delay in the appeal hearing date

IMPORTANT:

1. Appeal must be filed not more than ten (10) days after the decision is rendered by the Director of Community Development. 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. Appeals are due by 4:00 P.M.
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: Lawrence W Cesnik

SIGNATURE: _____

DATE: March 7, 2023

ADDRESS: 380 Blackwell Drive, Los Gatos, CA 95032

PHONE: [REDACTED]

EMAIL: [REDACTED]

OFFICE USE ONLY

DATE OF PLANNING COMMISSION HEARING: _____

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

PLAPPEAL \$ 234.00 Residential
PLAPPEAL \$ 934.00 Commercial
PLAPPEAL \$ 95.00 Tree Appeals

From: Lawrence Cesnik <[REDACTED]>
Sent: Friday, June 9, 2023 10:59 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: 380 Blackwell gate exception - email #8



TOWN OF LOS GATOS

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
(408) 354-6872 Fax (408) 354-7593

CIVIC CENTER
110 E. MAIN STREET
LOS GATOS, CA 95030

March 6, 2023

Larry Cesnik
{Sent via Email}

RE: AMENDED ACTION LETTER
380 Blackwell Drive
Fence Height Exception (FHE-23-002)

Requesting approval for an exception to an existing 4.25-foot-tall automated vehicular gate within the required front yard setback on property zoned R-1:8. APN 424-12-027.
PROPERTY OWNERS: Larry Cesnik and Martha Johnson
APPLICANT: Ramin Zohoor

The Los Gatos Community Development Department and Public Works Department have reviewed the referenced application for a fence height exception pursuant to [Town Code Section 29.40.0320](#). Based upon review by the Parks and Public Works Department, staff is unable to approve the application due to the unsafe conditions caused by a vehicular gate lacking the 18-foot setback required by Town Code Section [29.40.0315\(c\)\(3\)](#), and its proximity to the intersection adjacent to the property. Sufficient justification for conditions listed in Section 29.40.0320 was not provided.

Based on the foregoing, the Los Gatos Community Development Department has **denied** the request on February 27, 2023.

PLEASE NOTE: Pursuant to Section 29.20.255 of the Town Code, this decision may be appealed by any interested party to the Planning Commission within 10 days of the denial date. Appeals, with the completed Appeal Form and appeal fee payment, must be submitted **in person** to the Town Clerk's office within 10 days from the date of denial, or **by 4:00 p.m. on March 9, 2023**.

If you have any questions concerning this decision, please contact me at (408) 354-6873 or via email at PBeeuwsaert@LosGatosCA.gov.

Sincerely,

Peggy Beeuwsaert
Assistant Planner

From: Lawrence Cesnik <[REDACTED]>
Sent: Friday, June 9, 2023 11:01 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: 380 Blackwell Dr follow up - June 14 hearing

[EXTERNAL SENDER]

Hello Sean

You should have received 8 emails with various communications & documents on this case

I will very likely email you 1 or 2 more next week to be included in the addendum

Thank you

Larry Cesnik
1 [REDACTED] mobile