

Town of Los Gatos  
110 East Main St  
Los Gatos, CA 95030

Attention: Mr. Ryan Safty

RE: Lot Line Adjustment Application M-20-012

May 11, 2021

Dear Mr. Safty,

We are writing to object to the proposed lot line adjustment on the property located at 17200 Los Robles Way, Los Gatos. We bought our property at 112 Worcester Lane, directly adjacent to the 17200 Los Robles Way lot, in 2003. Our objections fall into 4 categories:

1) water drainage off the lot into our backyard will be exacerbated thereby risking significant damage to our house,

2) the current proposal by Tony Jeans demonstrating that the resulting 'lot 3' is buildable requires the construction of a road that will bury what is now a natural rain drainage 'stream' that will significantly exacerbate run-off into our yard and our basement,

3) the proposal by Tony Jeans submitted to the town (which differs from the final plan he showed us) also includes a loss of some of our property in our front yard including the removal of a 30+ foot pine tree, and,

4) this same proposed road in 2) above will require cutting down portions of an Oak grove that is directly adjacent to our yard.

Below we detail the issues enumerated above.

- 1) Water drainage issues. When we purchased our home we learned that the previous owner had already experienced significant damage to the basement of our home due to run-off from the hill on the 17200 Los Robles Way lot. In subsequent years we also experienced flooding of our yard and basement as a result of this run-off leading us to make significant investments in French drains surrounding the house and on the edge of our yard adjacent to the lot, as well as a sump pump in the basement. In addition, we had to replace much of the subfloor in the section of our house closest to the areas that flood during rains. By allowing 3

additional structures and their associated hardscaping, this run-off will be significantly exacerbated.

- 2) Road construction on 'lot 3' (the proposed lot directly adjacent to our property). This road, which we were told was proposed in order to show that 'lot 3' is 'buildable', and is required as a turn-around for emergency vehicles for the lot to be viable, is directly on top of a natural rain drainage stream that empties into our yard. This construction will also severely exacerbate the run-off into our property. According to Mr. Jeans, the proposed 'lot 3' is not buildable without this road. The plan submitted to the town differs from the plan showed to us by Tony Jeans that addressed some of our concerns by pushing the road deeper into the lot (not over the drainage stream), thereby reducing the impact on the Oaks (see 4 below) and did not have the impacts on our front yard as does the plan currently submitted to the town. The plan showed to us is below at bottom.
- 3) Loss of property and large Pine tree in front yard. In order to create a cul-de-sac at the end Worcester Lane, the current proposed plan requires the sidewalk, street light and most significantly, a large Pine Tree in our yard to be removed. We strenuously object to the removal of the tree and any loss in property in our front yard.
- 4) Impacts on Oak trees adjacent to our property. I have attached several photos below showing what exists today where the proposed road would traverse. Currently there is an extensive and dense Oak grove that extends throughout the area. Removing these will not only reduce the number of mature Oak trees in the area but would also itself contribute to water run-off issues into our yard.

Thank you for your consideration in this matter,

Gianfranco and Eileen de Feo

112 Worcester Lane

(408) 455-3720









This is a picture from our property at 110 Worcester Loop looking towards Parcel 3

Showing the many oaks that would be impacted with this development.



Thank you for your consideration of these issues.

Yours Sincerely,

Terry and Bob Rinehart  
110 Worcester Loop  
Los Gatos, CA 95030  
[tlrinehart@comcast.net](mailto:tlrinehart@comcast.net)  
rwrinehart@comcast.net



## Ryan Safty

---

**From:** Gary Gysin <garymgysin@gmail.com>  
**Sent:** Sunday, July 11, 2021 3:19 PM  
**To:** Ryan Safty; Michelle  
**Subject:** 17200 Los Robles Way

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Ryan:

We have previously sent a letter stating our objection to the proposed project on 17200 Los Robles Way, but want to send our view again as it seems that there is an upcoming hearing.

We are not supportive of the lot line adjustment and even further not supportive of opening up Worcester Ln to access the property. We purchased our property at 111 Worcester Ln specifically to be at the end of a cul de sac and are not eager to have traffic going by the house.

We are not sure whether these objections matter to the city or not but want to be on record that we do not support this proposed plan.

Best,

Gary & Michelle Gysin  
111 Worcester Ln

--

Gary M Gysin  
[garymgysin@gmail.com](mailto:garymgysin@gmail.com)  
[linkedin.com/in/gysin](https://www.linkedin.com/in/gysin)  
mobile - 408-656-0475

Los Gatos Planning Department  
2021  
110 E. Main St  
Los Gatos

March 16<sup>th</sup>

RE: Subdivision Application M-20-012

Dear Mr Safty,

We are writing to express our objection to the planned lot line adjustment for a 3-parcel development of 17200 Los Robles Way. When we bought our property at 111 Worcester Ln in March 2017, there was only one buildable parcel next to our property and that was located at the top of the hill on Parcel 1. If the new owners wish to build on that parcel, we will have no objection. But any other development on this unstable hill (we understand that the hill is a seismic hazard zone and landslide risk per the JCP Hazard Disclosure reports) we would not support. In addition, we are currently at the end of a cul de sac and would not support opening up the street to traffic to access the 3 new properties. Being at the end of a cul de sac was very important to our decision to buy the property due to little traffic and a very quiet neighborhood and we do not wish to devalue our property should such a development move ahead.

Given the existence of the JCP hazard report, we would also be very concerned about any excavation done to the hillside or any trees being removed that would result in landslide or flood risk to our property, and/or destabilize our foundations.

As you can see in the property listing this was promoted as two adjacent **hilltop** parcels that were to be accessed from Los Robles Way. The second parcel 523-36-077 is clearly not a buildable lot, and it's unclear why the property was originally divided this way.

<https://search.kwbae.com/idx/details/listing/b011/ML81798535/17200-Los-Robles-WAY-LOS-GATOS-CA-95030>

In summary, we do not support the creation of access from Worcester Lane to add three new properties that would require extensive excavation into an already unstable hillside. Please advise of any upcoming hearings regarding this proposed development.

Sincerely,

Gary and Michelle Gysin  
111 Worcester Ln  
Los Gatos  
Ph: 408-656-0475  
garymgysin@gmail.com

## Ryan Safty

---

**From:** Babette Ito <babetteito@gmail.com>  
**Sent:** Saturday, March 13, 2021 1:48 PM  
**To:** Ryan Safty  
**Cc:** Babette Ito  
**Subject:** Subdivision Application M-20-012

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Subject: Subdivision Application M-20-012.

Hi Ryan - We have lived at 127 Worcester Loop, Los Gatos, for 16 years. We oppose the application to add more houses and build into the hillside area. Construction will deplete even more wildlife and make that hillside unstable and possibly add to the fire and flood hazard in that area of which we're already at issue where insurance co's won't insure the area. Pls do not allow new building of homes and a new cul de sac in that small space by Worcester Lane.

We will try to attend any events but if not, please allow this to be our "voice" in this matter.

Babette and Doug Ito  
127 Worcester Loop, Los Gatos, CA 95030

--  
Yours,  
Babette Ito  
mobile: 408-279-9064

--  
Yours,  
Babette Ito  
mobile: 408-279-9064

## Ryan Safty

---

**From:** Planning Comment  
**Sent:** Monday, May 24, 2021 9:37 AM  
**To:** AAI  
**Cc:** Ryan Safty  
**Subject:** RE: Proposed Development for 17200 Los Robles Way - Meeting on Tuesday, May 25, 2021  
**Attachments:** Maintain this easement (top photo).pdf; Shows easement to be eliminated.pdf  
**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Hello,

Thank you for providing your comments for 17200 Los Robles Way. Your comments have been forwarded to the Planner assigned to this project, copied here. Should you have additional comments, you can share them directly with the Planner.

Sincerely,



### Planning Department

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

Ph: 408.354.6874 • [PlanningComment@losgatosca.gov](mailto:PlanningComment@losgatosca.gov)

[www.losgatosca.gov](http://www.losgatosca.gov) • <https://www.facebook.com/losgatosca>

#### COMMUNITY DEVELOPMENT HOURS:

Phone Hours: 8:00 AM – 5:00 PM, Monday – Friday

*In accordance with the Santa Clara County Public Health order issued March 16, all Town Offices are closed until further notice. If you have questions pertaining to County Public Health information please visit the Santa Clara County website. If this is an emergency, please dial 911. Thank you.*



General Plan update, learn more at [www.losgatos2040.com](http://www.losgatos2040.com)

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Think Green, please consider the environment before printing this e-mail.

**From:** AAI <36kibo@gmail.com>  
**Sent:** Monday, May 24, 2021 9:12 AM  
**To:** Planning Comment <PlanningComment@losgatosca.gov>  
**Subject:** Proposed Development for 17200 Los Robles Way - Meeting on Tuesday, May 25, 2021

My property is located adjacent to 17200 Los Robles Way, Los Gatos. I would like to express my concern about the proposal submitted. It appears that the new plan is to eliminate the existing easement adjacent to our property. Am I correct? Can lot lines be changed without both parties agreeing to it? I would like to keep the easement down to our iron gates. My

understanding is that this agreement was set up years ago. We purchased this home last March, 2020.

Where is the entrance going to be for Parcel 1? 2? 3? I am not very good at reading these plans.

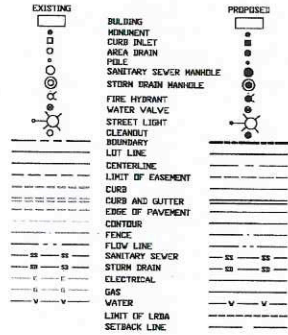
I plan to sign into the meeting tomorrow at 10:00am via Zoom webinar.

I look forward to finding out more about the plans to develop the property adjacent to us (Parcel 1) and below us (Parcel 3)

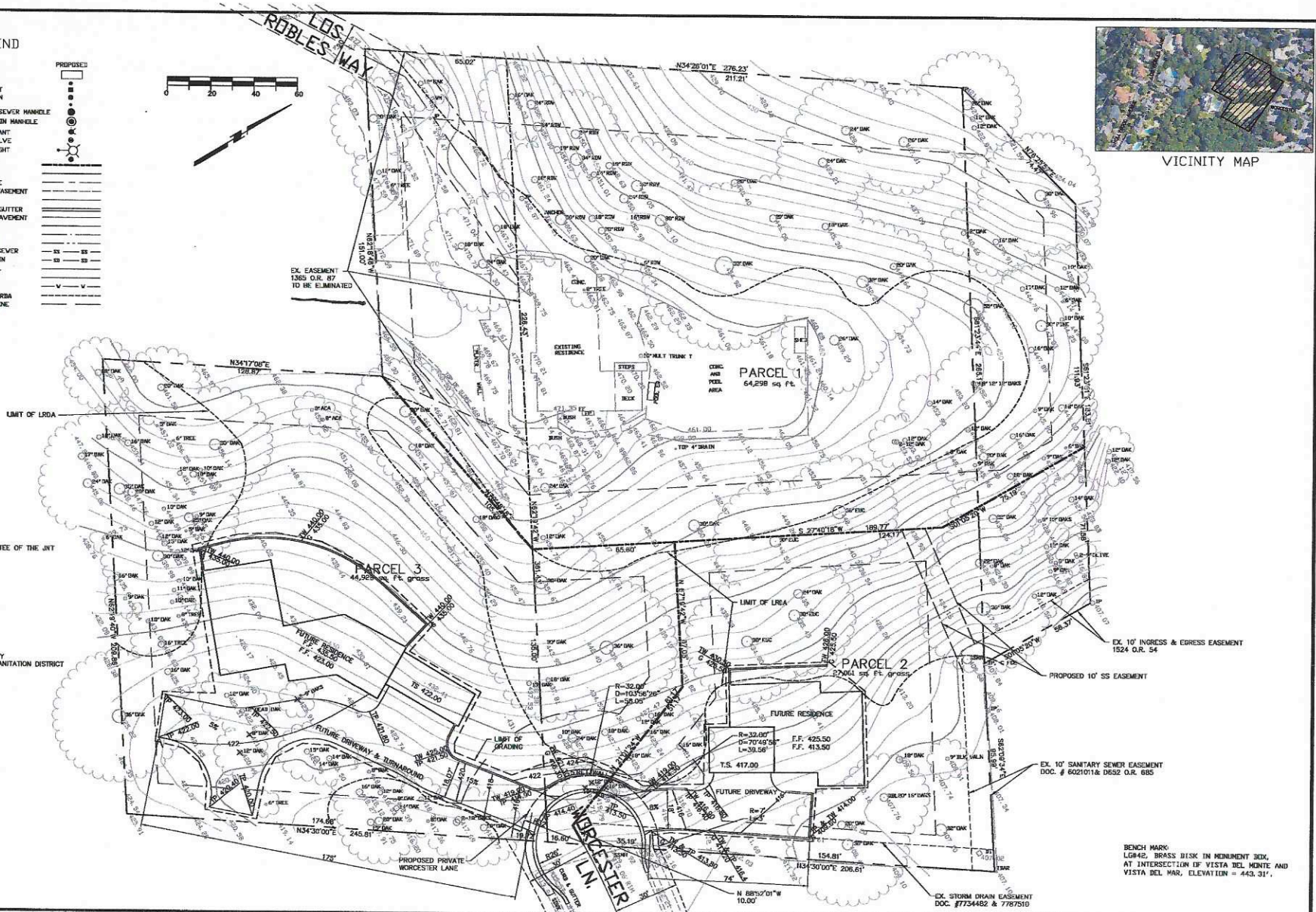
Sincerely,

Andrea Immelt  
17150 Los Robles Way  
Los Gatos, CA 95030

LEGEND



VICINITY MAP



NOTES:  
 OWNER: DARAN GOODSELL, SUCCESSOR TRUSTEE OF THE JNT TRUST  
 D.GOODSELL@CSUCHICO.EDU  
 CHICO, CA 95913  
 530-52-6754  
 ENGINEERS: WESTFALL ENGINEERS, INC.  
 14583 BIG BASIN WAY  
 SARATOGA, CA 95070  
 408-867-0244  
 UTILITIES:  
 WATER - SAN JOSE WATER COMPANY  
 SANITARY SEWER - WEST VALLEY SANITATION DISTRICT  
 GAS AND ELECTRIC - P.G.&E.  
 TELEPHONE - ATT  
 CABLE - COMCAST

EX. 10' INGRESS & EGRESS EASEMENT  
 1924 O.R. 54  
 PROPOSED 10' SS EASEMENT  
 EX. 10' SANITARY SEWER EASEMENT  
 DOC. # 6021011 & D632 O.R. 685  
 BENCH MARK:  
 LG#42, BRASS DISK IN MENDOTA BOX,  
 AT INTERSECTION OF VISTA DEL MONTE AND  
 VISTA DEL MAR, ELEVATION = 443.31'  
 EX. STORM DRAIN EASEMENT  
 DOC. #7734482 & 7787510

NO.	BY	DATE	REVISION	BY	DATE	DATE
						FEBRUARY, 2021
						SCALE: HOR. 1"=20'
						VERT.
						DESIGNED: HB
						DRAWN: JC
						PROJ. ENGR: HB

BY HARRY BABICKA, LS 4933  
 DATE: \_\_\_\_\_  
  
**WESTFALL ENGINEERS, INC.**  
 14583 BIG BASIN WAY, SARATOGA, CA 95070 (408) 867-0244

**PROPOSAL FOR LOT LINE ADJUSTMENT**  
**WORCESTER LANE & LOS ROBLES WAY, LOS GATOS, CA**  
 JOB NO. 2020-021  
 SHEET 2  
 OF 6

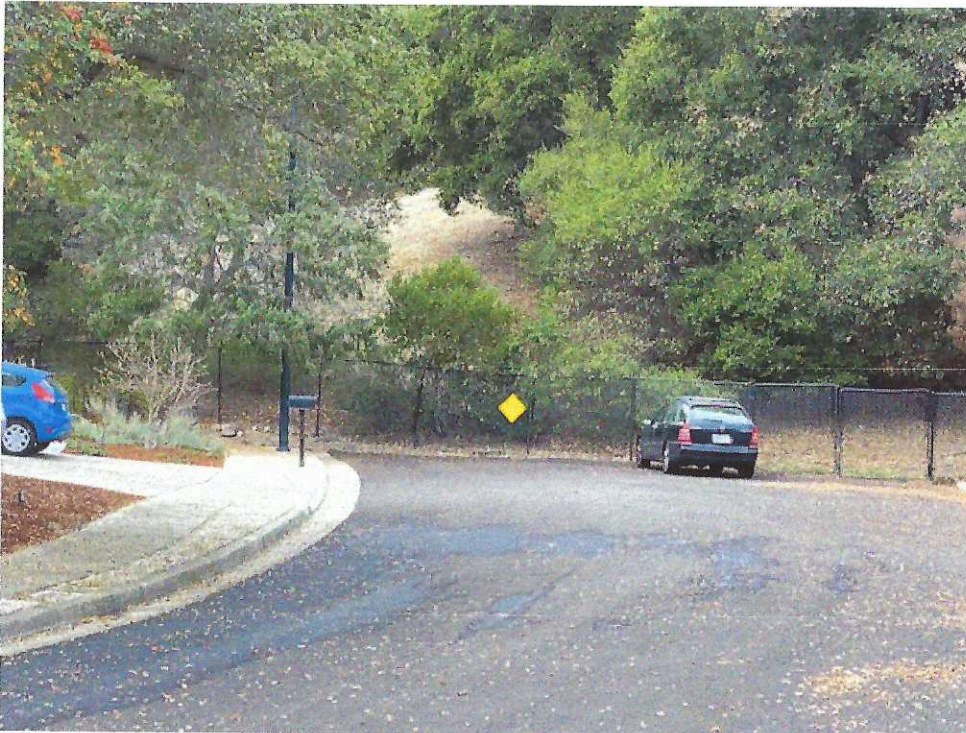
17200 Los Robles Way

Access to Property



REQUEST  
THIS EASEMENT  
TO BE  
MAINTAINED  
DOWN TO  
IRON GATES

Los Robles Way



Worcester Lane

## Ryan Safty

---

**From:** Tony Jeans <tony@thisdesign.com>  
**Sent:** Monday, May 24, 2021 5:25 PM  
**Cc:** AAI; Ryan Safty  
**Subject:** Re: Proposed Development for 17200 Los Robles Way - Easement Documentation  
**Attachments:** Map APN 532-36 Los Robles.pdf; Map Subdivision XM48.pdf; Map RoS 580M20 End Los Robles Rt.pdf; Map RoS 579M33 End Los Robles Lt.pdf

Andrea:

I can help with this as the Town is not normally a resource for this type of information, unfortunately.

Firstly the APN map of your property and the neighboring properties [with which you might be familiar.

Here is the documentation I found relating to the extension of Los Robles Way to the 17200 Property. and how all these properties were initially created. Hope it is not too confusing.

It describes its original creation in 1927 of the Los Robles Subdivision:

More recently a Record of Survey of your property done in 1987. This shows your property in relation to the Los Robles Way Right of Way which is 10 ft on your side and 10 ft on the other side for a 20 ft RoW in total [which I am calling the Los Robles Way extension] but might in fact be part of Los Robles Way itself. The Town is confused about this. We can chat about this sometime.

This is a similar Record of Survey [also in 1987] for the owner's property across the other side of the Los Robles Way Extension:

Hope this helps. You would otherwise have to get this from a Title company or surveyor. It should have been included to in your Preliminary Title Report when you purchased the property.

Tony

On May 24, 2021, at 3:59 PM, Planning Comment <[PlanningComment@losgatosca.gov](mailto:PlanningComment@losgatosca.gov)> wrote:

Hello,



Thank you for your question on 17200 Los Robles Way. Your question has been forwarded to the Planner assigned to this project, copied here. Should you have additional questions or comments, you can share them directly with the Planner ([RSafty@losgatosca.gov](mailto:RSafty@losgatosca.gov)).

Sincerely,

<image004.jpg> **Planning Department**

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

Ph: 408.354.6874 • [PlanningComment@losgatosca.gov](mailto:PlanningComment@losgatosca.gov)

[www.losgatosca.gov](http://www.losgatosca.gov) • <https://www.facebook.com/losgatosca>

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<image002.jpg>

General Plan update, learn more at [www.losgatos2040.com](http://www.losgatos2040.com)

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 Think Green, please consider the environment before printing this e-mail.

**From:** AAI <[36kibo@gmail.com](mailto:36kibo@gmail.com)>

**Sent:** Monday, May 24, 2021 3:43 PM

**To:** Planning Comment <[PlanningComment@losgatosca.gov](mailto:PlanningComment@losgatosca.gov)>

**Cc:** [tony@thisdesign.com](mailto:tony@thisdesign.com)

**Subject:** Re: Proposed Development for 17200 Los Robles Way - Easement Documentation

Hi Ryan,

I have one more question regarding the easement that is owned by us and our neighbor. Is there any documentation re the easement, detailing right of way across our property? I did not receive any information from the previous owners when we purchased this property last March.

I appreciate your follow up on this matter.

Thanks,

Andrea Immelt

17150 Los Robles Way

Los Gatos, CA 95030

On Mon, May 24, 2021 at 9:37 AM Planning Comment <[PlanningComment@losgatosca.gov](mailto:PlanningComment@losgatosca.gov)> wrote:

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<image001.jpg> **Planning Department**

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

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<image002.jpg>

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Andrea Immelt

17150 Los Robles Way

Los Gatos, CA 95030

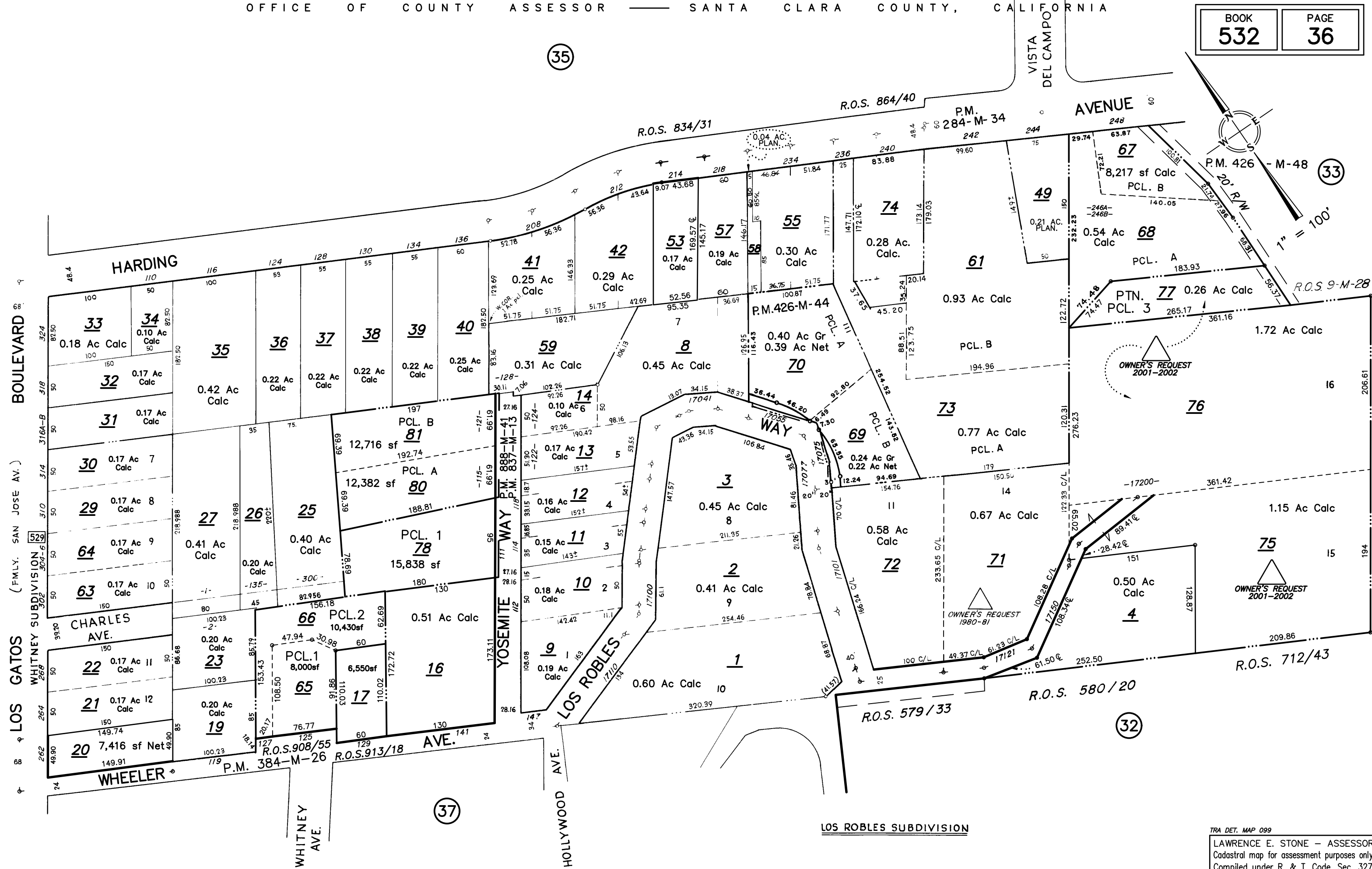
<Easement (Top Photo).pdf>

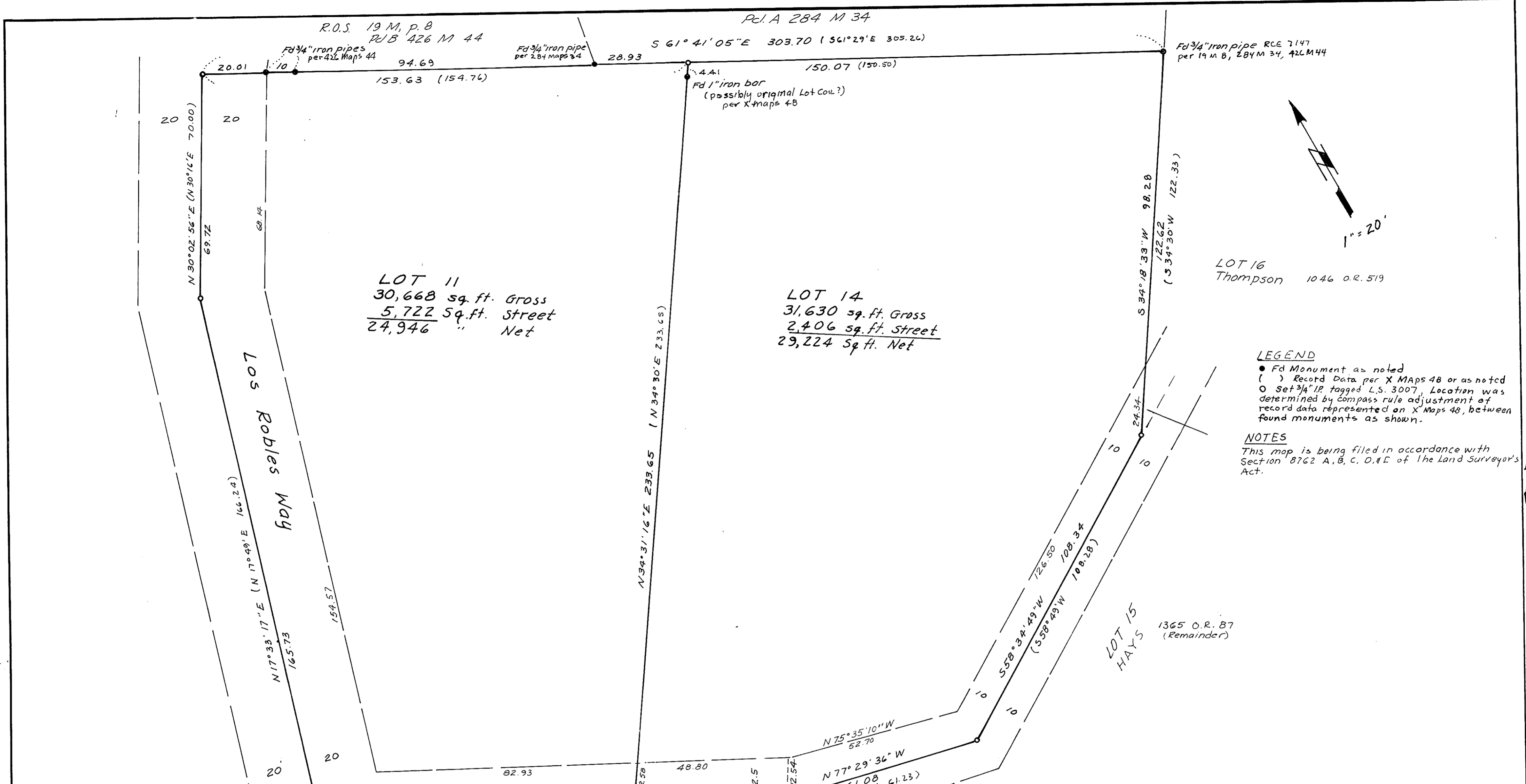
35

33

32

37





LOT 11  
 30,668 sq. ft. Gross  
 5,722 sq. ft. Street  
 24,946 " Net

LOT 14  
 31,630 sq. ft. Gross  
 2,406 sq. ft. Street  
 29,224 sq. ft. Net

LOT 16  
 Thompson 1046 O.R. 519

**LEGEND**

- Fd Monument as noted
- ( ) Record Data per X MAPS 48 or as noted
- Set 3/4" IP tagged L.S. 3007, Location was determined by compass rule adjustment of record data represented on X Maps 48, between found monuments as shown.

**NOTES**

This map is being filed in accordance with Section 8762 A, B, C, D, E of The Land Surveyor's Act.

Book 579  
 Page 33

579  
 33

# RECORD of SURVEY

of  
 LOTS 11 & 14 (BK X MAPS 48)  
 LOS ROBLES SUBDIVISION  
 in the

TOWN of LOS GATOS

SANTA GLARA COUNTY, CALIF.  
 AUGUST 1987

1" = 20'

GRID No: 139-30-51

**SURVEYOR'S STATEMENT**

This map correctly represents a survey made by me in person, or by a duly qualified assistant, in accordance with the requirements of the Land Surveyor's Act at the request of **OLD NATIONAL FINANCIAL Co.** in July 1987.  
 Thomas H. Kelly  
 L.L.S. No 3007  
 Exp: 6-30-88

**COUNTY SURVEYOR'S STATEMENT**

This map has been examined in accordance with Section 8766 of the Land Surveyor's Act this 10th day of October 1987.  
 JAMES F. SIRR  
 County Surveyor  
 By Deputy: Martin D. Marcond  
 Exp: 6-30-88

**RECORDER'S STATEMENT**

Filed this 20th day of OCTOBER, 1987  
 at 2:51 pm in Book 579 of Maps at page 33  
 at the request of OLD NATIONAL FINANCE CO.  
 File No. 9472711 Fee: \$ 6.00  
 LAURIE KANE  
 County Recorder  
 By Deputy: Robert L. Horvath

**BASIS OF BEARING**

The bearing N 61° 49' W of the southwesterly line of LOS ROBLES WAY as shown on the map of LOS ROBLES SUBDIVISION filed in book X of maps, pages 48 & 49 SANTA CLARA COUNTY records was the basis of bearings for this survey.

SEARCHED FOR IP PER X MAPS 48. NOTHING FOUND

33

33

LOS

LOT 16  
ROBLES SUBDIVISION X MAPS 48

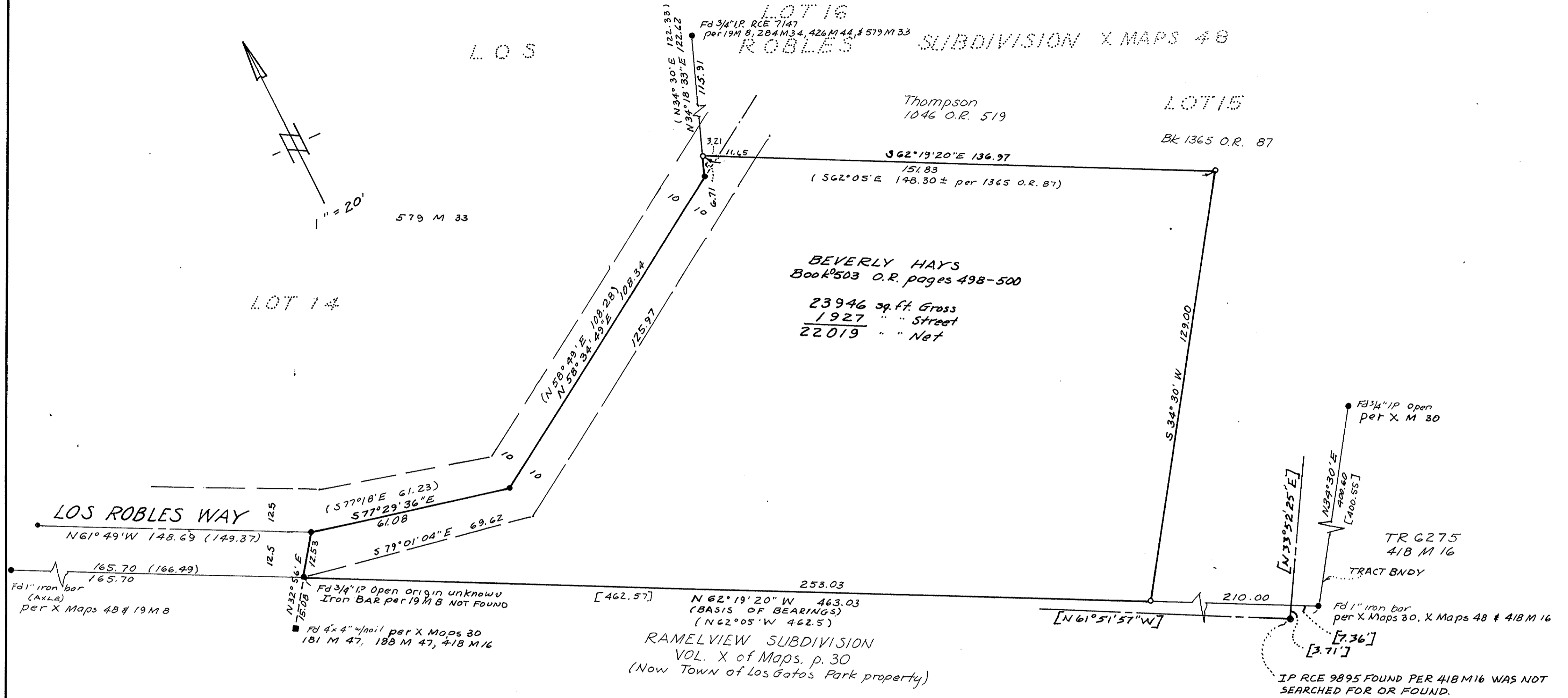
Thompson  
1046 O.R. 519

LOT 15  
BK 1365 O.R. 87

BEVERLY HAYS  
Book 503 O.R. pages 498-500  
23946 sq. ft. Gross  
1927 " " Street  
22019 " " Net

LOT 14

LOS ROBLES WAY



LEGEND:  
 ○ 3/4" iron pipe set tagged L.S. 3007.  
 ● 3/4" iron pipe found, per 579 M 33, tagged L.S. 3007, or as noted.  
 ( ) Record data per X Maps 48, or as noted.  
 [ ] Record data per 418 M 16.

**SURVEYOR'S STATEMENT**

This map correctly represents a survey made by me or under my direction in compliance with the requirements of the Land Surveyor's Act at the request of **BEVERLY HAYS** in **AUGUST** 19 **87**.  
 Thomas H. Riley  
 LLS No 3007  
 Expires: 6-30-88

**COUNTY SURVEYOR'S STATEMENT**

This map has been examined in accordance with Section 8766 of the Land Surveyor's Act this **12th** day of **November** 19 **87**.  
 JAMES F. SIRR  
 County Surveyor  
 Martin D. Mancuso  
 Deputy  
 Exp 6-30-88

**RECORDER'S STATEMENT**

Filed this **12th** day of **November**, 19 **87** at **2:45** p.m. in Book **580** of Maps at page **20** at the request of **BEVERLY HAYS**.  
 File No. **9502318** Fee: \$ **6.00**  
 LAURIE KANE  
 County Recorder  
 By Deputy **Robert Spurr**

**BASIS OF BEARING**

The bearing **S62°19'20"E** as shown on Map of **RAMELVIEW**, filed in Book X of Maps, page 30 Santa Clara County records was the basis of bearings for this survey.  
 This map is being filed in accordance with section 8762 A, B, C, D, E of the Land Surveyor's Act.

**RECORD OF SURVEY**

of  
**LAND OF BEVERLY HAYS**  
 being a portion of  
**LOTS 15 & 16**  
**LOS ROBLES SUBDIVISION**  
**X MAPS, 48**  
**TOWN OF LOS GATOS**  
**SANTA CLARA COUNTY, CALIF.**  
**SEPTEMBER 1987** 1" = 20'

Thomas H. Riley, Land Surveyor  
Los Gatos, California.

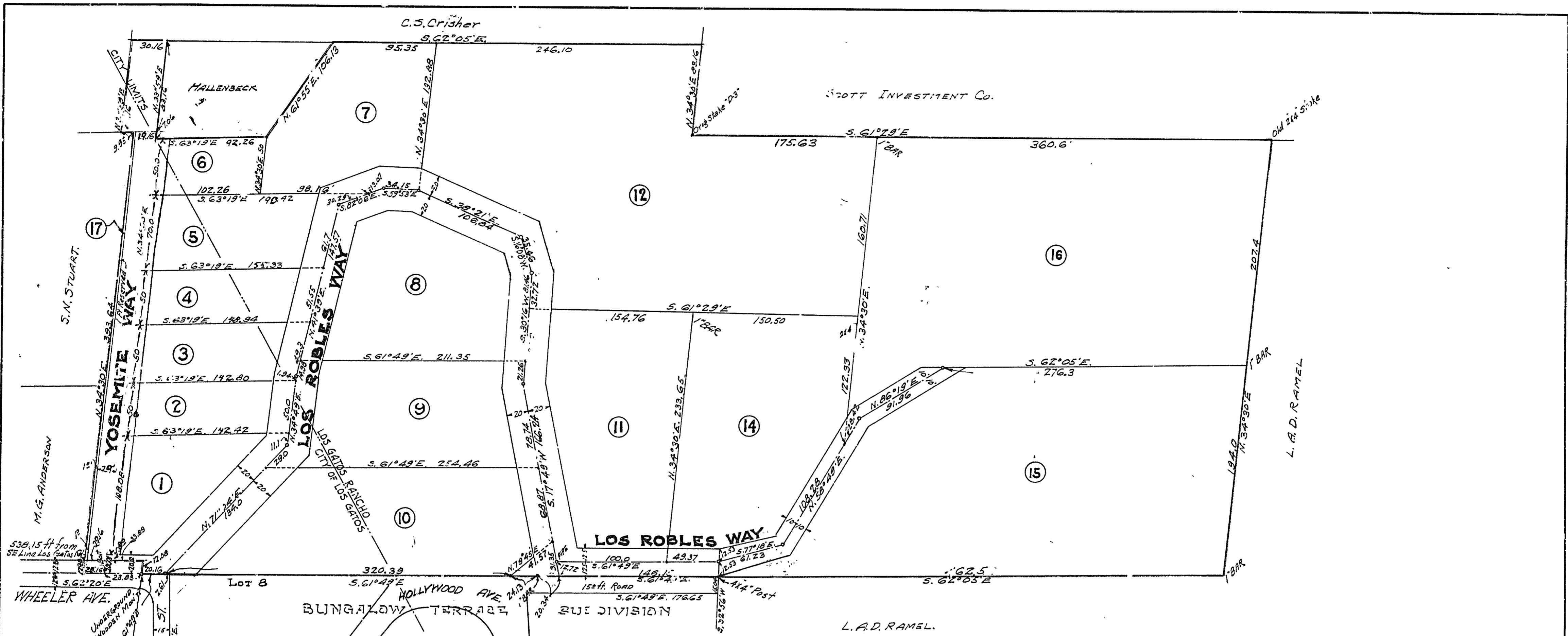
GRID No. 139-30-51

Book 580  
Page 20

580  
20

20

20



MAP OF  
**LOS ROBLES SUBDIVISION**  
 SITUATED IN THE  
**CITY OF LOS GATOS**  
 AND  
**RANCHO RINCONADA DE LOS GATOS**  
 SANTA CLARA COUNTY-CALIF.

McMILLAN & McMILLAN - CIVIL ENGRS.  
 AUGUST, 1927 SAN JOSE, CALIF.  
 SCALE 1"=60 FT.

NOTE: All Lot Lines run to the center line of Los Robles Way  
 and to the sides of Wheeler Ave and Yosemite Way

H 17864

SHEET No 1

118

# MAP OF LOS ROBLES SUBDIVISION

SITUATED IN THE CITY OF LOS GATOS AND RANCHO RINCONADA DE LOS GATOS SANTA CLARA COUNTY-CALIF.

McMILLAN & McMILLAN - CIVIL ENGRS. AUGUST, 1927 SAN JOSE, CALIF.

H 17864

FILED FOR RECORD at the request of S. G. Hays on the 12 day of August A.D. 1927, at 24 Minutes past 3 o'clock P.M., and recorded in Volume X of Maps, Pages 48444, Records of Santa Clara County, California May E. Flannery County Recorder \$5.00 J. E. Tully Deputy

This is to certify that Josephine M. Hays and S.G. Hays, her husband, and Fern L. Nuss are the owners of that tract of land embraced within the red lines on sheet No. 1 of a map entitled "Map of Los Robles Subdivision" that F.H. Benson is the Trustee under that certain Deed of Trust recorded in Book 338 of Official Records, Page 307, Records of Santa Clara County, California, and Nellie J. Heal, is the Beneficiary, are the only persons, whose consent is necessary to pass a clear and legal title to that certain tract of land shown on the within map, and that they hereby dedicate all streets and parts of streets, as shown on said map, as public thoroughfares.

Josephine M. Hays S.G. Hays Fern L. Nuss F.H. Benson Trustee Nellie J. Heal Beneficiary

STATE OF CALIFORNIA COUNTY OF SANTA CLARA

It is hereby certified that a bond in an amount fixed by the Board of Supervisors inuring to the benefit of said county, and conditioned for the payment of taxes which were at the time of the filing of the annexed map, a lien against the tract or subdivision delineated on said map, but not yet payable, has been filed with the Board of Supervisors, as approved by law. IN WITNESS WHEREOF: I have set my hand and affixed the seal of the Board of Supervisors, this 12 day of August A.D. 1927.

Henry A. Butler Clerk of the Board of Supervisors of Santa Clara County, California. Gilbert M. Ditt Deputy

STATE OF CALIFORNIA COUNTY OF SANTA CLARA

On this 2nd day of October A.D. 1927, before me L. H. Walper a Notary Public in and for the County of Santa Clara, State of California, residing therein, duly commissioned and sworn, personally appeared Josephine M. Hays, S.G. Hays, Fern L. Nuss, F.H. Benson and Nellie J. Heal known to me to be the persons whose names are subscribed to the within instrument, and duly acknowledged to me that they executed the same.

IN WITNESS WHEREOF: I have hereunto set my hand, and affixed my official seal this 2nd day of October, A.D. 1927. L. H. Walper Notary Public in and for the County of Santa Clara, State of California

STATE OF CALIFORNIA COUNTY OF SANTA CLARA

The within map, having been presented to the Board of Supervisors of Santa Clara County, California, on the 21 day of November A.D. 1927, it is hereby ordered by said Board that said map be, and the same is hereby approved. It is further ordered that all streets and parts of streets offered for dedication on sheet No. 1 of said map, be rejected as public thoroughfares on behalf of the public. IN WITNESS WHEREOF: I have hereunto set my hand and affixed the seal of the Board of Supervisors this 21 day of November A.D. 1927.

Henry A. Butler Clerk of the Board of Supervisors of Santa Clara County - California By Eugene M. Don Deputy

STATE OF CALIFORNIA COUNTY OF SANTA CLARA

It is hereby certified that a bond in an amount fixed by the Board of Supervisors inuring to the benefit of said county, and conditioned for the payment of taxes which were at the time of the filing of the annexed map, a lien against the tract or subdivision of land delineated on said map, but not yet payable, has been filed with the Board of Supervisors, as approved by law.

IN WITNESS WHEREOF: I have set my hand and affixed the seal of the Board of Supervisors, this day of A.D. 1927. Clerk of the Board of Supervisors of Santa Clara County, California Deputy

STATE OF CALIFORNIA COUNTY OF SANTA CLARA

I Arthur B. Langford, County Auditor of Santa Clara County, California, do hereby certify that there are no liens for unpaid State, County or Municipal, or other taxes, except taxes not yet payable against the tract or subdivision of land described in and by the annexed map or any other part thereof.

Signed and Sealed this 21 day of November A.D. 1927. Arthur B. Langford County Auditor By J. M. Sublette Deputy

STATE OF CALIFORNIA COUNTY OF SANTA CLARA

On this day of A.D. 1927, before me a Notary Public in and for the County of Santa Clara, State of California, residing therein, duly commissioned and sworn, personally appeared

known to me to be the person whose name is subscribed to the within instrument, and duly acknowledged to me that executed the same. IN WITNESS WHEREOF: I have hereunto set my hand and affixed my official seal this day of A.D. 1927.

Notary Public in and for the County of Santa Clara, State of California.

STATE OF CALIFORNIA COUNTY OF SANTA CLARA

We, R. B. Chandler and C. Y. Pitman, County Surveyor and County Assessor, respectively of Santa Clara County, California, do hereby certify that we have examined the annexed map, and that the lots delineated thereon are suitable for residence and commercial purposes.

Robert B. Chandler County Surveyor C. Y. Pitman County Assessor By J. E. Spitzer Deputy

I hereby certify that the subdivision shown on the annexed map is made from my own survey of the ground, and that the monuments are of the nature and in locations shown on said map.

Percy W. McMullan Licensed Surveyor Approved by the City Planning Commission of the City of Los Gatos Secretary

STATE OF CALIFORNIA COUNTY OF SANTA CLARA

On this day of A.D. 1927, before me a Notary Public in and for the County of Santa Clara, State of California, residing therein, duly commissioned and sworn, personally appeared

known to me to be the person whose name is subscribed to the within instrument, and duly acknowledged to me that executed the same.

Notary Public in and for the County of Santa Clara, California.

The accompanying map having been presented to the City Board of Trustees of the City of Los Gatos, California on this day of November A.D. 1927, it is hereby ordered by said board that said map be and the same is hereby approved. It is further ordered that all streets and parts of streets as shown on said map be accepted as public highways on behalf of the public.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed the Seal of the City of Los Gatos this 7 day of November A.D. 1927. Donna M. Cunningham City Clerk.

STATE OF CALIFORNIA COUNTY OF SANTA CLARA

I, H. B. Fisher, City Engineer of the City of Los Gatos, California, do hereby certify that I have examined the annexed map, and that the lots delineated thereon are suitable for residence and commercial purposes.

Henry B. Fisher City Engineer of the City of Los Gatos. SHEET 2

This is to certify that Yosemite Way is dedicated to public use forever, that the 16 foot strip shown as Lot 17 on the within map to be dedicated to public use forever, whenever the adjacent property owners dedicate a 20.0 foot strip for public use.

Josephine M. Hays S.G. Hays Fern L. Nuss F.H. Benson Nellie J. Heal

Town of Los Gatos  
110 East Main St  
Los Gatos, CA 95030

Attention: Mr. Ryan Safty

May 25, 2021

Dear Mr. Safty,

My husband Jason and I live at 246 Harding Avenue, which is the property that backs up to 17200 Los Robles, more specifically, APN 532-36-077. Mr Jeans came by in February of this year (2021), to talk with us about the proposed lot line adjustment of the property mentioned above.

Our main concern is the hillside behind our house that shares the property line of APN 532-36-077. My family has owned our property, at 246 Harding Avenue, since 1974, and in that time there has been quite a bit of movement and erosion of the hillside. One year, after an earthquake, loads of rock and debris ended up in our backyard, where a structure currently stands. Following the earthquake, there was a deep chasm at the top of the cliff/hillside. I have included in this letter several photos of our current hillside condition.

With the proposed new build, we feel that the earth movers, other construction vehicles, and the building of a structure, will further push the earth on the hill to continue to erode our hillside/property, and ultimately bring most of the hillside down into our yard.

We would like to see that there will be measures taken to ensure the safety of the hillside, and ultimately the safety of our home/property.

Our hope is that the town, and the new property owners of APN 532-36-077, will hear our concerns and take actions to ensure that our property is protected.

Best,

Shelley Clifford Merrick and Jason Merrick





Caption



Los Gatos Planning Department  
110 E. Main St  
Los Gatos

March 23<sup>rd</sup> 2021

RE: Subdivision Application M-20-012

Dear Ryan,

I am writing as a follow up to my earlier email to formalize our objection to the planned lot line adjustment for a 3 parcel development of 17200 Los Robles Way.

When we purchased our 308 Harding property, we signed a disclosure acknowledging that we were aware that the property at 17200 Los Robles was declared a "A SEISMIC HAZARD ZONE pursuant to Section 2696 of the Public Resources Code" – landslide zone". I have a current copy of the JCP report for the 17200 property and that declaration remains in place today.

The only way to build on Parcel 2 and 3 is to cut down several historic oaks and a grove of large eucalyptus trees and to excavate deep into the steep slope to accommodate a new cul de sac and two building pads. This would further destabilize the hillside and create landslide and flooding risk. In addition, the process of excavating could impact the integrity of the foundations, hardscape and swimming pools in the surrounding area.

We did meet with Tony and discussed the privacy issue. He offered to plant trees along the hillside, which we appreciated. However, the bigger concern is the instability issue.

What is the expected timeframe for the public hearing on this matter? I want to be sure we are available to participate.

Thanks,

Jim and Nancy Neipp

[nancyneipp@gmail.com](mailto:nancyneipp@gmail.com)

[jimneipp@gmail.com](mailto:jimneipp@gmail.com)

408 981-1748

## Ryan Safty

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**From:** Nancy Neipp <nancyneipp@gmail.com>  
**Sent:** Wednesday, March 10, 2021 11:00 AM  
**To:** Ryan Safty  
**Subject:** Re: Los Robles property development plan?

**Importance:** High

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Hi Ryan

On behalf of the property owners surrounding 17200 Los Robles, we would like to go on record with our concerns about the proposed lot line adjustments.

The primary issue is with the development of the proposed Parcel 2, directly behind 304 and 308 Harding, and alongside 111 Worcester Lane. When we purchased the 308 property, we signed a disclosure acknowledging that we were aware that the property at 17200 was declared a “A SEISMIC HAZARD ZONE pursuant to Section 2696 of the Public Resources Code” – landslide zone”.

I have a current copy of the JCP report for 17200 and that declaration remains in place today.

The only way to build on Parcel 2 is to cut down several historic oaks and a grove of large eucalyptus trees and to excavate into the steep slope behind our homes. This would further destabilize the hillside and create landslide and flooding risk.

What’s the next step in the process to halt the lot line adjustment proposal?

Thanks

Nancy

408 981 1748

## Ryan Safty

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**From:** Tony Jeans <tony@thisdesign.com>  
**Sent:** Sunday, March 14, 2021 3:20 PM  
**To:** Ryan Safty  
**Cc:** Sally Zarnowitz  
**Subject:** Re: Objection to Subdivision Application M-20-012  
**Attachments:** WorcesterHarding Neighbors.pdf

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Ryan:

Just spent an hour with Nancy and James Neipp [308 Harding]. We walked the property and also went to their house. I did not feel that they were serious objectors, but perhaps might want to support their neighbors at 304 [Alison and Dave Steer].

I am attaching 3 photographs:

With 111 Worcester Lane there is one window where screening would help - but that is easy.

The second photo perhaps mostly explains Alison's concern - as there is a direct line of sight into the backyard of 304 Harding which I will need to mitigate - but for that I will need to talk to Alison and she does not want to talk for now. The house on Parcel 2 would be 50 or so feet away - so plenty of room for screening.

With 308 Harding there is no privacy issue as they are very well screened and you can barely see the house.

No response required - just keeping you informed.

Tony

On Mar 12, 2021, at 10:17 AM, Ryan Safty <[RSafty@losgatosca.gov](mailto:RSafty@losgatosca.gov)> wrote:

Please see additional public comment below regarding the proposed lot-line adjustment at 17200 Los Robles Way.

Respectfully,  
Ryan Safty

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**From:** Alison Steer <[alison.steer@gmail.com](mailto:alison.steer@gmail.com)>  
**Sent:** Friday, March 12, 2021 6:05 AM  
**To:** Ryan Safty <[RSafty@losgatosca.gov](mailto:RSafty@losgatosca.gov)>  
**Subject:** Objection to Subdivision Application M-20-012

Hi Ryan,

Please find attached letter that we would like to submit to the public record.









Town of Los Gatos  
110 East Main St  
Los Gatos, CA 95030

Attention: My Ryan Safty

RE: Lot Line Adjustment Application M-20-012

May 11, 2021

Dear Mr. Safty,

We are writing to object to the proposed lot line adjustment on the property located at 17200 Los Robles Way, Los Gatos, and are also questioning the process that was undergone to divide this property into three separate lots without notification to surrounding neighbors. When we bought our property at 110 Worcester Loop in 1980, we backed onto a single lot which was listed as accessible only from Los Robles Way. We recognized and appreciated the natural beauty of our backyard with view of historic California oaks. The proposed development behind our home would certainly result in devaluation of our property. As the proposal stands now, the driveway is inches from our property line with no setback or easement. This has a direct negative impact on our property value and quality of life from our yard. We object in the strongest terms the building of a driveway and home in the place it is represented on the drawing to the town.

In addition, one issue that is not stated on the drawings submitted to the city, is the natural drainage that runs through the property at the proposed site of Parcel 3. During very rainy years this becomes a stream that has flooded the adjacent property (112 Worcester Lane) several times and has caused extensive damage. The installation of a driveway and home will create an additional impervious surface that would cause further flooding.

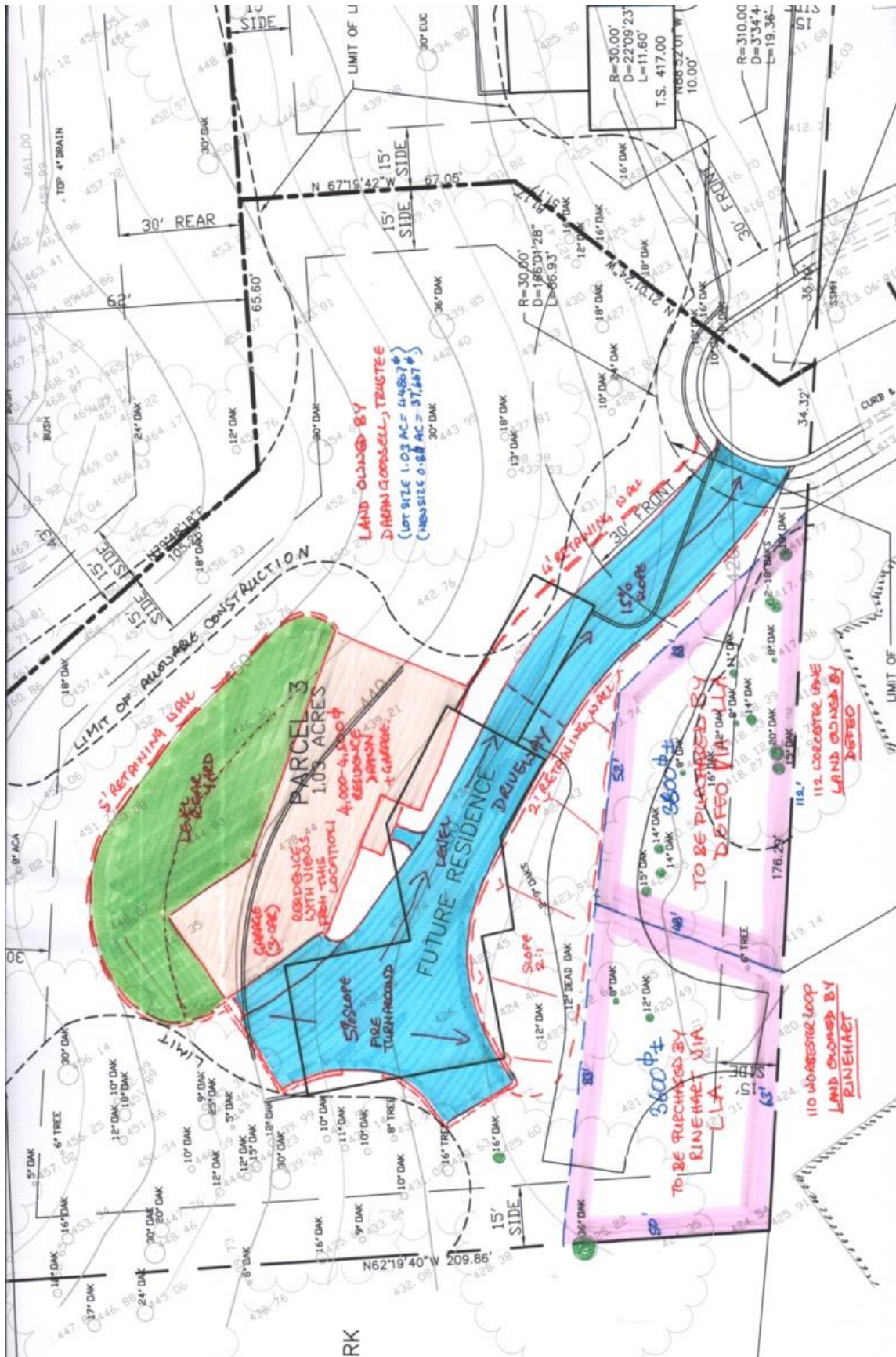
On discussion with Tony Jeans he provided us a revised proposal that does not appear to have been submitted to the town, as attached, that attempts to mitigate the issue of the driveway immediately beside our fence. However; there has been no commitment that we would be able to purchase this additional land that currently belongs to "Parcel 3", or that any future home would be developed further up the hillside. The

impact of a house on Parcel 3 would also severely impact the several mature oaks in the area. I have included some pictures from our deck of the adjacent trees.

This is a link to the plans submitted to the Town of Los Gatos

<https://www.losgatosca.gov/DocumentCenter/View/27125/Neighborhood-Outreach-and-Response---17200-Los-Robles-Way>

This is the drawing done for us with the purchase of the land adjacent to our property at 110 Worcester Loop and the home and driveway considerably farther up the hill and not inches from our property. We are concerned that if the LLA is approved with the drawing of a home on Parcel 3 as it is now presented it will a tacit approval of that proposed home location on the parcel.



IRK

This is a picture from our property at 110 Worcester Loop looking towards Parcel 3

Showing the many oaks that would be impacted with this development.



Thank you for your consideration of these issues.

Yours Sincerely,

Terry and Bob Rinehart  
110 Worcester Loop  
Los Gatos, CA 95030  
[tlrinehart@comcast.net](mailto:tlrinehart@comcast.net)  
rwrinehart@comcast.net

Town Of Los Gatos  
110 East Main St  
Los Gatos CA 95030  
Attn: Planning/Engineering

May 13<sup>th</sup>, 2021

**17200 Los Robles Way, Los Gatos**  
**Response to Rinehart Concerns M 21-001**

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This response is to the letter from the Rineharts, dated May 11<sup>th</sup>, 2021, which I received yesterday. I have previously met with them and their neighbors [the De Feos] who both live adjacent to the proposed future 1-acre Parcel 3 identified in the LLA application.

Firstly - a couple of points: The property in question has had a single house on it for many years, and this is possibly the cause of some confusion. When first created in 1929, 2 separate parcels were established as part of the original subdivision. A third was purchased later and together they have been used by the longtime owner as a single property. The town's consultant Civil Engineer and Land Surveyor is undertaking an analysis of their legal creation. This is part of the Certificate of Compliance process.

As is obvious, their configuration is unusual, but it did not matter when the owner was using the whole property. It is now the intention to sell the property and a very interested party would like to build on one of them at the top, but a Lot Line Adjustment process was necessary in order to make the 3 parcels more conforming than they are now. The town has asked that we consider a cul-de-sac termination for Worcester Lane, which would be a conforming street termination and the new Parcels 2 and 3 would be accessed from there.

With the LLA, I am required to show that a house and driveway could be placed on each of the new resulting parcels. This is to indicate to the town and the fire dept that it would be better than what is there now. Yes - Parcel 3 is one acre and there are other options and we discussed some of those when we all met at your property. However the owners want first to complete their application to make certain that the general concept of what they want to do is acceptable to the town. At that point, there could be room for discussion of other options that might work better for all parties. In part because of Covid, this process is taking a lot longer than we all had hoped. The owners have been patient with the process so far but they do not want to slow the process down further with anything new.

Drainage would be addressed when a house application is considered. It is required by the town not to make things worse, but at that time there might also be the opportunity to improve the situation somewhat.

I hope that this helps clarify the situation.

Tony Jeans

Los Gatos Planning Department  
110 E. Main St  
Los Gatos

March 11<sup>th</sup> 2021

RE: Subdivision Application M-20-012

Dear Mr Safty,

We are writing to express our objection to the planned lot line adjustment for a 3 parcel development of 17200 Los Robles Way. When we bought our property at 304 Harding Ave in December 2015, there was only one buildable parcel behind our property and that was located at the top of the hill on "LOT B", per image below. In addition, given we had privacy concerns that anything built behind our home would have direct line of sight into our backyard, we were informed that the hillside had been deemed as a seismic hazard zone and landslide risk per the JCP Hazard Disclosure reports. This information was important to our decision to buy the property due to the specific privacy issues mentioned, and devaluation of our property should such a development move ahead.

Given the existence of the JCP hazard report, we would also be very concerned about any excavation done to the hillside or any trees being removed that would result in landslide or flood risk to our property, and/or destabilize our foundations.

As you can see in the property listing this was promoted as two adjacent **hilltop** parcels that were to be accessed from Los Robles Way. The second parcel 523-36-077 is clearly not a buildable lot, and it's unclear why the property was originally divided this way. The image below showing lot A and lot B are both to be accessed from Los Robles Way.

<https://search.kwbae.com/idx/details/listing/b011/ML81798535/17200-Los-Robles-WAY-LOS-GATOS-CA-95030>

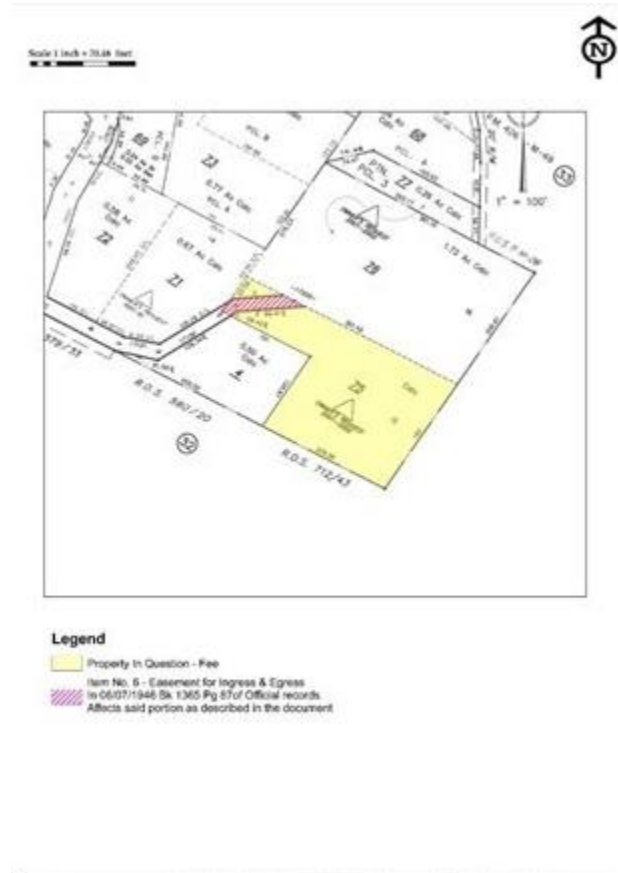
In summary, we do not support the creation of access from Worcester Lane to add two new properties that would require extensive excavation into an already unstable hillside and put our home and our neighbors at substantial risk.

Please advise of any upcoming hearings regarding this proposed development.

Sincerely,

David and Alison Steer  
304 Harding Ave  
Los Gatos  
Ph: 650-996-5809  
[Alison.steer@gmail.com](mailto:Alison.steer@gmail.com)

Dave.steer@yahoo.com







## Ryan Safty

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**From:** Tony Jeans <tony@thisdesign.com>  
**Sent:** Sunday, March 14, 2021 9:04 AM  
**To:** Alison Steer  
**Subject:** Re: 17200 Los Robles Way LLA

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Alison:

I fully understand your potential concerns of privacy and possible potential earth movement - per your email. What I had hoped to do was visit with you and look at the 17200 from your side of the fence to see whether there are creative ways in which I might be able to address some of the privacy concerns that you might have.

A JCP report gives an owner and a buyer a very broad brush overview of potential issues to be addressed in the sale/purchase or development of any property. But it is only an overview. It is my experience that the Town of Los Gatos is very careful in not allowing anything to be built that would be unstable and they usually require much more rigorous investigations before any construction is allowed to begin.

I can only say at this time that the suggested locations for any structures on Parcel 2 are conceptual - just to show the Town that there is a reasonable location for a house to be built in a responsible way. That is one of the reasons that I really would like to take this opportunity to meet, talk, and see for myself what could be done to allay your privacy concerns. Privacy is a 2-way street and I am sure that any potential owner of the Parcel 2 property would like to ensure that there is privacy also. I have also tried to show a potential house location that would require little or no tree removal and not impact the slope in any significant way.

So - if you do change your mind in allowing me to meet with you, I would welcome it. It would enable me to do a better job for all concerned. Yes - you might still choose to object, but you would at least be more knowledgeable and you would know that you have worked hard to try to get the best solution possible. Maybe I will even be able to allay your fears?

I will still keep you in the loop as to what is planned as time goes on and maybe we can chat later.

Thank you

Tony

(408)354-1833

On Mar 13, 2021, at 4:22 PM, Alison Steer <[alison.steer@gmail.com](mailto:alison.steer@gmail.com)> wrote:

**Hi Tony,**

**We don't see the benefit of meeting since we are definitively opposed to the proposal, period.**

Sincerely,  
Alison and Dave Steer

On Sat, Mar 13, 2021 at 10:51 AM Tony Jeans <[tony@thisdesign.com](mailto:tony@thisdesign.com)> wrote:

Alison and Dave:

I just sent a similar email to Nancy at 308 - so we could all get together - if you feel comfortable with covid. We can socially distance - and I have been vaccinated 2x. But I would not want to slow things down by making that more difficult.

Thanks again

Tony

> On Mar 13, 2021, at 10:43 AM, Tony Jeans <[tony@thisdesign.com](mailto:tony@thisdesign.com)> wrote:

>

> Alison & Dave:

>

> I am the person who dropped off an introductory letter last month when I knocked on your door and no-one was home.

>

> Now that I have a better way of contacting you, I would like an opportunity to meet with you both to see what things look like "from your side of the fence" before any serious planning goes into this project. I would also like to take the opportunity of letting you know what is generally being planned and hear from you directly your real areas of concern.

>

> I have read your letter to the town and we can talk about that and other things too.

>

> Are you available this weekend? I am available today and tomorrow in the afternoons after 1:00.

>

> I look forward to meeting with you both.

>

> Tony

>

>

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15th March 2021

**Ryan Safty**

Los Gatos, Planning Department  
110 E Main St  
Los Gatos, CA 95030

RE: Subdivision Application M-20-012

Dear Mr. Safty,

I am writing to express my opposition to the planning proposal **Subdivision Application M-20-012**. This design has requested approval for a lot line adjustment between three adjacent lots on properties zoned R-1:20. APNs 523-36-075,-076, -077 and **build two new properties** in these new lots. While I respect that planning permission is under the jurisdiction of the council I would like to lead my support to my constituents in their opposition to this proposal.

I am opposed to this development for the following reasons:

- The land itself is an important and valuable piece of green space and wildlife, and building two separate properties will irreversibly damage the biodiversity of the area
- The removal of historic trees will reduce privacy and increase flood and mudslide risk for other residents on Worcester Lane and Harding Avenue

In summary, **we oppose the creation of access from Worcester Lane to add two new properties** that would require extensive excavation into an already unstable hillside and put our home and our neighbors at substantial risk.

Please advise of any upcoming hearings regarding this proposed development.

Sincerely,

**Ben Wu and Irene Lee**

105 Worcester Loop  
Los Gatos, CA 95030  
(408) 256-2508  
wubenhe@gmail.com

**17200 Los Robles Way, Los Gatos**  
**Stated Neighbor Hazard Concerns**

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**"The Property is classified as a Landslide Hazard Zone by the JCP Report".**

There appears to be some misunderstanding as to the intention of a JCP Hazard Report as it relates to this property, or in fact any property. A JCP report is intended to alert possible purchasers as to potential hazards that should be considered when buying a property. It does not rely on any site-specific investigations or evaluations and any owner [and the Town] will require further detailed analyses at the time any construction is proposed.

I obtained a copy of the JCP report, and spoke to a JCP geographer [Jack Stark] about it at length and received clarification as to the various hazard zones listed. The report relies on a number of hazard maps from a variety of sources. As it states, it is very general in nature, but does call out specific hazard zones that would be applicable to this property.

Of those, the most relevant is the **"Very High Fire Hazard Severity Zone"**, identified in the attached statutory JCP Hazard Map as the "green shaded area" from the Legend, which also covers much of Los Gatos. The Report suggests certain specific building techniques that might be required, together with home maintenance for designing and living in a home.

A **"Seismic Hazard Zone - Landslide"** is also called out in the JCP report as a "bricked" Legend area - but when you look carefully at the map, it barely touches the property at the western most corner and reflects an area around Hollywood and Los Robles Way - not the Harding/Worcester Lane eastern most corner. This potential hazard zone is on the opposite side of the property from the neighbors who have expressed concern about Hazard as being a high priority issue and there is no indication that construction on the proposed Parcel#2 would be problematic.

This property is not in the **"Special Flood Hazard Area"** and it is difficult to see how flooding of neighboring properties would be an issue with this LLA

Attached is the JCP Hazard Map for the property at 17200 Los Robles Way. It shows the eastern-most corner of the property is far from any Landslide Hazard.

Please also note that I have located a potential building site on Parcel #2 that would not impact any of the mature oaks on the property, nor the eucalyptus trees. There are some privacy issues that can be reasonably mitigated if needed if and when an actual residence is proposed and these should be considered at that time.

Tony Jeans

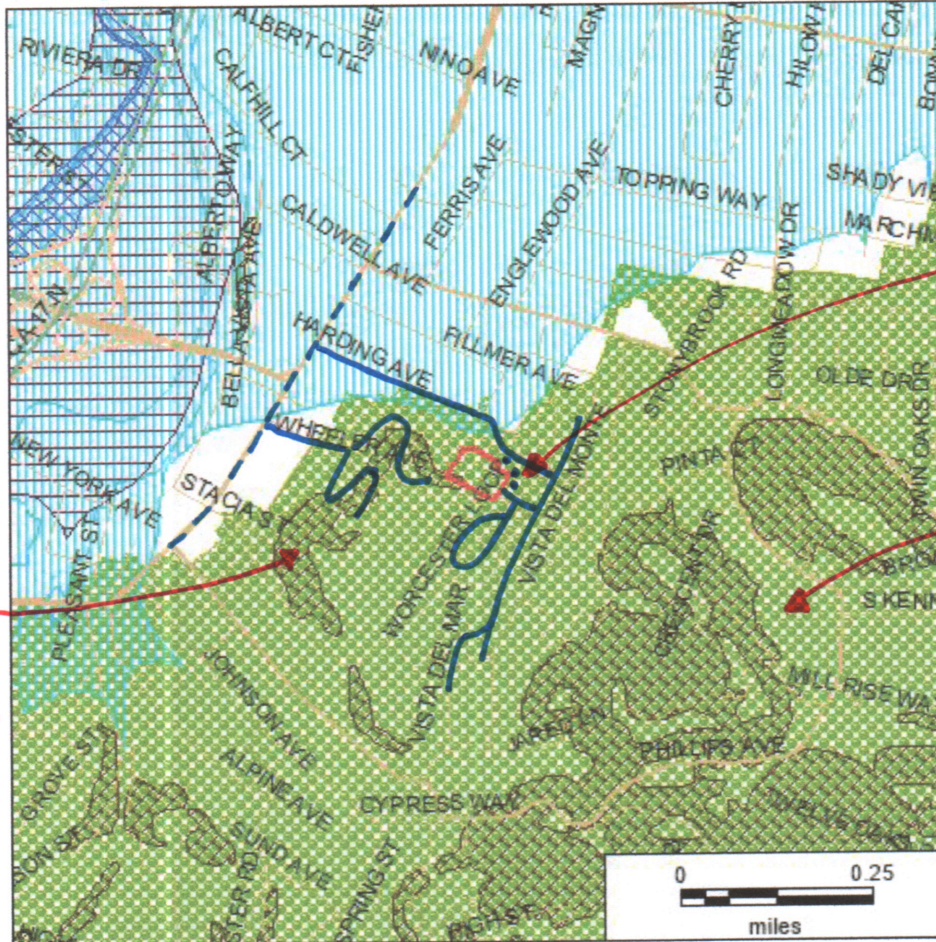
March 2021

**Map of Statutory Natural Hazards  
For SANTA CLARA County**

**Property Address:** 17200 LOS ROBLES WAY  
LOS GATOS, SANTA CLARA COUNTY, CA 95030  
("Property")

APN: See Addendum  
Report Date: 04/17/2020  
Report Number: 2642519

**Map of Statutory Natural Hazard Zones**



LANDSLIDE HAZARD ZONE IS AT LOS ROBLES WAY & HOLLYWOOD AVE.  
(NOT AT HARDING & WORCESTER LANE)

LOCATION OF CONCERNED PARTIES AT 304+308 HARDING & 111 WORCESTER LANE.

THE ENTIRE AREA IS IN A FIRE HAZARD ZONE.

		Subject Property
NO		Special Flood Hazard Area
NO		Area of Potential Flooding, Dam Failure
YES		<u>Very High Fire Hazard Severity Zone</u>
NO		Wildland Area, Substantial Forest Fire Risk
NO		Earthquake Fault Zone
PARTIAL		<u>Seismic Hazard Zone, Landslide</u>
NO		Seismic Hazard Zone, Liquefaction

This map is provided for convenience only to show the approximate location of the Property and is not based on a field survey.

Received Pg 1-50:

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Sign \_\_\_\_\_ DATE \_\_\_\_\_

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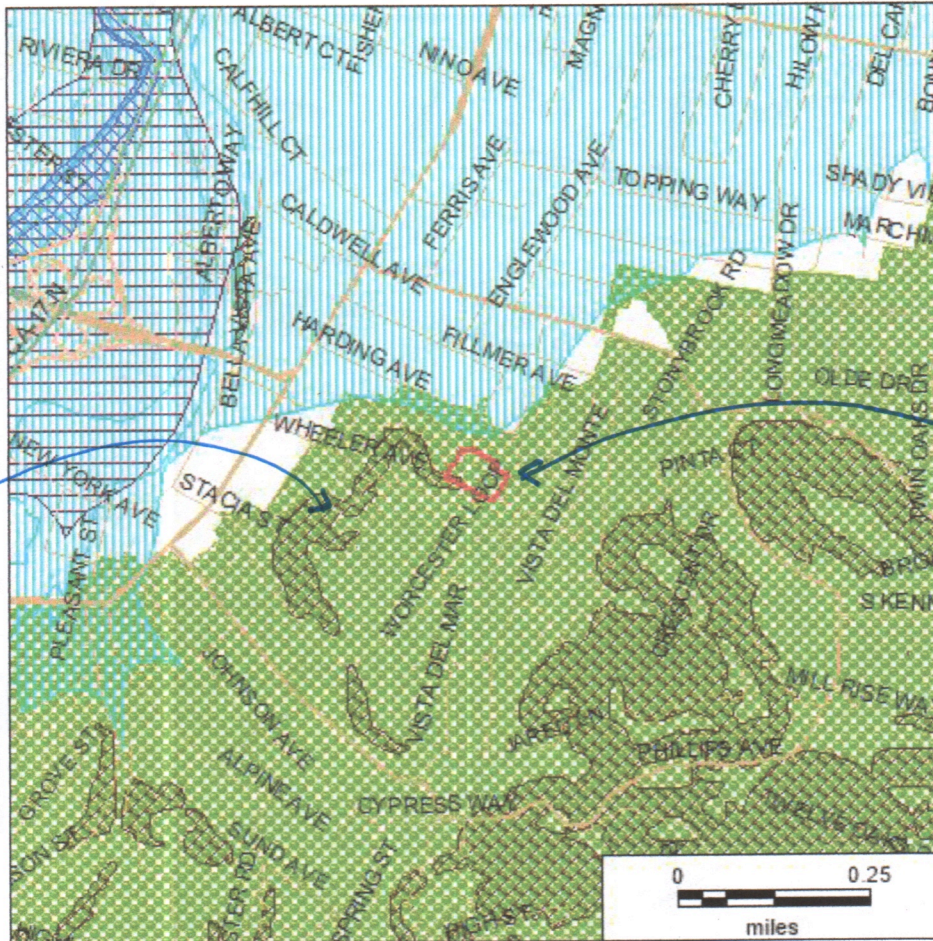
Sign \_\_\_\_\_ DATE \_\_\_\_\_

**Map of Statutory Natural Hazards  
For SANTA CLARA County**

**Property Address:** 17200 LOS ROBLES WAY  
LOS GATOS, SANTA CLARA COUNTY, CA 95030  
("Property")

**APN:** See Addendum  
**Report Date:** 04/17/2020  
**Report Number:** 2642519

**Map of Statutory Natural Hazard Zones**



POTENTIAL  
LANDSLIDE  
ZONE

LOCATION OF  
304, 308 HARDING  
#11 WORCESTER LANE  
[NOT ADJACENT TO  
POTENTIAL LANDSLIDE  
HAZARD ZONE]

Subject Property

NO	[Blue hatched]	Special Flood Hazard Area
NO	[Light blue]	Area of Potential Flooding, Dam Failure
✓	[Green dotted]	Very High Fire Hazard Severity Zone
NO	[Orange checkered]	Wildland Area, Substantial Forest Fire Risk
NO	[Red hatched]	Earthquake Fault Zone
PARTIAL	[Yellow checkered]	Seismic Hazard Zone, Landslide - AT WESTERN MOST CORNER.
NO	[Purple]	Seismic Hazard Zone, Liquefaction

This map is provided for convenience only to show the approximate location of the Property and is not based on a field survey.

Received Pg 1-50:

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Sign \_\_\_\_\_ DATE \_\_\_\_\_

---

Sign \_\_\_\_\_ DATE \_\_\_\_\_

## Ryan Safty

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**From:** Tony Jeans <tony@thisdesign.com>  
**Sent:** Friday, March 12, 2021 10:50 AM  
**To:** Ryan Safty  
**Cc:** Sally Zarnowitz  
**Subject:** Re: Objection to Subdivision Application M-20-012

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Ryan

Thank you for forwarding these comments (from 304 & 308 Harding and 111 Worcester Lane). I have sent letters to both Harding properties and knocked on the door several times, but nobody has been home. The 111 renter says that his main concerns were loss of privacy and construction.

Now that I have their email addresses, I will try to set up a meeting with them as continued outreach.

For what it is worth, the JCP report for the property (in fact for any property) is explicitly generic and is not based on any site visit or site specific analysis. It points out potential hazards which would need to be addressed prior to construction, which the Town would require in any event.

As these neighbors are being specific (JCP Report) as to a potential negative impact of any development of Parcel 2 on their property, I will respond to their concerns separately. It should be noted that the proposed building site on Parcel 2 avoids the LRDA and requires no tree removals, especially of mature oaks. Grading would be minimal and a resulting home, designed as shown, is more likely to provide a buffer to them from any potential "landslides" - and "flooding" just does not make sense at all in this location.

Thanks again.

Tony

Sent from my iPhone

> On Mar 12, 2021, at 10:17 AM, Ryan Safty <RSafty@losgatosca.gov> wrote:

>

> Please see additional public comment below regarding the proposed lot-line adjustment at 17200 Los Robles Way.

>

> Respectfully,

> Ryan Safty

>

> From: Alison Steer <alison.steer@gmail.com>

> Sent: Friday, March 12, 2021 6:05 AM

> To: Ryan Safty <RSafty@losgatosca.gov>

> Subject: Objection to Subdivision Application M-20-012

>

> Hi Ryan,

>



## Ryan Safty

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**From:** Tony Jeans <tony@thisdesign.com>  
**Sent:** Sunday, March 14, 2021 12:26 PM  
**To:** Ryan Safty  
**Cc:** Sally Zarnowitz  
**Subject:** Re: Objection to Subdivision Application M-20-012  
**Attachments:** JCP Hazard Map.pdf

Ryan:

I obtained a copy of the JCP report and have gone through it. It is very general in nature, but does call out specific hazard zones that would be applicable to this property.

Of those, the most relevant is the “very high hazard severity zone” which requires certain specific building techniques and home maintenance.

A “seismic hazard zone, landslide” is also called out - but when you look at the map, it only just touches the property at the western most corner and reflects an area around Hollywood and Los Robles - not the Harding/Worcester Lane eastern most corner.

Flooding is not an issue at all for this property and it is unclear from the map how any activity on the property would exacerbate the situation.  
for any neighbors on Harding.

I am convinced that the real issue is “change” and “privacy”. I am continuing to reach out to the 2 neighbors on Harding and am meeting Nancy Neipp at 1:00 today to talk to her personally.

Attached is the JCP Hazard Map for the property.

I will keep you informed of progress.

Tony

On Mar 12, 2021, at 10:17 AM, Ryan Safty <[RSafty@losgatosca.gov](mailto:RSafty@losgatosca.gov)> wrote:

Please see additional public comment below regarding the proposed lot-line adjustment at 17200 Los Robles Way.

Respectfully,  
Ryan Safty

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## Ryan Safty

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**From:** Tony Jeans <tony@thisdesign.com>  
**Sent:** Friday, March 26, 2021 2:41 PM  
**To:** Alison Steer; Nancy Neipp; garymgysin@gmail.com  
**Subject:** A Hazard Discussion re: 17200 Los Robles Way  
**Attachments:** Hazard DiscussionMap - Neighbors.pdf

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

All:

I am addressing this email to those neighbors who have expressed a concern relating to the Proposed Lot Line Adjustment at 17200 Los Robles Way based on 'Hazard Concerns' noted in the JCP Report for the property. I am happy to let you know that there is no 'Seismic Hazard Concern - Landslide' noted in the JCP Report as it relates to any portion of the property adjacent to Harding Ave and Worcester Lane where you live.

Please look at the attached 'Hazard Discussion' and review it carefully and call me if you have any questions. I hope that this puts your minds at rest, and if you are talking to neighbors - please let them know too.

I would welcome talking to those of you who are like to talk about privacy - but this would be on an individual basis as each of your properties has different aspects to consider. I find that meeting at the property in person works best and I can make myself available when you have time.

Again - the owner is only looking for a Lot Line Adjustment at this time and any future development of the property would require more rigorous investigation to be undertaken before a house could be built.

Thank you

Tony Jeans

(408)354-1833