

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

March 31st, 2021

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

I have conducted extensive neighborhood outreach commencing with a letter sent in February to all homes adjacent to the property [see attached]. I have since met with many of the individuals personally, or by phone and for the most part, have met with positive reactions to the project. A few neighbors chose to respond to the Town directly and voice their opposition as letters of public comment without responding to my outreach. It would appear that they are also contacting other nearby residents to encourage them to voice their concerns on their behalf as friends.

I will continue personal outreach on an ongoing basis to those who are prepared to respond, but for now would like to address these voiced concerns collectively as those being raised are common to several parties.

The concerns pretty much fall into 3 categories and I will address them separately:

1. "The Property is classified as a Landslide Hazard Zone by the JCP Report".
Comments by 3 immediate neighbors at 304,308 Harding & 111 Worcester Lane, and subsequently mentioned in comments by some of their friends.
2. "My Privacy will be Jeopardized if this Project is Allowed".
Comments by 3 immediate neighbors at 304,308 Harding & 111 Worcester Lane and also voiced by neighbors with whom I have spoken and suggested solutions.
3. "Wildlife will be restricted more if this Project is allowed".
Mentioned in comments, together with landslides, by a nearby resident friend.

It is my belief, having spoken privately to some of the parties who have written letters, that the real concern is simply one of privacy - and the fact that this 3 acres of land has remained under-developed for well over half a century and is seen by them as a natural extension to Worcester Park and is viewed as "their Private Back Yard".

I would also observe that it was never expected that Worcester Lane would "terminate" at the property boundary in such an abrupt manner. The proposed solution suggested by the Town and included in the Tentative Map is a significant enhancement to the streetscape.

Tony Jeans
Attachments: Hazard Analysis, Privacy Analysis.

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Concern #1. "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 a property. A JCP report is intended to alert the purchasers of any property 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 'Landslide 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 is classified as Flood Zone X in FEMA Maps. It is difficult to see how flooding of neighboring properties would be an issue with this LLA, as mentioned as a further concern of some neighbors.

Attached is the JCP Hazard Map for the property at 17200 Los Robles Way. Please look at it carefully - as it shows clearly that neighbors at the eastern-most corner of the property should not be concerned about landslides based on a true reading of this report.

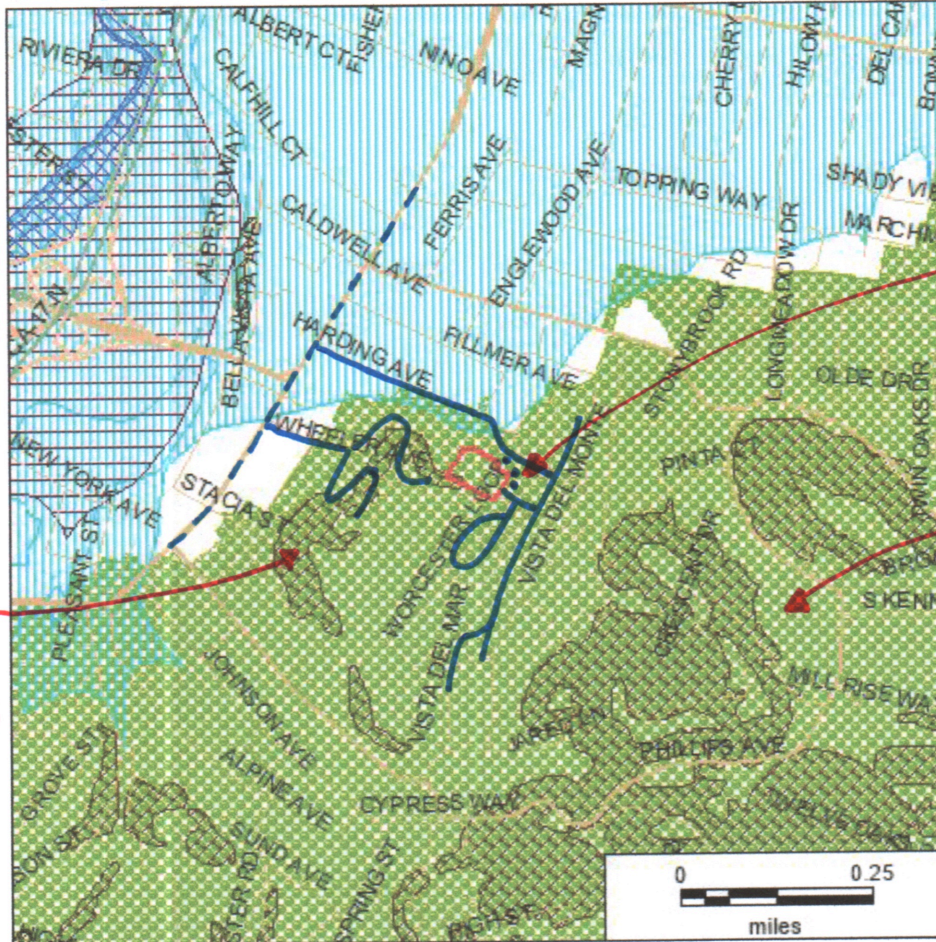
Attached: JCP Hazards Map for 17200 Los Robles Way.

**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



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

LANDSLIDE HAZARD ZONE IS AT LOS ROBLES WAY & HOLLYWOOD AVE. (NOT AT HARDING & 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:

Sign _____ DATE _____

Sign _____ DATE _____

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Concern #2. "Neighboring Homes and Privacy at the End of our Private Cul-de-Sac".

In my 35 or so years of developing property and designing homes in and around Los Gatos and across the country, "Privacy" and "Fear of the Unknown" are the two most common factors which concern people at the outset of any project. That is why I have always tried to communicate with the immediate neighbors first. I also find that it is also a good way in which to learn a great deal about the neighborhood. In fact on this project I chatted with one neighbor who remembered the previous owner - deceased at 71 - as "a young attorney".

I believe also that an owner has the right to develop his or her property in any responsible manner as long as it is within the objective standards and guidelines of [in this case] the Town of Los Gatos. Additionally, if I were asked to design homes on the property, I would consider the more subjective guidelines, which the Town uses to constrain development so that neighborhoods remain consistent in their overall appearance and character.

I am afraid that "To be the last home on the street" is not a guarantee. It is clear from the existing street termination on Worcester Lane that was never the intent. But it is also reasonable to believe that with parcels of land over $\frac{1}{2}$ acre in size next to you that your next-door-neighbor would have room for reasonable screening so that privacy would not be an issue. Combined with responsible home design to further address privacy I feel that there will be plenty of room to address any "proximity concerns".

In the attachments, I have tried to show how privacy concerns of 304, 308 Harding and 111 Worcester Lane can be reasonably addressed in the future if and when a home is designed for Parcel #2 as identified in the Map Exhibits for the LLA.

308 Harding: Privacy does not need to be considered a concern for this home.

I recently walked the property with the owners [James & Nancy Neipp] and with the mature oak grove currently in the corner of Parcel #2 acts as a significant buffer. Some large shrubs or small trees placed about 150 ft away would aid in the obscuring any new home on Parcel #1 a couple of hundred feet away.

111 Worcester Lane: The potential privacy impact is from one window and the rear yard.

I have addressed this in the Proposed Site Plan by suggesting a house placement, with the home approximately 35 ft away from the side yard of 111 Worcester Lane allowing room for tree screening of the window in question. The mature oak grove in the corner of the property would also remain as a privacy buffer to their rear yard.

304 Harding: The privacy impact is presently a direct line of sight to the back yard.

Here house placement on Parcel #2 is important and I have suggested placing a home 50ft from 304 Harding's rear property line and would see a screen of trees placed there.

Attached: Photographs from Parcel #2 towards 111 Worcester Lane 308 & 304 Harding.

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.

NO TREE PLACEMENT NECESSARY AT 308 HARDING.



308 Harding is barely visible behind the Mature Oak Grove [mainly *quercus agrifolia*], which is a native California evergreen oak.

Any reasonable home designed for Parcel #2 would not be a privacy issue.

TREE PLACEMENT FOR PRIVACY AT 111 WORCESTER LANE



With a house 30 ft from the fence, Tree screening would be reasonable.

TREE PLACEMENT FOR PRIVACY AT 304 HARDING.



The Valley Oak on 304 Harding is deciduous – so evergreen tree screening would be beneficial close to the fence – and a house on Parcel #2 placed at a distance of 50 ft from the fence would allow plenty of room for this. This photograph is taken from the potential house location.

Date: February, 2021
To: All Neighbors of and nearby Residents.
From: Tony Jeans of T.H.I.S. Design and Development.
Subject: Proposed Lot Line Adjustment at 17200 Los Robles Way

Nearby Residents:

I am writing to introduce myself and to let you know that the owners of 17200 Los Robles Way have contracted with me to undertake some design/development work for them. The initial plan is to adjust the property lines of the 3 parcels that make up their property so that they are more in compliance with the Town zoning ordinances for this property. So we have applied to the Town to undertake a Lot Line Adjustment, which will take the 3 existing parcels and reconfigure them so that only one will continue to be accessed from Los Robles Way. The other 2 parcels will, in the future be accessed from Worcester Lane.

At present, the Town has asked us to consider installing a cul-de-sac turnaround at the end of Worcester Lane to better terminate the street. There are no immediate plans for the improvement of those 2 parcels, but this is obviously possible in the future. At Los Robles Way the plan is to design a new house at 17200 - but the details of that are still under discussion and I will contact nearby residents again when we get some more detailed ideas on paper. Suffice it to say that when this does happen, we will probably be asked to improve the Los Robles Way extension in some measure. It has deteriorated over the years and I am sure that the Fire Dept will want to see some upgrades.

The plans we have submitted for review so far show that the resulting parcel layouts are more conforming than the existing configuration and meet Town Zoning rules for any future development in terms of size, setbacks, frontage and other regulations. They also show that they would result in parcels that would sensibly allow for a house to be placed on each of the resulting lots. For those of you who are interested to see in more detail what I have put together, please contact me and we can talk on the phone or I can come by and we can have a socially distanced conversation and you can review the plans. I understand that disruption and privacy will be of concern to those close by, but I have tried to be considerate of neighbor sensibilities with what we have planned.

I have been developing properties, designing new homes, additions and remodels in Los Gatos, Monte Sereno, Saratoga and beyond for over 35 years and my wife, Carol and I are long-time local residents ourselves. If you have any questions, please call me at (408)354-1833 or email me at Tony@thisdesign.com . I would be happy to discuss them with you.

Tony Jeans

Neighbor Communication [as of April 1st, 2021]:

Sheet 6 of the Plans shows the relationship of neighbors who have been contacted to the Subject Property - 17200 Los Robles Way.

Neighborhood outreach commenced on January 24th has been ongoing and continues to this day. All immediate neighbors - those deemed most likely to be impacted by any future changes - were visited in January and early February and plans for the LLA proposal were shown to them and discussed with them. As a result of the proposed changes to the Worcester Lane termination, the Worcester Lane neighbors will again be contacted and the changes in the plans discussed.

Address	Name	Communication
110 Worcester Lane:	De Feo	Meetings, discussions, emails and phone calls
111 Worcester Lane:	[Renter]	Meeting and discussion.
111 Worcester Lane:	Gysin	[owner] Phone call after meeting with tenant.
109 Worcester Lane:	Bentinck	Phone conversation and discussion.
112 Worcester Loop:	Rinehart	Meetings, discussions, emails and phone calls.
17121 Los Robles Way:	Fenn	Meeting, plans, discussion and follow up emails.
17150 Los Robles Way:	Family	Meeting, plans and discussion.

The neighbors who will be less impacted by this project, and those who were repeatedly not at home when I visited them, I sent a letter explaining in broad-brush strokes the immediate and future scope of the project. I invited them to contact me by email or phone to either set up a meeting or to discuss the project in more detail.

Address	Name	Communication
308 Harding Ave:	Neipp	Letter, Email, Site Visit, Discussions.
304 Harding Ave:	Steer	Letter
246A Harding Ave:	Merrick	Letter + Meeting/Discussion
246B Harding Ave:	Clifford	Letter + Meeting/Discussion
242 Harding Ave:	Heller	Letter
236 Harding Ave:	Rector	Letter + Meeting/Discussion

To date I have met with and had discussions with 50% of the people who received letters. I continue to meet with the immediate neighbors and respond to their questions.

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