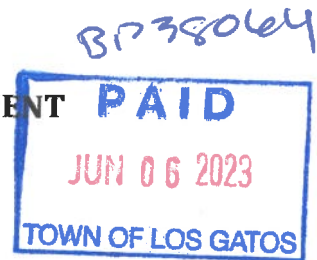




**TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT**
110 E. Main Street
Los Gatos, CA 95030



**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: June 2, 2023

PROJECT/APPLICATION: MR-22-013, Assessor Parcel #529-06-027

LOCATION: 473 Wraight Avenue

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:

Please see attached document

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: T. James Woods

SIGNATURE:

DATE: June 6, 2023

ADDRESS: 475 Wraight Avenue

PHONE: +1-408-420-1027

EMAIL: t.james.woods@gmail.com

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

June 6, 2023

Appeal: 473 Wraight Avenue (MR-22-013, Assessor Parcel Number 529-06-027)

To: The Town of Los Gatos, Community Development Department

Pursuant to the Town of Los Gatos' process for the Appeal of a Decision of the Director of Community Development, we are appealing the pending approval of the project at 473 Wraight Avenue, which is next door to our home.

My wife and I have resided in our home and in Los Gatos for almost 23 years. We raised our family here (3 daughters) and are now approaching retirement, so we are and will be spending a great deal of time each day in our home.

As outlined in the applicant's filings, we saw the plans and became aware of the project in October '22 when the completed plans for the new house were dropped off on our front porch. We asked for a meeting with the owner and her architect to help us understand the plans and share some of our initial thoughts. The owner declined to bring her architect and said that she could fully explain the plans. During our meeting that turned out not to be the case so we offered to take some measurements of our property and compile our questions along with a more detailed explanation of our concerns. We shared that detail document with the applicant and her architect in January '23. We heard back quickly from the applicant, but the response did not answer our questions and essentially asked us to make suggestions which minimally impacted the design. One of the additional questions we asked, which we haven't received a response to, was to understand how the second floor north facing windows for the new second story aligned with our southern facing windows. We measured our home and provided the details on where our windows are placed so the architect could determine how they aligned. We have yet to receive that analysis.

Ultimately, we responded that we were not architects and believed the applicant and her architect should take our concerns into consideration and make changes to the design in order to reduce the negative impacts to our home. We didn't hear anything for some time, so checked in with the architect to see if there were any modifications for us to review. He informed us the applicant was trying to decide what she wanted to do. The next thing we knew the "story poles" were being erected.

As originally articulated, our concerns remain two fold:

- 1) The new structure will shadow almost the entirety of the south side of our home. This conclusion is based on the applicant's plans. When we pointed this out to the owner her response was that she didn't know what rooms in our home were on that side of our house. A meeting with us before the plans were drawn up would have made this clear. The worst impact will be in the winter, but there is a significant impact throughout the year. Due to the orientation of our living space the windows on the south side of our home cover our entire living space. They are the majority of our home's windows and are where we get a large portion of the sunlight throughout the year - especially in the

winter. We are not opposed to a two story structure. We are opposed to a structure which blocks a large portion of our sunlight throughout the year and stands so close to our home

Our neighbor on the other side of our home (477 Wraight Ave.) built a new home a few years ago. Their original plan included a garage attached to the main house and on the south side of their lot closest to our home. For several reasons, including our concerns, they relocated their garage to the back of their lot and worked with us on other concerns. Our conversations with them began before they had final plans.

We made the same suggestion regarding the garage location to the applicant for 473 Wraight Ave, but that idea was rejected out of hand. We believe a large part of our concerns would be alleviated by a redesign, which includes relocating the garage to the back of the lot. It seems this single change would both allow for both an increase in the light getting to our home and would also significantly reduce the impact on our view from our windows.

One concern the applicant did express with respect to relocating the garage to the rear of the lot was security. We would point out that the house on the other side had the same concern and erected a gate across the driveway, which protects their back yard from intruders. We believe this same solution would secure the backyard for 473 as well.

- 2) The proposed balcony on the back of the new structure off of the master bedroom on the second floor will look down on the two windows in our master bathroom. One of those windows is glass block, but the other is directly over the tub and in front of the sinks. We open that window regularly to let air and light into the back of our home. Their proposal to add a lattice screen does not solve the problem. Someone on the balcony would be able to see us through the lattice. Conversely, our view back to the balcony would be blocked because of the distance to the lattice.

We want to reaffirm, we are not opposed to a remodel or to a two story structure, but are very concerned about the impact the current design will have on our quality of life in our home. We believe modifications can be made to the design which reduce the negative impacts on us while still allowing for the vast majority of space and amenities in the current design. We welcome a visit from some or all of the town committee members who will be making the decision about this remodel. We have included some photos from our windows, but our concerns will be clearer if our situation is seen in person from all angles.

Therefore, we respectfully ask for a repeal of the decision to approve the existing plan and that the applicant be directed by the Town of Los Gatos to make modifications to the plans or to redesign the plans in a manner which addresses our concerns.

Respectfully,

Jim & Jenny Woods

Attachment: Views out of south side windows of 475 Wraight Ave. showing story poles

Attachment #1: Views out of south side windows of 475 Wraith Ave. showing story poles

Please note, these images represent all the windows on the south side of our home with the lone exception of the glass block window in the Master Bathroom shower.



Dining Room window



Kitchen window over sink (note: we installed this bumped-out window in our kitchen to capture more light)



Kitchen table window 1



Kitchen table window 2



Kitchen table window 3



Kitchen door to back yard



Master Bathroom window over tub

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