

Town of Los Gatos
110 E Main St,
Los Gatos CA 95030
Attn: Town Council

November 19th, 2021

17200 Los Robles Way, Los Gatos
Request for Clarification Info: LLA M 21-001

Councilmembers:

At the Council Hearing on November 2nd, 2021 I was asked to provide clarification on several points discussed at the hearing. This letter addresses that request.

1. Break out plans from the plan set to show more clearly the proposed driveways and house locations in relation to access and trees.
2. Show how the Proposal conforms to the General Plan, Zoning Ordinance and Building Code.
3. The JCP report is difficult to read [as to safety concerns]. Please clarify the issues so that they can be understood better [Landslides, Flooding and Fire].

This narrative should be read in conjunction with the **ATTACHED SLIDES** for reference purposes as it refers to individual slides.

1. SITE PLAN WITH HOUSES, ACCESS, DRIVEWAYS & TREES. [POSSIBLE DEVELOPMENT]

Parcel 1: [SLIDE 1 – TOP OF SLIDE]

[THIS PARCEL NOT REQUIRED FOR LLA – SHOWN TO ANSWER COUNCIL QUESTIONS]

A [Future] A&S application will provide this information, which is not required now, because there is an existing house. The property features 66 trees – mostly oak and redwood - of which I propose to ask for 4 to be removed. [2 oaks at the fire turnaround area, One Pine Tree and one Eucalyptus as fire hazards].

The proposed Plan shows a simple Fire Truck Turnaround [Dashed red] within a larger turning circle [Shaded blue] so that I can preserve 2 nice oak trees at the front of the property. The access driveway, in an easement across neighboring properties, would also be upgraded [Shaded pink]. The A&S development process would evaluate this upgrade to the termination of Los Robles Way. Any Approval would be at the discretion of Planning, Engineering, Public Works and Fire as would be the lightly shaded yard areas.

A new house will also be requested at that time [A&S]. The existing house does not comply with current fire and safety standards.

Parcel 2: [SLIDE 1 – BOTTOM RIGHT OF SLIDE]

Parcel 2 is the smallest of the 3 at just over ½ and acre. There are 25 trees on it and the house and driveway do not require any removals. I would, however, propose the removal of the eucalyptus trees in any submission as a fire safety prevention measure. I have not made revisions to this Parcel for the Council, because I have been unable to talk to all the immediate neighbors, but have colorized the House purple and the driveway blue for clarity. A potential entertaining area/yard is also lightly shaded. What is shown is HSD&G compliant.

This plan simply shows that a house could be designed to reasonably fit this new Parcel 2 – and not what is proposed to be built, as there are no immediate plans for this property.

Parcel 3: [SLIDE 1 – BOTTOM LEFT OF SLIDE]

There are 74 trees on this parcel and I am proposing to remove 1 modest California live oak plus one dead oak. What I am providing here is not New Information. The submitted plans are fully compliant and showed that the site can be suitably developed with a conforming driveway, fire truck turnaround and house placement. This minor revision is simply an improvement.

I was able to talk to the immediate neighbors to the west on Worcester Lane and Worcester Loop, who were very helpful, so I have taken the opportunity to revise the house and driveway placement to provide greater privacy. [They are in an R1:8 zoning district and have lesser setbacks]. This revised house/driveway placement also saves 3 oak trees, retains the existing drainage swale from Worcester Park, mentioned by the neighbors, and remains conforming with the Town HS&DG, so these next-door neighbor conversations were beneficial to all.

Note: This is what I would propose for any future development of the property, but that would be the responsibility of the owner/applicant at such a time.

Worcester Lane Cul-de-Sac: [SLIDE 1 – BOTTOM CENTER OF SLIDE]

This is my initial proposal for a compliant termination to the street, which presently just dies at a fence and is neither a Fire nor a Town standard. It requires some grading, but would comply with the HSD&G as to retaining walls [which would be needed]. It is also where 3 additional oak trees will need to be removed [One is on Parcel 2 and two are on Parcel 3] as shown on the plan.

This would not be addressed in final detail until either Parcel 2 or Parcel 3 submits for an A&S application.

2. CONFORMANCE TO ZONING, GENERAL PLAN AND BUILDING CODES.

R1:20 Zoning Code: [SLIDE 2]

An LLA does not consider all aspects of the zoning code as many of the requirements become relevant only when an A&S application is submitted. The primary compliance areas for an LLA are Lot Size, Depth and Frontage/Access, together with setbacks to existing structures.

The Existing lot configurations show a total of 4 areas of non-compliance, which the Current LLA Proposal reduces to 1, so it will be substantially more compliant. Two of these relate to Parcel 2 and 2 to Parcel 1 as shown in the **Zoning Compliance Table**. Parcel 2 will become fully compliant, but the non-compliant frontage for Lot 1 will remain. The planned A&S application will improve Fire Access and add a turnaround as an emergency street termination for Los Robles Way and be reviewed by all departments as to suitability. Not adding additional Houses to the sub-standard street that is Los Robles Way was a conscious decision for configuring the LLA as was the use of Worcester Lane for 2 Parcels.

Town of Los Gatos 2020 General Plan: [SLIDE 3]

There are 4 Elements of the General Plan, which would appear to be applicable – and these are really in conjunction with future A&S applications, because the LLA in itself does not directly impact the General Plan, for the most part:

3 Land Use Element

- Good Street Design** Land Use Element: Introduction [pg LU-1] Cul-de-Sac at Worcester Lane **[SLIDE 1]**
- Land Use Designation Low Density Residential Compliance **[SLIDE 4: LU-3 from the GP + SLIDE 5/DETAIL]**

** The subsequent A&S Applications for these proposals can be modified, but the LLA application shows what is possible with careful design planning.

4 Housing Element

- Housing Needs This LLA can supply 2 of the 619 required RHNA units when eventually built out.

9 Environment & Sustainability Element

- Trees [ENV1.1] LLA could save 150 of the 165 trees.

12 Safety Element

- Geologic Hazards Areas of Geologic instability within the Town
- Fire Hazards Areas susceptible to fires within the Town
- Flood Hazards Areas prone to flooding within the Town

I have addressed these in more detail in the JCP Report Section [3.] because much was made of Landslides, Fire and Flooding during the Appellant's argument and subsequent Council discussion of the JCP Report.

Town of Los Gatos Building Codes

The Town Building Code is updated regularly [every three years] as to the necessary design and construction techniques that must be used in new home projects and additions. A significant portion of this reflects recent information learned from fires, earthquakes and other disasters from all parts of California. The State updates the California Building Code and the Town incorporates it into the Building standards as to Seismic, Fire and Flood control protections, as well as other areas. It should be understood that these more recent homes would be better prepared to resist calamities in the future than homes built in earlier years which do not have the benefit of this knowledge. This is not relevant for an LLA, but would be considered in detail at a subsequent A&S and Building Application.

3. THE JCP REPORT AND SAFETY CONCERNS

A JCP report for a property is an advisory document, used in relation to a Sales Transaction and is intended to indicate to the buyer [as a seller disclosure] what potential safety issues they should consider when evaluating their purchase. It is prepared without a visit to the property, but rather from State, County and Town maps and is consolidated into a report with a Summary Map **[SLIDE 6]**.

The Appellant referenced this map and I marked it up to indicate the location of the property. It is not very clear, so I have incorporated the underlying maps that are more professionally shown in the Safety Element of the Town General Plan. The JCP Report and the Town General Plan draw on the exact same data.

- **GEOLOGIC HAZARDS [SLIDE 7: SF-2 from GP + SLIDE 8/DETAIL]**
The JCP report on the property indicates that a region of “potential landslide susceptibility” exists in the Los Robles/Hollywood street areas and intersects a very small corner of the parcel. This is addressed more clearly in the General Plan Safety Slide SF-2. I have also ‘blown up’ a detail slide, which indicates where concerns might exist in this area – primarily off the property in the Los Robles Way and Hollywood areas.
- **FIRE HAZARDS [SLIDE 9: SF-3 from GP + SLIDE 10/DETAIL]**
The JCP Report also indicates this as an area of potential high fire hazard severity. Looking at the corresponding GP Safety Slide SF-3, which shows it more clearly, one can see that half of Los Gatos is in such a zone. In the ‘blow up’ the Fire Hazard area extends into the surrounding neighborhood.
- **FLOOD HAZARDS [SLIDE 11: SF-4 from GP + SLIDE 12/DETAIL]**
The JCP report also shows areas of potential flooding. The corresponding GP Safety Slide SF-4 and associate ‘blow up’ shows that the property is not in a Flood Zone. Because of required storm water management techniques, future construction of homes and associated grading will not increase run-off from these properties.

I will answer any questions related to these clarifications on December 7th.

Tony Jeans

LEGEND

EXISTING	PROPOSED

PARCEL 1
66 TREES
(REMOVE 4)
(CATS APPL)



VICINITY MAP

165 TREES ±
ON PROPERTY
MOST WILL BE
RETAINED
(A+S APPLICATION)

GOODSELL SUCCESSOR TRUSTEE OF THE JNT
 SELL@CSUCHICO.EDU
 CA 95913
 21-6754
 ER:
 LL ENGINEERS, INC.
 BIG BASIN WAY
 OGA, CA 95070
 37-0244
 S:
 - SAN JOSE WATER COMPANY
 RY SEWER - WEST VALLEY SANITATION DISTRICT
 ID ELECTRIC - P.G.&E.
 ONE - ATT
 COMCAST

SEASONAL DRAINAGE SWALE

PARCEL 3
74 TREES
(REMOVE 4)

SLIDE 1.

PARCEL 2
25 TREES
(REMOVE 4)



Harry Babicka

BENCH MARK:
 LG#42, BRASS DISK IN MONUMENT BOX,
 AT INTERSECTION OF VISTA DEL MONTE AND
 VISTA DEL MAR, ELEVATION = 443.31'.

DATE	REVISION	BY	DATE
			November, 2021
			SCALE: HOR. 1"=20'
			VERT.
			DESIGNED: HB

WESTFALL ENGINEERS, INC.

PROPOSAL FOR LOT LINE ADJUSTMENT

JOB NO.
 2020-021
 SHEET 2

R1:20 Zoning Compliance [Pre & Post LLA]

	Required	Existing	Complies	Proposed	Complies
Lot Size [SF]					
Parcel 1	20,000sf	74,832sf	Yes	64,300sf	Yes
Parcel 2	20,000sf	11,226sf	NO	27,073sf	Yes
Parcel 3	20,000sf	50,239sf	Yes	44,925sf	Yes
Lot Depth [Ft]					
Parcel 1	140'	211'	Yes	225'	Yes
Parcel 2	140'	174'	Yes	200'	Yes
Parcel 3	140'	245'	Yes	210'	Yes
Frontage [Ft]					
Parcel 1	100'	37'	NO	33'	NO
Parcel 2	100'	None	NO	40' Cul de Sac	Yes
Parcel 3	100'	115' Easement	Yes	60' Cul de Sac	Yes
Setbacks [Ft]					
- Front					
Parcel 1	30'	90'	Yes	90' Ex Bldg	Yes
Parcel 2	30'	N/A	Yes	30'	Yes
Parcel 3	30'	N/A	Yes	3'0	Yes
- Rear					
Parcel 1	25'	200'	Yes	153' Ex Bldg	Yes
Parcel 2	25'	N/A	Yes	25'	Yes
Parcel 3	25'	N/A	Yes	25'	Yes
- Left Side					
Parcel 1	15'		NO	65' Ex Bldg	Yes
Parcel 2	15'	N/A	Yes	15'	Yes
Parcel 3	15'	N/A	Yes	15'	Yes
- Right Side					
Parcel 1	15'	153'	Yes	200' Ex Bldg	Yes
Parcel 2	15'	N/A	Yes	15'	Yes
Parcel 3	15'	N/A	Yes	15'	Yes

**The Existing Parcels have 4 Zoning Non-Compliance items.
This will be reduced to 1 with the LLA Proposal as submitted.**

SLIDE 2.

2020 General Plan Compliance [Applicable Elements]

3. Land Use Element:

Good Street Design

Cul-de-Sac at street termination at Worcester Lane

Land Use Designation:

Low Density Residential:

See Attached Map and Detail

0-5 units per net acre

Acreage is 3.129 @26% = 1.63 acres net = 0 - 8 units.

5. Housing Element

Housing Needs Summary:

Adds 2 housing units [eventually]

2 of 619 RHNA units required

9. Environment & Sustainability Element

Trees:

[ENV1.1] Retains over 150 of 165 trees [with Proposed Design]

11. Safety Element

Geologic Hazards

See Attached Map and Detail

Flood Hazards

See Attached Map and Detail

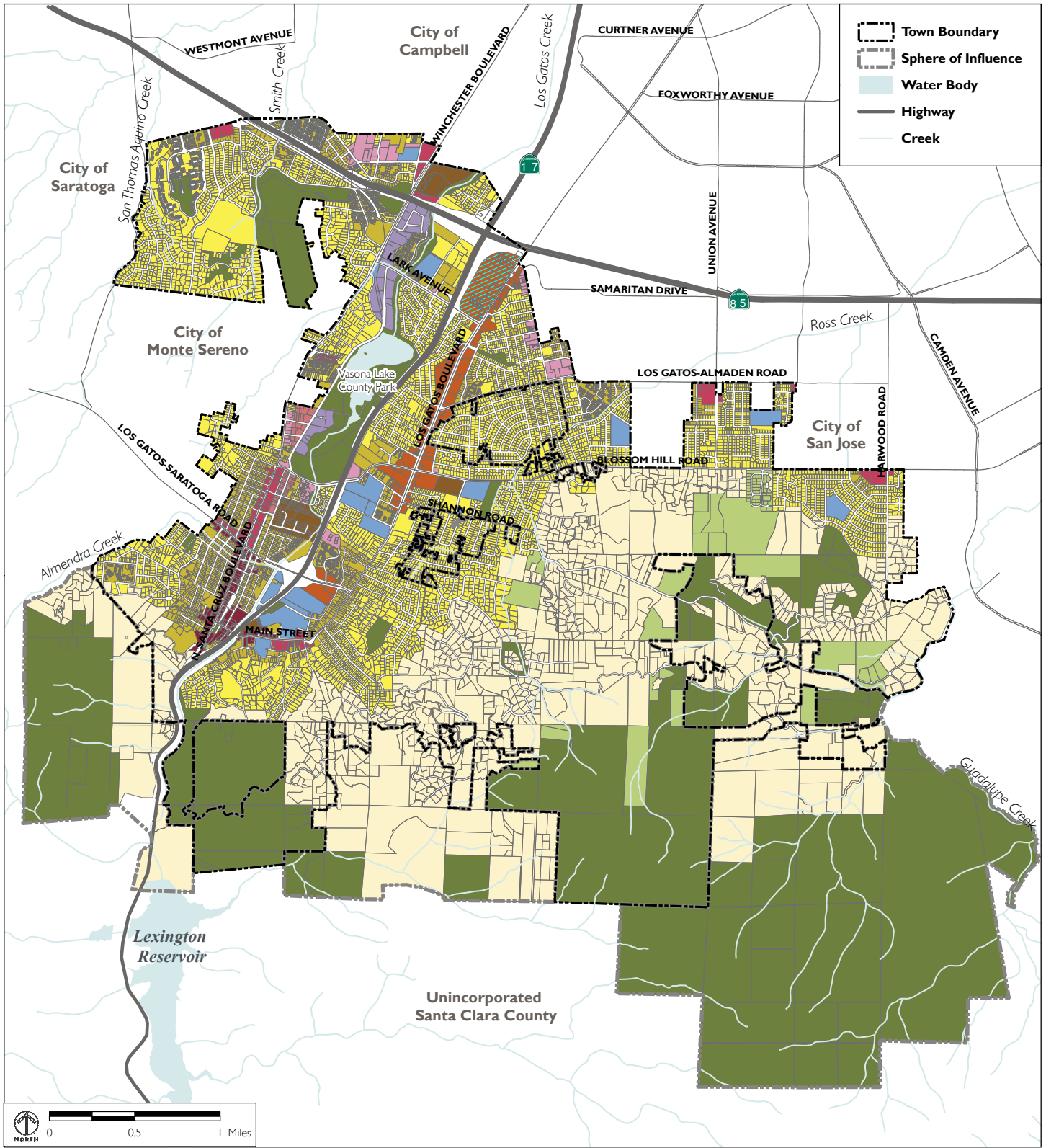
Fire Hazards *

See Attached Map and Detail

*** Fire Hazards are Mitigated w/ WUI Building Code Compliance.**

SLIDE 3.

SLIDE 4.

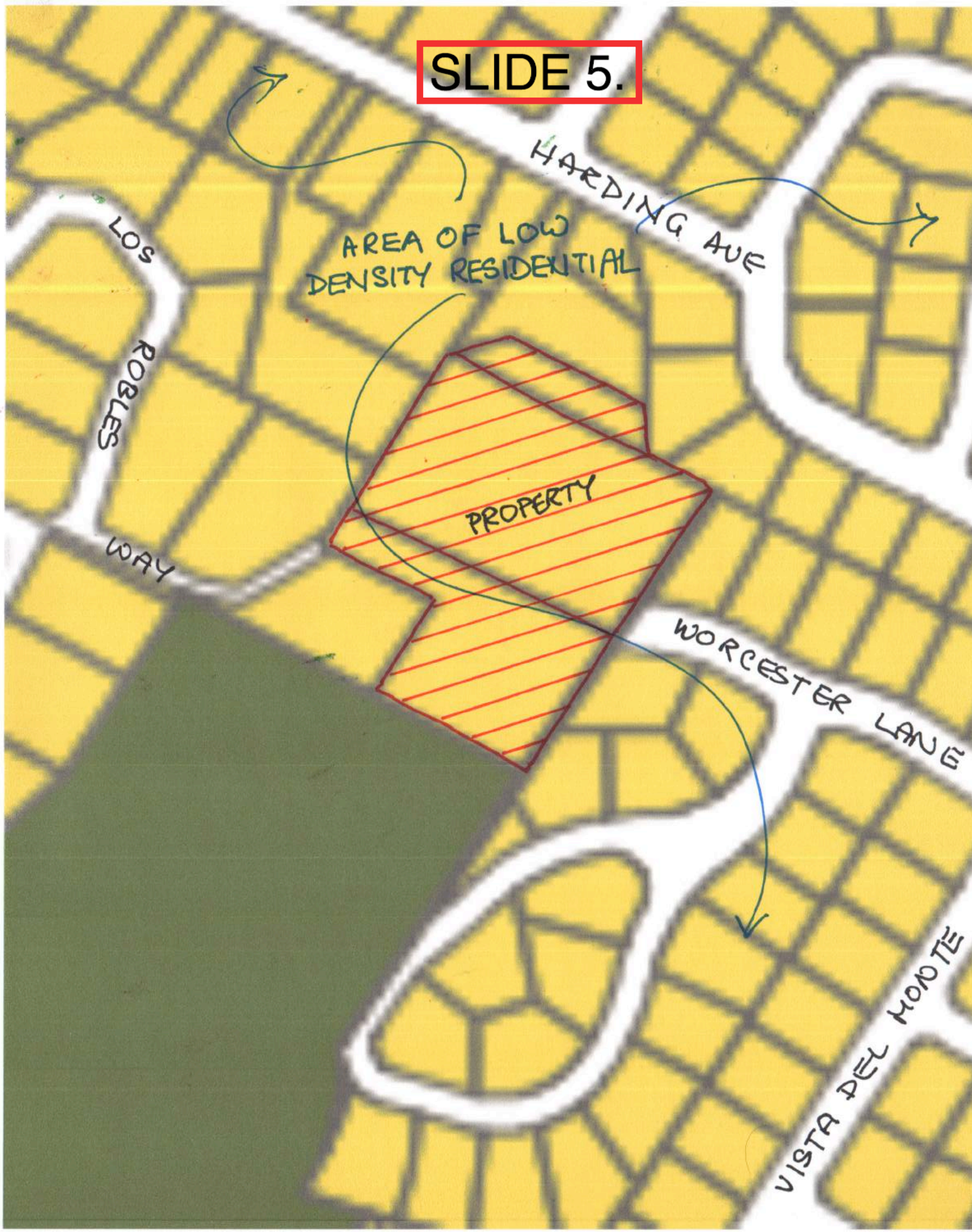


Source: Town of Los Gatos, 2008; Santa Clara County Office of the Assessor, 2008.

General Plan Land Use	High Density Residential	Service Commercial	Agriculture
Hillside Residential	Mixed-Use Commercial	Office Professional	Open Space
Low Density Residential	Central Business District	Light Industrial	North Forty Specific Plan Overlay
Medium Density Residential	Neighborhood Commercial	Public	

FIGURE LU-3

SLIDE 5.



LOS

ROBLES

WAY

AREA OF LOW
DENSITY RESIDENTIAL

HARDING AVE

PROPERTY

WORCESTER LANE

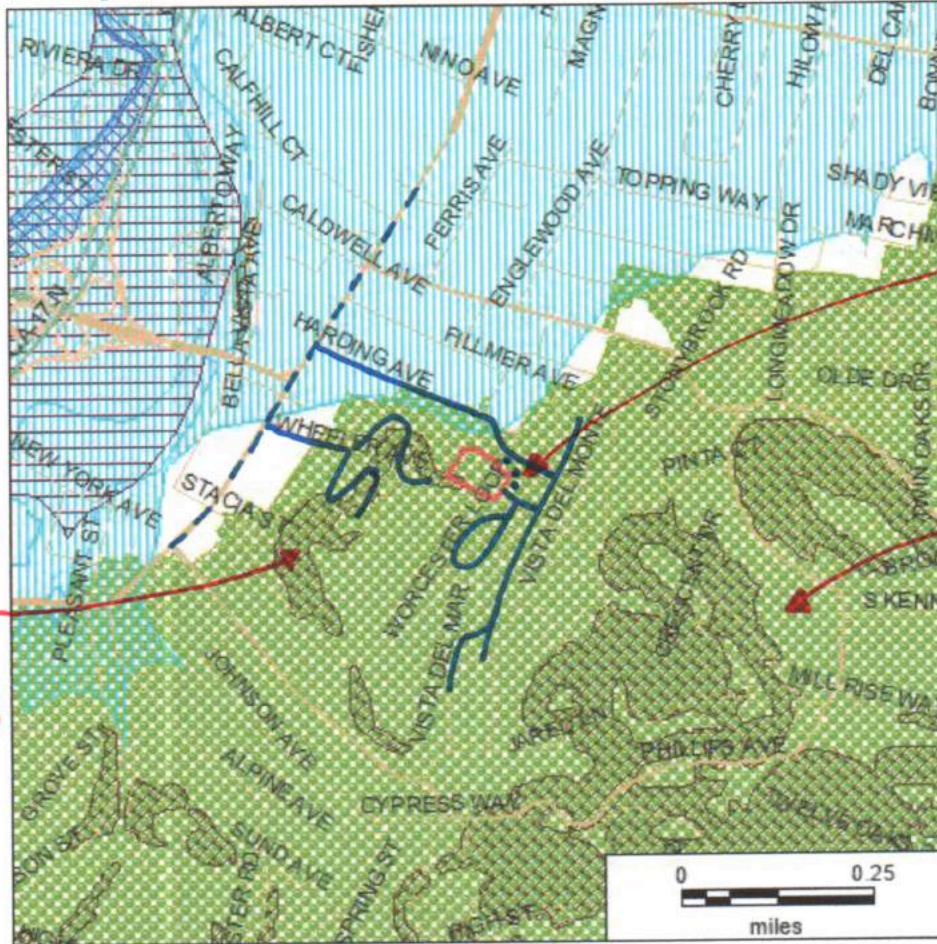
VISTA DEL MONTE

**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.

THE ENTIRE AREA IS IN A FIRE HAZARD ZONE.

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

Subject Property

NO	[Blue hatched]	Special Flood Hazard Area
NO	[Light blue hatched]	Area of Potential Flooding, Dam Failure
YES	[Green hatched]	<u>Very High Fire Hazard Severity Zone</u>
NO	[Yellow hatched]	Wildland Area, Substantial Forest Fire Risk
NO	[Red hatched]	Earthquake Fault Zone
PARTIAL	[Orange hatched]	<u>Seismic Hazard Zone, Landslide</u>
NO	[Purple hatched]	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.

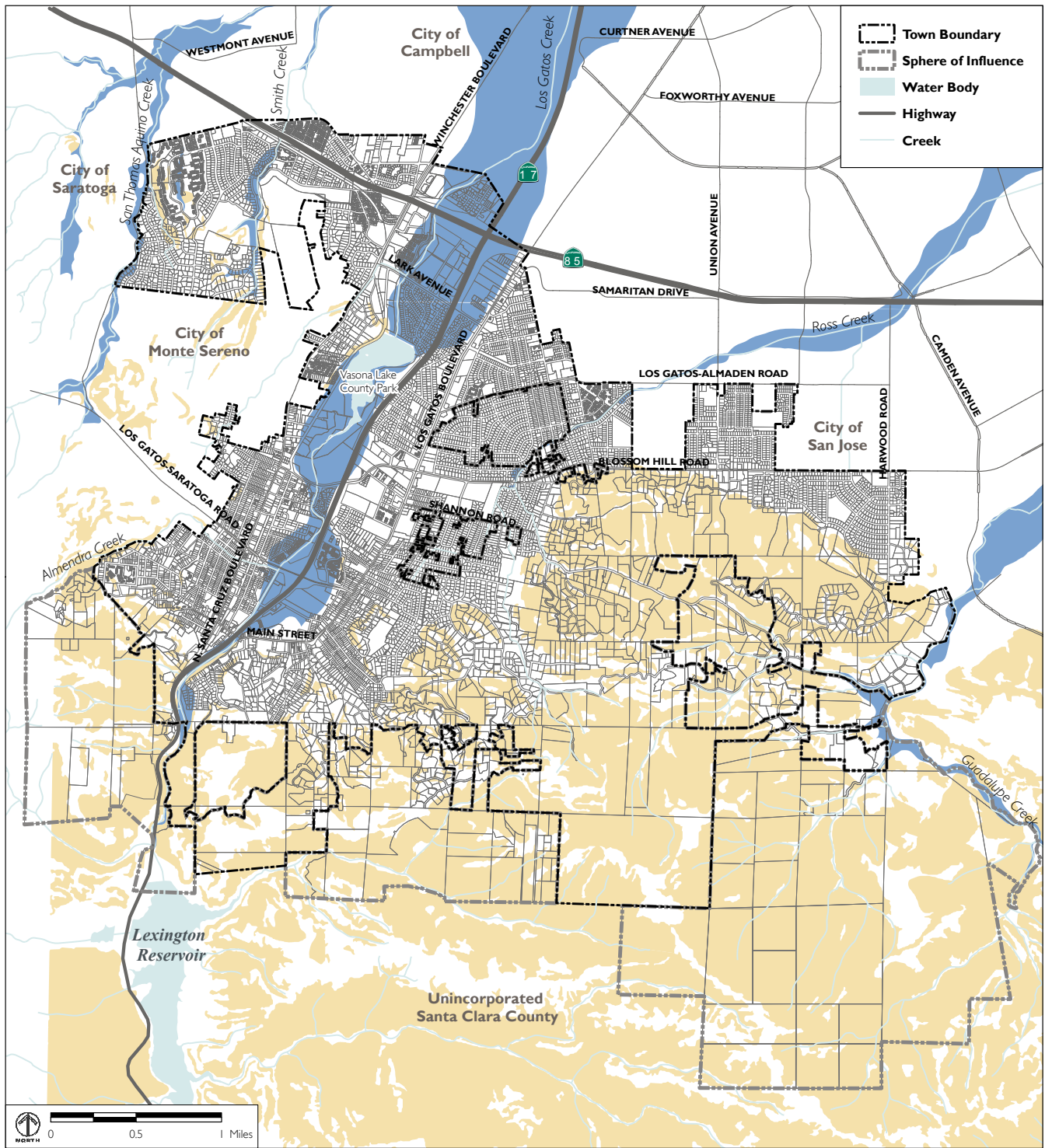
Received Pg 1-50:

Sign _____ DATE _____

Sign _____ DATE _____

SLIDE 6.

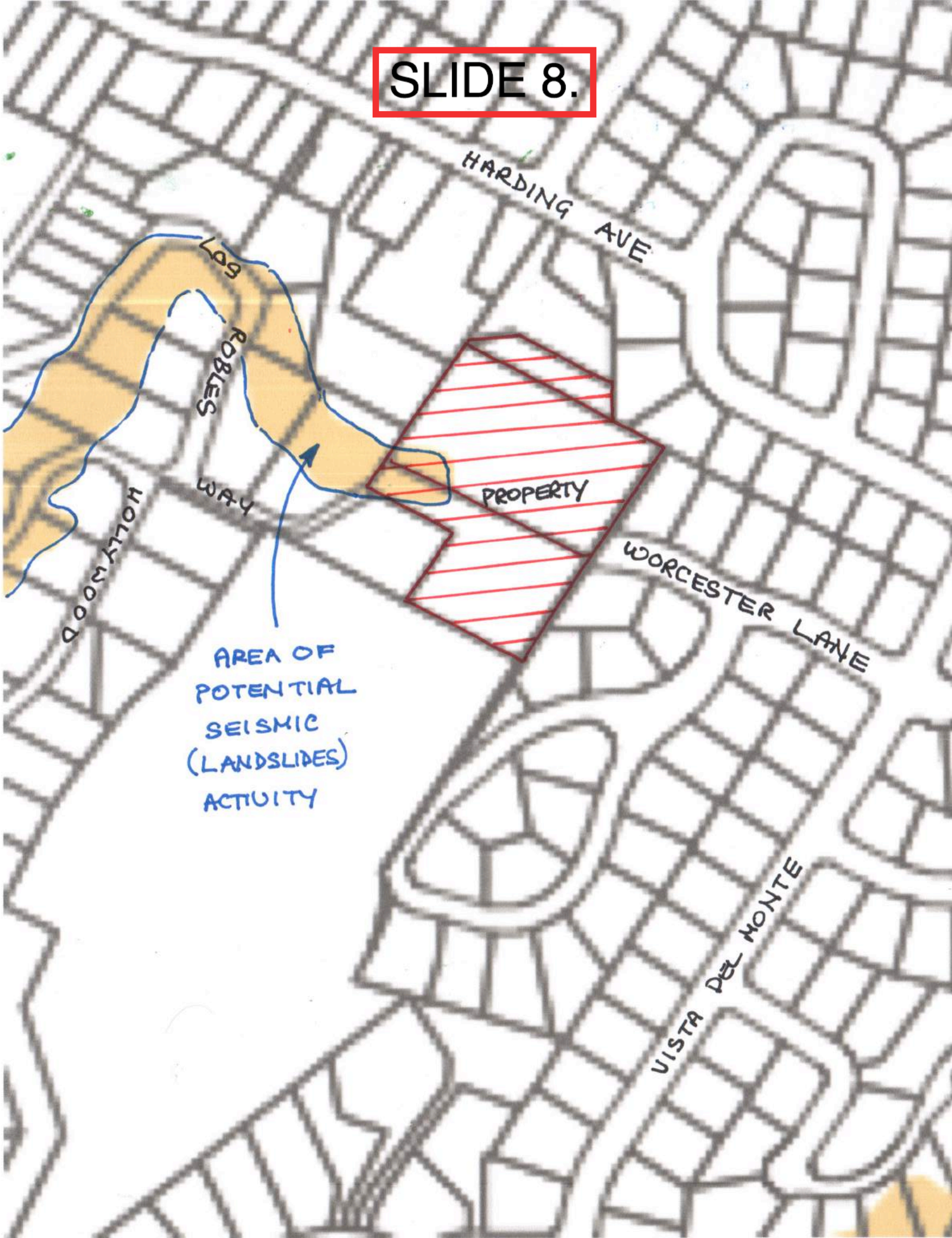
SLIDE 7.



Liquefaction Zone
 Landslide Zone

FIGURE SAF-2
SEISMIC HAZARDS

SLIDE 8.



HARDING AVE

LOG ROBLES WAY

LOG ROBLES WAY

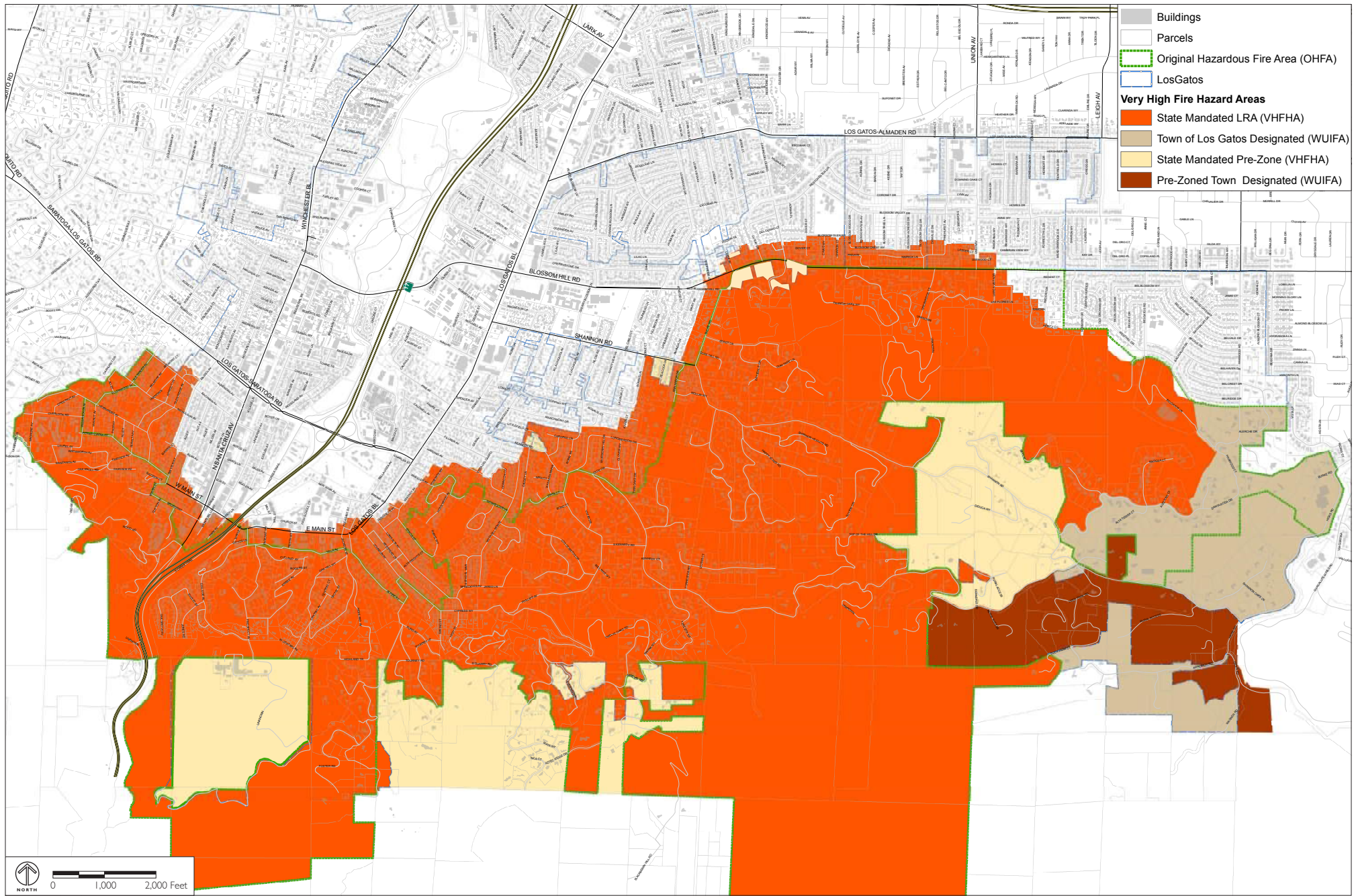
HOLLYWOOD

PROPERTY

WORCESTER LANE

AREA OF POTENTIAL SEISMIC (LANDSLIDES) ACTIVITY

VISTA DEL MONTE



Source: Town of Los Gatos and Santa Clara County Fire Department, 2009.

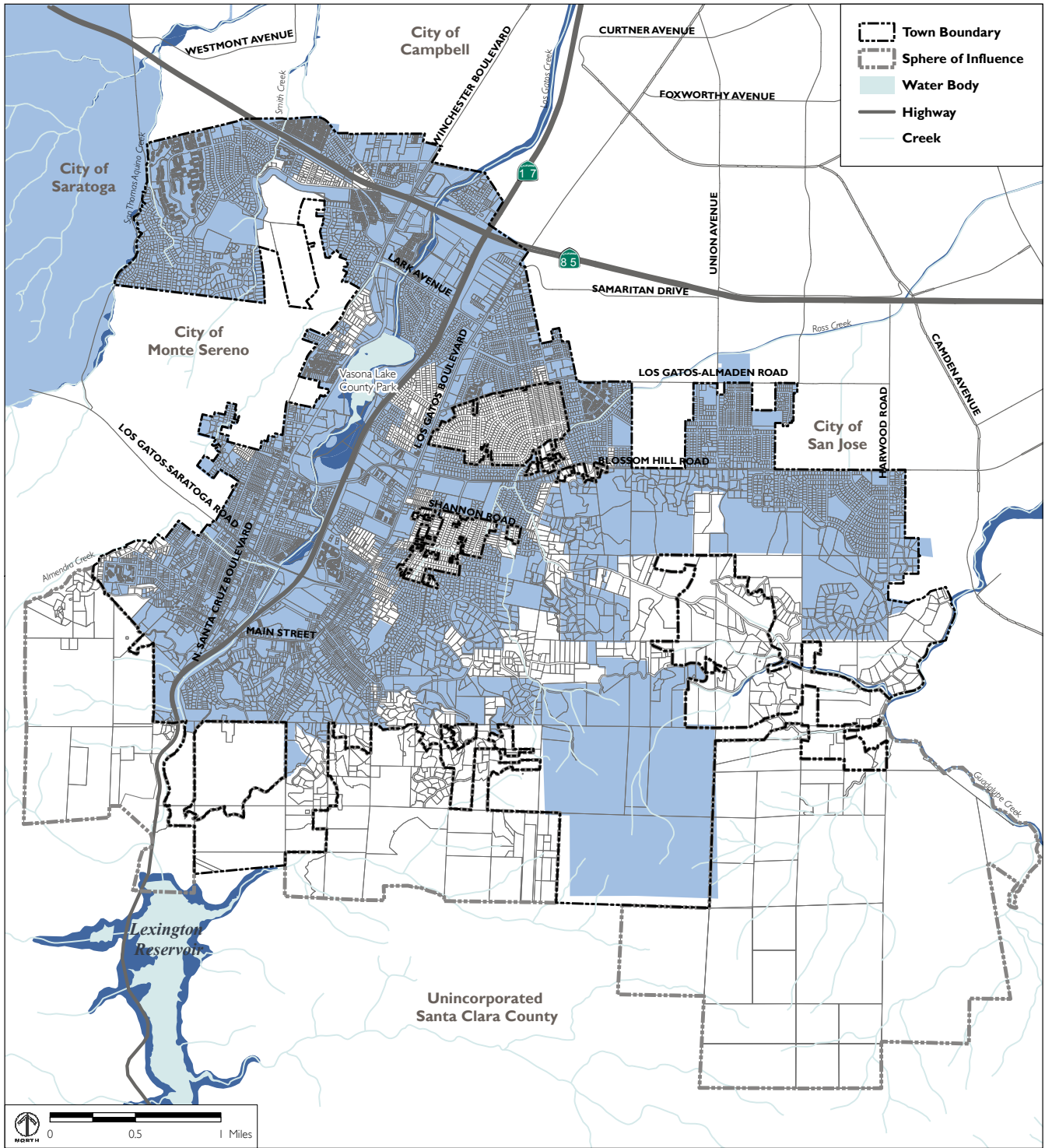
SLIDE 9.

FIGURE SAF-3
 WILDLAND - URBAN INTERFACE FIRE AREA

SLIDE 10.



SLIDE 11.

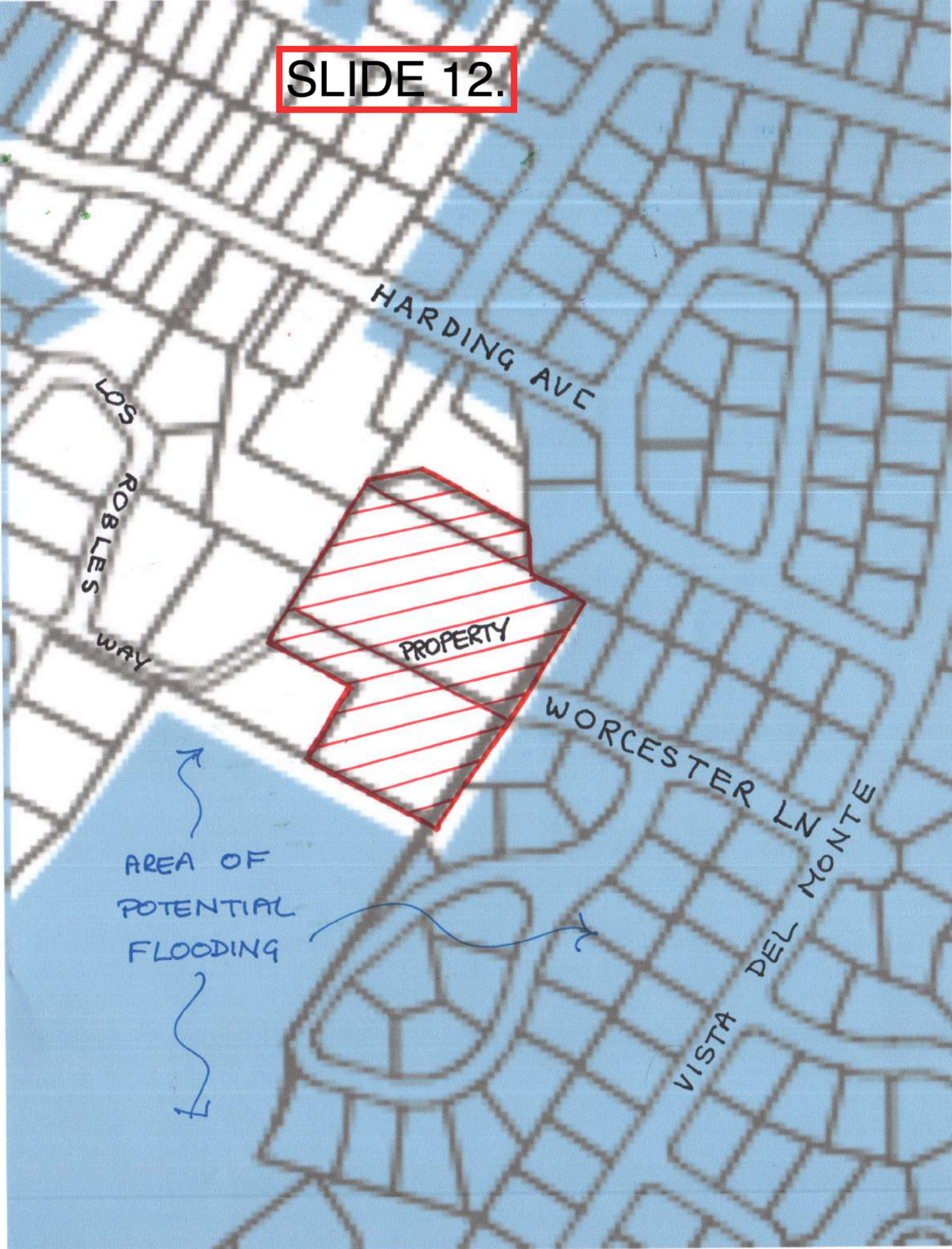


Source: DC&E, 2010; Town of Los Gatos, 2009; Federal Emergency Management Agency, 2009.

- 100-year flood zone
- 500-year flood zone

FIGURE SAF-4
FEMA FLOOD ZONES

SLIDE 12.



AREA OF
POTENTIAL
FLOODING