

RECEIVED

OCT 0 / 2019

TOWN OF LOS GATOS  
PLANNING DIVISION

October 10, 2019

To: The Los Gatos Planning Commission

Regarding: 56 Central Ave. Proposal for New Construction

Dear Planners,

I am sorry that the Bothman's had never shared their proposed design with me in the early stages of their project and that we are doing this at the 11<sup>th</sup> hour. I did not see their plans until I looked online when a sign was posted for the DRC meeting on the property gates. I assumed being their next-door neighbor that the impact on my property would be considered before they had invested so much time.

I spoke at the DRC meetings and raised my objections to so many trees being removed and to how large and close to my home they were building.

After the DRC meetings I spoke with the Bothman's and expressed my desire to find some solutions for both of us. They said they could order the survey and they have made some concessions. They have not ordered a survey. I invited them to look at their lot and flagging from my bedroom and balcony. They haven't.

I have 4 major objections to this project:

- 1) The 5' setback reduction on both sides. (privacy and noise issues) **(See drawing #1)**
- 2) The large size and design of the home **(See Stewart report for home sizes)**
- 3) The placement of windows **(See drawing #2)**
- 3) The number of mature healthy trees they want to take out

**Background:**

We sold the property to the Bothman's in 2018. I was the listing agent and they had their own agent. I sent them the following message that I received from Joel Paulson prior to their removing their contingencies.

Leslie Morley <[lmorley@serenogroup.com](mailto:lmorley@serenogroup.com)>

Fri, Apr 20,  
2018, 11:32 AM

to Andrew

I inquired with the Los Gatos Planning Manager about setbacks. This is what he said:

Leslie – Regarding side setbacks it would be appropriate to say that they can submit an Architecture and Site application requesting setbacks less than 10 feet with adequate justification and information regarding other properties in the immediate neighborhood that may have similar setback configuration. The Town Code allows these types of requests on existing non-conforming lots without having to process a Variance application. The request would then be considered by staff as part of their review of an Architecture and Site application. However, this is a discretionary review process so until we have all the information and review a pending application we couldn't make any type of blanket statement that a reduced setback will be approved. If you have other questions moving forward you can direct them to the Planning Counter for assistance. If you have any other questions on this let me know. Thanks.

**Joel Paulson • Community Development Director**

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

Ph: 408.354.6879 • jpaulson@losgatosca.gov

I made it clear in writing, and verbally in 2018 before they purchased the property, that I did not know where the exact property lines were and they would need to survey the lines. I have repeatedly asked them to survey the line between us

I worry because they have been less than forthright with me in the past and I fear that they will just do what they want and may not build to the approved plans.

**Objections: Reduced Setbacks**

I have walked my neighborhood and there are very few homes with reduced setbacks. The few homes that have reduced setbacks have the reduction on only one side and most of those have used block glass or no windows for mitigation. The 3 50' lots across the street have 10-foot setbacks on both sides. **I do not feel that a reduction in side setbacks for both sides is compatible with the neighborhood or appropriate because my home is so close to the property line. (See drawing #3)**

In Willow Glen and the Rose Garden there are many 50' lot subdivisions. Typically they have 10+ setbacks on one side and 5' on the other side, they are not 5' on both sides.

It will be a huge impact on me to have their home so close and to lose part of my balcony. At the DRC meeting I thought it was the second story of their design that I

needed to worry about because I have almost 12' of 7' high glass windows and doors off of my master bedroom, privacy. The 2<sup>nd</sup> floor windows and balcony will be looking down on my master bedroom and balcony. **(See drawing #3)**

A 5' setback on their property will not be enough room to have trees to provide some privacy.

Looking at the plans later I realized I missed a huge point. The top of their 1<sup>st</sup> floor will be 16' above my 1<sup>st</sup> floor grade. That puts their kitchen window above their sink staring directly into my balcony and master bedroom on my second floor. I was shocked to discover this. I can't think that they would want this either. I called their architect and he said the 4' by 5' window would be almost centered on my 2<sup>nd</sup> floor balcony. The bottom edge will be about 6" above my balcony floor and it will go above the balcony railing, and the window will be 5' from my railing if you approve the setback. Who would want that? **(See drawing #1 and #2)**

Noise is another big reason I want a 10' setback. I will be able to hear their conversations inside and out. I don't have air conditioning and I sleep with my doors open almost year round and I use my balcony a lot.

Their streetscape is inaccurately portraying my house in relation to theirs.

They used 3 homes to show setback compatibility; 60 64, and 70. My home, (60 Central) I consider as a poor example because for years it was used as one property and it was not close to either neighbor. On the north side the cottage was built next to a driveway and 30+ feet from the next home. On the middle lot the house was 35 feet away from the cottage and the other side was over 50 feet from the neighbors house. 64 Central has a reduced setback on only one side and 70 Central is 5' from the 10' driveway for 64 and over 15+' on the other side.

I want the setback to remain at 10' on my side and I would like the kitchen window to be eliminated because it looks directly into my master bedroom.

### **Objection: Size**

I have provided my source for the home sizes in the neighborhood. I calculated the average square footage for Central Ave where the subject property is to the intersection of Oak Hill, the upper end of Central Ave., W. Central Ave., and Central Court.

Central 1827' Upper Central 2125' W Central 1819' Central Ct. 2285'  
(by subject property)

The overall average for the neighborhood is 2153'. The proposed home is 4,997 with the cellar and ADU., or 4245 without the ADU. There are 6 homes out of 43

that are over 3000 SF. The average size is 3324 SF. There are no homes over 4000 SF. This will be the largest home in the neighborhood. I feel that it should not adversely affect its' neighbors and get a reduced setback to accommodate this extra size..

I am concerned about the grading process and how my property will be protected during construction. How will my land be supported, my home protected from damage caused by the excavation process and the Oak Tree in front of my living room be protected?

**Objection: # of Mature Trees Being Removed**

I bought in Los Gatos 28 years ago because of all the beautiful mature trees. If all owners in Los Gatos asked to remove all their mature trees and replace them with 15' box trees Los Gatos would be a different place. The trees and the old homes are the ambiance of this town. I have included an article about the benefits of mature trees by the University of North Carolina.

I can see someone needing to take out trees to build, but I don't know why one would need to take out every large tree on their lot. I thought the town protected oaks and other trees. The palm tree has been home to 7 owls during my ownership. The most recent owl was there in 2018. Owls are amazing and they keep the rodent population down. It will be sad to see all 8 mature trees removed on 56 Central. I can understand the deodar cedar and the oak tree on the south side of the cottage being removed. But I don't see why the Blue Oak, which is listed as in good condition needs to be removed or the Palm.

These are my thoughts. I did not mean to write so much, but this way I can be more brief at the meeting and you will have more time to consider my position and think of any questions you would have for me. You are welcome to call me and come and look at the site.

Sincerely,  
Leslie Morley  
60 Central Ave.  
408 656-7100

RECEIVED

OCT 07 2019

TOWN OF LOS GATOS  
PLANNING DIVISION





RECEIVED

OCT 0 / 2019

TOWN OF LOS GATOS  
PLANNING DIVISION



RECEIVED

OCT 07 2019

TOWN OF LOS GATOS  
PLANNING DIVISION

# Seven Line Report

29,602 / 13 = 2,277" avg. S.F. on block for  
 proposed house  
 Santa Clara County Data as of: 09/24/2019

Central Ave

Number of Properties: 45

1	<b>Owner Name:</b> Ravel Stephen And Ann <b>Site Address:</b> 25 Central Ave, Los Gatos, CA 95030 <b>Mailing Address:</b> 25 Central Ave, Los Gatos, CA 95030, (No Mail) <b>Legal Description:</b> Lot 76 <b>APN:</b> 529-35-029 <b>Sale / Rec Date:</b> 12/06/1988 / 12/13/1988 <b>Assessed Value:</b> \$1,093,461	<b>Land Use:</b> SFR <b>Sale Price / Type:</b> \$650,000 / Full Value <b>Land Value:</b> \$420,560	<b>Year Built / Eff:</b> 1986 / 1986 <b>Living Area:</b> 2,090 <b>Lot Area / Acres:</b> 7,500 / 0.17 <b>Res / Comm Units:</b> 1 / <b>Bedrooms:</b> 3 <b>Baths (F / H):</b> 3 / <b>Improvement Value:</b> \$672,901
2	<b>Owner Name:</b> Anzalone Joseph And Kimberly <b>Site Address:</b> 39 Central Ave, Los Gatos, CA 95030 <b>Mailing Address:</b> 39 Central Ave, Los Gatos, CA 95030 <b>Legal Description:</b> Lot 77 <b>APN:</b> 529-35-028 <b>Sale / Rec Date:</b> 08/22/2002 / 08/29/2002 <b>Assessed Value:</b> \$2,337,028	<b>Land Use:</b> SFR <b>Sale Price / Type:</b> \$1,800,000 / Full Va... <b>Land Value:</b> \$1,168,514	<b>Year Built / Eff:</b> 1998 / 1998 <b>Living Area:</b> 3,554 <b>Lot Area / Acres:</b> 7,500 / 0.17 <b>Res / Comm Units:</b> 1 / <b>Bedrooms:</b> 3 <b>Baths (F / H):</b> 3 / 1 <b>Improvement Value:</b> \$1,168,514
3	<b>Owner Name:</b> Rodman Marlene <b>Site Address:</b> 42 Central Ave, Los Gatos, CA 95030 <b>Mailing Address:</b> 42 Central Ave, Los Gatos, CA 95030 <b>Legal Description:</b> <b>APN:</b> 529-35-043 <b>Sale / Rec Date:</b> <b>Assessed Value:</b> \$728,351	<b>Land Use:</b> Apartment <b>Sale Price / Type:</b> <b>Land Value:</b> \$254,916	<del> <b>Year Built / Eff:</b> 1901 / 1947  <b>Living Area:</b> 8,150  <b>Lot Area / Acres:</b> 33,625 / 0.77  <b>Res / Comm Units:</b> 8 /  <b>Bedrooms:</b> 0  <b>Baths (F / H):</b> 0 / 0  <b>Improvement Value:</b> \$473,435                 </del>
4	<b>Owner Name:</b> Harrison Mary T <b>Site Address:</b> 44 Central Ave, Los Gatos, CA 95030 <b>Mailing Address:</b> 50 Central Ave, Los Gatos, CA 95030, (No Mail) <b>Legal Description:</b> Lot B <b>APN:</b> 529-35-056 <b>Sale / Rec Date:</b> <b>Assessed Value:</b> \$50,896	<b>Land Use:</b> SFR <b>Sale Price / Type:</b> <b>Land Value:</b> \$32,907	<b>Year Built / Eff:</b> 1900 / <b>Living Area:</b> 1,200 <b>Lot Area / Acres:</b> 11,280 / 0.25 <b>Res / Comm Units:</b> 1 / <b>Bedrooms:</b> 4 <b>Baths (F / H):</b> 1 / <b>Improvement Value:</b> \$17,989
5	<b>Owner Name:</b> Cocchiglia, Paolo / Cocchiglia, Kathryn G <b>Site Address:</b> 45 Central Ave, Los Gatos, CA 95030 <b>Mailing Address:</b> 45 Central Ave, Los Gatos, CA 95030, (No Mail) <b>Legal Description:</b> <b>APN:</b> 529-35-065 <b>Sale / Rec Date:</b> 06/18/2014 / 07/03/2014 <b>Assessed Value:</b> \$2,370,260	<b>Land Use:</b> SFR <b>Sale Price / Type:</b> \$2,240,000 / Full Va... <b>Land Value:</b> \$1,292,869	<b>Year Built / Eff:</b> 1998 / <b>Living Area:</b> 2,474 <b>Lot Area / Acres:</b> 7,500 / 0.17 <b>Res / Comm Units:</b> <b>Bedrooms:</b> 4 <b>Baths (F / H):</b> 3 / 0 <b>Improvement Value:</b> \$1,077,391
6	<b>Owner Name:</b> Harrison, Eric <b>Site Address:</b> 50 Central Ave, Los Gatos, CA 95030 <b>Mailing Address:</b> 67 Grove St, Los Gatos, CA 95030 <b>Legal Description:</b> Lot A <b>APN:</b> 529-35-055 <b>Sale / Rec Date:</b> <b>Assessed Value:</b> \$126,498	<b>Land Use:</b> SFR <b>Sale Price / Type:</b> <b>Land Value:</b> \$32,907	<b>Year Built / Eff:</b> 1969 / 1969 <b>Living Area:</b> 1,792 <b>Lot Area / Acres:</b> 6,000 / 0.26 <b>Res / Comm Units:</b> 1 / <b>Bedrooms:</b> 3 <b>Baths (F / H):</b> 2 / <b>Improvement Value:</b> \$93,591
7	<b>Owner Name:</b> White Stephen F And Eileen M <b>Site Address:</b> 51 Central Ave, Los Gatos, CA 95030 <b>Mailing Address:</b> 51 Central Ave, Los Gatos, CA 95030 <b>Legal Description:</b> <b>APN:</b> 529-35-064 <b>Sale / Rec Date:</b> <b>Assessed Value:</b> \$1,340,500	<b>Land Use:</b> SFR <b>Sale Price / Type:</b> <b>Land Value:</b> \$644,845	<b>Year Built / Eff:</b> 1998 / 1998 <b>Living Area:</b> 2,474 <b>Lot Area / Acres:</b> 7,500 / 0.17 <b>Res / Comm Units:</b> 1 / <b>Bedrooms:</b> 3 <b>Baths (F / H):</b> 3 / <b>Improvement Value:</b> \$695,655

house with  
2 units

RECEIVED

OCT 07 2019

TOWN OF LOS GATOS  
 PLANNING DIVISION



8	<b>Owner Name:</b> Bothman, Robert A / Bothman, Sharon Yvette <b>Site Address:</b> 56 Central Ave, Los Gatos, CA 95030 <b>Mailing Address:</b> 226 Sunnyside Ave, Campbell, CA 95008 <b>Legal Description:</b> <b>APN:</b> 529-35-068 <b>Sale / Rec Date:</b> <b>Assessed Value:</b> \$1,428,000	<b>Land Use:</b> Vacant -Residential L... <b>Sale Price / Type:</b> <b>Land Value:</b> \$1,428,000	<b>Year Built / Eff:</b> <b>Living Area:</b> 0 <b>Lot Area / Acres:</b> 0 / 0.0 <b>Res / Comm Units:</b> <b>Bedrooms:</b> <b>Baths (F / H):</b> 0 / 0 <b>Improvement Value:</b>	Proposed house site
9	<b>Owner Name:</b> Pierson Albert Leslie And Carole Susan Trus <b>Site Address:</b> 57 Central Ave, Los Gatos, CA 95030 <b>Mailing Address:</b> 57 Central Ave, Los Gatos, CA 95030 <b>Legal Description:</b> Map A1 893 <b>APN:</b> 529-35-026 <b>Sale / Rec Date:</b> 08/11/1995 / 08/18/1995 <b>Assessed Value:</b> \$1,085,773	<b>Land Use:</b> SFR <b>Sale Price / Type:</b> \$345,000 / Full Value <b>Land Value:</b> \$431,875	<b>Year Built / Eff:</b> 1996 / 1996 <b>Living Area:</b> 3,127 <b>Lot Area / Acres:</b> 15,000 / 0.34 <b>Res / Comm Units:</b> 1 / <b>Bedrooms:</b> 4 <b>Baths (F / H):</b> 3 / <b>Improvement Value:</b> \$653,898	
10	<b>Owner Name:</b> Morley, Leslie / Gentile, Edward L <b>Site Address:</b> 60 Central Ave, Los Gatos, CA 95030 <b>Mailing Address:</b> Central Ave, Los Gatos, CA 95030 <b>Legal Description:</b> <b>APN:</b> 529-35-067 <b>Sale / Rec Date:</b> <b>Assessed Value:</b> \$631,234	<b>Land Use:</b> SFR <b>Sale Price / Type:</b> <b>Land Value:</b> \$203,227	<b>Year Built / Eff:</b> <b>Living Area:</b> 0 <b>Lot Area / Acres:</b> 0 / 0.0 <b>Res / Comm Units:</b> <b>Bedrooms:</b> <b>Baths (F / H):</b> 0 / 0 <b>Improvement Value:</b> \$428,007	My home
11	<b>Owner Name:</b> Kugler Patrick And Hyun <b>Site Address:</b> 61 Central Ave, Los Gatos, CA 95030 <b>Mailing Address:</b> 61 Central Ave, Los Gatos, CA 95030, (No Mail) <b>Legal Description:</b> Map D Pg 35 Part Of Lot 82,83 <b>APN:</b> 529-35-025 <b>Sale / Rec Date:</b> 06/26/2014 / 06/27/2014 <b>Assessed Value:</b> \$1,565,952	<b>Land Use:</b> SFR <b>Sale Price / Type:</b> \$1,425,000 / Full Va... <b>Land Value:</b> \$1,346,171	<b>Year Built / Eff:</b> 1960 / 1960 <b>Living Area:</b> 2,284 <b>Lot Area / Acres:</b> 11,250 / 0.25 <b>Res / Comm Units:</b> 1 / <b>Bedrooms:</b> 3 <b>Baths (F / H):</b> 2 / <b>Improvement Value:</b> \$219,781	
12	<b>Owner Name:</b> Malone Daniel P And West Joan M <b>Site Address:</b> 64 Central Ave, Los Gatos, CA 95030 <b>Mailing Address:</b> 64 Central Ave, Los Gatos, CA 95030 <b>Legal Description:</b> Lot 58 <b>APN:</b> 529-35-040 <b>Sale / Rec Date:</b> 08/30/2006 / 09/13/2006 <b>Assessed Value:</b> \$1,845,520	<b>Land Use:</b> SFR <b>Sale Price / Type:</b> \$1,537,000 / Full Va... <b>Land Value:</b> \$1,107,240	<b>Year Built / Eff:</b> 1970 / <b>Living Area:</b> 2,044 <b>Lot Area / Acres:</b> 7,350 / 0.16 <b>Res / Comm Units:</b> 1 / <b>Bedrooms:</b> 3 <b>Baths (F / H):</b> 2 / 1 <b>Improvement Value:</b> \$738,280	
13	<b>Owner Name:</b> Faries David A And Vivien H <b>Site Address:</b> 67 Central Ave, Los Gatos, CA 95030 <b>Mailing Address:</b> 67 Central Ave, Los Gatos, CA 95030 <b>Legal Description:</b> <b>APN:</b> 529-35-024 <b>Sale / Rec Date:</b> / 01/01/1973 <b>Assessed Value:</b> \$80,717	<b>Land Use:</b> SFR <b>Sale Price / Type:</b> <b>Land Value:</b> \$37,254	<b>Year Built / Eff:</b> 1915 / 1930 <b>Living Area:</b> 1,746 <b>Lot Area / Acres:</b> 11,250 / 0.25 <b>Res / Comm Units:</b> 2 / <b>Bedrooms:</b> 2 <b>Baths (F / H):</b> 2 / <b>Improvement Value:</b> \$43,463	
14	<b>Owner Name:</b> Rogge Karen Marie <b>Site Address:</b> 70 Central Ave, Los Gatos, CA 95030 <b>Mailing Address:</b> 70 Central Ave, Los Gatos, CA 95030, (No Mail) <b>Legal Description:</b> Lot 57 <b>APN:</b> 529-35-039 <b>Sale / Rec Date:</b> 06/01/2004 / 06/08/2004 <b>Assessed Value:</b> \$1,943,695	<b>Land Use:</b> SFR <b>Sale Price / Type:</b> \$1,525,000 / Full Va... <b>Land Value:</b> \$1,019,644	<b>Year Built / Eff:</b> 1982 / 1982 <b>Living Area:</b> 2,488 <b>Lot Area / Acres:</b> 9,940 / 0.22 <b>Res / Comm Units:</b> 1 / <b>Bedrooms:</b> 3 <b>Baths (F / H):</b> 2 / 1 <b>Improvement Value:</b> \$924,051	
15	<b>Owner Name:</b> Swisher Gregory M And Valerie M <b>Site Address:</b> 71 Central Ave, Los Gatos, CA 95030 <b>Mailing Address:</b> 8310 Franz Valley Rd, Calistoga, CA 94515 <b>Legal Description:</b> Lot 85 <b>APN:</b> 529-35-023 <b>Sale / Rec Date:</b> 06/20/1997 / 06/27/1997 <b>Assessed Value:</b> \$946,154	<b>Land Use:</b> SFR <b>Sale Price / Type:</b> \$544,000 / Full Value <b>Land Value:</b> \$547,507	<b>Year Built / Eff:</b> 1906 / 1985 <b>Living Area:</b> 2,126 <b>Lot Area / Acres:</b> 7,500 / 0.17 <b>Res / Comm Units:</b> 1 / <b>Bedrooms:</b> 3 <b>Baths (F / H):</b> 2 / 1 <b>Improvement Value:</b> \$398,647	

Upper Central Ave starts on next page

Upper Central Ave 37,247/18 = 2069 avg. SF for upper Central Ave

16	<b>Owner Name:</b> Brennan, Brent / Brennan, Courtney <b>Site Address:</b> 86 Central Ave, Los Gatos, CA 95030 <b>Mailing Address:</b> 86 Central Ave, Los Gatos, CA 95030 <b>Legal Description:</b> Lot 86 <b>APN:</b> 529-35-057 <b>Sale / Rec Date:</b> 01/21/2017 / 01/19/2017 <b>Assessed Value:</b> \$2,589,555	<b>Land Use:</b> SFR <b>Sale Price / Type:</b> \$2,464,000 / Full Va... <b>Land Value:</b> \$1,768,680	<b>Year Built / Eff:</b> 1920 / 1980 <b>Living Area:</b> 2,698 <b>Lot Area / Acres:</b> 15,000 / 0.34 <b>Res / Comm Units:</b> 1 / <b>Bedrooms:</b> 4 <b>Baths (F / H):</b> 3 / <b>Improvement Value:</b> \$820,875
17	<b>Owner Name:</b> Kanner, Edward N <b>Site Address:</b> 106 Central Ave, Los Gatos, CA 95030 <b>Mailing Address:</b> 6589 Springpath Ln, San Jose, CA 95120 <b>Legal Description:</b> <b>APN:</b> 529-32-023 <b>Sale / Rec Date:</b> 06/24/1997 / 07/01/1997 <b>Assessed Value:</b> \$715,689	<b>Land Use:</b> SFR <b>Sale Price / Type:</b> \$500,000 / Full Value <b>Land Value:</b> \$536,770	<b>Year Built / Eff:</b> 1956 / 1956 <b>Living Area:</b> 1,529 <b>Lot Area / Acres:</b> 12,750 / 0.29 <b>Res / Comm Units:</b> 1 / <b>Bedrooms:</b> 3 <b>Baths (F / H):</b> 2 / <b>Improvement Value:</b> \$178,919
18	<b>Owner Name:</b> Campbell Timothy And Andrea <b>Site Address:</b> 112 Central Ave, Los Gatos, CA 95030 <b>Mailing Address:</b> 112 Central Ave, Los Gatos, CA 95030 <b>Legal Description:</b> Lot 52,53 <b>APN:</b> 529-32-024 <b>Sale / Rec Date:</b> 11/03/1998 / 11/10/1998 <b>Assessed Value:</b> \$758,533	<b>Land Use:</b> SFR <b>Sale Price / Type:</b> \$540,000 / Full Value <b>Land Value:</b> \$455,053	<b>Year Built / Eff:</b> 1956 / 1957 <b>Living Area:</b> 1,608 <b>Lot Area / Acres:</b> 11,250 / 0.25 <b>Res / Comm Units:</b> 1 / <b>Bedrooms:</b> 3 <b>Baths (F / H):</b> 2 / <b>Improvement Value:</b> \$303,480
19	<b>Owner Name:</b> Ely Dennis R And Ingeborg R <b>Site Address:</b> 122 Central Ave, Los Gatos, CA 95030 <b>Mailing Address:</b> 122 Central Ave, Los Gatos, CA 95030 <b>Legal Description:</b> <b>APN:</b> 529-32-025 <b>Sale / Rec Date:</b> <b>Assessed Value:</b> \$149,900	<b>Land Use:</b> SFR <b>Sale Price / Type:</b> <b>Land Value:</b> \$72,672	<b>Year Built / Eff:</b> 1958 / 1958 <b>Living Area:</b> 1,021 <b>Lot Area / Acres:</b> 10,950 / 0.25 <b>Res / Comm Units:</b> 1 / <b>Bedrooms:</b> 2 <b>Baths (F / H):</b> 1 / <b>Improvement Value:</b> \$77,228
20	<b>Owner Name:</b> Barsten Gregory S And Jana L <b>Site Address:</b> 123 Central Ave, Los Gatos, CA 95030 <b>Mailing Address:</b> 123 Central Ave, Los Gatos, CA 95030, (No Mail) <b>Legal Description:</b> Lot 24 <b>APN:</b> 529-36-009 <b>Sale / Rec Date:</b> 10/02/1996 / 10/09/1996 <b>Assessed Value:</b> \$827,779	<b>Land Use:</b> SFR <b>Sale Price / Type:</b> \$517,000 / <b>Land Value:</b> \$452,607	<b>Year Built / Eff:</b> 1945 / 1990 <b>Living Area:</b> 1,888 <b>Lot Area / Acres:</b> 9,583 / 0.22 <b>Res / Comm Units:</b> 1 / <b>Bedrooms:</b> 3 <b>Baths (F / H):</b> 3 / <b>Improvement Value:</b> \$375,172
21	<b>Owner Name:</b> Kain Timothy J And Lucy L <b>Site Address:</b> 126 Central Ave, Los Gatos, CA 95030 <b>Mailing Address:</b> 126 Central Ave, Los Gatos, CA 95030, (No Mail) <b>Legal Description:</b> Lot 41 <b>APN:</b> 529-32-026 <b>Sale / Rec Date:</b> 04/08/1998 / 04/15/1998 <b>Assessed Value:</b> \$894,290	<b>Land Use:</b> SFR <b>Sale Price / Type:</b> \$553,000 / Full Value <b>Land Value:</b> \$474,933	<b>Year Built / Eff:</b> 1959 / 1967 <b>Living Area:</b> 2,276 <b>Lot Area / Acres:</b> 7,020 / 0.16 <b>Res / Comm Units:</b> 1 / <b>Bedrooms:</b> 3 <b>Baths (F / H):</b> 2 / 1 <b>Improvement Value:</b> \$419,357
22	<b>Owner Name:</b> Davis, Stephen / Davis, Chiappari Christy <b>Site Address:</b> 129 Central Ave, Los Gatos, CA 95030 <b>Mailing Address:</b> 129 Central Ave, Los Gatos, CA 95030 <b>Legal Description:</b> Lot 25 <b>APN:</b> 529-36-008 <b>Sale / Rec Date:</b> 09/24/2007 / 10/02/2007 <b>Assessed Value:</b> \$1,813,334	<b>Land Use:</b> SFR <b>Sale Price / Type:</b> \$1,540,000 / Full Va... <b>Land Value:</b> \$1,159,828	<b>Year Built / Eff:</b> 1973 / 1973 <b>Living Area:</b> 2,313 <b>Lot Area / Acres:</b> 10,780 / 0.25 <b>Res / Comm Units:</b> 1 / <b>Bedrooms:</b> 3 <b>Baths (F / H):</b> 2 / 1 <b>Improvement Value:</b> \$653,506
23	<b>Owner Name:</b> MacKintosh Graham And Kristen <b>Site Address:</b> 135 Central Ave, Los Gatos, CA 95030 <b>Mailing Address:</b> 135 Central Ave, Los Gatos, CA 95030 <b>Legal Description:</b> Lot 26 <b>APN:</b> 529-36-007 <b>Sale / Rec Date:</b> 06/30/2010 / 07/15/2010 <b>Assessed Value:</b> \$1,320,770	<b>Land Use:</b> SFR <b>Sale Price / Type:</b> \$1,150,000 / Full Va... <b>Land Value:</b> \$792,464	<b>Year Built / Eff:</b> 1928 / 1946 <b>Living Area:</b> 1,639 <b>Lot Area / Acres:</b> 7,500 / 0.17 <b>Res / Comm Units:</b> 1 / <b>Bedrooms:</b> 2 <b>Baths (F / H):</b> 1 / <b>Improvement Value:</b> \$528,306

24	Owner Name: Site Address: Mailing Address: Legal Description: APN: Sale / Rec Date: Assessed Value:	2007, Martha Rose Henley 137 Central Ave, Los Gatos, CA 95030 137 Central Ave, Los Gatos, CA 95030 Lot 27 529-36-006 /08/15/1985 \$302,602	Land Use: Sale Price / Type: Land Value:	SFR \$95,459	Year Built / Eff: Living Area: Lot Area / Acres: Res / Comm Units: Bedrooms: Baths (F / H): Improvement Value:	1965 / 1965 1,212 7,500 / 0.17 1 / 2 2 / \$207,143
25	Owner Name: Site Address: Mailing Address: Legal Description: APN: Sale / Rec Date: Assessed Value:	Saha, Arup / Saha, Dutta Mayurakshi 140 Central Ave, Los Gatos, CA 95030 140 Central Ave, Los Gatos, CA 95030 Lot 44 529-32-033 03/25/2019 / 03/29/2019 \$2,075,341	Land Use: Sale Price / Type: Land Value:	SFR \$2,500,000 / Full Va... \$1,245,204	Year Built / Eff: Living Area: Lot Area / Acres: Res / Comm Units: Bedrooms: Baths (F / H): Improvement Value:	2000 / 2000 3,374 13,500 / 0.30 1 / 4 3 / 1 \$830,137
26	Owner Name: Site Address: Mailing Address: Legal Description: APN: Sale / Rec Date: Assessed Value:	Moeckel Kay E And Sandra A 141 Central Ave, Los Gatos, CA 95030 141 Central Ave, Los Gatos, CA 95030 Lot 28 529-36-005 /09/16/1980 \$356,654	Land Use: Sale Price / Type: Land Value:	SFR \$165,000 / \$111,219	Year Built / Eff: Living Area: Lot Area / Acres: Res / Comm Units: Bedrooms: Baths (F / H): Improvement Value:	1935 / 1935 2,334 7,500 / 0.17 1 / 5 3 / \$245,435
27	Owner Name: Site Address: Mailing Address: Legal Description: APN: Sale / Rec Date: Assessed Value:	Haylock Richard S And Archna 145 Central Ave, Los Gatos, CA 95030 145 Central Ave, Los Gatos, CA 95030, (No Mail) Legal Description: 529-36-004 03/28/2012 / 04/03/2012 \$1,520,074	Land Use: Sale Price / Type: Land Value:	SFR \$1,350,000 / \$675,588	Year Built / Eff: Living Area: Lot Area / Acres: Res / Comm Units: Bedrooms: Baths (F / H): Improvement Value:	1945 / 1945 844 6,600 / 0.15 1 / 2 1 / \$844,486
28	Owner Name: Site Address: Mailing Address: Legal Description: APN: Sale / Rec Date: Assessed Value:	Namashivayam, Sambamurthy 150 Central Ave, Los Gatos, CA 95030 150 Central Ave, Los Gatos, CA 95030 Ambassador Est Map A2 893 529-32-046 12/20/2018 / 01/17/2019 \$3,342,805	Land Use: Sale Price / Type: Land Value:	SFR \$2,750,000 / Full Va... \$2,122,416	Year Built / Eff: Living Area: Lot Area / Acres: Res / Comm Units: Bedrooms: Baths (F / H): Improvement Value:	2014 / 2015 3,676 9,000 / 0.20 1 / 4 4 / \$1,220,389
29	Owner Name: Site Address: Mailing Address: Legal Description: APN: Sale / Rec Date: Assessed Value:	Upchurch James W And Angela 151 Central Ave, Los Gatos, CA 95030 151 Central Ave, Los Gatos, CA 95030 Legal Description: 529-36-003 /12/29/1976 \$144,514	Land Use: Sale Price / Type: Land Value:	SFR \$57,758	Year Built / Eff: Living Area: Lot Area / Acres: Res / Comm Units: Bedrooms: Baths (F / H): Improvement Value:	1940 / 1990 2,788 7,500 / 0.17 2 / 3 3 / \$86,756
30	Owner Name: Site Address: Mailing Address: Legal Description: APN: Sale / Rec Date: Assessed Value:	Ohalloran Sean K 153 Central Ave, Los Gatos, CA 95030 153 Central Ave, Los Gatos, CA 95030 Lot 31 529-36-002 01/08/1999 / 01/15/1999 \$1,038,557	Land Use: Sale Price / Type: Land Value:	SFR \$739,000 / Full Value \$772,951	Year Built / Eff: Living Area: Lot Area / Acres: Res / Comm Units: Bedrooms: Baths (F / H): Improvement Value:	1958 / 1958 1,020 7,500 / 0.17 1 / 2 1 / \$265,606
31	Owner Name: Site Address: Mailing Address: Legal Description: APN: Sale / Rec Date: Assessed Value:	Secondine, Joseph W JR / Lattimer, Heather A 157 Central Ave, Los Gatos, CA 95030 157 Central Ave, Los Gatos, CA 95030 Lot 32 529-36-047 05/21/2018 / 06/01/2018 \$2,703,000	Land Use: Sale Price / Type: Land Value:	SFR \$2,650,000 / Full Va... \$2,091,000	Year Built / Eff: Living Area: Lot Area / Acres: Res / Comm Units: Bedrooms: Baths (F / H): Improvement Value:	1997 / 1997 2,460 7,500 / 0.17 1 / 4 3 / \$612,000

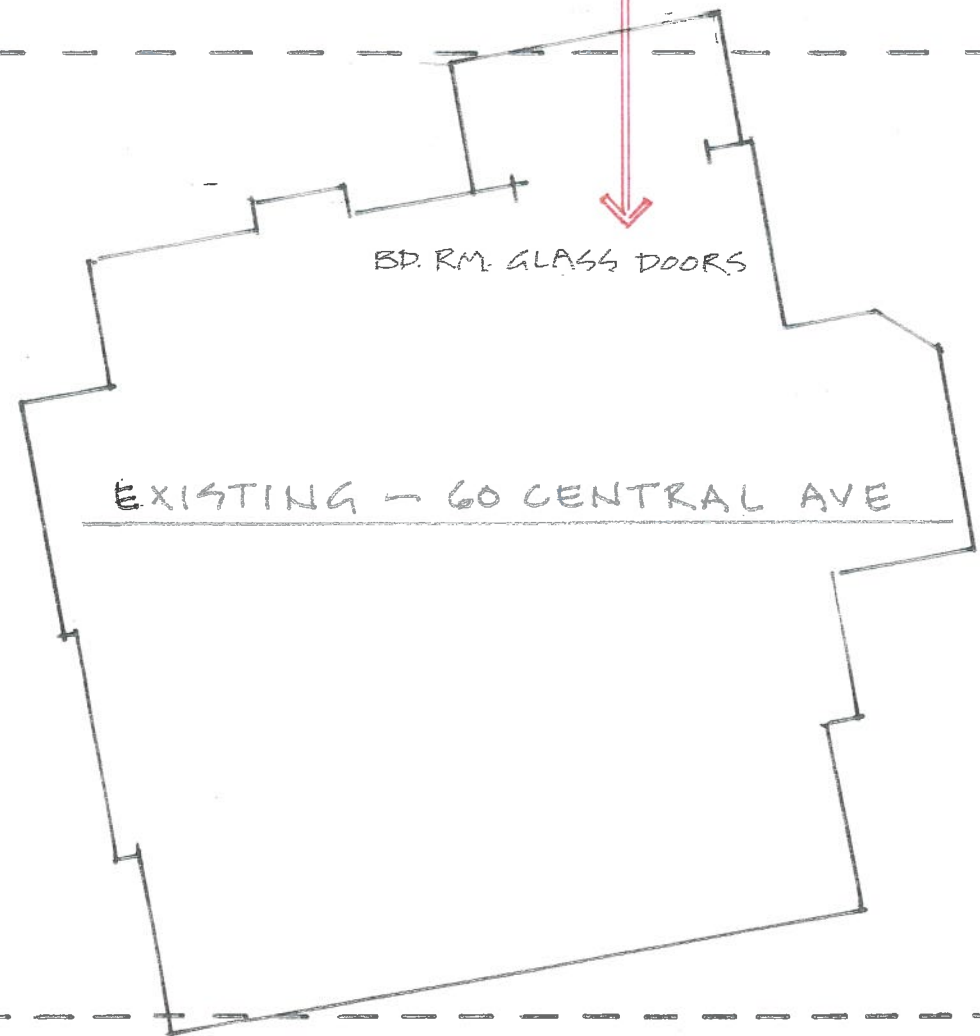
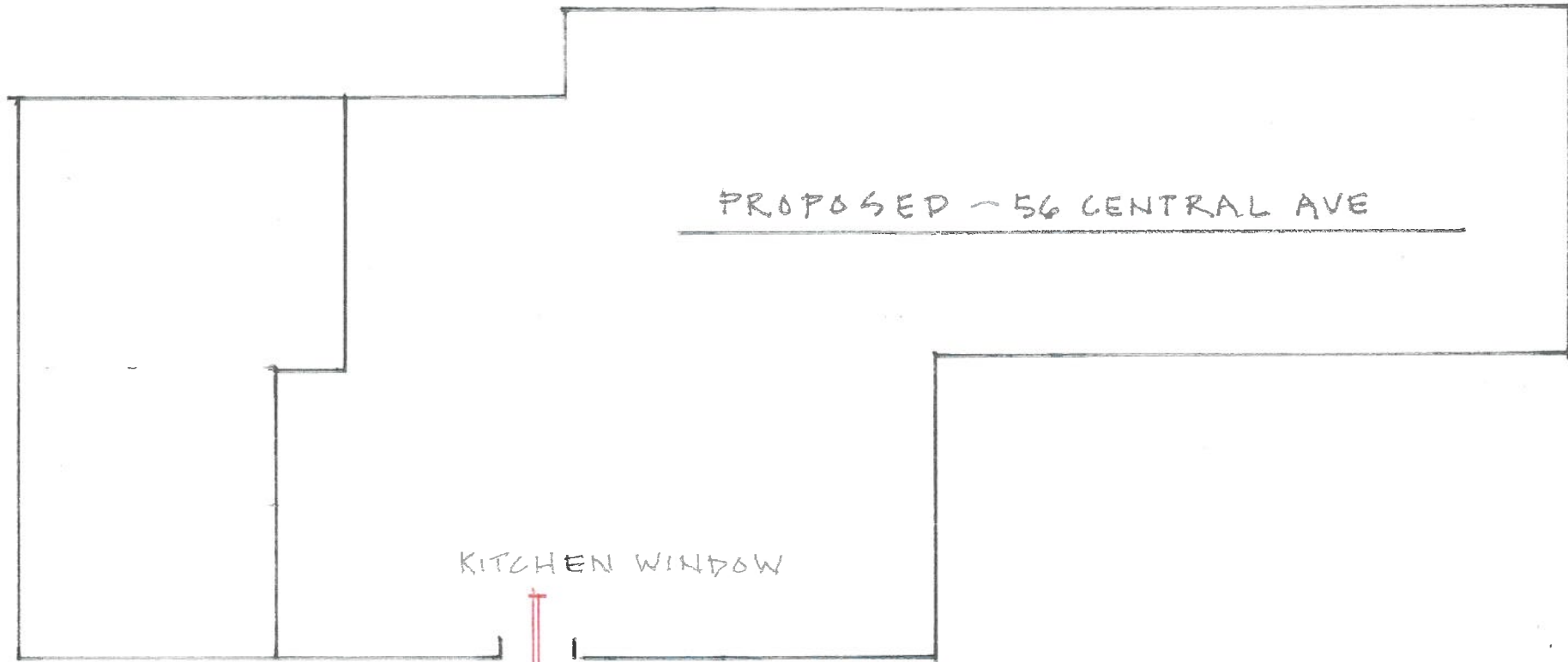
32	Owner Name: Phan, Tina Site Address: 160 Central Ave, Los Gatos, CA 95030 Mailing Address: 160 Central Ave, Los Gatos, CA 95030 Legal Description: Lot 34 APN: 529-32-039 Sale / Rec Date: 11/24/2010 / 12/01/2010 Assessed Value: \$1,929,195	Land Use: SFR Sale Price / Type: \$1,680,000 / Full Va... Land Value: \$1,157,461	Year Built / Eff: 1998 / 1998 Living Area: 2,492 Lot Area / Acres: 11,616 / 0.26 Res / Comm Units: 1 / Bedrooms: 3 Baths (F / H): 3 / 1 Improvement Value: \$771,734
33	Owner Name: Barton Bruce R And Alicia P Site Address: 161 Central Ave, Los Gatos, CA 95030 Mailing Address: 161 Central Ave, Los Gatos, CA 95030 Legal Description: Lot 33 APN: 529-36-046 Sale / Rec Date: 05/24/2002 / 05/31/2002 Assessed Value: \$1,529,799	Land Use: SFR Sale Price / Type: \$1,089,000 / Full Va... Land Value: \$865,176	Year Built / Eff: 1973 / 1973 Living Area: 3,075 Lot Area / Acres: 16,038 / 0.36 Res / Comm Units: 1 / Bedrooms: 4 Baths (F / H): 3 / Improvement Value: \$664,623
34	Owner Name: Kearns Patrick J JR And Camille D Site Address: 7 W Central Ave, Los Gatos, CA 95030 Mailing Address: 7 W Central Ave, Los Gatos, CA 95030 Legal Description: APN: 529-32-038 Sale / Rec Date: 08/04/2008 / 08/08/2008 Assessed Value: \$538,113	Land Use: SFR Sale Price / Type: \$1,625,000 / Full Va... Land Value: \$278,589	Year Built / Eff: 1950 / 1988 Living Area: 2,574 Lot Area / Acres: 20,600 / 0.47 Res / Comm Units: 1 / Bedrooms: 4 Baths (F / H): 2 / 1 Improvement Value: \$259,524
35	Owner Name: Johnson Eric Site Address: 12 W Central Ave, Los Gatos, CA 95030 Mailing Address: 12 W Central Ave, Los Gatos, CA 95030, (No Mail) Legal Description: APN: 529-32-047 Sale / Rec Date: 11/22/1994 / 11/29/1994 Assessed Value: \$679,662	Land Use: SFR Sale Price / Type: \$425,000 / Full Value Land Value: \$383,962	Year Built / Eff: 1975 / 1975 Living Area: 1,849 Lot Area / Acres: 6,000 / 0.13 Res / Comm Units: 1 / Bedrooms: 3 Baths (F / H): 3 / Improvement Value: \$295,700
36	Owner Name: Stojanovic Alexander And Tatjana Site Address: 14 W Central Ave, Los Gatos, CA 95030 Mailing Address: 14 W Central Ave, Los Gatos, CA 95030 Legal Description: Lot 41 APN: 529-32-036 Sale / Rec Date: 10/05/2011 / 10/07/2011 Assessed Value: \$1,491,925	Land Use: SFR Sale Price / Type: \$1,325,000 / Full Va... Land Value: \$895,155	Year Built / Eff: 1958 / 1958 Living Area: 1,078 Lot Area / Acres: 7,500 / 0.17 Res / Comm Units: 1 / Bedrooms: 2 Baths (F / H): 2 / Improvement Value: \$596,770
37	Owner Name: Dubin Jack E And Sheila L R Jack & Sheila Dubin Fam TR Site Address: 22 W Central Ave, Los Gatos, CA 95030 Mailing Address: 22 W Central Ave, Los Gatos, CA 95030 Legal Description: Map D Pg 35 Lot 37,40 APN: 529-32-037 Sale / Rec Date: Assessed Value: \$822,059	Land Use: SFR Sale Price / Type: Land Value: \$315,029	Year Built / Eff: 1940 / 1950 Living Area: 1,776 Lot Area / Acres: 26,280 / 0.60 Res / Comm Units: 1 / Bedrooms: 3 Baths (F / H): 1 / Improvement Value: \$507,030
38	Owner Name: Grubbs Diana L Site Address: 5 Central Ct, Los Gatos, CA 95030 Mailing Address: 5 Central Ct, Los Gatos, CA 95030 Legal Description: APN: 529-35-036 Sale / Rec Date: 04/21/1999 / 04/28/1999 Assessed Value: \$2,016,702	Land Use: SFR Sale Price / Type: \$1,435,000 / Full Va... Land Value: \$983,758	Year Built / Eff: 1993 / 1994 Living Area: 3,081 Lot Area / Acres: 19,400 / 0.45 Res / Comm Units: 1 / Bedrooms: 4 Baths (F / H): 4 / Improvement Value: \$1,032,944
39	Owner Name: Branch Allen D And Susan K Site Address: 7 Central Ct, Los Gatos, CA 95030 Mailing Address: 7 Central Ct, Los Gatos, CA 95030 Legal Description: Lot 72,73 APN: 529-35-063 Sale / Rec Date: Assessed Value: \$913,070	Land Use: SFR Sale Price / Type: Land Value: \$549,752	Year Built / Eff: 1990 / Living Area: 2,605 Lot Area / Acres: 16,644 / 0.38 Res / Comm Units: 1 / Bedrooms: 3 Baths (F / H): 3 / Improvement Value: \$363,318

# Central Ct.

40	<b>Owner Name:</b> Holt, William D / Holt, La Sorsa Elizabeth J <b>Site Address:</b> 8 Central Ct, Los Gatos, CA 95030 <b>Mailing Address:</b> 8 Central Ct, Los Gatos, CA 95030 <b>Legal Description:</b> Map A1 893 <b>APN:</b> 529-35-034 <b>Sale / Rec Date:</b> 01/22/1993 / 01/29/1993 <b>Assessed Value:</b> \$433,590	<b>Land Use:</b> SFR <b>Sale Price / Type:</b> \$275,000 / Full Value <b>Land Value:</b> \$317,043	<b>Year Built / Eff:</b> 1906 / 1906 <b>Living Area:</b> 1,008 <b>Lot Area / Acres:</b> 7,776 / 0.17 <b>Res / Comm Units:</b> 1 / <b>Bedrooms:</b> 2 <b>Baths (F / H):</b> 1 / <b>Improvement Value:</b> \$116,547
41	<b>Owner Name:</b> Clark, Brian J / Clark, Noreen T <b>Site Address:</b> 10 Central Ct, Los Gatos, CA 95030 <b>Mailing Address:</b> 10 Central Ct, Los Gatos, CA 95030 <b>Legal Description:</b> <b>APN:</b> 529-35-038 <b>Sale / Rec Date:</b> 08/03/1988 / 08/10/1988 <b>Assessed Value:</b> \$1,148,844	<b>Land Use:</b> SFR <b>Sale Price / Type:</b> \$637,000 / Full Value <b>Land Value:</b> \$432,332	<b>Year Built / Eff:</b> 1908 / 1956 <b>Living Area:</b> 2,765 <b>Lot Area / Acres:</b> 10,000 / 0.46 <b>Res / Comm Units:</b> 1 / <b>Bedrooms:</b> 4 <b>Baths (F / H):</b> 2 / 1 <b>Improvement Value:</b> \$716,512
42	<b>Owner Name:</b> Wagner, Donald J / Wagner, Linda S <b>Site Address:</b> 15 Central Ct, Los Gatos, CA 95030 <b>Mailing Address:</b> 15 Central Ct, Los Gatos, CA 95030 <b>Legal Description:</b> <b>APN:</b> 529-35-062 <b>Sale / Rec Date:</b> 04/22/2005 / 04/29/2005 <b>Assessed Value:</b> \$1,874,342	<b>Land Use:</b> SFR <b>Sale Price / Type:</b> \$1,500,000 / Full Va... <b>Land Value:</b> \$999,651	<b>Year Built / Eff:</b> 1992 / 1992 <b>Living Area:</b> 2,674 <b>Lot Area / Acres:</b> 9,276 / 0.21 <b>Res / Comm Units:</b> 1 / <b>Bedrooms:</b> 4 <b>Baths (F / H):</b> 3 / <b>Improvement Value:</b> \$874,691
43	<b>Owner Name:</b> Song, Zhonghe / Han, Bingru <b>Site Address:</b> 98 Central Ct, Los Gatos, CA 95030 <b>Mailing Address:</b> 98 Central Ct, Los Gatos, CA 95030 <b>Legal Description:</b> <b>APN:</b> 529-35-052 <b>Sale / Rec Date:</b> 03/02/2012 / 03/08/2012 <b>Assessed Value:</b> \$1,202,799	<b>Land Use:</b> SFR <b>Sale Price / Type:</b> \$990,000 / Full Value <b>Land Value:</b> \$668,833	<b>Year Built / Eff:</b> 1923 / 1923 <b>Living Area:</b> 1,608 <b>Lot Area / Acres:</b> 9,750 / 0.22 <b>Res / Comm Units:</b> 1 / <b>Bedrooms:</b> 1 <b>Baths (F / H):</b> 1 / <b>Improvement Value:</b> \$533,966
44	<b>Owner Name:</b> Christjansen, Anders B / Christjansen, Marcela A <b>Site Address:</b> 100 Central Ct, Los Gatos, CA 95030 <b>Mailing Address:</b> 100 Central Ct, Los Gatos, CA 95030 <b>Legal Description:</b> <b>APN:</b> 529-35-014 01 <b>Sale / Rec Date:</b> <b>Assessed Value:</b> \$2,043,982	<b>Land Use:</b> SFR <b>Sale Price / Type:</b> <b>Land Value:</b> \$1,226,390	<b>Year Built / Eff:</b> 1918 / 1965 <b>Living Area:</b> 2,332 <b>Lot Area / Acres:</b> 19,200 / 0.44 <b>Res / Comm Units:</b> <b>Bedrooms:</b> 4 <b>Baths (F / H):</b> 2 / 1 <b>Improvement Value:</b> \$817,592
45	<b>Owner Name:</b> Sandigo, Samuel R <b>Site Address:</b> 102 Central Ct, Los Gatos, CA 95030 <b>Mailing Address:</b> 102 Central Ct, Los Gatos, CA 95030 <b>Legal Description:</b> <b>APN:</b> 529-35-030 <b>Sale / Rec Date:</b> 05/19/2011 / 05/27/2011 <b>Assessed Value:</b> \$1,422,750	<b>Land Use:</b> SFR <b>Sale Price / Type:</b> \$600,000 / Full Value <b>Land Value:</b> \$677,615	<b>Year Built / Eff:</b> 1920 / 2012 <b>Living Area:</b> 2,207 <b>Lot Area / Acres:</b> 3,750 / 0.21 <b>Res / Comm Units:</b> 1 / <b>Bedrooms:</b> 4 <b>Baths (F / H):</b> 3 / <b>Improvement Value:</b> \$745,135

$92,579 / 43 = 2,153$  Average of all  
 homes on this list. Only 3 homes  
 have habitable cellar space.

#1

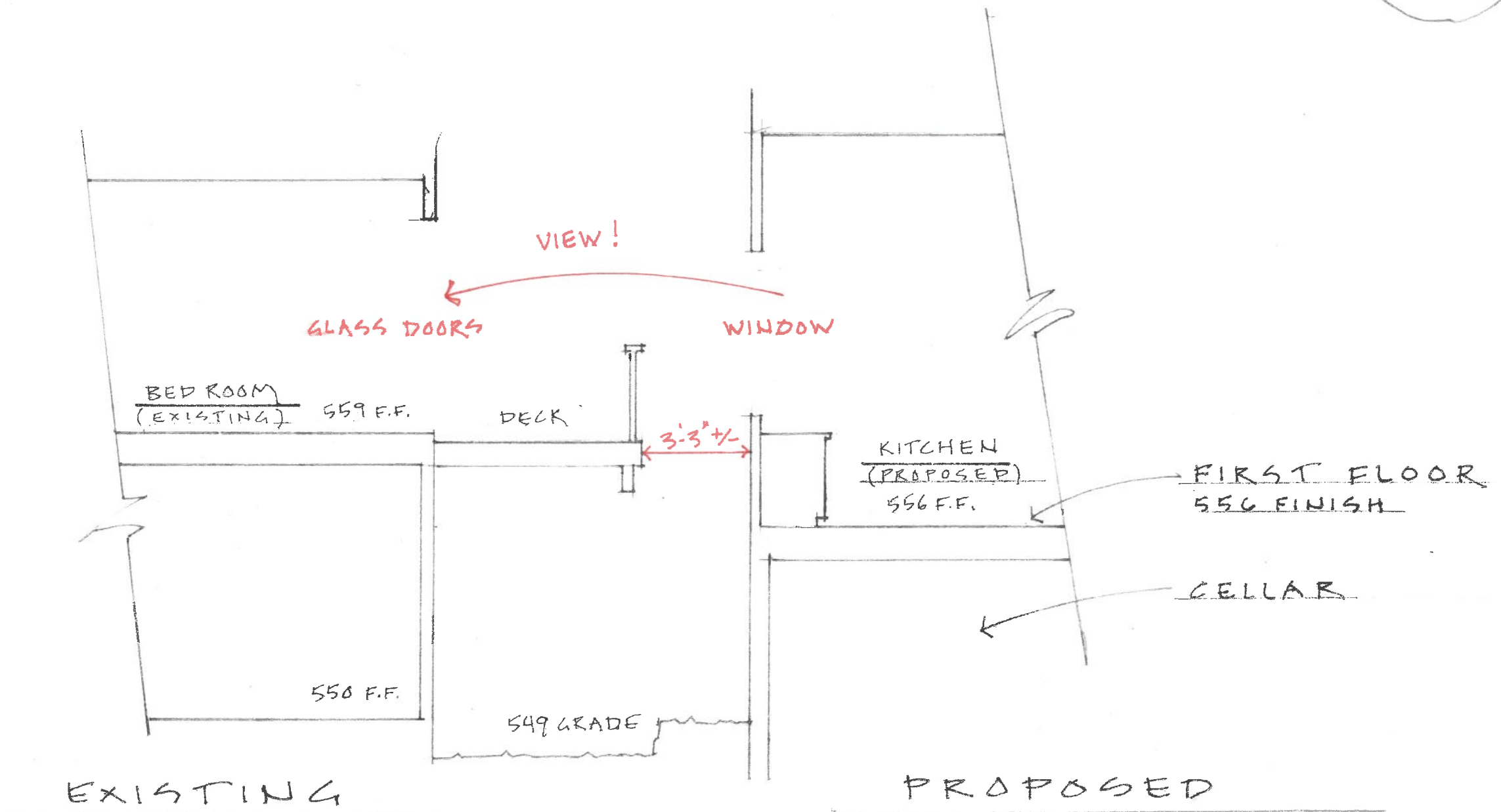


KITCHEN TO BEDROOM VIEW

SCALE 1" = 1'-0"

RECEIVED  
OCT 0 / 2019  
TOWN OF LOS GATOS  
PLANNING DIVISION

#2



EXISTING

PROPOSED

$\frac{1}{4}'' = 1'-0''$

$\frac{1}{4}'' = 1'-0''$

SECTION - KITCHEN VIEW

#3

STREET SCAPE (ACROSS STREET)

CORRECTED

