

Jocelyn Shoopman

From: Michael Kent <mickeykent_88@yahoo.com>
Sent: Thursday, September 5, 2019 8:05 AM
To: Jocelyn Shoopman
Subject: Los Gatos Planning Commission- 56 Central Ave

Los Gatos Planning Commission

Jocelyn Shoopman

110 E. Main st.

Los Gatos, CA 95030

September 4, 2019

To the Town of Los Gatos Planning Commission and Jocelyn Shoopman,

My family has lived at 21550 Sylvan Court for 20 years and we have had the opportunity to review the design plans for the proposed project at 56 Central Ave. Our family is on board with the current design and are in full support of the project to be built as planned. We believe the home will make a very nice addition to the neighborhood and will be a much needed clean up to the lot that has some safety issues with old retaining walls, a falling apart gazebo and garage, and other structures in dire need of replacement. We think the home fits the current design of the neighborhood and will fit right in. We hope that the Town of Los Gatos will move forward with approving the plans for the Bothman family at 56 Central Ave.

Sincerely,

Mickey Brown

[Mickeykent_88@yahoo.com](mailto:mickeykent_88@yahoo.com)

Town of Los Gatos Planning Commission
Jocelyn Shoopman
110 E. Main ST.
Los Gatos, CA 95030

September 4, 2019

Dear Town of Los Gatos Planning Commission,

My name is Kimberly Larson. My husband, our two daughters (11 and 6 years old), and I have resided in the Town of Los Gatos for just over five years. We live in Heritage Grove, just off Blossom Hill in east Los Gatos.

I have reviewed the proposed project for the Bothman family home to be built at 56 Central Ave and I am very much in favor of the proposed project with the current design of the home. I believe the home will fit the look and feel of the neighborhood perfectly and we are looking forward to the improvement in the neighborhood. I am also confident the Bothman family will be a wonderful addition to our Los Gatos community.

Thank you,



Kimberly Larson
104 Regent Drive
Los Gatos, CA 95032
Kimlarson27@gmail.com

RECEIVED

SEP 04 2019

TOWN OF LOS GATOS
PLANNING DIVISION

Los Gatos Community Development Department

September 4, 2019

Jocelyn Shoopman

110 E. Main Street, Los Gatos, CA 95030

RE: 56 Central Avenue

I am writing today to express my support of the project at 56 Central Avenue in Los Gatos, CA. My name is Rita Minnis and I live at 108 Prospect Ct., as the bird flies, only a few hundred feet from the property. I have driven by and down Central Avenue for many years and am excited to see that the old cottage/garage with the ugly tarp over the top of it that is falling apart will be torn down and replaced with a beautiful single family home residence. The project looks to have access restrictions and a narrow lot which always makes it tricky from a design standpoint. You can see that careful planning was taken into account with how the structure will fit on the lay of the land without excessive impact to the neighborhood.

Over the years, I, myself, have gone through the struggles of design and building. It takes a lot of careful planning and effort, especially on a hillside lot and with neighbors that resist any sort of change. I am writing today to show that I fully support the project and hope that the Town passes this project at the upcoming Planning Commission meeting. It would be a shame for the lot to continue to sit vacant and with an unsafe, eyesore structure on it. The new proposed residence will blend beautifully with the existing community and neighborhood, and will be a real asset to the area.

Sincerely,

A handwritten signature in cursive script that reads "Rita". The signature is written in black ink and has a long, sweeping horizontal line extending to the right from the end of the name.

Rita Minnis

108 Prospect Court

Los Gatos, CA 95030

Jocelyn Shoopman

From: eeharrison50@aol.com
Sent: Monday, August 26, 2019 12:09 PM
To: Jocelyn Shoopman
Cc: dockclay@gmail.com; ktmooo@aol.com; eeharrison50@aol.com
Subject: Oversized Development at 56 Central Ave, Los Gatos, CA 95030

Dear Jocelyn,

We would like to respectfully request that the planning commission adhere to standard setback of 8 feet in our neighborhood. We respectfully request that the applicant find a way to design and build a home within the pre-set and pre-determined limitations of the lot and be required to keep the rural feel of the lot by decreasing the number of allowed trees to be removed. The applicant was aware prior to purchasing the lot that it is a non-conforming lot with a rural feel. We believe that a beautiful, functional, livable home can be designed and built that does not ask the neighborhood to conform to a different set of standards and compromise the existing character of the neighborhood as defined by the approved zoning and building codes.

Generally, potential home buyers look to our neighborhood because of its location to downtown, its rural feel, large tree canopied properties and beautiful views. We, as a neighborhood, are very conscious of our deer, wild turkey, bobcats, birds, coyotes and other wildlife. Families move to this neighborhood, because unlike other less rural communities, we respect each other's space and privacy and do not want to be able to hand each other coffee from our kitchen windows; we like the feel of space and privacy. We are happy to welcome a new neighbor, beautiful new home and new family to our neighborhood, but we do respectfully request that the applicant build within the keeping of the lot and nature of the neighborhood for good of our entire community.

The next door neighbor, Mary Harrison (my mom who is now 91 years old) resides at 50 Central Ave. has been in her home for 50 years and has enjoyed the privacy and tranquility of her property for those 50 years. With the applicant's current plan for this new house at 56 Central Avenue, her tree lined driveway of 50 years will no longer be shaded by full beautiful oak trees but will be taken over by the sounds of 3 air conditioning units and tank-less water heaters. We respectfully request a setback of 8 feet from the fence line, the heritage tree, number 527, be kept as it has significant impact on the 50 Central. The master bathroom french doors, as they are currently drawn, will provide an interesting viewing opportunity from the front steps of the home on 50 Central. We are asking for respect and consideration.

Specifically, the neighboring lot is referenced on the architectural cover sheet at R-1: 10 *which requires a 10' side setback*, not 8'. The front setback is 25'; the rear is 20'. The maximum height is 30' from natural (original) or *finished grade whichever is lower*, to the uppermost point of the roof edge. The west elevation shown on sheet A-5 illustrates 10' cellar height, 10' first floor, 8 foot upper level, with 15" floor sections, taking the building section height to 30'-6" without taking the roof into consideration. This house is too tall. Our argument is confirmed on sheet A-7. <https://www.losgatosca.gov/768/R-1-Zone>

We are asking that revisions to the design be made so that the property conforms to the current building and zoning codes for the Town of Los Gatos, put in place to protect the neighborhood from excessive size, height and mass, tree removal and traffic dissimilar to other properties nearby. The codes were put in place to allow and enable us the continued full use, enjoyment and privacy of our own property.

Sincerely,

Kristi and Eric Harrison.

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AUG 26 2019

**TOWN OF LOS GATOS
PLANNING DIVISION**

• **Chapter 30 - NEIGHBORHOOD PRESERVATION**

• **Sec. 30.10.010. - Purpose.**

This chapter is adopted to promote the health, safety, and welfare of the residents of the Town of Los Gatos. This chapter will further implement the goals of the General Plan, the Zoning Chapter, and the extensive protections included within the Town Code aimed at enhancing and preserving the quality of life and property values in the Town. These regulations are necessary to stabilize and protect the aesthetic appearances and the quality and character of the Town's residential neighborhoods, as well as its commercial districts, and industrial properties, and to prevent the impairment of property values.

(Ord. No. 2191, § 1, 6-7-10)

Sec. 29.10.030. - Intent.

The zoning ordinance is adopted to promote and protect the public health, safety, peace, morals, comfort, convenience and general welfare of the Town and its inhabitants, and particularly:

(1) To provide a guide for the development of the Town to preserve its character of a low density residential community with those attributes of a balanced land use program consisting of residential, commercial, industrial and recreational areas so located and controlled to promote stability of land use both existing and proposed.

(2) To protect the social and economic stability of the Town.

(3) To promote a safe, effective traffic circulation system, and to provide adequate off-street parking.

(4) To facilitate orderly industrial and commercial development.

(5) To preserve the natural beauty of the Town and protect its residential neighborhoods from the intrusion of commercial interests.

(6) To prevent improper disposal of toxic waste.

(7) To assure the orderly and beneficial development of all areas of the Town.

(Ord. No. 1316, § 1.00.040, 6-7-76; Ord. No. 1991, § II, 11-7-94)

Sec. 29.10.0960. - Scope of protected trees.

This division shall apply to every property owner and to every person, corporation, partnership, sole proprietorship or other entity responsible for removing, maintaining or protecting a tree. The trees protected by this division are:

(1) All trees which have a twelve-inch or greater diameter (thirty-seven and one-half-inch circumference) of any trunk or in the case of multi-trunk trees, a total of eighteen inches or greater diameter (fifty-six and one-half-inch circumference) of the sum of all trunks, where such trees are located on developed residential property.

(2) All trees which have an eight-inch or greater diameter (twenty-five-inch circumference) of any trunk or in the case of multi-trunk trees, a total of eight inches or greater diameter (twenty-five-inch circumference) of the sum of all trunks, where such trees are located on developed Hillside residential property.

(3) All trees of the following species which have an eight-inch or greater diameter (twenty-five-inch circumference) located on developed residential property:

a. Blue Oak (Quercus douglasii);

b. Black Oak (Quercus kelloggii);

c. California Buckeye (Aesculus californica);

d. Pacific Madrone (Arbutus menziesii).

(4) All trees which have a four-inch or greater diameter (twelve and one half-inch circumference) of any trunk, when removal relates to any review for which zoning approval or subdivision approval is required.

(5) Any tree that existed at the time of a zoning approval or subdivision approval and was a specific subject of such approval or otherwise covered by subsection (6) of this section (e.g., landscape or site plans).

(6) Any tree that was required by the Town to be planted or retained by the terms and conditions of a development application, building permit or subdivision approval in all zoning districts, tree removal permit or code enforcement action.

(7) All trees, which have a four-inch or greater diameter (twelve and one half-inch circumference) of any trunk and are located on property other than developed residential property.

(8) All publicly owned trees growing on Town lands, public places or in a public right-of-way easement, which have a four-inch or greater diameter (twelve and one-half-inch circumference) of any trunk.

(9) A protected tree shall also include a stand of trees, the nature of which makes each dependent upon the other for the survival of the stand.

(10) The following trees shall also be considered protected trees and shall be subject to the pruning permit requirements set forth in section 29.10.0982 and the public noticing procedures set forth in section 20.10.0994:

a. Heritage trees;

b. Large protected trees.

(Ord. No. 2240, § I(Exh. B), 6-2-15)

Los Gatos Community Development Department

September 8, 2019

Jocelyn Shoopman

110 E. Main Street, Los Gatos, CA 95030

RE: 56 Central Avenue

I am writing today to express my support of the project at 56 Central Avenue in Los Gatos, CA. My name is Krystle Dolen and I have lived in downtown Los Gatos for 30 years. My father, Jim Dolen, has lived in Los Gatos for about 50 years so we are very sensitive to building that does not fit into the look and feel of this great town. We have looked over the plans for this single-family home and think that it will be a great improvement from the current state of the property. The old cottage/garage is past its prime and replacing this with the proposed plans will be a great addition to the street. We hope that the Town of Los Gatos will move forward with the approval of the plans for the Bothman family at 56 Central Avenue.

Sincerely,

The Dolen Family

32 Bayview Avenue

Los Gatos, CA 95030

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SEP 09 2019

TOWN OF LOS GATOS
PLANNING DIVISION

Jocelyn Shoopman

From: Brian Garfield <brian.garfield5@gmail.com>
Sent: Monday, September 23, 2019 8:54 AM
To: Jocelyn Shoopman
Cc: Rita Garfield
Subject: 56 Central Avenue
Attachments: Agnes boecker letter .pdf; Rita Garfield letter.pdf

Good morning Ms. Shoopman,

As a Los Gatos native, I am in full support the Bothman family to proceed with their building plans at 56 Central Avenue. I have had the opportunity to personally review the plans and strongly believe they will improve the existing neighborhood by rehabilitating a potentially hazardous structure and add to the overall charm and attractiveness of the Town of Los Gatos.

Attached are two (2) additional letters written by long-time Los Gatos residents supporting the building plans.

Please confirm receipt of this email when able and if there are any questions, do not hesitate to contact me.

Sincerely,

Brian Garfield
408-887-4006

Town of Los Gatos Planning Commission
Attn: Jocelyn Shoopman
110 E. Main Street
Los Gatos, CA 95030

September 7, 2019

To the Town of Los Gatos Planning Commission and Jocelyn Shoopman,
My name is Rita Garfield and I have lived at 128 Dover Street in Los Gatos since 1988 and I have had the opportunity to review the design plans for the proposed project at 56 Central Ave. I am in full support of the project to be built as planned and believe the home will make a lovely addition to the neighborhood and improve a lot that has some safety issues with old retaining walls, a dilapidated gazebo and garage, and other structures in dire need of replacement. I think the home fits the current design of the neighborhood and hope the Town of Los Gatos will move forward with approving the plans for the Bothman family at 56 Central Ave.

Thank you,

Rita Garfield

Rita Garfield
128 Dover Street
Los Gatos, CA 95032
408-356-5604
garfieldrita@yahoo.com

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SEP 23 2019

TOWN OF LOS GATOS
PLANNING DIVISION

Town of Los Gatos Planning Commission
Attn: Jocelyn Shoopman
110 E. Main Street
Los Gatos, CA 95030

September 7, 2019

To the Town of Los Gatos Planning Commission and Jocelyn Shoopman,

My name is Agnes Boecker and I have lived at 433 Alberto Way in Los Gatos since 2002 and I have had the opportunity to review the design plans for the proposed project at 56 Central Ave. I am in full support of the project to be built as planned and believe the home will make a lovely addition to the neighborhood and improve a lot that has some safety issues with old retaining walls, a dilapidated gazebo and garage, and other structures in dire need of replacement. I think the home fits the current design of the neighborhood and hope the Town of Los Gatos will move forward with approving the plans for the Bothman family at 56 Central Ave.

Kind regards,

Agnes Boecker

Agnes Boecker
443 Alberto Way
B118
Los Gatos, CA 95032
408-399-8870

RECEIVED

SEP 23 2019

TOWN OF LOS GATOS
PLANNING DIVISION

October 2, 2019

RE: 56 Central Plans

Dear Jocelyn,

I am contacting you regarding the new construction project at 56 Central Ave, Los Gatos. As a home owner on Central Avenue, I have reviewed the design proposal and would like to respectfully request that the applicant, a) adheres to the pre-set and pre-determined limitations of the lot, b) maintain the rural feel decreasing the number of allowed trees to be removed, c) embrace historic look of surrounding homes by maintaining the rod iron and rock fencing, and d) maintain the integrity of the soils of nearby residence by not excavating for a cellar.

Briefly, allow me to describe each of these points in more detail:

- a) Request that the applicant adheres to the standard side set back of 10 feet, for our neighborhood (R-1.10 structure).
- b) Request the applicant design/ build a home which maintains the heritage trees. The current plans would remove a significant number of mature protected trees. Their removal would impact the rural look and feel of our neighborhood, as well as the natural habitat for our local wildlife. Specifically, the current plan calls for removal of: 1) 24" BLUE Oak, 2) 27" Live Coat Oak, 3) 22" Live Coat Oak, 4) 24" Date Palm, 5) 34" Stone Pine, and 6) 27" Deodar Cedar on the lot.
- c) Request the applicant design/ builds a home which maintains the historic look of surrounding homes, including the rod iron and rock wall fencing, and Italian cypress trees, reminiscent of the early Los Gatos. This property is located in close proximity to the historic FLORENTINE VILLIAGE at 42 Central Avenue, and other properties which features a similar rod iron and rock wall fence and Italian cypress tree lined frontage. (Please see the photos at the end of this document.)
- d) Request the applicant does not design/ build a home which requires excavation of the current grade to build a cellar. The homes on Central Avenue slope down onto Oak Hill way, which is incurring significant erosion. Further excavation of the soils may increase the rate of erosion for surrounding properties and/ or create other unintended negative consequences.

In summary, I am requesting revisions to the design proposal of 56 Central to restrict the development to follow the standard zoning setback restrictions, maintain the rural / historical look and feel of the neighborhood, and preserve the stability of our soils and hillside environment.

Sincerely,

Karen Rogge

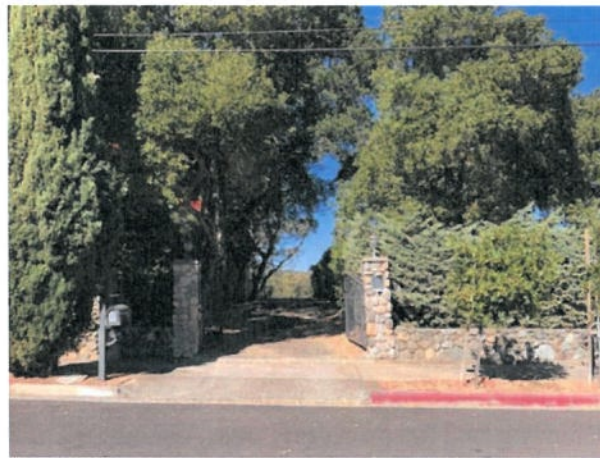
70 Central Avenue
Los Gatos, CA 95050



42 Central Avenue – “Florentine Villiage”



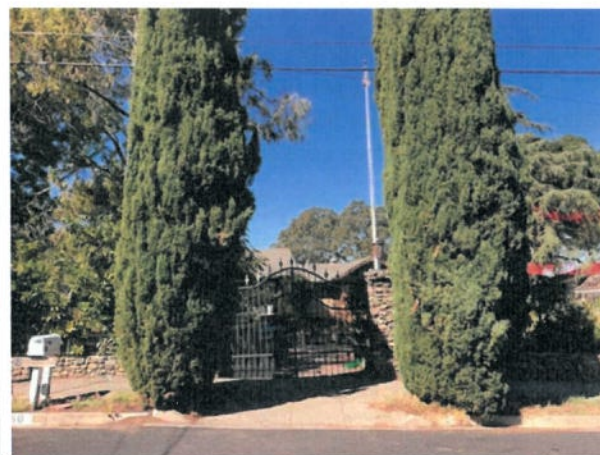
44 Central Avenue



50 Central Avenue



56 Central Avenue



60 Central Avenue



64 Central Avenue

Jocelyn Shoopman

From: Val Swisher <vals@contentrules.com>
Sent: Thursday, October 3, 2019 10:14 AM
To: Jocelyn Shoopman
Subject: Plans for 56 Central Avenue

Dear Jocelyn,

I am contacting you regarding the new construction project at 56 Central Ave, Los Gatos. As a home owner on Central Avenue, I have reviewed the design proposal and would like to respectfully request that the applicant does the following:

- Adheres to the pre-set and pre-determined limitations of the lot. To do this, I request that the applicant adheres to the standard side set back of 10 feet, for our neighborhood (R-1.10 structure).
- Maintains the rural feel decreasing the number of allowed trees to be removed. To do this, I request the applicant design/ build a home which maintains the heritage trees. The current plans would remove a significant number of mature protected trees. Their removal would impact the rural look and feel of our neighbor, as well as the natural habitat for our local wildlife. Specifically, the current plan calls for removal of: 1) 24" BLUE Oak, 2) 27" Live Coat Oak, 3) 22" Live Coat Oak, 4) 24" Date Palm, 5) 34" Stone Pine, and 6) 27" Deodar Cedar on the lot.
- Maintains the integrity of the soils of nearby residence by not excavating for a cellar. To do this, I request the applicant does not design/ build a home which requires excavation of the current grade to build a cellar. The homes on Central Avenue slope down onto Oak Hill way, which is incurring significant erosion. Further excavation of the soils may increase the rate of erosion for surrounding properties and/ or create other unintended negative consequences.

In summary, I am requesting revisions to the design proposal of 56 Central to restrict the development to follow the standard zoning setback restrictions, maintain the rural feel of the neighborhood, and preserves the stability of our soils and hillside environment.

Sincerely,

Valerie Swisher

71 Central Avenue
Los Gatos, CA 95030

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