



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 09/22/2021

ITEM NO: 2

ADDENDUM

DATE: September 21, 2021
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Approval for Modification to an Existing Architecture and Site Application (S-19-016) to Modify the Conditions of Approval on Property Zoned R-1:8. APN 532-36-049. Architecture and Site Application S-21-025. Property Owner: Marcus Thordal. Applicant: Henry Riggs. Project Planner: Jocelyn Shoopman.

REMARKS:

Exhibit 10 includes additional information from the applicant and Exhibit 11 includes additional public comments received between 11:01 a.m., Friday, September 17, 2021, and 11:00 a.m., Tuesday, September 21, 2021.

EXHIBITS:

Previously received with the September 22, 2021 Staff Report:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Project Description
5. Letter of Justification
6. Architecture and Site Application S-16-068 Conditions of Approval
7. Architecture and Site Application S-19-016 Conditions of Approval
8. Public comments received by 11:00 a.m., Friday, September 19, 2021
9. Development Plans

Received with this Addendum Report:

10. Applicant's Additional Information, received, September 16, 2021
11. Public comments received between 11:01 a.m., Friday, September 17, 2021 and 11:00 a.m., Tuesday, September 21, 2021

PREPARED BY: JOCELYN SHOOPMAN
Associate Planner

Reviewed by: Planning Manager and Community Development Director

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Objectives First



Marcus Thordal 244 Harding Ave, Los Gatos.

EXHIBIT 10



246

244



244 Harding Avenue



2 feet

6 feet

Continue existing sidewalk



5 feet

5 feet

4 feet

PGE

WATER

SEWAGE

Gas

Standard plan #201

Summary

- Minimal impact on the environment
- Naturally blend into the existing environment
- Low unnoticeable retaining wall
- Wider usable sidewalk
- No watering necessary
- Minimal impact on existing utility lines
- No impact on driveway
- Considered logical design by all neighbors

- High impact on environment
- Does not blend into existing environment
- Tall noticeable retaining wall
- Slimmer usable and swayed sidewalk
- watering necessary to maintain aesthetics
- Excessive burden to homeowner
- Complete reinstall of gas line, water main, and sewage
- Driveway requires retaining walls on each side of driveway



Backup Slides: Arial View from Google Maps



Backup Slides: Continue walking down the street



Backup Slides: Continue walking down the street



Backup Slides: Continue walking down the street



Backup Slides: Continue walking down the street



Backup Slides: Continue walking down the street



Backup Slides: Continue walking down the street



Backup Slides: Continue walking down the street



Backup Slides: Continue walking down the street



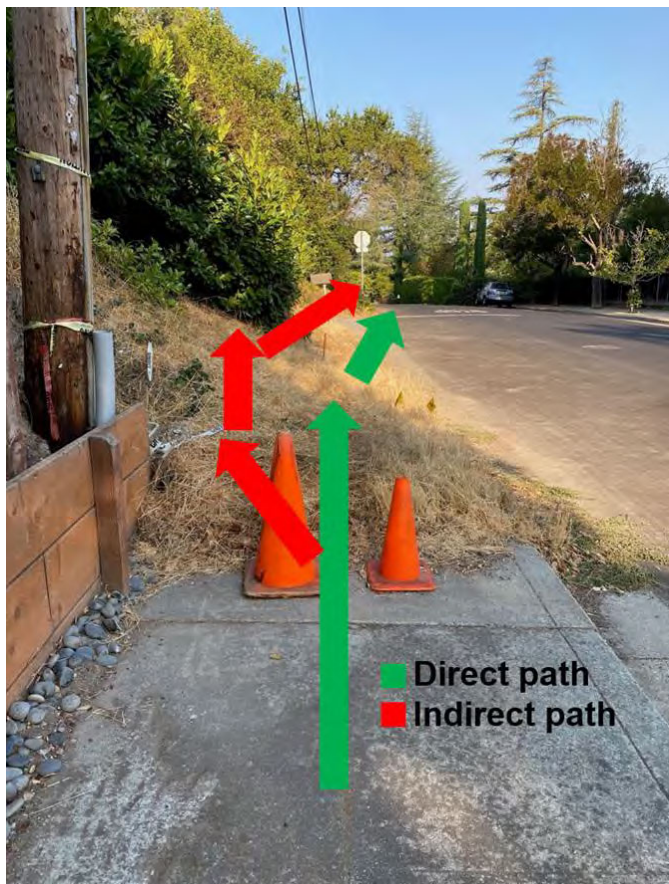
Backup Slides: Continue walking down the street



From: Erika Varga McEnroe
Sent: Tuesday, September 21, 2021 10:23 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Regarding Modification of Application S-19-016 - 244 Harding

Dear Ms. Shoopman,

I live at [REDACTED], very close to 244 Harding Avenue. As a pedestrian who frequently walks in front of that house, it is my opinion that there is no benefit to having the sidewalk sway or turn in any way. It would actually be much less convenient for pedestrians if the sidewalk swayed or turned. It would be more convenient for the sidewalk to line up directly with the sidewalk on the property next door (246B Harding). It should be noted that there is no sidewalk on the other side of the property for at least 7+ houses. Therefore, once this sidewalk is in, a pedestrian will need to make a choice about when to jump on or off the sidewalk/street here at 244 Harding. Based upon the substantial width of the street and the set-back of this particular property, the value of any sidewalk in front of 244 Harding is questionable because it is simply not the most direct path to the street or sidewalk beyond this property. One will almost need to go out of their way to utilize the sidewalk in the first place, but even more so if the sidewalk swayed further away from the street. I would bet that most people would choose to skip the sidewalk all together and take the more direct path from the sidewalk at 246B Harding to the street (or from the street to the sidewalk on 246B) if the sidewalk turns away from the street in any way. The extra cost of adding the turn aside, as a pedestrian, I would simply prefer the direct straight route. Please see my picture below.



Thank you,
Erika Varga McEnroe

EXHIBIT 11

From: Derek Idemoto (didemoto)
Sent: Sunday, September 19, 2021 1:15 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: [REDACTED]
Subject: 244 Harding Sidewalk Issue

Hi Jocelyn,

I would like to express my perspectives regarding the type of sidewalk for 244 Harding Avenue. I live at [REDACTED] essentially right across the street from this residence. I strongly urge you to not enforce standard plan #201 and instead create a simple, less construction heavy sidewalk to fit the existing conditions and the style and format of the sidewalks on opposite sides of the residence.

As you may know, 244 Harding sits right in front of one of the busiest intersections in our neighborhood. To me, it is all about the safety of our children and senior citizens that walk on Harding and the adjacent streets at all times of the day. Making frankly unnecessary and over-constructed modifications will no doubt cause an extension of unsafe walking conditions and will result in a much longer construction process that will interfere with keeping that high traffic and chokepoint intersection safe. A sidewalk with minimal modifications will result in a much safer environment during what will already be a disruptive construction process in the first place.

Thank you for your understanding.

Derek Idemoto
[REDACTED]

From: greg martin

Sent: Sunday, September 19, 2021 11:18 AM

To: Jocelyn Shoopman <jshoopman@losgatosca.gov>

Subject: Regarding Modification of Application S-19-016-244 Harding

We are neighbors of Fang and Marcus.

We are requesting that you grant their request for modification of sidewalk layout to fit existing conditions. The site does not need excessive excavation for construction of a 5 ft. Retaining wall.

Their request for a modification of the standard #201 sidewalk is very reasonable and safe.

Please grant them their request.

Sincerely,

Gregory and Nancy Martin

[REDACTED]

From: Christina Ljungblom

Sent: Sunday, September 19, 2021 10:40 AM

To: Jocelyn Shoopman <jshoopman@losgatosca.gov>

Subject: Regarding Modification of Application S-19-016-244 Harding

Hi,

In addition to my previous mail. Fang and Marcus proposal with the sidewalk to fit existing conditions will look so much better since it would just be a continuation and same look as the fence their neighbor in 236 has.

Regards,

Christina Ljungblom/Gary Geaves



From: Lynn von Kaenel
Sent: Sunday, September 19, 2021 5:33 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: [REDACTED]
Subject: Regarding Modification of Application S-19-016 -244 Harding

Memo to: the Los Gatos Town Government:

We do not agree with the proposed layout of the sidewalk for our neighbors at 244 Harding.

The Town wishes to apply the standard (#201) for sidewalk layout. Their plan does not take into consideration that the lot is on a hill slope. Also, it does not follow the layout of existing sidewalks at 246 and 248. Instead the town wants to sway the sidewalk into the slope to create room for a planter strip between sidewalk and the street.

This requires excessive excavation and construction of 5' tall retaining walls, scarring the environment and appearance with no genuine benefit. The proposed 5 foot wall is an eyesore and would be detrimental to the curb appeal of both the street and new home, impacting its home value.

We strongly recommend that the sidewalk plan fit and continue the existing sidewalk, as it would be both functionally consistent with the current sidewalk and vastly more aesthetically pleasing to the Town's proposed standard plan #201.

Sincerely,

Lynn and Will von Kaenel
[REDACTED]



The Town - standard plan #201



Sidewalk plan to fit and continue existing sidewalk.

From: Judy Crow

Sent: Saturday, September 18, 2021 6:26 PM

To: Jocelyn Shoopman <jshoopman@losgatosca.gov>

Subject: Modification of Application S-19-016 244 Harding Ave

I Have lived in this town for over 51 years. Harding is a street with a variety of houses. Some have sidewalks, others none. Some have the curb strip others not.

The house we are talking about (244) is next to a house with neither. Looking at the pictures it would look out of place with the strip on the street. A simple sidewalk would be what needs to be done. The three houses past 244 heading to the Blvd, has no sidewalks. Why would you ever consider a sidewalk with a strip next to houses with nothing.

I cannot believe you came out and observed the situation. If you did, someone was not paying attention.

Thank you,

Judy Crow-/ [REDACTED]

Los Gatos.

Sent From My I Phone

From: Christina Ljungblom

Sent: Saturday, September 18, 2021 4:33 PM

To: Jocelyn Shoopman <jshoopman@losgatosca.gov>

Subject: Regarding Modification of Application S-19-016-244 Harding

Hi.

We are Christina Ljungblom/Gary Geaves and live in [REDACTED]. We are fully supportive of our neighbors Fang and Marcus proposal for the sidewalk to fit existing conditions. Specially since few properties on this stretch of Harding Avenue have high fences like suggested in the standard plan #201. It seem very unnecessary for them to have to comply to that with excessive excavation and retaining wall.

Regards

Christina Ljungblom/Gary Geaves

From: Greg Henry

Sent: Saturday, September 18, 2021 1:03 PM

To: Jocelyn Shoopman <jshoopman@losgatosca.gov>

Subject: Fwd: Regarding Modification of Application S-19-016 Harding

Dear Ms. Shoopman,

I live about 2 blocks from the property noted above. I understand there needs to be rules and guidelines within the city to ensure some level of consistency and normalcy. That said, there will be instances where those rules and guidelines could not have contemplated everything.

We live in a world, especially these days, which requires some sensitivity and deviation to the norm. I would say that is the case on the modification requested below. In my opinion, the town standard plan looks far worse than the modification request and almost looks unusual for this specific stretch of sidewalk. We are also trying to conserve water, so why would we continue to add grassy areas that will require more water, more chemicals to keep it looking nice. This does not make sense.

If someone asked me which one looks more aesthetically pleasing to the eye, I would have said the deviation version.

In the end, I don't have a 'dog in this hunt' per se as I don't live at the property, nor have to look at it daily. That said, I do feel that we need to be as considerate and thoughtful to people, our town and the environment, which is why I am writing to you to approve the deviation.

Greg Henry


From: Pat Heller

Sent: Friday, September 17, 2021 4:27 PM

To: Jocelyn Shoopman <jshoopman@losgatosca.gov>

Subject: Regarding Modification of Application S-19-016-244 Harding

EXTERNAL SENDER

Dear Ms. Shoopman,

The Thordal family are my neighbors. I am writing on behalf of their application for a modification of the sidewalk layout to fit their existing conditions. Their application is a plan that makes the most sense at this time.

With the growing necessity for conservation of our resources (i.e., water: the standard plan requires additional landscaping) and the importance in accommodating young families living in our community, I believe that it is relevant and important for the planning commission to review the standard plans that have been enforced in the past.

I support the Thordal's plan and hope that the committee will allow them to proceed in finishing their home as they have requested.

Thank you for your consideration,

Pat Heller



Sent from my iPad

From: Mark Townsend

Sent: Friday, September 17, 2021 2:40 PM

To: Jocelyn Shoopman <jshoopman@losgatosca.gov>

Subject: Regarding Modification of Application S-19-016-244 Harding

Hi Jocelyn,

I am a resident on Harding Ave. and am just down the street from the home at 244 Harding Ave. I've been made aware of the request to appeal the standard sidewalk layout in which they would instead marry up with the look/feel of the existing sidewalk from the neighbors house.

I am completely in support of this appeal as it will maintain the consistent approach from the neighbor's house.

In addition, with the drought conditions we continue to have in the area, many of the landscaping portions throughout the neighborhood next to the sidewalks have become either eyesores due to dead grass or are resulting in irresponsible watering to keep the green look.

In short, I hope you will consider the appeal at 244 Harding Ave. and allow them to move forward with their request.

Thanks,

Mark Townsend



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