



**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

MEETING DATE: 04/14/2021

ITEM NO: 3

**DESK ITEM**

DATE: April 14, 2021  
TO: Planning Commission  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Requesting Approval for Demolition of an Existing Detached Garage and Construction of a New Single-Family Residence on Property Zoned R-1:8 Located at 14300 Lora Drive. APN 409-15-028. Architecture and Site Application S-20-019. Property Owner: Amrito Chaube. Applicant: Krislani Mulia. Project Planner: Sally Zarnowitz.

REMARKS:

Exhibit 21 includes additional public comments received between 11:01 a.m., Tuesday, April 13, 2021 and 11:00 a.m., Wednesday, April 14, 2021.

EXHIBITS:

Previously received with the February 24, 2021 Staff Report:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Project Description and Letter of Justification
5. Consulting Architect's Report, dated September 8, 2020
6. Applicant's Response to the Consulting Architect's Report, dated September 30, 2020
7. Consulting Arborist's Report, dated September 25, 2020
8. Applicant's Neighborhood Outreach, dated August 19, 2020
9. Public Comments received by 11:00 a.m., Friday, February 19, 2021
10. Applicant's Response to Public Comments, dated February 18, 2021
11. Development Plans, received February 1, 2021

Previously received with the February 24, 2021 Desk Item Report:

12. Public Comments received between 11:00 a.m. Tuesday, February 23, 2021 and 11:00 a.m. Wednesday, February 24, 2021

PREPARED BY: SALLY ZARNOWITZ  
Planning Manager

Reviewed by: Community Development Director

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SUBJECT: 14300 Lora Drive/S-20-019

DATE: April 14, 2021

EXHIBITS (continued):

Previously received with the April 14, 2021 Staff Report:

13. Revised Letter of Justification, dated March 22, 2021
14. Consulting Architect's Report, dated March 26, 2021
15. Public Comments received between 11:01 a.m., Wednesday, February 24, 2021 and 11:00 a.m., Friday, April 9, 2021
16. Applicant's Response to Public Comments, dated March 22, 2021 and April 6, 2021
17. Revised Recommended Conditions of Approval
18. Revised Development Plans, received March 22, 2021

Previously received with the April 14, 2021 Addendum Report:

19. Public Comments received between 11:01 a.m., Friday, April 9, 2021 and 11:00 a.m., Tuesday, April 13, 2021
20. Applicant's response to Public Comments received between 11:01 a.m., Friday, April 9, 2021 and 11:00 a.m., Tuesday, April 13, 2021

Received with this Desk Item Report:

21. Public Comments received between 11:01 a.m., Tuesday, April 13, 2021 and 11:00 a.m., Wednesday, April 14, 2021.

**From:** Jason Oderio

**Sent:** Tuesday, April 13, 2021 4:17 PM

**To:** Planning Comment <[PlanningComment@losgatosca.gov](mailto:PlanningComment@losgatosca.gov)>

**Subject:** Public Comment Item 14300 Lora Drive, Application S-20-019-Planning Commission Meeting on April 14, 2021

In response to the proposed construction at 14300 Lora Dr, and the Planning Commission Meeting on April 14, 2021, our concerns are the following:

-Height and mass of structure are out of place in this neighborhood. Such a structure would fit in much better on the other side of the golf course. While the revised plan is better, it still seems a bit much for the street. I speak from personal experience, as we purchased one of the other pre-existing "blocky" two story homes in the neighborhood. Even though we are only one house on a similar size lot, we still found it difficult to soften the features and make the home blend in with the surrounding smaller homes.

-The location of the proposed house so close to the rear fence of the property causes the house to "look down" into multiple neighbor's yards. With the number of flag lots in the immediate vicinity, proximity of one house to another is already a serious issue. Tall homes, near fences, with many windows greatly exacerbates this issue and cause privacy concerns. How many 2nd floor windows look into existing homes?

-Parking. Lora Drive already has MAJOR parking issues. So bad, that the residents' vehicles often fill up all the street parking on Lora, and even Wedgewood, and spill onto Mulberry Dr. I understand Lora residents are currently renting parking spaces on this subject property? It appears the existing garage is to be replaced with a larger garage that solely serves the rear house, is this correct? If so, where would tenants of the proposed ADU park? It would be unacceptable to approve a plan that would force 1-2 more cars to park on Lora Drive. To proceed with this plan, parking for two vehicles for the ADU must be provided on the lot itself.

-We are familiar with the current laws in California allowing homeowners to create ADU's. But what safeguards are in place to keep this builder from building a second residence, then subdividing the two properties and selling the front home as a stand alone SFR? I understand the ADU process, but this design lends itself to a subdivision and sale, and that should not be the future result of any approval. If that is the goal, then two, smaller, more appropriate sized homes, with adequate off street parking should be designed.

If these concerns can be adequately addressed, then we would not have an objection to the project.

Sincerely,  
Jason Oderio  
14299 Mulberry Dr.

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