



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 04/14/2021

ITEM NO: 3

ADDENDUM

DATE: April 13, 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 19 includes additional public comments received between 11:01 a.m., Friday, April 9, 2021 and 11:00 a.m., Tuesday, April 13, 2021. Exhibit 20 includes the applicant's response to the additional public comments received between 11:01 a.m., Friday, April 9, 2021 and 11:00 a.m., Tuesday, April 13, 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

PREPARED BY: SALLY ZARNOWITZ
Planning Manager

Reviewed by: Community Development Director

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SUBJECT: 14300 Lora Drive/S-20-019

DATE: April 13, 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

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

Received with this 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

Amrito,

April 12, 2021

Thank you for your email and update.

I did answer your question regarding setback, and the answer is NO, please put setback exactly like what you did for your left neighbor. We are not in agreement, and this shouldn't be surprise for you. You can see I have been consistent since day one on my ask regarding reducing the mass, bulk and size.

My takeaways are:

- According to your timeline **3/22** was the date you submitted the drawings/plan to the town of Los Gatos. Your decision was made before **3/22**, because you had to get the drawings/plan ready to submit to the town. Since, you submitted your plans to the town and you didn't want to make any changes. Now it make sense!
- I had to ask for the revised Cannon report twice on **4/1 & 4/6** to get a report that was dated 3/26 on **4/6**. Do you know why?
- Cannon report Clearly analyzed the work you did to address your left side neighbor at 14298 Lora Drive concerns. In fact there are pictures of your house and your neighbor's house and lists of their concerns. I don't see why would the consultant completely forgets your rear side 14333 mulberry that gets impacted the most and review your left side 14298 Lora Drive. Do you know why?
- What is interesting to me is that you have 2 neighbors one on your left side 14298 Lora Drive and another one on rear side 14333 mulberry that have voiced their concerns regarding your proposed structure. They both have the same concerns MASS BULK AND SCALE, SOLAR, & PRIVACY. Your left side neighbor at 14298 Lora Drive gets a solution set that addresses their concerns and your rear neighbor doesn't even get their voice mentioned or heard. Do you know why?

For your info. list of events:

2/24 I have asked at the last hearing to significantly reduce the mass, bulk and size of the 2nd floor & run the shadow study for a privacy solution as well as a new overall size of the house.

3/10 I received the revised plan from you.

3/11 I responded that you will have our answer by 16th due to some urgent issue.

3/16 I asked to significantly reduce the mass, bulk and size of the 2nd floor & Not put the trees near the property line because they will create shadow.

3/22 you or your designer submitted the set of plans to the planning dept., which meant your decision was made days before 3/22.

3/25 I got a response back from you with the set of plans & email which didn't answer the question about reducing the mass bulk and size of the 2nd floor.

4/1 I did compare all the files and data you sent me on March 25th with previous files and responded **"Clearly we are not on the same page regarding mass, scale & bulk of your proposed structure and the kind of privacy issues that will create + When do you get the report back from Cannon"**

4/1 We had a long 1.5 hr phone conversation where you agreed that the trees will cast shadow on 14333 mulberry drive (sheet A-12 of your plan clearly shows that). I asked you please solve the root cause which is reduce the mass.

4/6 I did send a txt regarding reducing mass, bulk and size of the 2nd floor put setback exactly same as what you did for your left neighbor + the 8ft tall fence and lattice this will eliminate the need for privacy trees (we had txt back & forth on this matter)

4/6 you send an email confirming you got the text "I am not clear about the ask what will achieve for you"

4/6 I did send an email to your Designer Krislani "[Could you please let me know When you will get the report of revised drawing back from Cannon](#)"

4/6 I got an email from you with the attachment file [the report from Cannon dates 3/26](#)

4/8 I did send you an email explaining how Cannon report did not have our perspective in the report & the only thing we have in agreement is drainage + *Please reduce mass, bulk and size of the 2nd floor put setback exactly like what you did for your left neighbor + the 8ft tall fence and lattice this will eliminate the need for privacy trees*

4/8 I got an email from you "I am glad we are in agreement on drainage + 8ft Fence & lattice. (I wish the consultant would call out the rear neighbor)"

4/8 I got an email from you that the architecture style has also changed from Formal to Informal mediterranean.

4/9. I did send an email to you regarding "**we are not in alignment**", my displeas about the cannon report, unfair treatment that I have been getting + *Please reduce mass, bulk and size of the 2nd floor put setback exactly like what you did for your left neighbor + the 8ft tall fence and lattice this will eliminate the need for privacy trees*

4/11 I got an email from you regarding the timelines and it showed 3/22 you submitted the plans to town of Los Gatos

It is not loot late to come together and have a win-win solution:

Again, I am asking for a fair treatment and to get the same solution set that you have clearly provided to your left side neighbor at 14298 Lora Drive. Because from our point of view, this will help reduce the overall Bulk, Mass & Scale, improve privacy and shadow, also it will eliminate the need of building a 18 ft wall of vegetation. You also agreed on 4/1, based on your own shadow study (see the attach file), that the proposed 18 ft trees near the property line will cast shadow & block sun on your rear side neighbor at 14333 Mulberry dr. property.

Again, the solution is super simple, clearly within your reach and we can move on:

- Set-back on the rear 2nd floor exactly like what you provided for your left side neighbor at 14298 Lora Drive.
- **8 ft Fence with Lattice we are in agreement**
- No need for 18 ft wall of trees or trees near the property line of 14333 Mulberry (*This will save you \$\$\$\$\$*)

I appreciate your understanding and I thank you for your consideration. I look forward to hearing back from you.

Best regards
Hooman

Hi Hooman

April 12, 2021

Can you please spell out what exactly does the phrase " put setback exactly like what you did for your left neighbor " entail?

The left neighbor has different setbacks, different orientation, and different needs. There is an existing screen as well on the left side. Your house is more than 113'ft away and the distance from your second floor is 128'. That there are hundred of 2 story houses in Los Gatos with the standard setback of 25'x2 ft. This is what I meant with " "I am not clear about what will achieve for you"

Again: Please help me understand what problem of yours we are trying to solve, as we already have a setback and roof to divide the first and second floor mass. I have been struggling with this since our conversation on 4/1, where we had agreed you will check with your wife about the changes that have been incorporated, on privacy, which till date I have not got a response for.

Looking forward to hearing from you.

Regards
Amrito

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