



TOWN OF LOS GATOS
CONCEPTUAL DEVELOPMENT
ADVISORY COMMITTEE REPORT

MEETING DATE: 03/10/2021

ITEM NO: 2

DATE: March 4, 2021

TO: Conceptual Development Advisory Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Conceptual Development Advisory Committee Application CD-21-001. Project Location: **16466 Bonnie Lane**. APN. 532-02-053. Property Owner: Mish Chadwick. Applicant: Tony Jeans, THIS Design.
Requesting preliminary review of a proposal for subdivision of one lot into two lots on property zoned R-1:20.

ROLE OF THE CDAC:

The Conceptual Development Advisory Committee (CDAC) advises a prospective applicant on the overall consistency of a project with Town policies prior to submitting a formal application and investing in the development review process. The Committee also endeavors to identify the potential issues that will need to be addressed during the development review process should the applicant wish to submit an application. The issues identified by the Committee are not intended to be all-inclusive and other additional issues may be identified during the formal development review process.

None of the Committee's comments are binding on the Town and in no way are they intended to indicate whether the project will be received favorably by the various review bodies that are charged with evaluating and deciding the application. As noted in this report, if an application is filed, technical analysis would need to be done during the evaluation of the proposal. In addition, public input is a required and essential component in the development review process. Notice has been sent to residents and property owners within 300 feet of the project site. In addition to the public comments received at this meeting, all applicants are strongly encouraged to hold neighborhood meetings to receive input as the design of the project evolves should they decide to proceed with the development review process.

PREPARED BY: RYAN SAFTY
Associate Planner

Reviewed by: Planning Manager and Community Development Director

PROJECT DESCRIPTION:

The applicant has submitted a project description (Attachment 3), site photographs (Attachment 4), and conceptual plans (Attachment 5) for the subdivision of one lot into two lots at 16466 Bonnie Lane. Due to the owner's desire to maintain the existing structures on site, the applicant is requesting two lots with an irregular property line configuration. The subject property is zoned R-1:20 (Single-Family Residential) and is outside of the Hillside Planning Area. Future development would require an Architecture and Site application and be subject to the Residential Design Guidelines and portions of the Hillside Development Standards and Guidelines (HDS&G) due to the average slope of the lot.

The subject property is accessed through a 50-foot wide ingress/egress easement off Bonnie Lane, which is shared with two other properties. The proposed new lot would also have access through this easement, serving a proposed total of four properties. The applicant is also requesting preliminary review of an optional 10-foot reduction to this easement (from 50 feet to 40 feet) for added flexibility with the future house design and placement. To pursue this option, the applicant would need to work with the surrounding property owners to amend the easement and receive approval through a Subdivision application.

Key elements of the proposed project, as listed on the project description and plans submitted, are as follows:

- Subdivision of one 81,866-square foot lot into two irregularly shaped single-family residential lots of approximately 40,000 square feet with frontages of 138 and 124 feet and depths of 230 and 240 feet; and
- Optional ingress/egress easement reduction from 50 feet to 40 feet.

EXISTING GENERAL PLAN, ZONING, SPECIFIC PLAN DESIGNATION, AND PLANNING AREA:

1. General Plan designation: Low Density Residential, 0-5 dwelling units per net acre.
2. Surrounding General Plan designations: Low Density Residential on all sides.
3. Zoning designation: R-1:20 (Single-Family Residential).
4. Surrounding zoning designations: R-1:20 (Single-Family Residential) to the north and south, and R-1:8 (Single-Family Residential) and R-1:20 (Single-Family Residential) to the east and west.
5. Hillside Specific Plan (HSP) Study Area: Not located in a sub-area.
6. Hillside Development Standards and Guidelines: Residentially zoned parcels with an average slope of 10 percent or greater outside of the Town's Hillside Area.

EXISTING CONDITIONS:

1. The project site is 1.88 acres (81,866 square feet).
2. The average slope of the project site is 13.1 percent.
3. The project site contains an existing single-family home, detached 2,256-square foot accessory barn structure, pool with a cabana structure, sports court, and large grass field in the “panhandle” portion of the lot.

POTENTIAL CONSIDERATIONS AND ISSUES:

The following is a brief list of issues and topics for consideration by the CDAC. Staff has not reached conclusions on these topics. Staff is identifying them here to help frame the discussion and to solicit input. The main question for the CDAC is whether or not the applicant’s concept for the project creates a high-quality plan appropriate for Los Gatos in this location. If an application is filed, staff would evaluate the technical issues.

1. General Plan/Zoning
 - a. The subject property is currently zoned R-1:20 (Single-Family Residential), which is consistent with the existing General Plan designation, Low Density Residential.
 - b. Is the proposed subdivision consistent with all elements of the General Plan?
2. Density
 - a. Is this site physically suitable for the proposed density?
3. Lot Configurations
 - a. Minimum lot area for the R-1:20 zone is 20,000 square feet.
 - b. The minimum frontage required for the R-1:20 zone is 100 feet.
 - c. The minimum lot depth required for the R-1:20 zone is 140 feet.
 - d. Is the site physically suitable for the type of development?
 - e. Is the site layout and lot pattern compatible with the surrounding properties?
4. Parking/Circulation
 - a. Would each lot have adequate access?
 - b. Will adequate parking be provided for each lot?
 - c. Would driveway slopes exceed the 15 percent limit in the HDS&G?
 - d. Is a reduction to the shared ingress/egress easement appropriate?
5. Tree Impacts
 - a. An arborist report will be required during development review to evaluate the potential impact to trees.
 - b. Will driveways be located to avoid tree impacts?
 - c. Will underground water, sewer, electrical, and telephone utility lines impact trees?

6. Creeks/Waterways
 - a. Would future development impact existing creeks or waterways?
 - b. Compliance with the Standards and Guidelines for Land Use Near Streams will be required if there are existing creeks or waterways on the site.
 - c. Valley Water, Regional Water Quality Board, and other agencies may need to review a future project.
7. Wildland Urban Interface Zone
 - a. The subject property is located in the Wildland Very High Fire Hazard Area.
8. Hillside Development Standards and Guidelines
 - a. Future development of the lots would be subject to portions of the HDS&G due to the average slope exceeding 10 percent.
 - b. Would future development of the proposed lots require grading that would meet the HDS&G?

PUBLIC COMMENTS:

Staff has included all public comments received by 11:00 a.m., Friday, March 4, 2021 as Attachment 6.

Attachments:

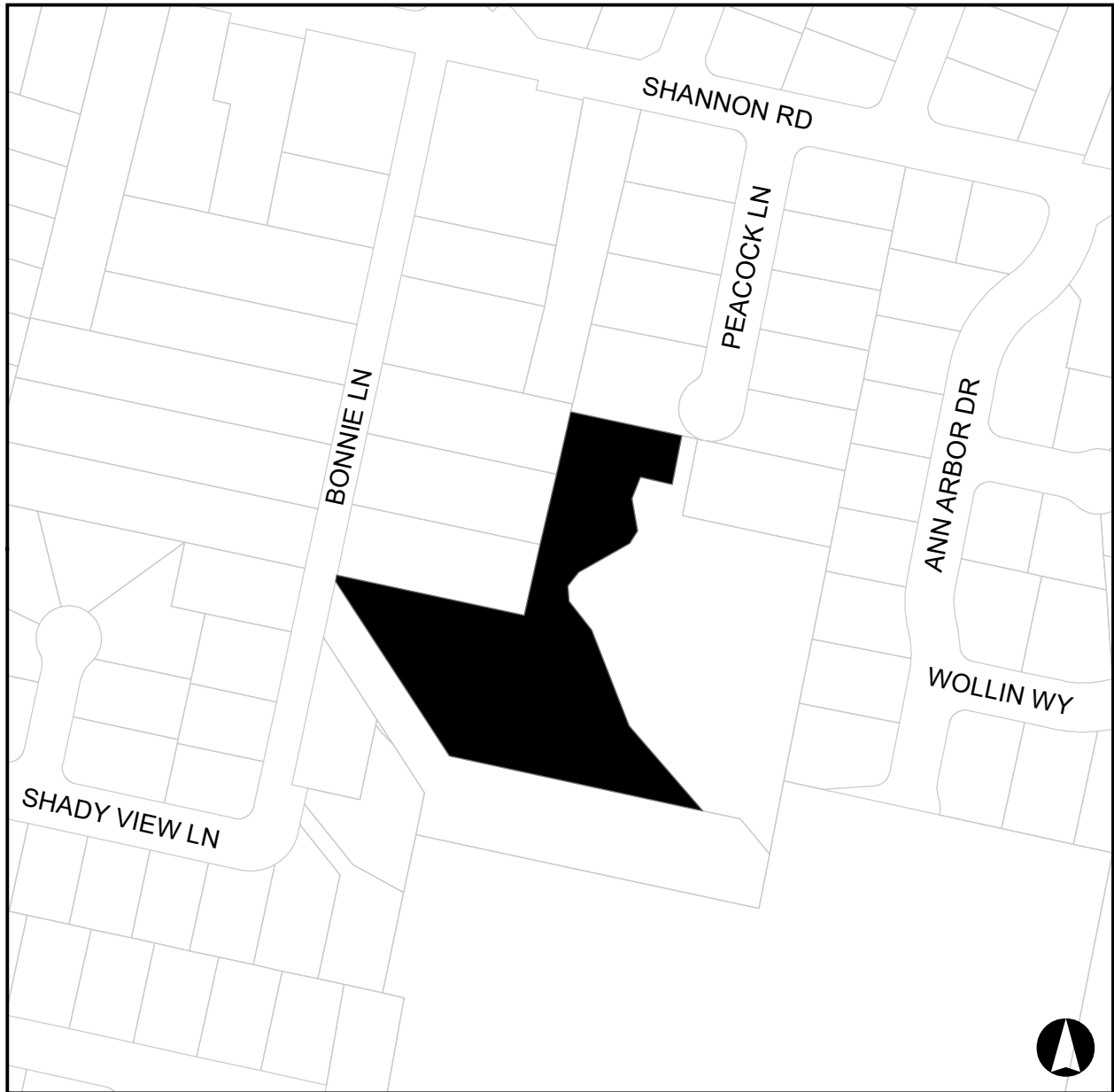
1. Location map
2. CDAC Application
3. Project Description Letter
4. Site Photographs
5. Conceptual Plans
6. Public comments received by 11:00 am, Thursday, March 4, 2021

Distribution:

Tony Jeans, PO Box 1518, Los Gatos, CA 95031

Mish Chadwick, 16466 Bonnie Lane, Los Gatos, CA 95032

16466 Bonnie Lane



0 0.125 0.25 Miles

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**APPLICATION FOR PROJECT REVIEW
CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE**

TOWN OF LOS GATOS - COMMUNITY DEVELOPMENT DEPARTMENT
110 E. Main St., Los Gatos, CA 95030
Phone: (408) 354-6874 FAX: (408) 354-7593

PLEASE TYPE OR PRINT CLEARLY

PROPERTY DETAIL:

Address of subject property: 16466 BONNIE LANE
Zoning R1-20 Site Area 81,866 # APN 532-02-053
Existing use SINGLE FAMILY RESIDENTIAL

BRIEFLY DESCRIBE PROJECT:

CONSIDER A LOT SPLIT OF AN IRREGULARLY SHAPED PARCEL INTO 2 LOTS
BOTH LOTS WOULD BE CONFORMING. CONSIDER ALSO ALLOWING A REDUCTION
IN WIDTH OF ROW ACCESS STREET TO REDUCE FROM 50' TO 40'.

APPLICANT:

NAME TONY JEANS / THIS DESIGN PHONE: (408) 354-1833
ADDRESS P.O. BOX 1518
CITY LOS GATOS STATE CA ZIP 95031

NAME OF PROPERTY OWNER: (If same as above, check here ☐)

NAME MISH CHADWICK PHONE: (408) 458-6966
ADDRESS 16466 BONNIE LANE
CITY LOS GATOS STATE CA ZIP 95032

I hereby certify that I am the owner of record of the property described in Box #2 above, and that I approve of the action requested herein.

SIGNATURE OF OWNER  DATE 1/28/21

ACKNOWLEDGMENT FORM

I, the undersigned, fully acknowledge and understand the Conceptual Development Advisory Committee is only an advisory body and is not empowered by the Town Council or the Planning Commission to render recommendations or decisions regarding land use issues.

I further understand and acknowledge that any statement by the Committee that a potential land use appears consistent with Town Policy is not an express or implied approval of a development project. A project may be rejected by the Planning Commission and/or Town Council for inconsistency with Town policy or for other reasons in the course of the development review process, including public input.

I further understand and acknowledge that the members of the Conceptual Development Advisory Committee are in no way bound in their future review of my project, by their comments at this very preliminary state of project development.

SIGNATURE OF OWNER  DATE 1/28/21

**** DO NOT WRITE BELOW THIS LINE**

APPLICATION No. _____

PLPERMIT	\$2,966.00
PLTRACK	118.64
PLANAP	296.60
(Noticing Deposit) PLPERMIT	500.00
TOTAL FEE	\$3,881.24

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Town of Los Gatos
110 East Main St
Los Gatos Ca 93030
CDAC Review - 16466 Bonnie Lane

February 13th, 2021

Dear Committee Members

1. We are requesting that you review the Proposed Application for consideration as a pre-cursor to an application to subdivide a large [81,166 SF], irregularly shaped lot in the R1-20 zoning district into 2 parcels - each in excess of 40,000 sq ft.
2. We are also requesting that you give consideration to an associated Lot Line Adjustment, which would modify the Right of Way access in front of the property from 50 ft in width down to 40ft.

Discussion:

Bonnie Lane is a 40 ft wide Right of way along its length from Shannon Road. Most of the properties along Bonnie Lane are legal non-conforming lots with typical frontages of 80-90 ft [100 ft standard] and with side setbacks of 5-10 ft [15 ft standard].

The property has a panhandle of about 20,000 sq ft with a seasonal creek in the rear, making a portion of the land suitable only for ancillary use. In attempting to design this Lot Split we are attempting to retain the existing structures on the property [Residence, Barn, Pool and Cabana, with consideration also for the sports court and bocci court].

There is a reasonably logical lot line that we are proposing for this subdivision based on the location of existing structures. Even though the overall property is irregular in shape, it is sufficiently large that our proposal would create 2 conforming lots:

- Approximately equal size [over 40,000 sq ft - with 20,000 sq ft required]
- Conforming frontage [138 ft and 124 ft - with 100 ft required]
- Conforming depth [230 ft and 240 ft with 140 ft minimum for R1:20 zoning]
- Conforming setbacks [30/15/25 ft] for front side and rear.

House placement has been suggested in the Map and would conform to the homes along Bonnie Lane, except that Bonnie Lane homes have significantly reduced side setbacks.

It would be desirable to reduce the frontage street RoW from a 50 ft wide access corridor to 40 ft in width to allow for more flexibility in house placement. Bonnie Lane itself is a 40ft wide RoW, and this would be consistent. We would also like the thoughts of the committee members as to the desirability of this aspect of the project. It is not fundamental to the success of the project, but the added flexibility might help with the house design and placement to reduce neighbor impacts and privacy.

Tony Jeans

Attachments: Plan Set [6 sheets], Google Street View & Google 3D Aerial View

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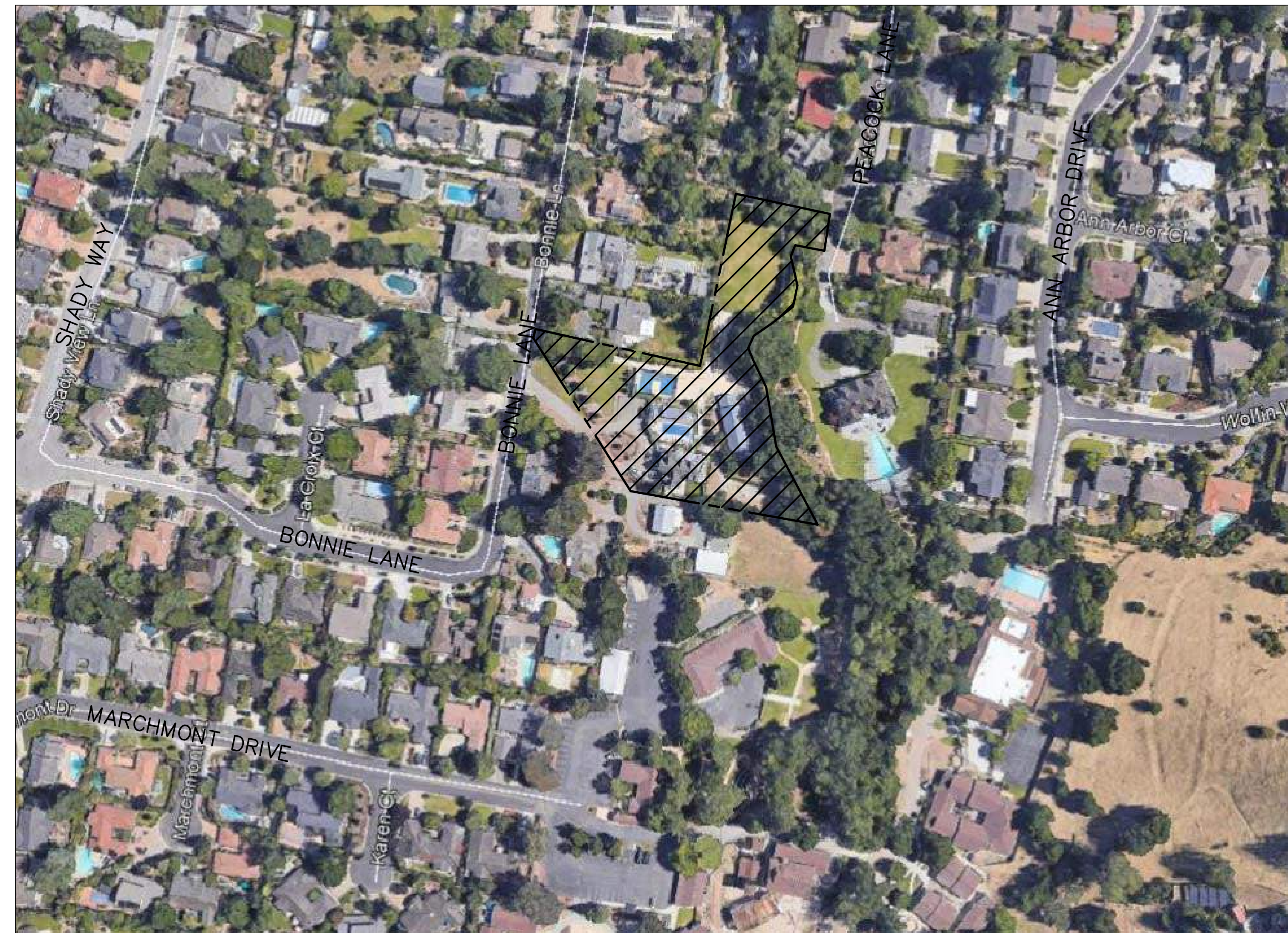
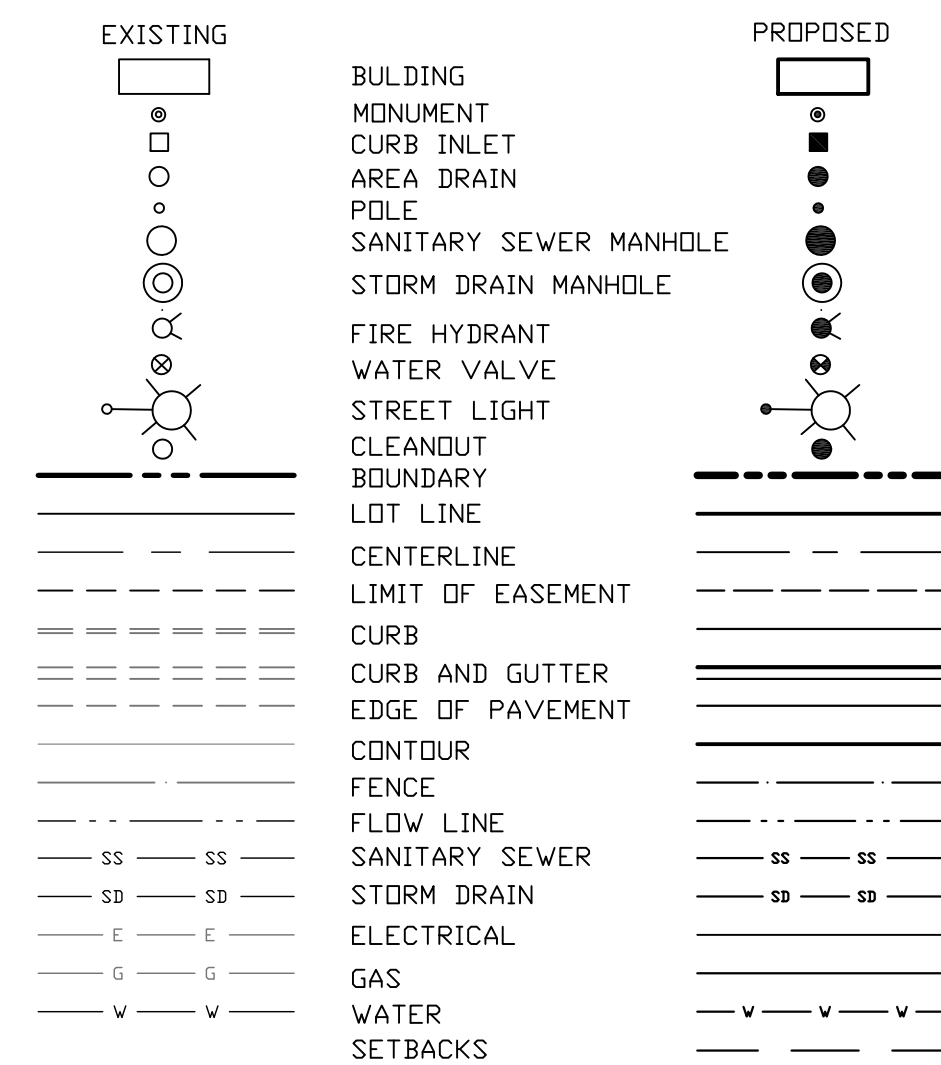




Google

BENCHMARK:
LG39, BRASS DISK IN MONUMENT BOX ON LA CHIQUITA AVENUE
ELEV. = 360.23'

LEGEND



NOTES:

OWNER:
MATTHEW BRENNAN & MICHELLE CHADWICK
16466 Bonnie Lane
Los Gatos, CA 9503

ENGINEER:
WESTFALL ENGINEERS, INC.
14583 BIG BASIN WAY
SARATOGA, CA 95070
408-867-0244

UTILITIES:

WATER - SAN JOSE WATER COMPANY
SANITARY SEWER - WEST VALLEY SANITATION DISTRICT
GAS AND ELECTRIC - P.G.&E.
TELEPHONE - ATT
CABLE- COMCAST
THE SUBJECT PROPERTY IS NOT SUBJECT TO INUNDATION.

VICINITY MAP

	ACRES	SQUARE FEET
PARCEL 1	0.95	41,205
PARCEL 2	0.93	40,655
TOTAL	1.88	81,866

SLOPE (S)
CONTOUR INTERVAL (I)
CONTOUR LENGTH (L)
AREA (A)
 $S = I * L * 100 / A$

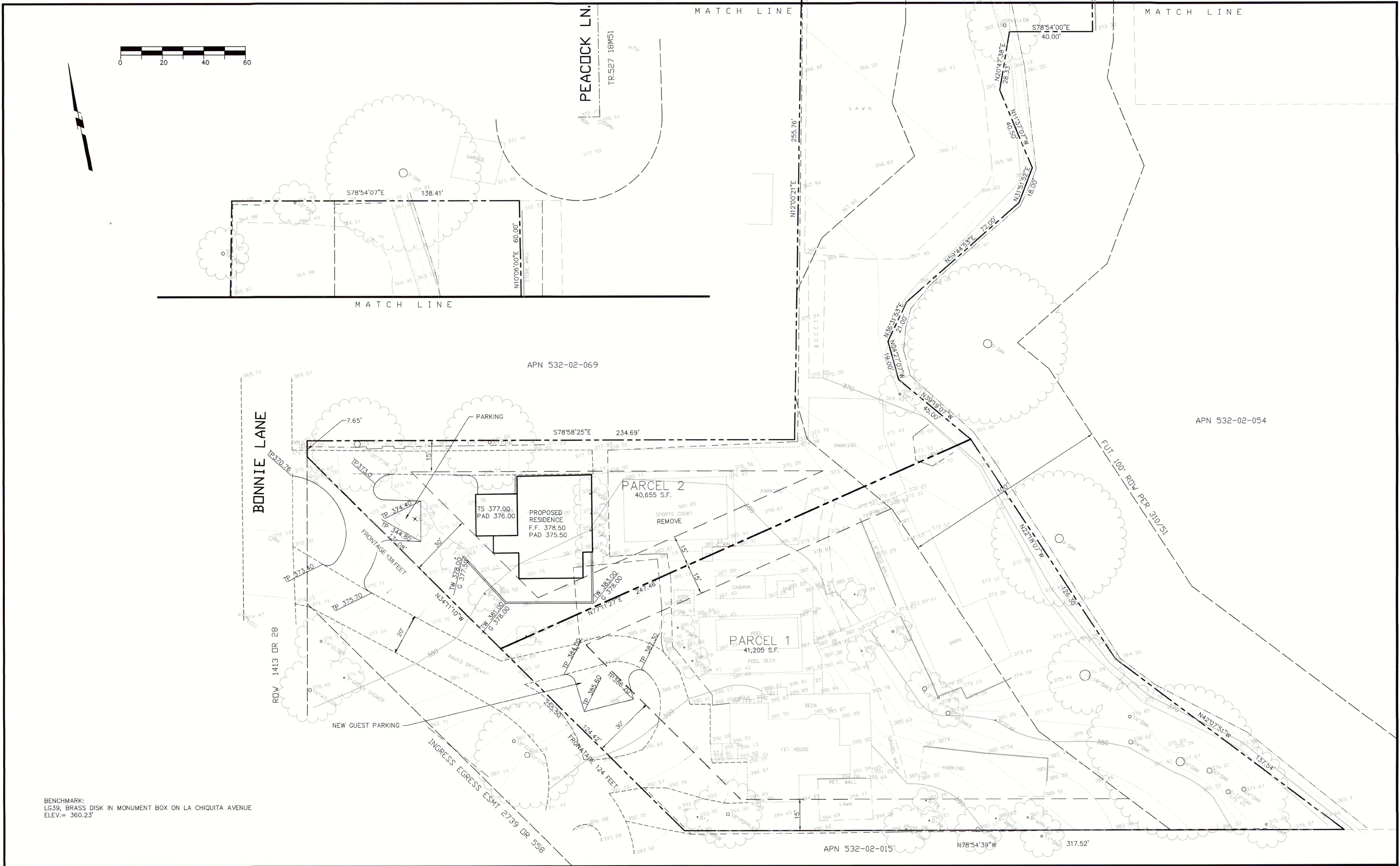
$$S = \frac{2 \times 4053 \times 100}{81866} = 9.9\% \text{ (WITHOUT CREEK)}$$

$$S = \frac{2 \times 5373}{81866} \times 100\% = 13.1\% \text{ (WITH CREEK)}$$

INDEX

SHEET 1 COVER SHEET
SHEET 2 TENTATIVE MAP
SHEET 3 EXISTING SITE PLAN
SHEET 4 PROPOSED SITE PLAN
SHEET 5 AERIAL TOPO 1"=20'
SHEET 6 AERIAL TOPO 1"=30'

NO.	BY	DATE	REVISION	BY	DATE	DATE: February 2021		WESTFALL ENGINEERS, INC. 14583 BIG BASIN WAY, SARATOGA, CA 95070 (408) 867-0244	COVER SHEET 16466 BONNIE LANE, LOS GATOS	JOB NO. 2020-059
						SCALE: HOR. N.T.S. VERT.				SHEET 1 OF 6
						DESIGNED: JC				
						CHECKED: KC				
						PROJECT ENGR: JC				
						BY: KAREL CYMBAL, RCE 34534 DATE:				



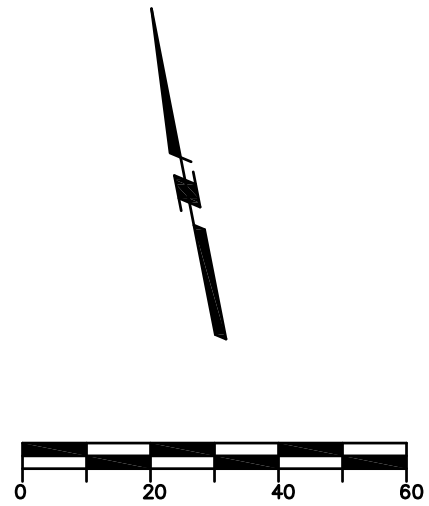
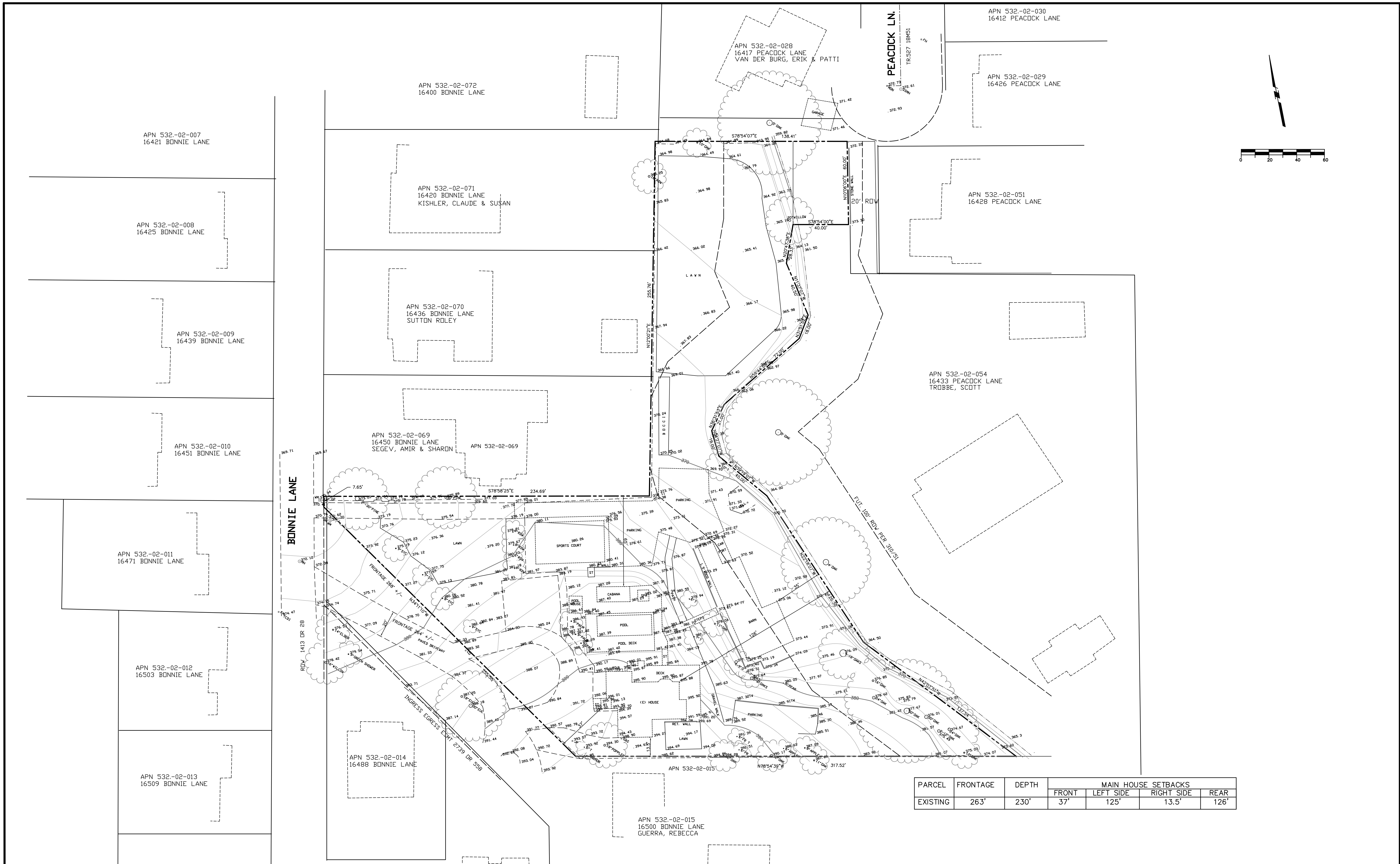
NO.	BY	DATE	REVISION	BY	DATE

DATE: February 2021
SCALE: HOR. = 1"= 20'
DESIGNED:
DRAWN: HB
PROJ. ENGR:
BY: HARRY BABICKA, LS 4953
DATE:

WESTFALL ENGINEERS, INC.
14583 BIG BASIN WAY, SARATOGA, CA 95070 (408) 867-0244

TENTATIVE MAP
16466 BONNIE LANE, LOS GATOS, CA

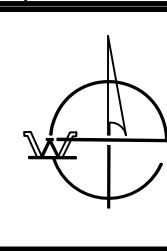
JOB NO.
2020-059
SHEET 2
OF 6



PARCEL	FRONTAGE	DEPTH	MAIN HOUSE SETBACKS			
			FRONT	LEFT SIDE	RIGHT SIDE	REAR
EXISTING	263'	230'	37'	125'	13.5'	126'

NO.	BY	DATE	REVISION	BY	DATE	DATE: February 2021
						SCALE: HOR. = 1" = 30'
						DESIGNED:
						DRAWN: HB
						PROJ. ENGR:

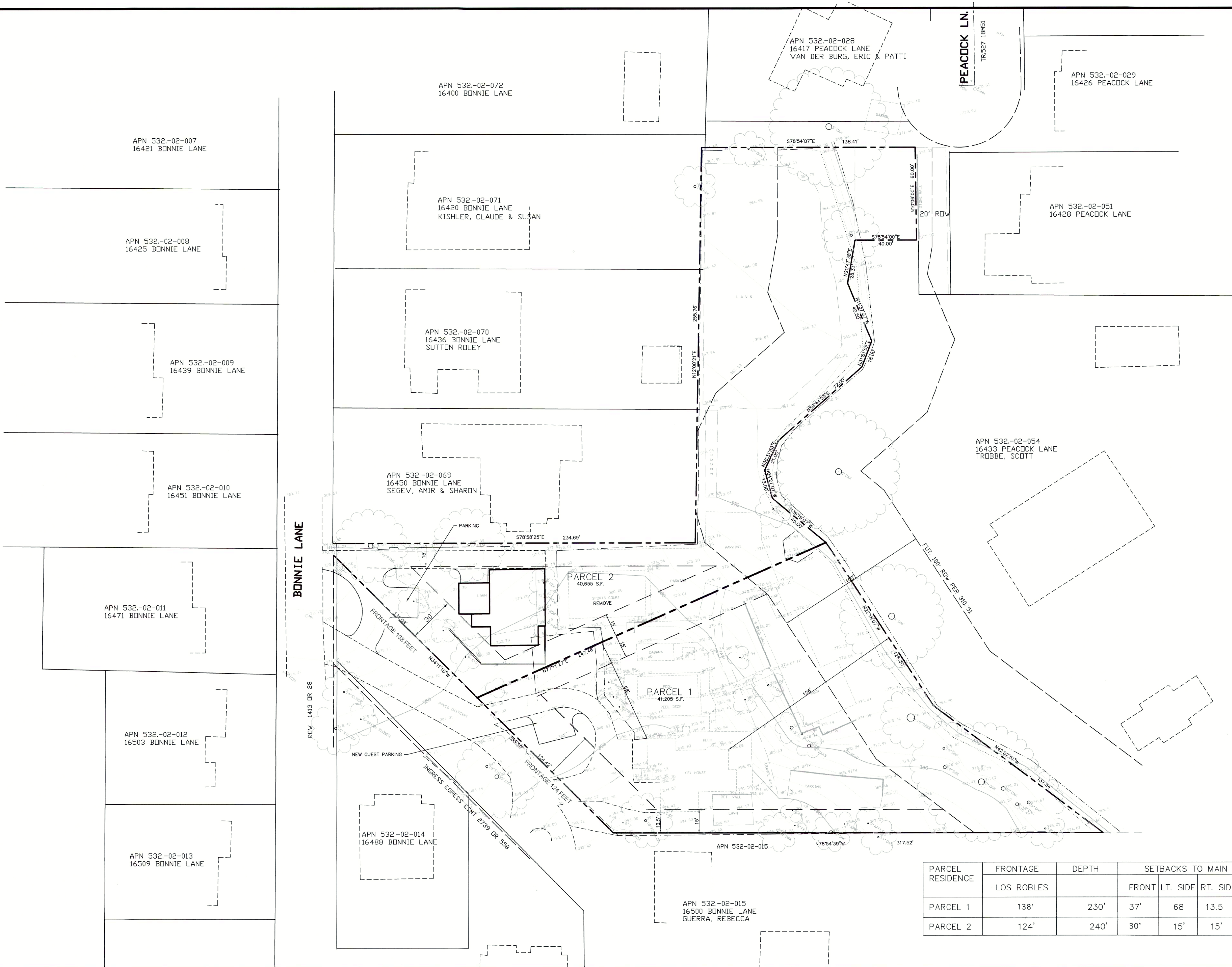
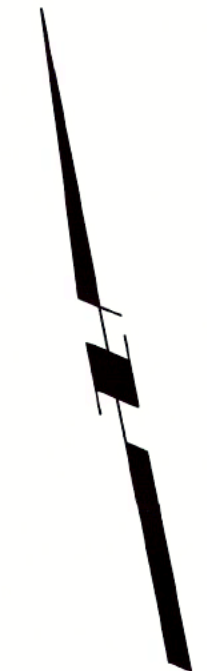
BY: HARRY BABICKA, LS 4953
DATE:



WESTFALL ENGINEERS, INC.
14583 BIG BASIN WAY, SARATOGA, CA 95070 (408) 867-0244

EXISTING SITE PLAN
16466 BONNIE LANE, LOS GATOS, CA

JOB NO.
2020-059
SHEET 3
OF 6



PARCEL RESIDENCE	FRONTAGE	DEPTH	SETBACKS TO MAIN			
			FRONT	LT. SIDE	RT. SIDE	REAR
PARCEL 1	138'	230'	37'	68	13.5	126'
PARCEL 2	124'	240'	30'	15'	15'	30'

NO.	BY	DATE	REVISION	BY	DATE	DATE: February 2021
						SCALE: HOR. = 1" = 30'
						DESIGNED: _____
						DRAWN: HB
						PROJ. ENGR: _____

BY: HARRY BABICKA, LS 4953
DATE: _____

WESTFALL ENGINEERS, INC.
14583 BIG BASIN WAY, SARATOGA, CA 95070 (408) 867-0244

PROPOSED SITE PLAN
16466 BONNIE LANE, LOS GATOS, CA

JOB NO.
2020-059

SHEET 4
OF 6

SHANNON RD

LANDS OF VAN DER BURG
16417 PEACOCK LN.

LANDS OF TROBBE
16433 PEACOCK LN.

PARCEL 2
PANHANDLE

PARCEL 1

LANDS OF KISHLER
16420 BONNIE LN.

LANDS OF SUTTON
16436 BONNIE LN.

LANDS OF SEGEV
16450 BONNIE LN.

LANDS OF GUERRA
16500 BONNIE LN.

PARCEL 2

OPTIONAL 10 FT WIDE
LOT LINE ADJUSTMENT

124 FT FRONTAGE

40 FT

138 FT FRONTAGE

50 FT

88 FT

89 FT

89 FT

BONNIE LN

83 FT

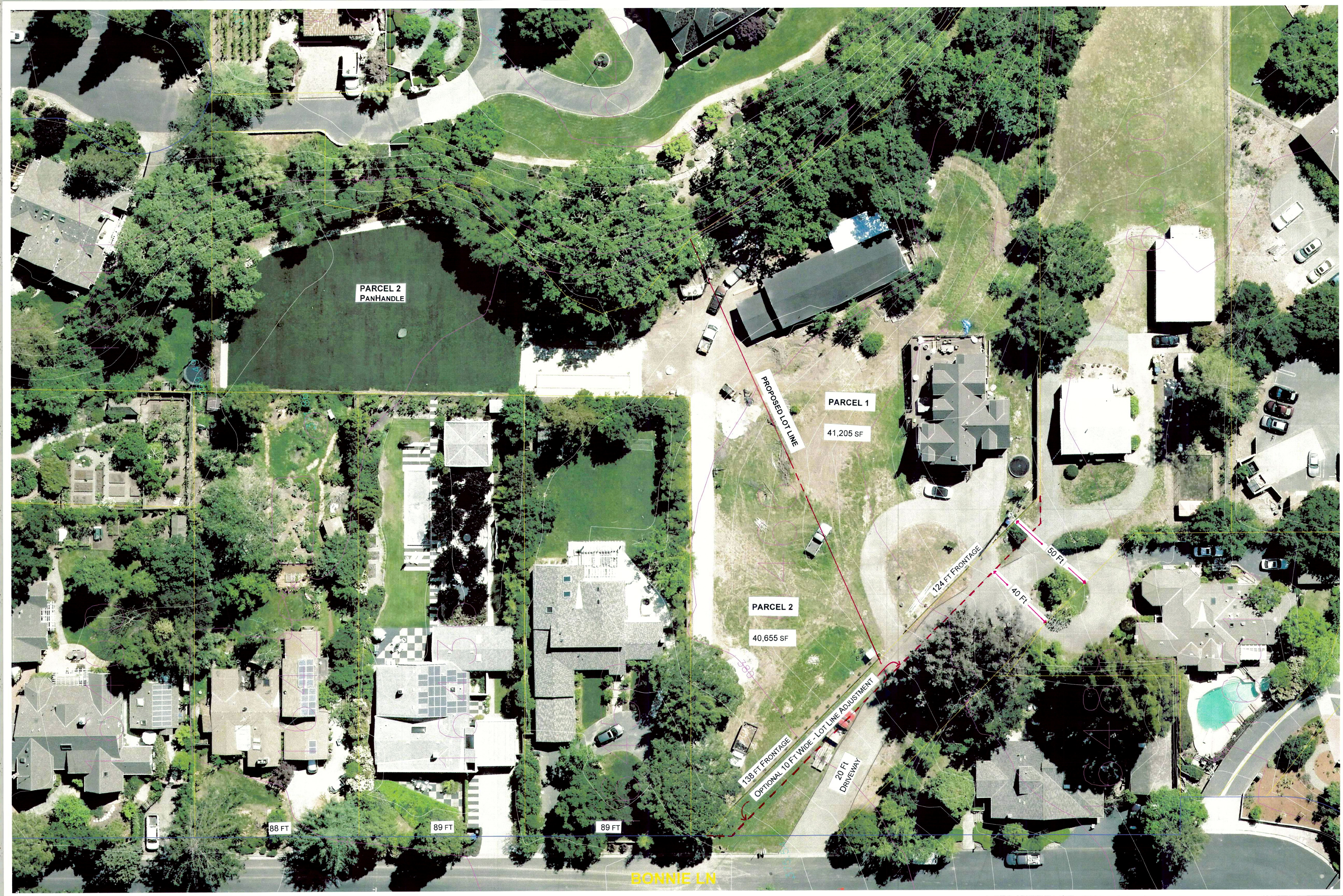
75 FT

80 FT

88 FT

75 FT

SCALE: 1"=30'



PARCEL 2
PANHANDLE

PARCEL 1
41,205 SF

PARCEL 2
40,655 SF

PROPOSED LOT LINE

124 FT FRONTAGE

50 FT

40 FT

138 FT FRONTAGE

OPTIONAL 10 FT WIDE - LOT LINE ADJUSTMENT

20 Ft
DRIVEWAY

88 FT

89 FT

89 FT

BONNIE LN

From: Anne Roley <anne@anne4pt.com>

Sent: Wednesday, March 3, 2021 2:14 PM

To: Planning Comment <PlanningComment@losgatosca.gov>

Subject: RE: Conceptual Development Advisory Committee Application #CD-21-00

Dear Planning Department
Project Planner: Ryan Safty

Regarding the application #CD-21-00 for 16466 Bonnie Lane.

What is permissible to develop on the rectangular piece of property that runs along the creek behind our home at 16436 Bonnie Lane??

Can the owner build a structure on that land? Another barn? A livable structure? A shed?

Can the owner put a tennis court or sports court on that land along the creek behind our home?

What are the limitations to that area - setbacks from the creek etc.....

What is possible?

Thank you,

Anne Roley
16436 Bonnie Lane
Los Gatos, CA. 95032

408-410-5781

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TOWN OF LOS GATOS
CONCEPTUAL DEVELOPMENT
ADVISORY COMMITTEE REPORT

MEETING DATE: 03/10/2021

ITEM NO: 2
ADDENDUM

DATE: March 9, 2021

TO: Conceptual Development Advisory Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Conceptual Development Advisory Committee Application CD-21-001. Project Location: **16466 Bonnie Lane**. APN. 532-02-053. Property Owner: Mish Chadwick. Applicant: Tony Jeans, THIS Design.
Requesting preliminary review of a proposal for subdivision of one lot into two lots on property zoned R-1:20.

REMARKS:

Attachment 7 contains written comments received by 11:00 a.m., Tuesday, March 9, 2021.

ATTACHMENTS:

Attachments previously received with March 10, 2021 Staff Report:

1. Location map
2. CDAC Application
3. Project Description Letter
4. Site Photographs
5. Conceptual Plans
6. Public comments received by 11:00 am, Thursday, March 4, 2021

Attachment received with this Addendum:

7. Public Comments received by 11:00 a.m., Tuesday, March 9, 2021

PREPARED BY: RYAN SAFTY
Associate Planner

Reviewed by: Planning Manager and Community Development Director

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From: Rebecca Guerra <rماغuerra@gmail.com>
Sent: Saturday, March 6, 2021 1:07 PM
To: Ryan Safty
Cc: Rebecca Guerra; Planning Comment
Subject: Re: 16466 Bonnie Lane APN 532-02-053

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Safty,

Thank you for returning my call on Friday regarding the proposed/conceptual development of the parcel APN 532-02-053. I am the property owner of the parcel immediately adjacent to the parcel in question. My property address is 16500 Bonnie Lane APN 532-02-015.

I wish to confirm in writing that I object specifically to the aspect of that proposal that suggests the modification of the lot line by 10 feet into my property – specifically along my driveway for ingress and egress.

There are a number of reasons for my concern and rejection of that suggestion. I spent time reviewing the drawings submitted with the conceptual plan Mr. Jeans submitted to the City of Los Gatos for the planning department review.

After consideration of the pros and cons of the proposal to move the lot line for 16500 Bonnie Lane inward 10 feet, I have concluded that it is not in our best interest to agree. Frankly, there are few, if any benefits to me to do so. The several factors causing us to make this conclusion include the narrowing of the ingress to my property at the top of the drive which will make it harder to access the drive on the side adjacent to the property of Mish Chadwick. I also am concerned about the impact on fire and safety vehicles who might need to service our property. Lastly, I have been looking into the potential modification/upgrade of 16500 – potentially including the addition of an ADU. The impact to the driveway easement concerns me as it may limit my ability to do so. Lastly, I wish to make it clear that do not want yet another property accessing the driveway for ingress and egress. It does not appear that the proposal includes that for the second parcel, but it does appear to include a parking pad immediately adjacent to the lot line. I anticipate that the second parcel would access that off of Bonnie Lane.

The net result is that losing more than 1200 square feet of property with a lot line adjustment does not benefit me in the least and can only impair my property access, value and future potential improvement flexibility.

I plan to attend the video meeting as well, but wished to submit my concerns and objections in writing in advance.

Sincerely,
Rebecca M.Guerra

From:
Sent: Sunday, March 7, 2021 8:06 PM
To: Ryan Safty
Subject: Proposed subdivision on Bonnie Lane File #: CD-21-001

Follow Up Flag: Flag for follow up
Flag Status: Flagged

To Whom It May Concern:

We would like this email to be kept anonymous for the public Zoom meeting.

We are opposed to the proposed development at 16466 Bonnie Lane, **File #: CD-21-001**, to subdivide the property into two parcels.

Our main concerns are:

- 1) If the neighbor residing at 16500 Bonnie Lane does not want to sell or gift the 10 feet of their property line, is this subdivision proposal no longer viable?
- 2) The panhandle that runs along the creek, behind three homes. It seems there was a reason that nothing has been built there before, mainly due to the creek. Our concern is this will disturb the wildlife and plant life in the area.
- 3) If a house is zoned for the front portion of the property, what size building would be allowed?

Both portions of the proposed property are very unusual shapes for a home and don't seem suited to be separated from the current, larger property.

We plan to attend the Zoom meeting on Wednesday, March 10.

Thank you,

From:
Sent: Monday, March 8, 2021 7:51 AM
To: Ryan Safty
Subject: 16466 Bonnie Lane

Follow Up Flag: Flag for follow up
Flag Status: Flagged

02.08.2021

Att: Ryan Safty
Project Planner

Dear Ryan Safty,

I am writing in regard to the proposed lot line change at 16466 Bonnie Lane.

It is insufficient to consider subdividing one lot into two lots because there are enough outstanding issues that have not been addressed.

This area of Bonnie Lane, so close to Ross Creek, is a sensitive riparian corridor; there are foxes, quail, and screech owl who have permanent habitats. It is not uncommon to have turkey, deer, bobcat, and mountain lion pass through. Clearly, this is not an area that is suitable for infill building.

I object to modifying the Right of Way access from 50 ft in width to 40 ft. It does not align or conform with any of the existing properties on Bonnie Lane with 100 ft. as standard. As you are aware, this property already is built out with 2 existing homes — the barn is a fully built single family home. The Town has failed to acknowledge this fact: there is no barn in its definition.

By creating a lot split, there is now precedent for an additional lot split in a sensitive habitat corridor. Approximately 7 years ago, we lost our frog population in Ross Creek. It used to be a cacophony in the evenings of frog croaking from spring to early/mid summer. The time frame of the loss of frog population aligns with the construction of the 16466 Bonnie Lane's soccer field; the use of Round Up to keep the grass in perfect condition and/or the pumping of Ross Creek for irrigation purposes may represent the frog die off.

I chose not to make my concerns public because I don't want to have the 16466 Bonnie Lane neighbor disgruntled because I have valid concerns and questions about this project.

Thank you.

From: Planning Comment
Sent: Monday, March 8, 2021 10:38 AM
To: Ryan Safty
Cc: Sally Zarnowitz; Alexa Nolder
Subject: FW: Public Comment Application CD-21-001

Follow Up Flag: Follow up
Flag Status: Flagged

From: elgr1969@gmail.com <elgr1969@gmail.com>
Sent: Monday, March 8, 2021 10:01 AM
To: Planning Comment <PlanningComment@losgatosca.gov>
Subject: Public Comment Application CD-21-001

To: Conceptual Development Advisory Committee

RE: 16466 Bonnie Lane – Conceptual Development Advisory Committee Application CD-21-001

We received notice of the public hearing regarding the proposal to subdivide one lot into two lots at 16466 Bonnie Lane in Los Gatos. The plans show “parcel 1” and two additional areas labeled “parcel 2” and “parcel 2 panhandle”. We are opposed to any development on “parcel 2 panhandle”. By history, this section has been offered for sale to neighbors with the suggestion it could be developed for multiple housing units.

“Parcel 2 panhandle” does not have street access necessary for vehicular and safety equipment if property is developed. Developers would have to consider building street access to “parcel 2 panhandle” via a bridge over Ross Creek from Peacock Lane, which is a narrow lane that eventually tapers down into a single-car-width driveway for access to the last two houses on the lane. There is no area for maneuverability on Peacock for large vehicles such as trash trucks and fire trucks. Currently, large trucks have to back up Peacock Lane over 400 ft because there is no space to turn around causing significant traffic hazards, especially for many children playing in the quiet cul-de-sac.

The riparian corridor along Ross Creek between Peacock Lane and “parcel 2 panhandle” would be significantly harmed by development.

Many moved to East Los Gatos because of the semi- rural atmosphere. Approving a subdivision only for profit is an injustice.

For these reasons, we are asking the Town to ensure there will never be development on “parcel 2 panhandle”. There would be no benefit to the public by developing the panhandle parcel, but much harm would be done to this quiet neighborhood.

From: Steve <captsteven@aol.com>
Sent: Monday, March 8, 2021 11:25 AM
To: Ryan Safty
Subject: Re: 16466 Bonnie Lane

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hi Ryan,

Thank you for help Friday. Below are my concerns regarding 16466 Bonnie lane:

More studies need to be conducted before a lot split is talked about-

1. Will the property owner continue to rent out her barn for events
2. Is water being pumped out of Ross creek to water the soccer field that they installed
3. Has a environmental impact report been completed as the land is next to a waterway.
4. Has any study been down regarding the soccer field, chemicals used on the lawn and the yellow leg frog die off in the creek
5. What is the owner providing to the neighborhood by wanting to split this land?
I.e.- trees, street lighting etc.
6. Since the owner converted the barn to a different usage without a permit- got caught- then went back and tried to pass it. Why should we trust there word on this lot split.

Thank you,

Steve werner

Sent from my iPhone

From:
Sent: Monday, March 8, 2021 11:46 AM
To: Planning Comment; Ryan Safty
Subject: Objection to 16466 Bonnie Lane Proposed Development Plan

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Conceptual Development Advisory Committee,

We are reaching out to you regarding the proposed development plan at 16466 Bonnie Lane and the grave concerns we have about it. We would like to express our vehement and complete objection to it for the following reasons:

1. The proposed plan will materially and permanently damage the character of Bonnie Lane that was carefully and very meticulously defined and agreed on between the town and the residents decades ago. Throughout the history of Bonnie Lane being part of Los Gatos, the town made sure the strict definitions are kept and residents adhered to them in order to maintain the understandings. The proposed plan shutters the status quo that has always been central to the street's character.
2. The proposed plan completely ignores the wellbeing, quality of life, privacy, and property value of its neighboring properties. We purchased our house for the feel of the street, the privacy of the lot, the open lines of sights around it, the quiet surroundings and the importance of blending in nature and supporting its habitat. We made our decisions based on the fact that the land use around it is not subject to change, as was clarified by both the original owners of 16466 Bonnie Lane and the town.
3. The proposed plan is designed to accommodate one need only – maximizing profitability for its current owners while completely ignoring its material adverse impact on others. Its whole purpose is to leave the main house of 16466 Bonnie Lane and the adjacent barn structure, that was completely rebuilt and repurposed by the current owners recently, on the same lot while creating a second, oddly shaped, and completely unviable lot. Future development on the front part of that lot facing Bonnie lane will force somehow "shoving" a house against the neighbors' fence in a way that will severely violate the neighbor's privacy, block light, increase noise, and significantly and materially change their quality of life beyond repair. We strongly believe it's the town's duty to protect its residents and prefer the life quality of many over the profit of one.
4. The 16466 Bonnie Lane lot already has two dwellings on it. While we categorically object the plan to subdivide the plot for the reasons mentioned above, it is very clear that if there was any subdivision possible it would leave the main house on one lot and the very large 3,000sf "barn", that is really being used as a business, on the second, allowing the development of a second house to be based on the "barn" structure or replace it. This will also allow a more reasonable lot shapes, setbacks, and a more limited impact on the street, nature and the immediate neighbors. Again, it seems like the only reason the current owner chose not to pursue this type of plan is a desire to maximize profit, which shouldn't be a legitimate basis for support by the town when so many problems, exemptions, and permanent alteration of residents' lives are involved.
5. It is our desire to keep our objections and concerns independent of any personal grievances and past incidents but it is very hard to ignore the fact that this development plan is a direct continuation of a never-ending pattern of behavior that violates any basic decency or consideration to others. From building and remodeling violations to high-traffic business operation in a quiet residential street, it will be a complete shame if on their way out of the neighborhood the owners of 16466 will also be rewarded with the support of the town for a development work that will forever change what this part of the neighborhood has always been – a quiet, rural-like, and open enclave.

We put our trust in the hands of the planners and the advisory committee with the hope they will protect the families and residents of Bonnie Lane and around it from this intrusive, aggressive, and unviable development plan. It is this sense of community and quality of life that brought us to Los Gatos to begin with, and we truly hope the town will come through in defending us against a plan that threatens to eliminate it. We will object any plan that ignores our concerns with every means available and insist that any possible development that benefits one resident is not detrimental in any way to another. Last, we will appreciate it if you keep these comments anonymous as it is not our desire to get into personal confrontations.

Best Regards,

From: Scott Trobbe <strobbe@southbay.us>
Sent: Monday, March 8, 2021 3:15 PM
To: Planning Comment <PlanningComment@losgatosca.gov>
Cc: Mish Chadwick (mishdesigns@me.com) <mishdesigns@me.com>; Mattb7@me.com
Subject: 16466 Bonnie Lane - Conceptual Development Advisory Committee Application CD-21-001

Good Afternoon,

My Name is Scott Trobbe and I reside at 16433 Peacock Lane, Los Gatos and I received the "Notice of a Public Meeting" for the above referenced property.

I live directly adjacent to the subject property where I have been an owner for over 22 years.

I have reviewed the materials online, as well as having either met or spoken directly with the property owners.

I recognize that this is a conceptual advisory meeting and therefore, a lot of material as it relates to design, site placement, etc., is still basically undetermined.

While not opposed to "Lot Splits" in general, I do reserve the right to have more comments as this project moves forward. For the moment, I do have some questions regarding the suggested lot split.

Specifically, what will the overall coverage be for the proposed Lot containing the existing house, cabana and "Barn"? Also, is the Town considering or allowing the "Barn" to become another legal residence or an ADU of that size?

Thank you for your assistance and I will be participating in the "Zoom" hearing on the 10th of March.

SCOTT TROBBE
16433 Peacock Lane
Los Gatos, CA. 95032

c 408 499.0357

Dear Conceptual Development Advisory Committee:

We are writing in opposition to the proposed subdivision of the property at 16466 Bonnie Lane. There are many significant reasons why this proposal should be rejected, and we hope that you will take a stand against approval. My mother and brother have lived in our house on Bonnie Lane since 1963, longer than anyone else on the street. I grew up on Bonnie Lane and my wife and I have lived next door, with frontage onto Shannon Road, since 1983. As such, we perhaps have the strongest sense of attachment to this wonderful neighborhood. We would like to share a few of the reasons we feel that this proposed project should not move forward.

From an historical perspective, Bonnie Lane was a rural private road when we moved in. The lots are large, with many mature trees and a country feeling. Nearby Ross Creek parallels Bonnie Lane as well as Peacock Lane, and borders the property subject to subdivision. In 1982 we residents, in negotiation with the town council and Jim van Houten at the public works department, agreed to deed our private road to the town (paying for half of the improvement costs), and annex our properties into the town limits. In order to retain the rural feel of the neighborhood, the town planners acquiesced to keeping our street narrow and without sidewalks or street lights. While my recollection is that there was an agreement that no new lots could be split off with less than one acre, specifically to keep the 1.8 acre lot at 16466 from being subdivided, since the zoning is now listed as R1-20, this apparently is not a legal element. Nevertheless, most of the neighbors, both then and now, hope to preserve this rural open atmosphere.

Environmentally, this property is very sensitive, with almost a third of the total acreage in the riparian exclusion zone. This property has many hundreds of feet of stream bed and is partly bisected by Ross Creek. While the 50' exclusion zone for development has not of yet been subjected to the same level of development as the rest of the property, it appears that this owner's continuous development in the watershed, coupled with the pesticides and fertilizers used on the half acre of lawn, has had a negative impact on the area's wildlife. The proposed new home would be built in this watershed as well, putting further stress on the riparian habitat. And although the proposal notes only "ancillary" use of the panhandle part of the new property, this sensitive area should have no

development at all. I believe that an environmental impact report should be required in advance of further action for this development.

Finally, there is the question of the management and future of the subdivision itself. This space was not ever going to be a logical spot for a new home, and assuming special exceptions are granted for this development to take place, it would not be in the best interest of the rest of the neighborhood. This homeowner has a history of blatantly ignoring town regulations, and as a licensed contractor in the Town of Los Gatos for the last 44 years, I have seen homeowners such as this one forge ahead with unsanctioned additional work after receiving a final inspection. The Town, unfortunately, seems to have little enforcement leverage in these cases, and I worry that whatever assurances are written into the conditions of approval, we can have little faith that these would be adhered to.

In summary, it is our opinion that this is a misguided and short-sighted proposal that is entirely about profits for one person, at the expense and to the detriment of the entire neighborhood. We strongly oppose it, and while we look forward to hearing your findings and the opinions of others, we will do what we can to keep this project from moving forward.

Sincerely,
Dan and Mary-Lynne Bainbridge

From: Patti van der Burg <pvanderburg@siestamedical.com>
Sent: Monday, March 8, 2021 3:29 PM
To: Planning Comment <PlanningComment@losgatosca.gov>
Subject: comment

Dear Conceptual Development Advisory Committee,

We received your notice regarding your consideration of the 16466 Bonnie Lane proposed subdivision into 2 lots. We are opposed to the development for the following reasons.

1. We wish to maintain the rural and natural feel of the neighborhood, as it is along Ross Creek and is a riparian zone.
2. We are concerned it may be promised to the buyers of the new lot that they can build in the "Parcel 2 Panhandle" as shown in the proposal. This is a concern because the applicant Tony Jeans suggested building will be allowed when he discussed the desire to sell the Panhandle zone to us. We don't want this property sold with the promise of building in this zone.
3. Frogs along this section of Ross Creek have disappeared over the last few years, possibly due to drought and possibly to fertilizer and pesticide runoff from the existing soccer field. More development will surely negatively affect frog species in the area, as well as local bee hives, deer, hawks, owls, bobcats, coyotes, wild turkeys, etc.
4. We would like the town to assure that there never will be development, ADU's, or large paved areas in the "Parcel 2 Panhandle" zone.
5. We would like the town to assure that there never will be an access road built from Peacock Lane to the "Parcel 2 Panhandle" This would damage the creek and add traffic to the quiet Peacock cul-de-sac.
6. We are concerned the Owner, who has used the property for un-sanctioned weddings and rental events despite the town's objections, will not follow town protocols with this change, as there is history.
7. There may not be building legally allowed as this low zone is flooded in heavy rains, and may be a flood zone.
8. There may not be subdivision allowed as there is not enough Bonnie Lane fronted space to allow a new parcel.
9. There may be town planning history involving the building of Bonnie Lane as a narrow street to not allow further parcels.

Thank you for your consideration.

Regards,
Patti and Erik van der Burg
16417 Peacock Lane

PS I understand the deadline for submitting written correspondence is 3/10 11:00am, per the green notice we received. Please confirm your receipt of the above comments by the deadline to be considered at the meeting 3/10 4:30. Thanks.

From: Amanda Kerlee <amandakerlee@gmail.com>
Sent: Tuesday, March 9, 2021 9:50 AM
To: Planning Comment <PlanningComment@losgatosca.gov>
Subject: Regarding the application #CD-21-00 for 16466 Bonnie Lane

Dear Planning Department Project Planner: Ryan Safty,

Regarding the application #CD-21-00 for 16466 Bonnie Lane.

We have three main concerns.

First, given that both ourselves and 16513 have had major plumbing issues stemming from the street's sewage line within the past year, we are concerned about the ability for the existing infrastructure to absorb additional stresses from a property and structures it was not designed for given that it already seems to be at capacity.

Second, we believe that the ten foot easement is both unnecessary and disruptive. We have often seen delivery trucks struggle to make that turn when going downhill on Bonnie and believe narrowing the space for them to correct their turns would be unwise. We are also wondering where the new driveway would be compared to Bonnie Ln to get a better idea of what would happen on trash collection days since trash is currently collected at the base of the easement directly in front of where the new structure has been proposed. Also, that ten feet currently provides a place for Ms. Chadwick's guests to park during her large gatherings as parking is legal only in front 16503, ourselves, and 16513 and many times Bonnie Ln has been overwhelmed on both sides of the street far beyond the front of these three houses even with people parked where the new lot line would be. When this happens the width of the street is narrowed to a very narrow single lane that is quite a tight squeeze in a larger car as well as being a major safety concern.

Third, we would like a better understanding of what the environmental impacts of constructing the new structures would be in both the ecological sense and for the neighborhood. As stated previously, Bonnie has very limited street parking and there would be very little space for contractors and deliveries to park without disrupting the neighborhood.

Finally, we are pleased to see that the land remains zoned for residential use rather than commercial as past events had left us uncertain.

Thank you.

Pamela Kee

Amanda Kerlee

Alexandra Kerlee

16509 Bonnie Ln

Los Gatos, CA 95032

(408) 358-6958



TOWN OF LOS GATOS
CONCEPTUAL DEVELOPMENT
ADVISORY COMMITTEE REPORT

MEETING DATE: 03/10/2021

ITEM NO: 2

DESK ITEM

DATE: March 10, 2021

TO: Conceptual Development Advisory Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Conceptual Development Advisory Committee Application CD-21-001. Project Location: **16466 Bonnie Lane**. APN. 532-02-053. Property Owner: Mish Chadwick. Applicant: Tony Jeans, THIS Design. Requesting preliminary review of a proposal for subdivision of one lot into two lots on property zoned R-1:20.

REMARKS:

Attachment 8 contains written comments received by 11:00 a.m., Wednesday, March 10, 2021.

ATTACHMENTS:

Attachments previously received with March 10, 2021 Staff Report:

1. Location map
2. CDAC Application
3. Project Description Letter
4. Site Photographs
5. Conceptual Plans
6. Public comments received by 11:00 am, Thursday, March 4, 2021

Attachment previously received with March 10, 2021 Addendum Report:

7. Public Comments received by 11:00 a.m., Tuesday, March 9, 2021

Attachment received with this Desk Item Report:

8. Public Comments received by 11:00 a.m., Wednesday, March 10, 2021

PREPARED BY: RYAN SAFTY
Associate Planner

Reviewed by: Planning Manager and Community Development Director

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From: slkishler <slkishler@aol.com>
Sent: Tuesday, March 9, 2021 12:00 PM
To: Planning Comment <PlanningComment@losgatosca.gov>
Subject: CDAC Application CD-21-001, 16466 Bonnie Lane

As owners of an adjacent property, we wish to register our concerns about the proposed development at 16466 Bonnie Lane. We have viewed all the provided materials and we would like to know if the owners are requesting to split the parcel only, or if they actually intend to build the house shown in a specific location on the plan.

We would like to know what uses are intended for the proposed parcel 2 which borders on Ross Creek. This area is currently a play field, was once a successful vineyard, and could be planted as an orchard/garden. Our strong preference is that the riparian corridor, which is environmentally sensitive and extremely important to local bird life and other native animal species, be preserved as much as possible with no structures. We feel all existing protective restrictions should be strictly upheld.

We will be following the proposal as it develops and appreciate notification of relevant meetings.

Sincerely, Claude and Susan Kishler, 16420 Bonnie Lane

Dear Conceptual Development Advisory Committee:

Regarding the proposed subdivision of the property at 16466 Bonnie Lane, the following neighbors on Bonnie and Peacock Lanes would like to object to this project in its present form. Concerns about this development range from a desire by some neighbors to see more stringent conditions of approval built into the proposal, and by other neighbors who are firmly opposed to this development ever taking place. We hope that individual disagreements with this plan can be articulated in separate letters, calls, or meetings. We encourage this committee to reject this proposal until neighborhood concerns can be fully addressed.

Thank you.

Residents of Bonnie Lane and adjacent properties (a partial list):

Segev 16450 Bonnie
Kishler 16420 Bonnie
(owner's information redacted)
Bainbridge (E., R., D.) 16380 Bonnie
Hammers 16230 Shannon Road (X Bonnie)
Hayashi 16250 Shannon Road (X Bonnie)
Ettinger 16375 Bonnie
Georges 16421 Bonnie
Romano 16439 Bonnie
Fleming 16451 Bonnie
Baunach 16488 Bonnie
Bainbridge (D., ML) 16200 Shannon
Cook 16369 Peacock
Orsi-Hartigan 16428 Peacock
Van der Burg 16417 Peacock