

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

August 10<sup>th</sup>, 2021

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**16466 Bonnie Lane, Los Gatos**  
**Rebuttal/Lippe Law Ltr 8.9.21**

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Commissioners

This rebuttal addresses the letter I just received from Lippe Law.

It is a technical letter concerning "Frontage at Bonnie Lane". Lippe Law is representing a neighbor on Peacock Lane on the other side of the property who has no interest in street frontage at Bonnie Lane, but would rather just stop the Project from happening. The real question to them should be - "What is it about this project that concerns you personally?"

The 2 relevant paragraphs, taken from the Lippe Law Letter, which run counter to the argument that the proposed new Parcel lacks the necessary 100 ft of Frontage are:

**"Lot Frontage, means the property line of a lot abutting on a Street,** which affords access to a lot " Town Code § 29.10.020.

**"Street means** any thoroughfare for the motor vehicle travel which affords the principal means of access to abutting property, **including** public and **private rights-of-way and easements."**

If we analyze the Parcel in question, it has 7.65 ft of Frontage on Bonnie Lane and an additional 134.42 ft on "a private right-of-way easement" specifically dedicated for "Road Purposes" for a total of 142 ft of legal frontage.

Thus - per Town Code, Planning and Engineering departments and the Lippe Law Letter itself, the street frontage is adequate for R1:20 Zoning purposes. Furthermore, there are 3 other properties calling this Private Easement "frontage" - two are R1:20 and one is in the R1:8 Zoning district.

If there are any questions, I will answer them at the Planning Commission Meeting.

Thank you

Tony Jeans

## Ryan Safty

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**From:** Tony Jeans <tony@thisdesign.com>  
**Sent:** Wednesday, August 11, 2021 12:49 PM  
**To:** Ryan Safty  
**Cc:** Robert Schultz  
**Subject:** Re: 16466 Bonnie Lane; Subdivision Application M-21-003  
**Attachments:** 2739OR558.pdf

On Aug 11, 2021, at 11:22 AM, Tony Jeans <[tony@thisdesign.com](mailto:tony@thisdesign.com)> wrote:

Ryan:

So that the Town can feel more comfortable in its response, I am providing a copy of the grant deed [2739OR559] that created Lands of Guerra [16500 Bonnie Lane] and the Road Easement in question in the Lippe Law Letter:

In this Grant Deed:

Parcel One is the Legal description of Guerra Property at the end of the Road Easement.  
Parcel Two is the Legal Description of the Road Easement Area.  
Parcel Three is Legal Description of the access along Bonnie Lane to Shannon Road.  
The “Reservation” at the end retains for “Road Purposes over the entire Parcel [2]”.

Hope this helps.

Tony

On Aug 10, 2021, at 2:23 PM, Ryan Safty <[RSafty@losgatosca.gov](mailto:RSafty@losgatosca.gov)> wrote:

*Grant Deed*

By this instrument dated October 7, 1953, for a valuable consideration,

Affix  
IRS

F. M. TROUTNER and FLORENCE M. TROUTNER, his wife,

hereby GRANT (S) to

HAROLD E. ANDREWS and BETTY J. ANDREWS, his wife,

IN JOINT TENANCY

The following described Real Property in the State of California, County of Santa Clara

#### PARCEL ONE

BEGINNING at a point in the Easterly line of a certain 10.984 acre parcel of land described in the Deed from Victor E. Fink to F. M. Troutner, recorded April 4, 1941 in Book 1036 Official Records, page 123, Records of Santa Clara County, California, distant thereon N. 9 deg. 59 min. E. 200.76 feet from the Southeast corner thereof; thence from said point of beginning continuing along said Easterly line N. 9 deg. 59 min. E. 67.96 feet and N. 41 deg. 02 min. W. 55.92 feet; thence leaving said line N. 79 deg. 06 min. 30 sec. W. 364.36 feet thence N. 34 deg. 21 min. 40 sec. W. 28.90 feet; thence S. 10 deg. 40 min. 50 sec. E. 122.68 feet; thence S. 79 deg. 06 min. 40 sec. E. 429.58 feet to the point of beginning.

BEING a portion of Lot 8 of the Estate of M. S. Gardner the Map of which was filed for record in the office of the Recorder of the County of Santa Clara, State of California, in Book E of Maps, at page 81.

#### PARCEL TWO

COMMENCING at the Southeast corner of the 10.984 acre parcel of land described in the Deed from Victor E. Fink to F. M. Troutner recorded April 4, 1941 in Book 1036 Official Records, page 123, Records of Santa Clara County, California; thence from said point of commencement N. 9 deg. 59 min. E. along the Easterly line of said parcel 268.87 feet to an angle point therein; thence continuing along said Easterly line, N. 41 deg. 02 min. W. 55.92 feet; thence N. 79 deg. 06 min. 30 sec. W. leaving said Easterly line 364.36 feet; thence N. 34 deg. 21 min. 40 sec. W. 28.90 feet to the true point of beginning of this description; thence from said true point of beginning, continuing N. 34 deg. 21 min. 40 sec. W. 227.90 feet to an iron pipe which bears S. 10 deg. 49 min. 20 sec. W. 6.60 feet from the Northerly line of said 10.984 acre parcel; thence S. 10 deg. 49 min. 20 sec. E. 70.49 feet; thence S. 34 deg. 21 min. 40 sec. E. 227.78 feet to an iron pipe which bears S. 10 deg. 40 min. 50 sec. W. 70.65 feet from the true point of beginning of this description thence N. 10 deg. 40 min. 50 sec. E. 70.65 feet to the true point of beginning.

BEING a portion of Lot 8 of the Estate of M. S. Gardner, the Map of which was filed for record in the office of the Recorder of the County of Santa Clara, State of California, in Book E of Maps, at page 81.

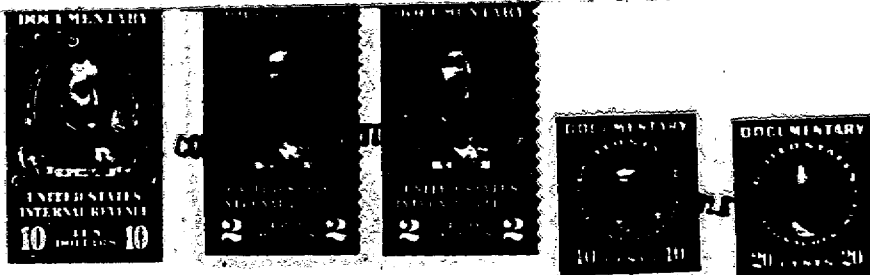
Right of way for ingress and egress over a parcel of land 24 feet wide, the center line of which is described as follows:

BEGINNING at a point in the center line of Shannon Road, distant thereon S. 78 deg. 54 min. E. 399.33 feet from the Northwesterly corner of that certain 27.147 acre tract of land conveyed by Henry Carlson and Alma K. Carlson, his wife, to Victor E. Fink and Maggie May Fink, his wife, by Deed dated July 21, 1925 and recorded August 3, 1925 in Book 177 Official Records, at page 142, Santa Clara County Records; thence Southwesterly in a direct line 670 feet; more or less, to a point in the Northerly line of the 10.984 acre tract hereinabove referred to, said last named point being distant N. 12 deg. 43 min. E. 486.22 feet and S. 79 deg. 10 min. E. 422.33 feet from the Southwesterly corner of said 27.147 acre tract of land.

ALSO the right to lay and maintain a pipe line within said 24 foot strip of land adjacent to the Easterly line thereof and right to install a pole line adjacent to the Westerly line and within said 24 foot strip of land, as granted by Victor E. Fink and Maggie May Fink, his wife, also known as Maggie M. Fink, to F. M. Troutner and Florence M. Troutner, husband and wife, by Deed dated March 3, 1941 and recorded April 4, 1941 in Book 1036 Official Records, at page 123.

TOGETHER with a right of way for ingress and egress over the now existing roadway running from the Southerly terminus of said 24 foot right of way above described to the Westerly line of Parcel No. 2 above described.

2 ✓



RESERVING FROM PARCEL NO. 2 above described, an easement for road purposes over the entire parcel, which easement is hereby made appurtenant to the remaining lands of the Grantors.

*F. M. Troutner.*

*Florence M. Troutner.*

STATE OF CALIFORNIA  
COUNTY OF  
Santa Clara

ss.

On October 7, 1953 before me,  
the undersigned, a Notary Public in and for said County and State,  
personally appeared

**F. M. Troutner and Florence M. Troutner**

known to me to be the person s whose name s are  
subscribed to the within instrument, and acknowledged to me that  
they executed the same.

WITNESS my hand and Official Seal

*Lee Keppach*  
Notary Public in and for Said County and State.

SPACE BELOW FOR RECORDERS USE ONLY

921297  
FILED FOR RECORD  
OCT 10 1953

VALLEY TITLE COMPANY  
1953 OCT 14 PM 3:21  
BOOK 2739 PAGE 558

AFTER RECORDING MAIL TO

Mr. Harold E. Andrews  
1423 6th Avenue  
San Francisco, Calif.

2 x

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

September 10<sup>th</sup>, 2021

**16466 Bonnie Lane, Los Gatos**  
**Rebuttal - Anon Neighbor Ltr 8.18.21**

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Commissioners

This rebuttal addresses the letter I received - anon: dated 8.18.21

There is a structure on the property, which I have consistently referred to as 'The Barn'. After reading the anonymous letter I am clarifying my use of the term:

By 'The Barn', I am referring to the old barn-like structure at the rear of the property, which was built in the early 1970's and remodeled by the current owner in 2016. In Town records it is considered a "Legal Detached Accessory Structure permitted as Detached Living Space" but is not considered a "Dwelling Unit" per se.

The owners have used this space for parties and family gatherings as well as overflow bedroom space for family visiting from Australia. Periodically, since being told that permits were required, she has obtained permits for Film Shoots to be carried out there.

A stove had been installed in the unit to help facilitate at parties, but this was removed with permits, as it is not allowed in a Detached Living Space.

The side setback for a Detached Living Space is the same as a Main Residence and so we have configured a 15 ft side setback from the New Property Line for 'The Barn' with the proposed Lot Split.

If there are any questions, I will answer them at the Planning Commission Meeting.

Thank you

Tony Jeans

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