

Date: March, 2021
To: All Neighbors and nearby Residents.
From: Tony Jeans of T.H.I.S. Design and Development.
Subject: Proposed Lot Split at 16466 Bonnie Lane

Nearby Residents:

I am writing to introduce myself and to let you know that the owner of 16466 Bonnie Lane has asked me to undertake some design/development work for her. As some of you already know, the initial plan is to take the existing 1.8 acre property and split it into 2 parcels - each just under on acre. They would be fully in compliance with the zoning ordinances for this zoning district [R1:20] and with the Town of Los Gatos General Plan.

Because this property is an irregular shaped lot, we decided to ask the CDAC [Conceptual Development and Advisory Committee] to consider if we were going in the right direction. Several residents also spoke at the meeting - many expressing surprise in that they had not heard anything about the plan, some wondering about the impact on Bonnie Lane of an additional home and others asking what might happen at the rear of the property [the 'panhandle']. I am taking the feedback and incorporating it into the plans to address comments and will continually revising my thoughts as I speak to more neighbors.

The first application we will submit to the Town will be to split the lot in half - no house design will be proposed, although consideration of the placement of a future home is always in my mind as I develop a Site Plan. The owner plans to sell the main parcel and build a home on the empty lot and I have tried to ensure that any home that might be designed to fit the proposed lot split will be in keeping with the neighborhood and character of Bonnie Lane. It will be well separated from neighboring homes, set back from the street a good way, and not be a privacy concern to neighbors. Yes - it will be a change! But if it is designed well, I think that it become a natural part of the streetscape and fit in well.

For those of you who are interested to discuss in more detail what I have put together, please contact me and we can talk on the phone or I can come by and we can have a socially distanced conversation and you can review the plans. I understand that disruption and privacy will be of concern to those close by, but I have tried to be considerate of neighbor sensibilities with what we have planned.

I have been developing properties, designing new homes, additions and remodels in Los Gatos, Monte Sereno, Saratoga and beyond for over 35 years and my wife, Carol and I are long-time local residents ourselves. If you have any questions, please call me at (408)354-1833 or email me at Tony@thisdesign.com. I would be happy to discuss them with you.

Tony Jeans

Ryan Safty

From: Tony Jeans <tony@thisdesign.com>
Sent: Friday, March 26, 2021 11:58 AM
To:
Subject: Re: 16466 Bonnie Lane Lot Split
Attachments: Adjusted PL.pdf

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

It was good to meet with you on Monday. Thanks for spending some time letting me visit with you and look at everything 'from your side of the fence'. Because you are immediately adjacent to where any house would potentially be built I felt that it was important to talk to you first.

I have since spoken to Mish and explained what could work to make this a better project and she agrees.

Per our discussion - what would be an improvement - and help with privacy issues for both you and Mish is:

1. Adjusting the proposed 'lot split line' in such a way as to allow a future house to be moved further away from your property line. Any final determination of house placement would come at the time the house is designed, but the provision would be made with the lot split.
2. Considering lowering the grade where the house is, so as to reduce the overall elevations of each floor. Again a house-design issue.
3. Planting a row of evergreen trees that grow to a height of about 18-20 ft along the area adjacent to your outside dining area. I suggested 'podocarpus' as a possible choice - but that could be changed. This would provide a double row of screening as you already have a row of privets along your side of the fence, but they are deciduous.
4. Not placing any second floor windows [other than bathrooms or other non-significant windows] on the side facing your property.
5. Removing or Pruning the Pine Tree as a fire hazard - we agreed would be a good idea.

We also touched base on the 'panhandle' area at the end of your yard, but it would appear that is less of a concern for you than a good privacy solution for your outside entertaining area.

I understand that you still want to register your opposition to the project as "no house is your preferred solution". Assuming that the Planning Commission agrees that there is plenty of room for a home here I would hope that you will voice your support the adjusted lot split line so that we can at least keep any privacy issues to a minimum as discussed.

Thanks.

Let me know if I have missed anything - or if you think of anything else. See the marked up Property Line solution we discussed.

BONNIE LANE

ROW 1413 OR 28

APN 532.-02-070
16436 BONNIE LANE
SUTTON ROLEY

APN 532.-02-069
16450 BONNIE LANE
SEGEV, AMIR & SHARON

APN 532.
16433 PE
TROBBE,

THIS PINE
TREE SHOULD BE
PRUNED OR
REMOVED
(FIRE
HAZARD)

EVERGREEN TREES
COULD BE PLANTED

PARKING

S78°58'25"E 234.69'

PARCEL 2
40,655 S.F.

HOUSE
COULD BE
MOVED

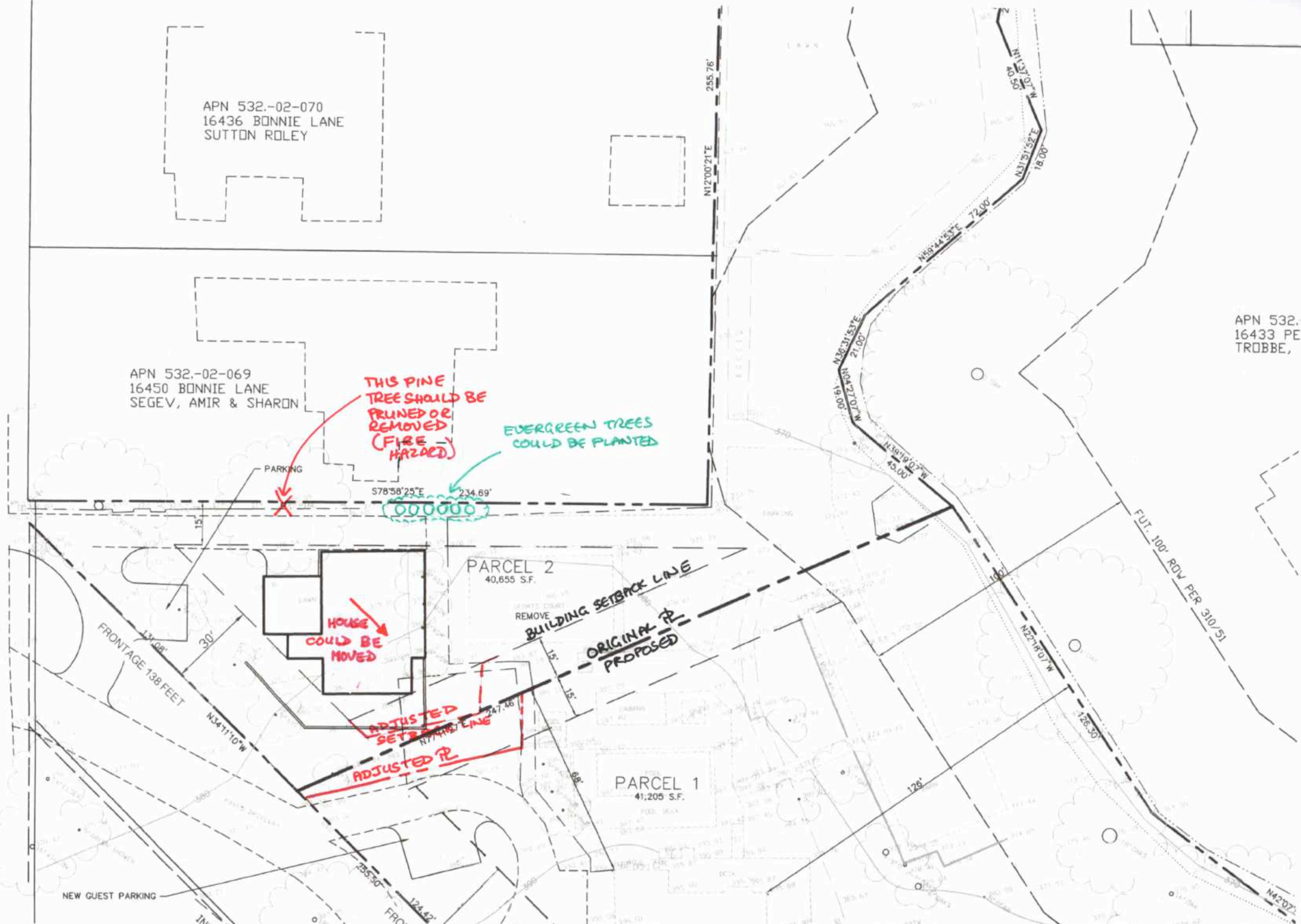
BUILDING SETBACK LINE
ORIGINAL PL
PROPOSED

ADJUSTED
SETBACK LINE
ADJUSTED PL

PARCEL 1
41,205 S.F.

NEW GUEST PARKING

FUT. 100' ROW PER 310/51



Ryan Safty

From: Tony Jeans <tony@thisdesign.com>
Sent: Monday, March 29, 2021 8:46 AM
To: Mish Chadwick
Subject: Fwd: 16466 Bonnie Lane Lot Split

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

From ____ next door, Mish.

It looks like I will not be able to convince him that this is a reasonable plan. He is concerned solely about his own privacy, even though we can ensure that. He wants a bridge over the creek at Peacock and the barn as the other house. This would cause more opposition than support and the CDAC members also showed concern about the panhandle area.

I have sent a letter to all neighbors, Bonnie and Peacock residents [23 total] and will see who responds. I will also talk to the other immediate neighbors.

Tony

Hi Tony,

I hope you are well. I would like to emphasize and make it clear again that we will object, resist, and fight with all means any plan that puts a house at the front part next to our fence. It will dramatically change our quality of life and we won't allow it.

As I suggested when we met - there is only one plan that we will support, and it is the one that subdivides the lot right between the main house and the barn and attaches the panhandle to the barn as it becomes the basis for the new dwelling. You dismissed it because of the 100ft requirement for no good reason. I believe you already know it, but there is already a proper easement on the Peacock side, there is an address designated, and all you need to do is to claim it. If you haven't gone to the bottom of what's going on at the peacock side you should try harder, the solution is there. This is the one and only viable plan, one that also follows the original intention of this lot.

Town of Los Gatos
110 East Main St
Los Gatos Ca 93030

April 19th, 2021

16466 Bonnie Lane, Los Gatos
Neighborhood Outreach

From early neighbor discussions and from the CDAC meeting it was clear that there were several areas of neighbor concern/interest in this proposal. This is in part because there are a dozen neighbors who either abut the property or are directly across the street, but also because this is a large property that has been underdeveloped for years and is seen by many as part of the rural aspect of the neighborhood.

In March, I sent a letter to nearby residents [30 or so in all - copy attached]. I was also able to email some, because of the CDAC hearing communications. As a result I have been able to meet with several neighbors and correspond with others. The outreach that I am undertaking now revolves around three areas of neighbor interest:

1. The rural aspect of this part of Bonnie Lane.

A number of neighbors are concerned that any development by means of adding an additional lot will change the rural aspect of this part of Bonnie Lane. Yes it will be a change, but this is a 2-acre property, where most others on this side of Bonnie Lane are $\frac{1}{2}$ acre. But there is no reason to penalize property owners by prohibiting development because the property was under-developed historically. The resulting subdivision will be more in keeping with the overall neighborhood parcel layout.

2. The Panhandle and Riparian Corridor at the rear of the Property.

The rear of the property is riparian in nature, bordering East Ross Creek and the Panhandle portion has provided a visual 'open space' buffer for 5 or 6 immediate neighbors to enjoy over the years. They do not want to lose a valuable asset to their properties. There is, however, not sufficient interest for them to want to purchase portions of the panhandle for a realistic sum to increase their parcel-sizes, nor to ensure continued privacy. Current laws would allow only ancillary development in this location in any event.

3. Privacy concerns for future development of Parcel 2 of the Property.

From a privacy standpoint Amir Segev [16450 Bonnnie Lane] stands to be the most impacted by any development that might be proposed on Parcel 2. In conversations with him we discussed how this might best be mitigated. As a result I have adjusted the Proposed Lot Split Property Line so as to allow for a future home to be located further away from his fence line [15 ft is the standard setback]. He is still concerned - so we will have to wait until a home is designed to address this further.

Tony Jeans

[I will update this as communication continues].

Date: August, 2021
To: All Neighbors and nearby Residents.
From: Tony Jeans of T.H.I.S. Design and Development.
Subject: Proposed Lot Split at 16466 Bonnie Lane

Nearby Residents:

This is a follow-up letter to the one I sent in March and subsequent to the CDAC hearing, which several of you attended. I have met with several of you in person and would welcome the opportunity to talk to those of you who still have questions about what is now planned.

Since the CDAC hearing, in which a number of important questions were raised, we have taken the opportunity to make some significant changes to the proposal in order that any eventual home that might be built would allow more privacy to all concerned and create less of an impact in the neighborhood. I am also clarifying here that this proposal is to split approximately 2 acres into 2 separate parcels, each over 40,000 sq ft. It is not proposing a specific house design, nor any ADU at this time [which would be a separate, rather it is simply asking the Town to consider whether the lot split proposed is in compliance with the General Plan and Applicable Zoning Laws for this site.

The changes we have made since the CDAC hearing, amongst other things, have been:

- to modify the proposed lot line so that it will be possible to achieve greater privacy in relation to the Segev residence next door
- to remove from consideration any reduction in width of the 50 ft wide access corridor at the front of the property
- to locate the driveway to the new property so that it accesses Bonnie Lane directly, rather than the privately owned access corridor
- to dedicate 10,000 sq ft of Private Open Space along the creek at the rear of the property to encourage restrictions as to what can be placed there
- to ensure, through a series of meetings with the Town, that the Town of Los Gatos General Plan and Zoning regulations would not be contravened with this proposal

For those of you who are interested, please contact me and we can talk on the phone or I can come by and we can have a socially distanced conversation and you can review the plans. I understand that disruption and privacy will be of concern to those close by, but we have tried to be considerate of neighbor sensibilities with what we have planned.

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