

From: Erin Walters

Sent: Tuesday, July 23, 2024 12:38 PM

To: Sunayana Bed [REDACTED]

Cc: Robert Gray <RGray@losgatosca.gov>; Jennifer Armer <JARmer@losgatosca.gov>; Roy Alba <ralba@losgatosca.gov>; Kyle Moore <KMoore@losgatosca.gov>

Subject: Technical Demolition - 16590 Garden Lane -B21-0900 - Stop Work and Apply for Architecture and Site Application

Good Afternoon Sunayana,

It has been brought to staff's attention that more than 50% of the exterior walls (framing) have been removed at 16590 Garden Lane (B21-0900) without notifying the Planning Division prior to removal. This constitutes an unlawful demolition per the Town Code and the Demolition Affidavit for non-historic structures. An exterior wall encompasses the total height and width of studs/architectural element uses in framing the side of the building. See attached signed Demolition Affidavit.

Penalties for Unlawful Demolition

Per Town Code Section Sec. 29.10.09030 (g) A property owner who has unlawfully demolished a structure shall file the required Planning and Building Department applications and pay the required fees as established by resolution for new applications and for work unlawfully completed.

Architecture and Site Application (Planning Application and Public Hearing Required)

Per Town Code apply for an Architecture and Site Application for the approval for technical demolition of an existing single-family residence and construction of a new single-family residence.

Link to Application: <https://www.losgatosca.gov/DocumentCenter/View/361/Development-Review-Application-Package-PDF?bidId=>

See application and submittal requirements on page 7 and 8.

- Submit a pre-application for a A&S application via the Town's online permitting system. <https://www.losgatosca.gov/897/Planning>
- A project planner will review to determine if the application materials are complete.
- Fees will be collected by the project planner.
 - a. Fees: \$13,360.06 x 2 = \$26,720.12 (Per Town Code double application fees for work unlawfully completed.)

Future Building and Engineering Application associated with the A&S:

Please note per Town Code double application fees for work unlawfully completed.

Existing Building Permit B21-0900:

A stop work has been placed on the existing building permit B21-0900. Contact Robert Gray, Chief Building Official, if you have questions.

For reference here is a link to the Demolition Affidavit:

<https://www.losgatosca.gov/DocumentCenter/View/8030/Demolition-Affidavit?bidId=>

Please let me know if you are available to discuss the Architecture and Site Application process on Wednesday, July 24 at noon on the phone or at the planning counter at Town Hall.

Appeal Rights: Per Town Code Section 29.20.255. - Appeals from the decision by the Planning Director. Any interested person as defined in section 29.10.020 may appeal to the Planning Commission any decision of the Planning Director: (4) Determination of an unlawful demolition and/or the penalty and the cost assessment for the unlawful demolition. Per Town Code Section 29.20.260. - Notice of appeal. The appellant must file a written notice of appeal with the Planning Director not more than ten (10) days after the date of mailing of written notification of the Planning Director's decision

Sincerely,



Erin Walters • Associate Planner

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COMMUNITY DEVELOPMENT HOURS:

Counter Hours: 8:00 AM – 1:00 PM, Monday – Friday

Phone Hours: 8:00 AM – 5:00 PM, Monday – Friday

All permit submittals are to be done online via our Citizen's Portal platform. All other services can be completed at the counter. For more information on permit submittal, resubmittal, and issuance, please visit the [Building](#) and [Planning](#) webpages.



General Plan update, learn more at <https://www.losgatosca.gov/GeneralPlan>



Housing Element update, learn more at www.losgatosca.gov/HousingElement

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