

December 17, 2018

To: Erin Walters, Associate Planner
Mike Weisz, Associate Engineer

Re: The Chestnut House, 16 Chestnut Avenue

RECEIVED

DEC 19 2018
S-17-047
TOWN OF LOS GATOS
PLANNING DIVISION

Scope of Work + Letter of Justification

This project is for the demolition of an existing (2,573 SF) two-story, single family residence and the reconstruction of a new (3,729 SF) two-story, single family residence. It will include a new (1,706 SF) conditioned basement and attached (773 SF) 3-car garage. The existing (822 SF) two-story, detached, ADU/Secondary Dwelling Unit is to remain, along with the existing shed. The green house and chicken coop will be removed. The owners will also be adding a pool, under a separate permit.

There appear to be two major items that need to be resolved regarding this project: the relocation of the driveway and the encroachment of the existing structures in the public right-of way.

Item 1: The vehicular ingress/egress location, currently shown at the corner of the Chestnut Avenue and Hernandez Avenue intersection, will not be permitted. Please relocate. (*remains outstanding*) per previous communication, the Town's Engineering Design Standards require a driveway to be located a minimum of 50 feet from an intersection corner, or as far from an intersection corner as possible.

When the driveway is relocated to meet the Town's Engineering Design Standards, the approach to the garage will require two, hard, 90-degree turns, versus the current 45-degrees going NE on Hernandez. There is also an existing Oak that the current driveway wraps around. Using the Town's Design Standards, the driveway would encroach and endanger the existing oak tree. Shifting the house East on the property would reduce the side yard which is the owners only private area, since the property has three street sides. Also, the grading required for the relocated driveway would require the garage to be lowered and yet again impact the existing Oak tree. We would like to discuss this further during next staff tech review meeting. Enclosed are several supporting diagrams for reference.

Item2: Staff has concerns regarding the location of the existing structures located in the public right of way, preserving the existing trees on-site, due to grading and driveway construction, building height and FAR.

The existing chicken coop and green house will be removed. The existing shed and secondary dwelling unit will remain (the secondary dwelling unit is grandfathered). We meet with the Town earlier this year and have started a draft on how this will be addressed. We will continue to work with the Town to resolve this matter, and a final approved agreement will be signed and provided to the Town. Also, the home owners are working with a civil and structural engineer to add a new retaining wall along Hernandez. The retaining wall will start at the SE corner of the secondary dwelling unit to the NW end

STUDIOTHREEDESIGN
ARCHITECTURE | INTERIORS

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EXHIBIT 4



of the property. This retaining wall will help secure the existing structures and site. This is still under development. Once finalized, we will provide plans for review and approval by the town.

Sincerley,

Bess Wiersema, Principal + Owner



Chestnut House 16 Chestnut Avenue

Supporting Diagrams
12-17-2018

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DRIVEWAY DIAGRAM

(VIEWS FROM INTERSECTION TO NEIGHBORING DRIVEWAYS)



16 CHESTNUT AVE.

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DEC 19 2018

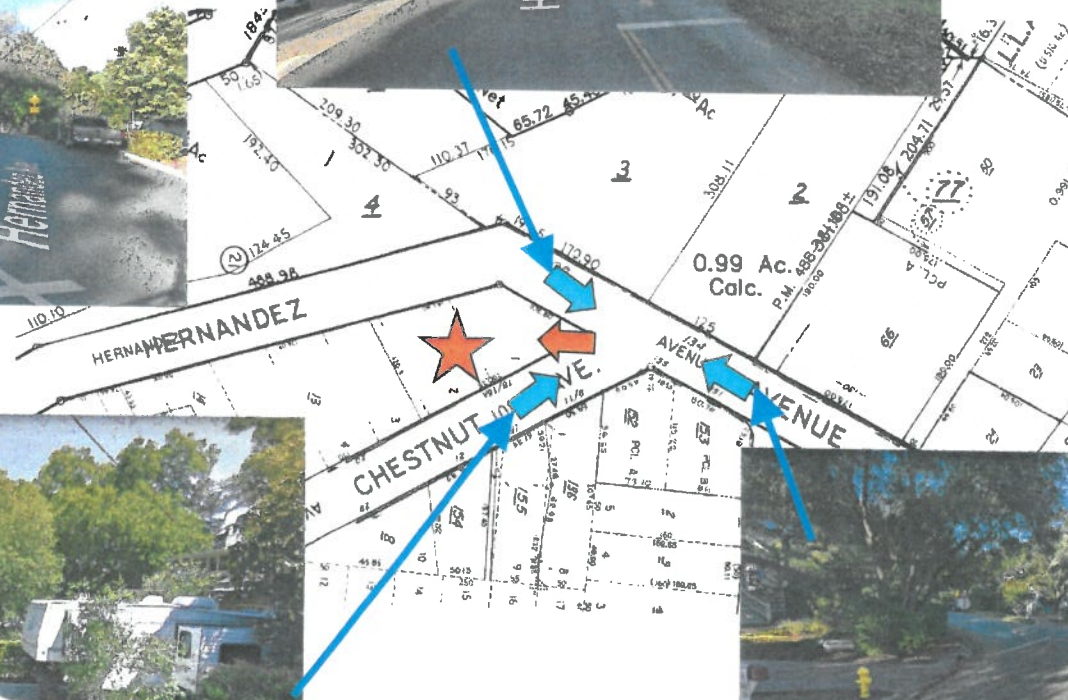
TOWN OF LOS GATOS
PLANNING DIVISION

DRIVEWAY DIAGRAM

(VIEWS TOWARDS INTERSECTION OF CHESTNUT AVE. +
HERNANDEZ AVE.)



16 CHESTNUT AVE.



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PLANNING DIVISION

CURRENT DRIVEWAY ENTRANCE

(Note: Easily visible as different from public roads)



16 CHESTNUT AVE.



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**TOWN OF LOS GATOS
PLANNING DIVISION**

CURRENT DRIVEWAY ENTRANCE



HISTORICAL COLUMNS DEFINE DRIVEWAY VISUALLY + CREATE SEPARATION FROM PUBLIC TRAFFIC PATTERN



NOTE, DRIVEWAY ENTRANCE IS PULLED AHEAD OF STOP SIGN WHICH ALLOWS FOR VISUAL CLEARANCE



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TOWN OF LOS GATOS
PLANNING DIVISION

DRIVEWAY DIAGRAM



Proposed location of relocated driveway entrance along Chestnut Ave. (Per Town Engineering Design Standards)

Issues with Town Proposal:

- Grade change create complex driveway access
- Curb + Gutter detail at street, affecting existing street drainage
- Impacts existing landscaping
- Proposed driveway in close proximity to existing mature oak tree
- Moving driveway allows for new landscaping at corner creating potential visibility issues for traffic at corner



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TOWN OF LOS GATOS
PLANNING DIVISION

STREETSCAPE PHOTOS + RENDERINGS



EXISTING VIEW FROM CHESTNUT AVE.



PROPOSED VIEW FROM CHESTNUT AVE.

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**TOWN OF LOS GATOS
PLANNING DIVISION**

STREETSCAPE PHOTOS + RENDERINGS



EXISTING VIEW FROM CHESTNUT AVE.



PROPOSED VIEW FROM CHESTNUT AVE.

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TOWN OF LOS GATOS
PLANNING DEPARTMENT

STREETSCAPE PHOTOS + RENDERINGS



EXISTING VIEW FROM CORNER (CHESTNUT/HERNANDEZ AVE.)



PROPOSED VIEW FROM CORNER (CHESTNUT/HERNANDEZ AVE.)

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TOWN OF LOS GATOS
PLANNING DIVISION

STREETSCAPE PHOTOS + RENDERINGS



EXISTING VIEW FROM HERNANDEZ AVE.



PROPOSED VIEW FROM HERNANDEZ AVE.

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**TOWN OF LOS GATOS
PLANNING DIVISION**

MATERIALS PALETTE



ENTRY PORCH STEPS:
PAINTED CONCRETE

ROOFING MATERIALS:
COMPOSITE ASPHALT: DARK BROWN

WINDOWS:
CLAD EXTERIOR/ WOOD INTERIOR
(KOLBE OR APPROVED EQUAL)



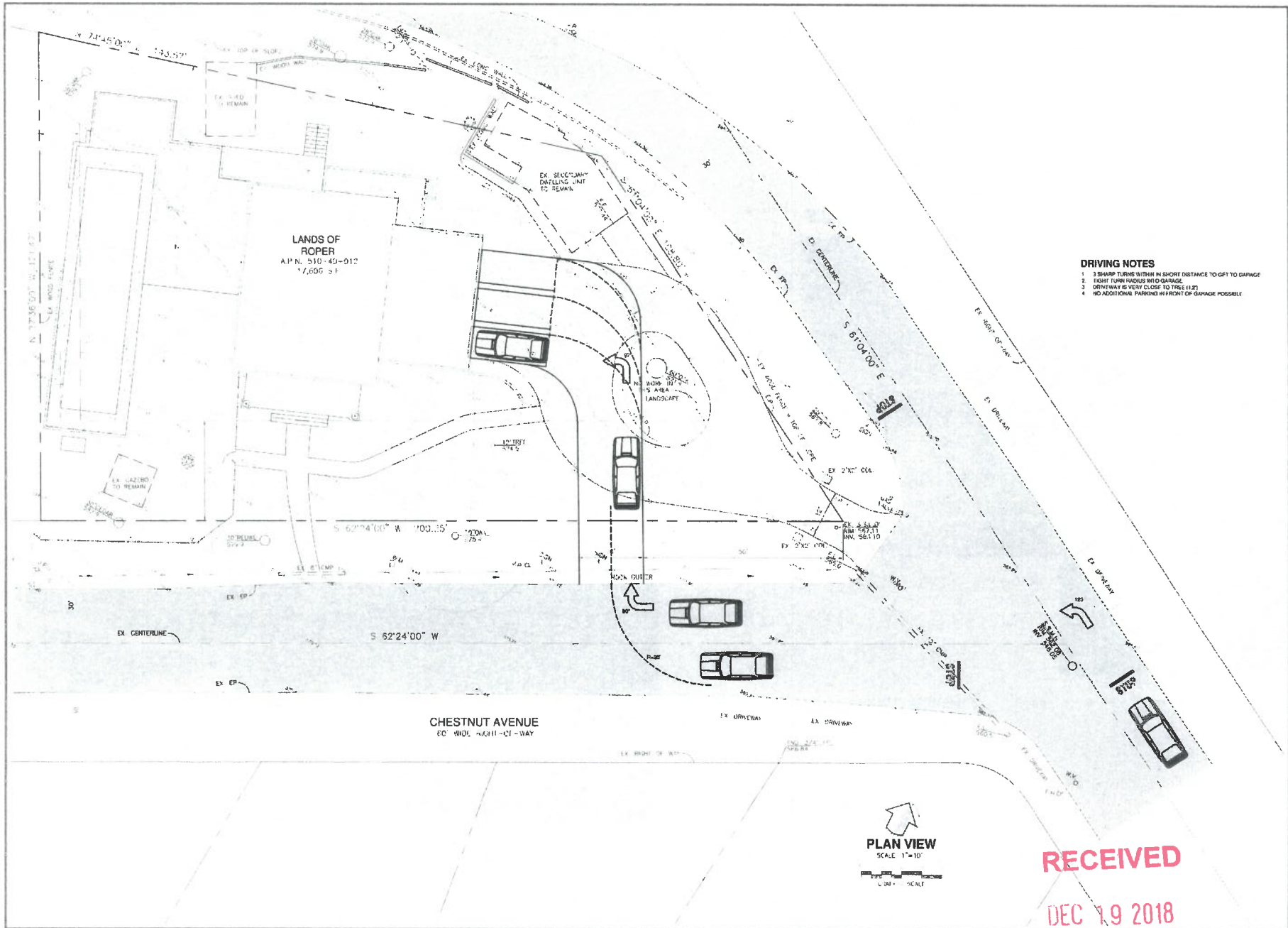
SIDING:
PAINTED HORIZONTAL WOOD SIDING,
SIZE & STYLE TO MATCH EXISTING

WINDOW TRIM:
PAINTED WOOD

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**TOWN OF LOS GATOS
PLANNING DIVISION**



- DRIVING NOTES**
1. 3 SHARP TURNS WITHIN IN SHORT DISTANCE TO GP1 TO GARAGE
 2. 1 RIGHT TURN RADIUS INTO GARAGE
 3. DRIVEWAY IS VERY CLOSE TO TREE (1.2')
 4. NO ADDITIONAL PARKING IN FRONT OF GARAGE POSSIBLE



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DEC 19 2018



PROJECT NO. 18045-TC1
 DATE 11/28/18
 SHEET NO. DS1
 SHEETS 1 OF 1
 DRAWING NO. 18045-TC1

PEOPLES ASSOCIATES
 STRUCTURAL ENGINEERS
 408-953-5225
 San Jose, California
 www.peoples.com
 Registration: California

DATE 11/28/18
 TIME 11:28:26
 USER: m...
 PLOT: 18045-TC1

DRIVEWAY STUDY
 LANDS OF ROPER
 1-C CHESTNUT AVENUE
 LOS GATOS, CALIFORNIA

SHEET NUMBER
DS1
 OF 1
 DRAWING NO.
 18045-TC1
 SHEETS

TOWN OF LOS GATOS
PLANNING DIVISION