



## TOWN OF LOS GATOS

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COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
(408) 354-6872 Fax (408) 354-7593  
planning@losgatosca.gov

CIVIC CENTER  
110 E. MAIN STREET  
LOS GATOS, CA 95030

October 7, 2021

Mr. Jeffery Siegel  
33 Walnut Avenue  
Los Gatos, CA 95030

**Subject: Notice of Unlawful Demolition - 33 Walnut Avenue (B19-0482)**

Dear Mr. Siegel,

It has been brought to staff's attention that more than 25 percent of the existing wall area (siding) facing a public street was removed at 33 Walnut Avenue (B19-0482), a historic structure, without notifying the Planning Division prior to removal. This constitutes an unlawful demolition per the Town Code and the Demolition Affidavit for historic structures.

**Unlawful Demolition Penalty Fees:**

Per Town Code Section 29.10.09030 g.2.b. - If a structure was an historic residence and does not have a Landmark Historic Preservation overlay zone, a fine shall be equal to ten (10) percent of the building permit valuation at the time of demolition, as determined by the Planning Director. The Building Permit Valuation for B19-0482 is \$78,372.80. Provide payment to the Town of Los Gatos for \$7,837.28 within ninety days of receiving this letter.

**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

**Architecture and Site Application:**

Per Town Code, apply for an Architecture and Site Application for the technical demolition of an existing pre-1941 single-family residence and construction of a new single-family residence. Per Town Code double application fees are required for work unlawfully completed,  $\$11,202.18 \times 2 = \$22,404.36$ .

**Historic Preservation Committee (HPC):**

Per Town Code, the Architecture and Site application shall be reviewed by the HPC.

**Future Building and Engineering Applications associated with the Architecture and Site Application:**

Per Town Code, double application fees are required for work unlawfully completed which will be determined through the Architecture and Site Application process. Contact Mike Weisz, Senior Civil Engineer, by email at [mweisz@logatosca.gov](mailto:mweisz@logatosca.gov) if you have questions.

**Existing Building Permit B19-0482:**

A hold will be placed on the existing building permit B19-0482 once the building is watertight per Building requirements. Contact Robert Gray, Chief Building Official, by email at [rgray@logatosca.gov](mailto:rgray@logatosca.gov) if you have questions.

If you have general questions, please contact Erin Walters, Associate Planner, by email at [ewalters@logatosca.gov](mailto:ewalters@logatosca.gov).

Sincerely,

A handwritten signature in black ink that reads "Joel Paulson". The signature is written in a cursive, flowing style.

Joel Paulson  
Community Development Director