



TOWN OF LOS GATOS

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

December 14, 2020

David and Llana Kohanchi
755 Blossom Hill Road
Los Gatos, CA 95030

Administrative Warning

Re: Code Violation at 755 Blossom Hill Rd, Los Gatos

As you are aware, the Town of Los Gatos Community Development Department has received complaints regarding the above referenced property. The complaints are in regards to a front yard fence/vehicular gate and alleged unpermitted construction. Front yard fencing shall be no taller than three feet in height and a vehicular gate may be no closer than 18 feet from the property line.

The Town has received three complaints regarding unpermitted construction consisting of interior electrical and plumbing work started without permits as well as unpermitted work on the detached garage. I contacted your assistant (Sherena) about a month ago and have not heard back from her. She was to get back to me regarding the fence/vehicular gate and unpermitted construction.

Pursuant to Town Code Section 29.40.0315, - Height, materials and design, and location.

(a) Height.

(3) Fences, walls, gates, and hedges may not exceed three (3) feet in height when located within a required front or side yard abutting a street (as required by the zone), driveway view area, traffic view area, or corner sight triangle unless an exception is granted by the Town Engineer and Community Development Director. Trees, hedges, and vegetation within a corner sight triangle shall meet the requirements of section 26.10.065.

(c) Location.

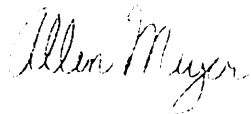
(3) Vehicular gates shall be set back from the edge of the adjacent street a minimum of eighteen (18) feet as measured along the centerline of the driveway.



Pursuant to Town Code Section 6.150.010 (R 105.1) Permit Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

Accordingly, we are asking that the six feet fence along the property line be reduced in height to three feet, the vehicular gate be removed, and all required permits be submitted by **January 3, 2021**. Failure to comply by the compliance date will result in a citation. Please feel to contact me if you should have any questions regarding this notice at ameyer@losgatosca.gov or at 408-399-5746.

Respectfully yours,

A handwritten signature in cursive script that reads "Allen Meyer".

Allen Meyer
Code Compliance Officer
Town of Los Gatos