

From: Sherri Gillespie <sagilsp@yahoo.com>

Sent: Sunday, October 25, 2020 9:42:14 PM

To: Planning Comment <PlanningComment@losgatosca.gov>

Subject: Subdivision Application M-18-008. All Leila Ct. Homeowners will attend the Zoom Virtual Meeting on 10/28/20 at 7 PM.

To: PlanningComment@losgatosca.gov

From: Sherri Gillespie

101 Leila Ct.

Los Gatos, CA 95032

Passcode: 948215

Re: Plan to subdivide one property into two at 15415 National Avenue

APN – 424-12-006. Subdivision Application M-18-008

DATE: 10/25/2020

Attention: Planning Department Town of Los Gatos.

We are registering our opposition to this subdivision. My neighbors and I purchased our homes on a small Leila Court development because it is a private, quiet, and secure street that backs up to Pepper Tree Preschool and the proposed subdivision at 15415 National Avenue. Our small, private, secure Leila Court street is jointly owned by four residential homes and Pepper Tree Preschool. We enjoy the privacy, restricted use of our cul-de-sac dead end street where our children are safe and the street provides added security for senior retired owners. We strongly object to the proposed subdivision at 15415 National Avenue. We stand united in our opposition to application M-18-008. This subdivision and frontage access will disturb the privacy of our street diminishing the quality, quiet, peaceful, and secure access to our homes. Our street is narrow with limited access for the traffic to our homes and the exiting driveway of Pepper Tree School. It is difficult to negotiate traffic on Leila Court when Pepper Tree parents and workers exit the school as residential owners enter and exit the street. Leila Court is designated as a fire lane.

Owners of all four homes together plan to virtually attend the meeting via Zoom on October 28, 2020 at 7:00 PM in one of our homes. Please advise asap via my email address: sagilsp@yahoo.com if we can use my passcode of 948215 for all 4 owners who plan to jointly meet at one Leila Court homeowner's residence when we sign on to Zoom. Some of the homeowners threw out their passcodes assuming the notice mailed October 16, 2020 was junk mail. If you require each of us to have a passcode please email the additional passcodes to me at sagilsp@yahoo.com immediately. We will obviously be able to identify ourselves on Zoom via our Leila Court address.

We have been petitioned for several years by homeowners on National to subdivide their large lots. Acceptance of this subdivision will set a precedence for subdividing National homes adjacent to Leila Court. We consistently have objected to National homeowners petitioning to subdivide the rear of their homes adjacent to Leila Court. The privacy and security of Leila Court was a KEY provision for purchasing our homes and contributes to the assessed values of our properties. WE OBJECT TO THE 15415 NATIONAL AVENUE SUBDIVISION.

Cc. Leila Court Neighbors

From: Kurt Anderson <kanderson@andarchinc.com>

Sent: Monday, October 26, 2020 1:41 PM

To: sagilsp@yahoo.com

Cc: Ramya Muddada <ramyamuddada@yahoo.com>; Sean Mullin <SMullin@losgatosca.gov>

Subject: National Subdivision

Dear Sherri Gillespie:

I am in receipt of your email in opposition to the proposed subdivision and understand your concerns about noise and traffic.

I wanted to make it very clear to you and the rest of the owners on Leila Court that there will be no access from Leila Court to the proposed corridor lot, ever. The existing lot does not have any frontage on Leila Court and cannot legally access Leila Court because there is another piece of property between the National property and Leila Court. The only access can be from National Ave.

Once the subdivision is approved (if approved), we will have to go through a Site and Architectural approval process and during that process, we will insure that the residence will be designed to keep the same relationship that exists now, a rear yard facing towards Leila Court.

I hope this allays your concerns and if you have any questions, please call me.

Thanks,



Kurt B. Anderson, AIA, CGBP
Principal

Anderson Architects, Inc.

120 W. Campbell Ave.

Suite D

Campbell, CA 95008

(408) 371-1269 Office x 1261

(408) 370-1276 Fax

(408) 202-5462 Cell

From: Sherri Gillespie <sagilsp@yahoo.com>

Sent: Monday, October 26, 2020 7:38 PM

To: Sean Mullin <SMullin@losgatosca.gov>

Cc: Kurt Anderson <kanderson@andarchinc.com>

Subject: Re: Subdivision Application M-18-008. All Leila Ct. Homeowners will attend the Zoom Virtual Meeting on 10/28/20 at 7 PM.

October 26, 2020

Hello Mr. Mullin,

I am in receipt of your email dated October 26, 2020. I also received the attached email from Kurt Anderson today. Please confirm via an email to me whether or not his subdivision plans are consistent with his email declaration and that the proposed subdivision homes back yards only will face Leila Ct. Further that there will be no access or frontage that will have any noise or additional traffic to disturb Leila Court homeowners' private, peaceful, narrow, and secure street. Mr. Anderson states in his letter to me we can be assured there will NO IMPACT on our Leila Ct., community. If Mr. Anderson's email declaration to me is consistent with the Town of Los Gatos' planning department's interpretation of Mr. Anderson's plans please confirm via email as soon as possible the Town planning department agrees with his email declaration attached. I will give my neighbors copies of both your's and Mr. Anderson's emails. Please advise asap if there is a benefit or need for my Leila neighbors and me to attend the virtual meeting on October 28, 2020, to protect our interests in our Leila Ct. homes. The only thing I would add is there is a lot of traffic on National Avenue and when combined with construction access may add to further congestion of traffic on that busy street. I trust the planning department and Town of Los Gatos will assess the traffic impact on National during your review of the subdivision application M-18-008 to subdivide the property at 15415 National Avenue APN-424-12-006. We look forward to your timely confirmation that Mr. Anderson's declaration is in fact consistent with his plans. Contingent on your response my neighbors and I may not benefit or need to attend the virtual meeting on October 28, 2020. Thank you for your consideration and your pending response.

Sincerely, Sherri Gillespie, 101 Leila Ct., Los Gatos, CA 95032

Cc:

Architect Kurt Anderson

Leila Ct. neighbor homeowners

From: Kurt B. Anderson <KAnderson@AndArchInc.com>

Sent: Monday, October 26, 2020 9:07 PM

To: Sherri Gillespie <sagilsp@yahoo.com>; Sean Mullin <SMullin@losgatosca.gov>;
KAnderson@AndArchInc.com

Subject: Re: Subdivision Application M-18-008. All Leila Ct. Homeowners will attend the Zoom Virtual Meeting on 10/28/20 at 7 PM.

Dear Sherri Gillespie:

Thank you for your response. You pointed out something in your email which is very important for me to address and that is Leila Court is a private street and most likely is maintained by a homeowners association.

If that is the case, no access can be granted without the Association's approval and we do not intend now or ever to make a formal request for access.

Please be assured we will only be accessing the two parcels from National Ave.

Thanks again,

Kurt B. Anderson, AIA, CGBP

Principal

Anderson Architects, Inc.

120 W. Campbell Ave., Suite D

Campbell, CA 95008

[\(408\) 371-1269](tel:(408)371-1269) Office x 1261

[\(408\) 370-1276](tel:(408)370-1276) Fax

[\(408\) 202-5462](tel:(408)202-5462) Cell

From: Kurt Anderson <kanderson@andarchinc.com>

Sent: Tuesday, October 27, 2020 9:03 AM

To: 'Sherri Gillespie' <sagilsp@yahoo.com>; Sean Mullin <SMullin@losgatosca.gov>

Cc: Ramya Muddada <ramyamuddada@yahoo.com>

Subject: RE: Subdivision Application M-18-008. All Leila Ct. Homeowners will attend the Zoom Virtual Meeting on 10/28/20 at 7 PM.

Morning Sherri:

I have attached a parcel map of your subdivision and also the National proposed subdivision for your records.

It clearly indicates that the proposed subdivision has no access to Leila Court and also shows the access only from National Avenue.

On behalf of my client and myself, we greatly appreciate you taking the time to share your concerns with the Town. Your concerns and input will be addressed as we proceed through the process.

Thanks again,



Kurt B. Anderson, AIA, CGBP
Principal

Anderson Architects, Inc.

120 W. Campbell Ave.

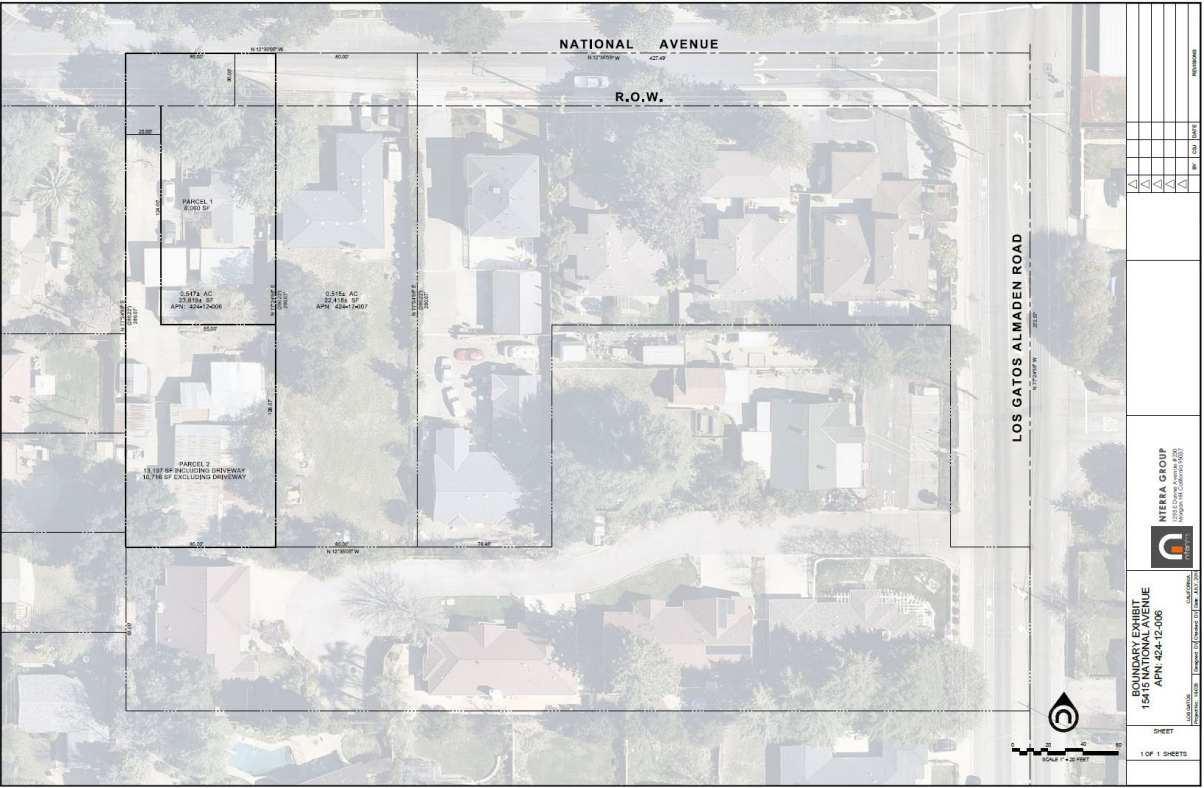
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From: Sean Mullin

Sent: Tuesday, October 27, 2020 9:07 AM

To: Sherri Gillespie <sagilsp@yahoo.com>

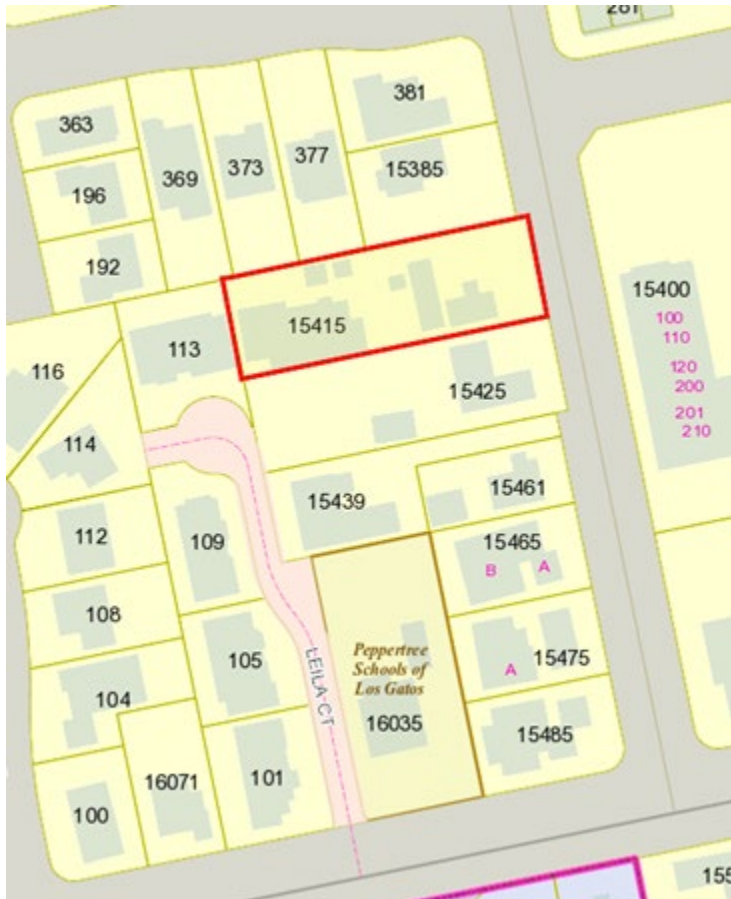
Cc: Kurt Anderson <kanderson@andarchinc.com>

Subject: RE: Subdivision Application M-18-008. All Leila Ct. Homeowners will attend the Zoom Virtual Meeting on 10/28/20 at 7 PM.

Dear Ms. Gillespie,

Thank you for your email. The property at 15415 National Avenue fronts National Avenue and does not have any frontage along Leila Ct (see map below). The property backs up to 113 Leila Ct and there is nothing in the file for this application that indicates there are any access rights for the subject property across 113 Leila Ct to the private road. Any access through 113 Leila Ct would require easement granted by the owner of 113 to the owner of the subject property. No such access is proposed under the subdivision application. The proposed subdivision would divide one lot into two. The proposed property to the west (rear) would be a corridor lot (sometimes referred to as a "flag lot") and would take access through a corridor leading out to National Avenue. The current subdivision application does not include a proposal for development. Future development of the proposed rear lot will require an Architecture and Site application, under which all details of access will be reviewed.

Please let me know if you have any other questions.



Regards,



Sean Mullin, AICP • Associate Planner

Community Development Department • 110 E. Main Street, Los Gatos CA 95030

Ph: 408.354.6823 • smullin@losgatosca.gov

www.losgatosca.gov • <https://www.facebook.com/losgatosca>