



TOWN OF LOS GATOS
PLANNING COMMISSION STAFF REPORT
Meeting Date: July 8, 2015

ITEM NO: 1
DESK ITEM

PREPARED BY: Jennifer L. Savage, Senior Planner
jsavage@losgatosca.gov

APPLICATION NO: Architecture and Site Application S-15-021

LOCATION: **17061 Wild Way** (north side of Wild Way, approximately 740 feet southeast of the Winchester Boulevard/Wild Way intersection)

APPLICANT/
CONTACT PERSON: Tony Jeans

PROPERTY OWNER: Wild Way LLC

APPLICATION SUMMARY: Requesting approval to demolish a single-family residence and construct a new single-family residence with reduced setbacks on a non-conforming property zoned R-1:20. APN 424-30-087.

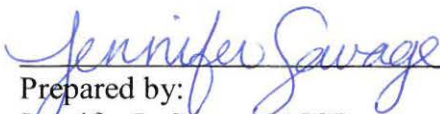
EXHIBITS: 1-14. Previously received with July 8, 2015 Staff Report
15. Public Comments received 11:01 a.m. July 2, 2015 to 11:00 a.m. July 8, 2015


REMARKS:

The Town received the public comments (Exhibit 15) after the staff report was circulated.

Staff erroneously included condition number 38 for frontage improvements in Exhibit 3. Staff recommends condition number 38 be replaced with the following condition:

SIDEWALK/CURB IN-LIEU FEE: A curb, gutter, and sidewalk in-lieu fee of \$11,152 shall be paid prior to issuance of a building permit. This fee shall be based on \$64 per linear foot of curb and \$16 per square foot of sidewalk for a 4.5-foot wide sidewalk in accordance with Town policy.


Prepared by:
Jennifer L. Savage, AICP
Senior Planner


Approved by:
Laurel R. Prevetti
Assistant Town Manager/Community
Development Director

LRP:JLS:cg

17057 Wild Way
Los Gatos, CA 95030

July 2, 2015
(408) 384-7903

Los Gatos Planning Commission
110 E Main St
Los Gatos, CA 95030

RECEIVED

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TOWN OF LOS GATOS
PLANNING DIVISION

To the members of Los Gatos Planning Commission:

This letter concerns Archstone and Site Application S-15-021

APN 424 - 36 - 087

Since the story poles have been installed at 17061 Wild Way, I find that the height and footprint of the new house under consideration is way out of proportion for that small a lot. It will impact the oak wood land and its important understory of toyons, buckeyes, snow berries and other wild life such as western fence lizards, California ^{gophers, shrews, and} ~~chipmunks~~ slender salamanders, acorn wood peckers, red shoulder hawks, western screech owls, ^{crickets (2 types)} mourning doves and a whole host of other birds that live in the scrubby and / or fly through the trees.

Parking is a problem on Wild Way. It is too narrow for more than one car to be parked there at a time. If guests arrive there is not enough room to park extra cars.

The placement of the new house crosses entirely the width of the property. I can not access my three feet of property that is on the other side of the fence. Often I use the drive way at 17061 to access the back of the Sullivan's property to clear weeds and brush. Sometimes I need access in a hurry. I may have fire hoses as well. ^{It may hinder}

EXHIBIT 15

It takes an oak twenty years before it is canopy is large enough to cover car

There are young trees along the Sullivan side of the fence that have not been green tagged. One is a buckeye that is perhaps five or six years old. There is also a twelve year old, eight foot tall live oak that I planted as a hedge tree. I transplanted from a one gallon can. The acorn came from a local tree. Also is a California holly leaf cherry along that fence. It is about ten feet tall and is full of cherries and in excellent health. Those young trees will be mature trees in future years.

The two story house is not in keeping with the other house on either side which are one story. Our privacy will be lost, birds could be killed that try to fly through. Further more a large blue oak will be removed. It may have some root rot but it appears that it looks healthy and may have some years left to live. It is still as busy as ever and providing leaf litter and roosting areas for birds.

Rolling gutters along Wild Way, Oakridge and Summit Way all not acceptable. This is an old subdivision, the rolling gutters are not in keeping with the rural effect of the area which makes the area unique.

It is my hope that a new design is made for a much smaller home that is affordable for a school teacher or social worker to afford to buy. Six people lived in that is now standing until a year ago. They were there fourteen years.

My house is being painted. I can not get to the back of my garage to clean out debris and have it painted as lumber at the driveway. Way at 17061 Wild Way prevents me from accessing my three feet of property on the other

Sincerely

Mary Keith Olson

side of the fence.

15220 Oak Ridge Way
Los Gatos Ca, 95030

Town of Los Gatos
110 East Main St
Los Gatos Ca, 95030
Attn: Planning Commission

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TOWN OF LOS GATOS
PLANNING DIVISION

July 5th, 2015

Dear Commissioners

I reside 2 homes away from the proposed new home at 17061 Wild Way and would have liked to attend this hearing to voice my support, but I will be travelling and so am unable to attend.

Mr. Jeans has worked with neighbors during the design of the proposed home and has come up with a design that fits in well on the property, which has a number of beautiful oak trees on it that made his task complicated.

I like the fact that he has moved the house forward on the lot so that the three big oak trees at the rear of the property will remain and will form a backdrop for the home. Many of the homes in this neighborhood are close to the street and this is a common feature you see as you drive around. It is a 2 story home, which is also in keeping with the neighborhood, but as the north side of Wild Way is below the level of the street it will not be imposing.

I like the driveway to the garage being on the left side of the house, which has allowed Mr. Jeans to retain the tree screen at the front of the property, including several oaks, which will continue to be the primary view as I drive down Oak Ridge Way towards Wild Way. The house itself is Spanish mission in design, which will fit well into this eclectic neighborhood. There are smaller homes and larger homes in this immediate neighborhood. My own home is larger (2 doors away across the street) as is Elle Stern's home at 17121 Wild Way (2 doors to the West) and the 12,000 ft. estate (2 doors to the East) - so it is clearly consistent with other homes in the neighborhood.

All in all a good contribution to the neighborhood! I look forward to construction being over, however, as it is always difficult when construction is going on.

Sincerely,



Robert Herzig
cc Tony Jeans

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