



TOWN OF LOS GATOS
PLANNING COMMISSION STAFF REPORT
Meeting Date: August 22, 2012

ITEM NO: 3
ADDENDUM

PREPARED BY: Marni F. Moseley, Associate Planner, AICP
mmoseley@losgatosca.gov

APPLICATION NO.: Architecture and Site Application S-12-028

LOCATION: **357 Pennsylvania Avenue** (south side of Pennsylvania Avenue, near the intersection of Palm Avenue)

APPLICANT/PROPERTY

OWNER: Dave Lazares

CONTACT PERSON: Dave Lazares

APPLICATION

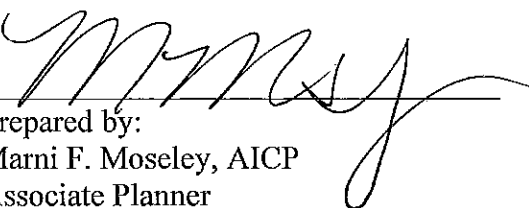
SUMMARY: Requesting approval to demolish a single family residence and construct a new single family residence on property zoned R-1:8. APNs 510-41-069 and 070.

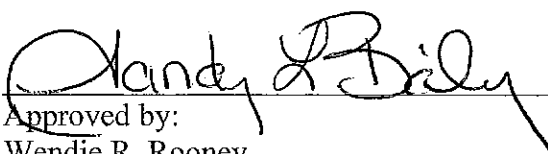
EXHIBITS: 1-16. Previously received
17. Letter from 347 Pennsylvania Ave, received August 17, 2012 (one page)
18. Additional elevation option, received August 17, 2012 (one page)

REMARKS:

Staff received an additional letter from the property owner at 347 Pennsylvania Avenue after the report was finalized (Exhibit 17). Staff has asked the applicant to be prepared to respond to the information within the letter.

In addition, the applicant provided a third elevation option (Exhibit 18) which is a combination of the original and the revised designs. Staff has forwarded the revised elevation to the consulting architect and will provide feedback received in the form of a desk item.


Prepared by:
Marni F. Moseley, AICP
Associate Planner


Approved by:
Wendie R. Rooney
Director of Community Development

WRR:MM:ct

cc: Dave and Cynthia Lazares, 16795 Lark Avenue, Suite #106, Los Gatos CA 95032

RECEIVED

August 16, 2012

AUG 17 2012

Town of Los Gatos
100 E Main Street
Los Gatos, CA 95030

TOWN OF LOS GATOS
PLANNING DIVISION

Attention: Ms Marni Moseley, Associate Planner

RE: 357 Pennsylvania Ave, Los Gatos

Dear Ms Moseley,

I own the house on 347 Pennsylvania Ave. The house is a "bellringer" and was recently renovated by Gary Schloh.

The Streetscape provided by the developer is inaccurate. My house is shown to have an elevation of 25' 8", when in fact the elevation is only 22'. The inaccurate Streetscape blurs the fact that the huge house proposed, would loom over my house, blocking the light and view from my ground floor windows, and would shade my garden. The proposed house would be only 15' from my ground floor windows (completely blocking the light and view), but would be about 50' from the uphill neighbor's ground floor windows (and would have minimal impact on their view).

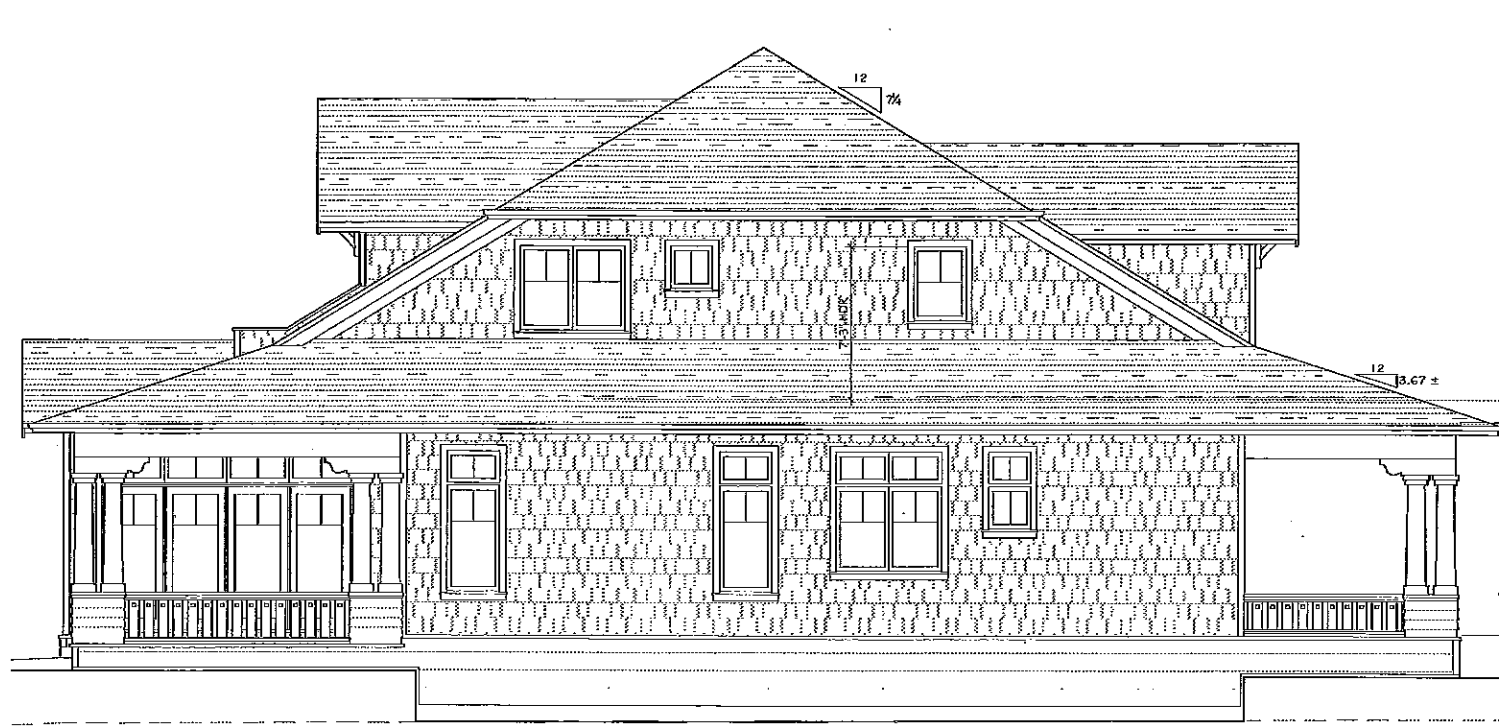
Having a 30' house (the largest in the area) placed so close (and uphill) from a 22' house (the smallest in the area), does not fit the character of the neighborhood. It makes more sense to place the 30' house closer to the 35' house. This would mitigate the mass change between my house and the proposed house.

I am requesting that the developer redesign, to be in compliance with the neighborhood, and relocate the house on the lot, by moving it 6' uphill (to the west). All other houses in the neighborhood are centered on their lots. I have consulted with two architects, and they (independently) agree that the proposed house is ill placed on the lot, and both have suggested this redesign.

When the story poles went up, I sent a letter to the planning commission, asking that the proposed house be relocated on the lot. The developer was asked by the planning commission on July 11th to discuss my concerns with me, but he refused. At that meeting, he threatened to "build a big fence to block the light and view" from my ground floor windows.

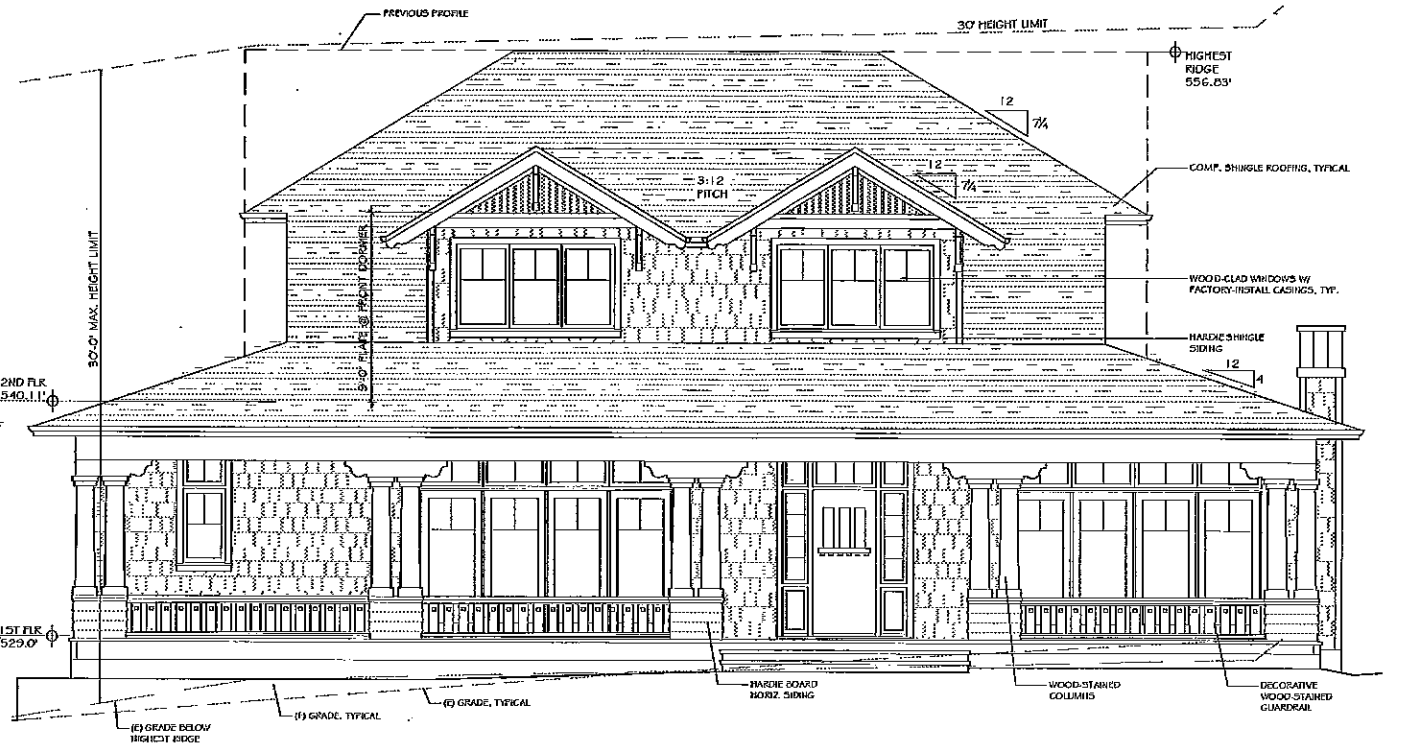
Sincerely,

Neil Macnaughton
347 Pennsylvania Ave
(408) 354-8707



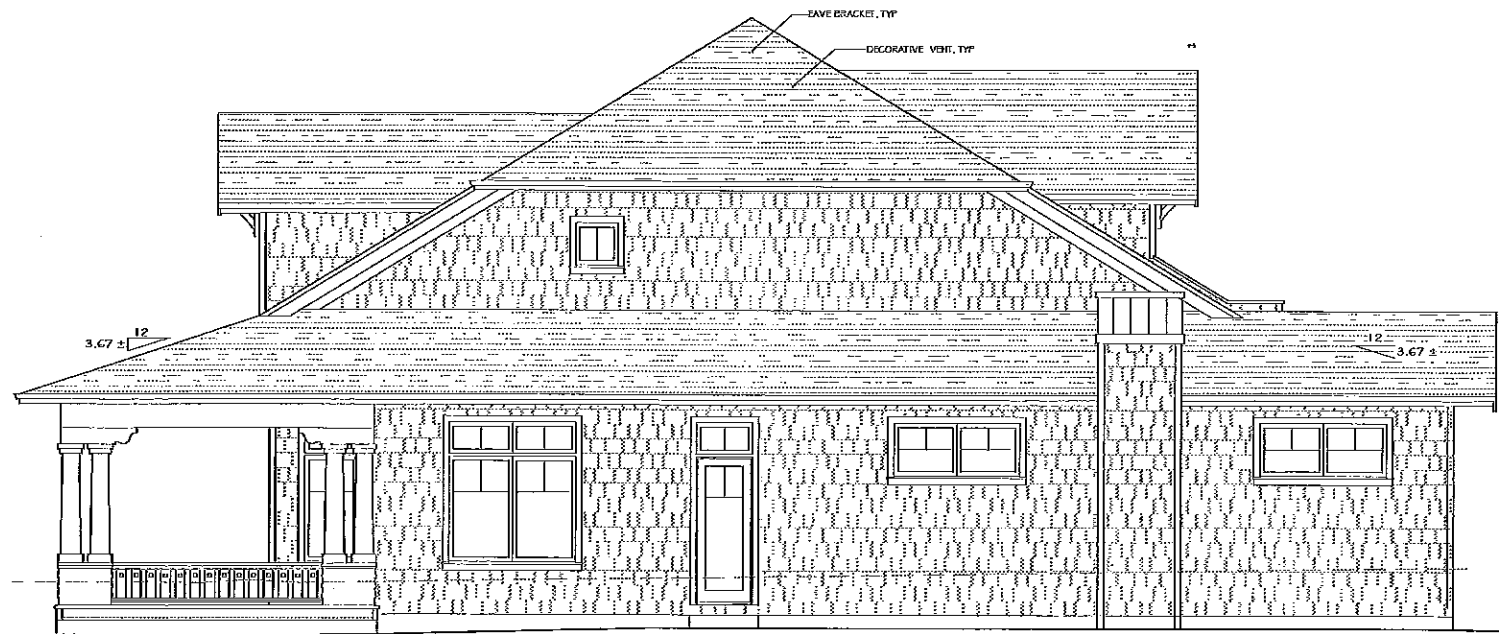
LEFT-SIDE (EAST) ELEVATION

1/4" = 1'-0"



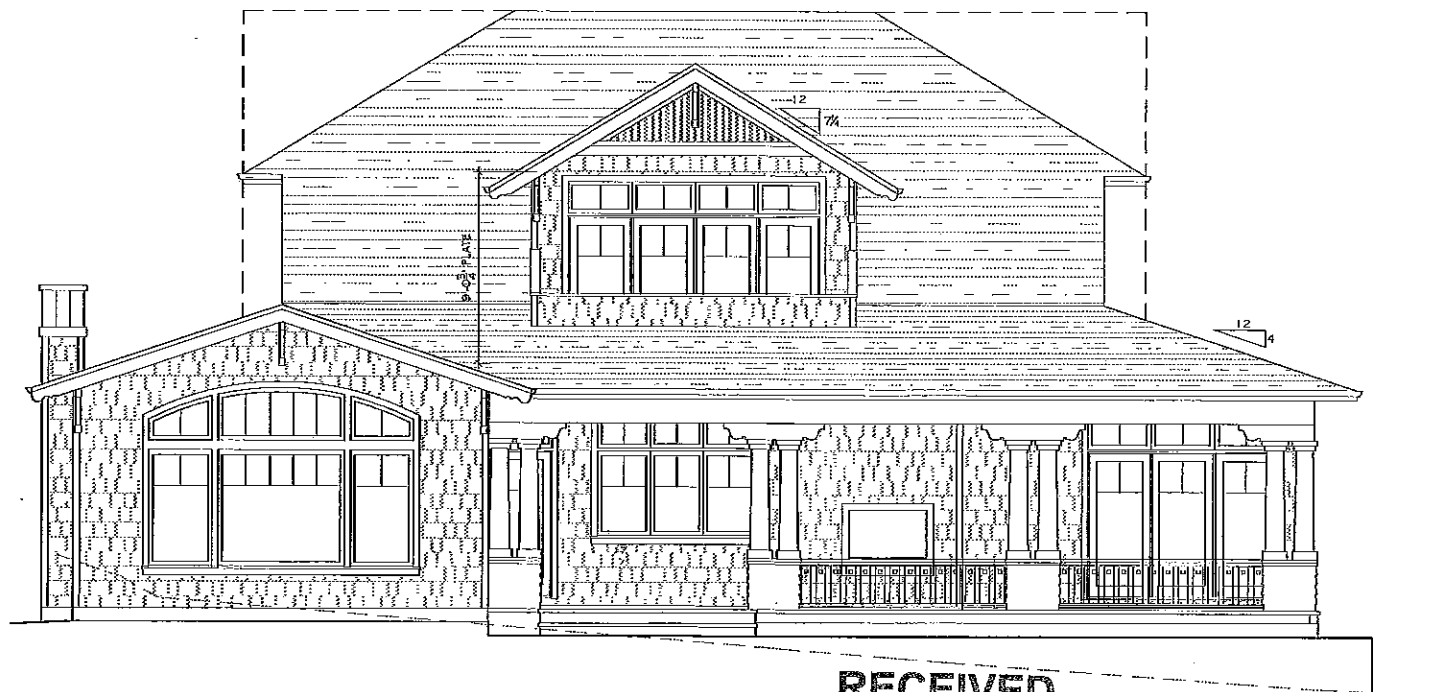
FRONT (NORTH) ELEVATION

1/4" = 1'-0"



RIGHT-SIDE (WEST) ELEVATION

1/4" = 1'-0"



REAR (SOUTH) ELEVATION

1/4" = 1'-0"

RECEIVED

AUG 17 2012

TOWN OF LOS GATOS
PLANNING DIVISION

PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

REVISIONS	BY	REVISIONS	BY
△ 6-26-12	ra		
△ 7-19-12			

DRAWINGS PREPARED BY
CHRIS SPAULDING
ARCHITECT
111 CALIFORNIA STREET, SUITE 200, LOS GATOS, CA 95030
PHONE: 408.357.2527 FAX: 408.357.2528

A PROPOSED 2-STORY RESIDENCE
357 PENNSYLVANIA AVE
LOS GATOS, CALIFORNIA

DATE: 3-6-12
SCALE: AS NOTED
DRAWN: DBELACSKO
JOB: LAZARE5 - PENN

SHEET
A4
OF 8 SHEETS