



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 05/12/2021

ITEM NO: 2

ADDENDUM

DATE: May 11, 2021
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Approval for Demolition of an Existing Single-Family Residence and Construction of a New Single-Family Residence on Property Zoned R-1:8 Located at 140 Arroyo Grande Way. APN 424-23-048. Architecture and Site Application S-20-013. Property Owner/Applicant: Yogesh Jhamb. Project Planner: Sean Mullin.

REMARKS:

Exhibit 16 includes public comment received between 11:01 a.m., Friday, May 7, 2021 and 11:00 a.m., Tuesday, May 11, 2021.

EXHIBITS:

Previously received with the March 24, 2021 Staff Report:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Project Description
5. Letter of Justification
6. Consulting Architect's Report, dated June 29, 2020
7. Applicant's response to the recommendations of the Consulting Architect
8. Neighborhood exhibit by staff
9. Town Arborist's Report, dated November 2, 2020
10. Public comments received by 11:00 a.m., Friday, March 19, 2021
11. Applicant's response to public comments
12. Development Plans

PREPARED BY: SEAN MULLIN, AICP
Associate Planner

Reviewed by: Planning Manager and Community Development Director

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SUBJECT: 140 Arroyo Grande Way/S-20-013

DATE: May 11, 2021

Previously received with the May 12, 2021 Staff Report:

13. Applicant Response Letter

14. Public comments received between 11:01 a.m., Friday, March 19, 2021 and 11:00 a.m., Friday, May 7, 2021

15. Revised Development Plans, received May 5, 2021

Received with this Addendum:

16. Public comments received between 11:01 a.m., Friday, May 7, 2021 and 11:00 a.m., Tuesday, May 11, 2021

From: Jiuhua Feng <joe_feng@icloud.com>
Sent: Monday, May 10, 2021 10:19 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Re: My Neighbor's Remodel

Sean,

I haven't received the notice of May 12 hearing. Please let me know if it is still on schedule.

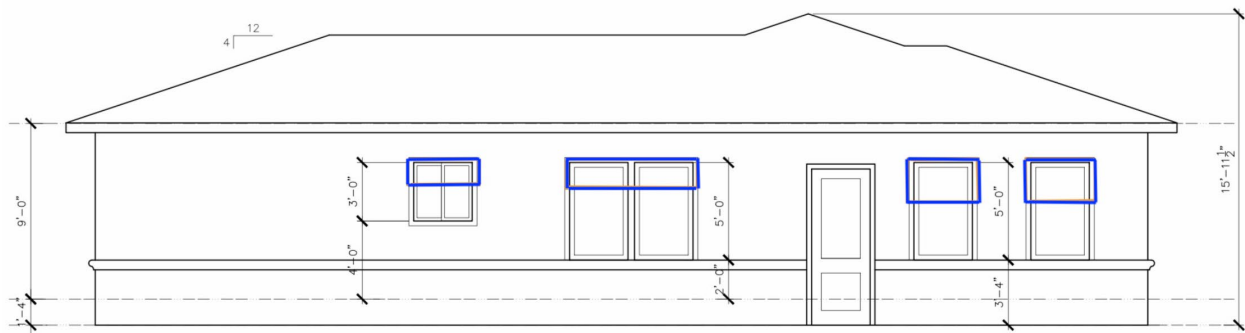
Except the common concerns expressed in the joint letter of adjacent neighbors, I also like to show additional details of my concerns by these attached images. The interpretations of the images are following:

1. Figure 1: The plan has five windows facing to my side. All windows are higher than the fence 1'-2' (Blue area).
2. Figure 2: The media room has a huge double window. It's almost as large as a backyard slide door (Blue area).
3. Calculations: The total window area facing to my side is $4 \times 3' \times 5' + 3' \times 3' = 69$ square feet. It's more than double of my total window area (32 square feet). In addition, $3' + 6' + 2 \times (3' \times 2') = 21$ square feet is higher than the fence;
4. Figure 3 shows the view from my family room. The media room window and a bathroom window is planned to install around the blue area.
5. Figure 4: One window opposites to my garage window as shown blue area. The neighbor at 140 keeps ignoring this window and said that there is no window on my garage.
6. Figure 5 shows that two windows facing to my walkway near the yard door. I'm about 6' tall almost same as the 6' height solid fence. It's very uncomfortable with windows 2' higher than the fence.

Thanks.

Joe

Figure 1:



LEFT SIDE ELEVATION

$\frac{1}{4}" = 1'-0"$

Figure 2:



Figure 3:



Figure 4:



Figure 5:

