



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 12/08/2021

ITEM NO: 4

DESK ITEM

DATE: December 8, 2021
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Approval for Demolition of an Existing Detached Garage, Construction of a New Detached Garage to Exceed the Floor Area Ratio, a Grading Permit for Site Improvements, Sport Court Fencing in Excess of Six Feet, and Removal of Large Protected Trees on Property Zoned R-1:20. Located at 140 Prospect Avenue. APN 529-44-021. Property Owner: Daniel Barragan. Applicant: David Kuoppamaki. Project Planner: Jocelyn Shoopman.

REMARKS:

Exhibit 7 includes a public comment received between 11:01 a.m., Friday, December 3, 2021 and 11:00 a.m., Wednesday December 8, 2021.

EXHIBITS:

Previously received with the December 8, 2021 Staff Report:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Project Description and Letter of Justification, dated August 2, 2021
5. Consulting Arborist's Report, dated October 13, 2021
6. Development Plans

Received with this Desk Item Report:

7. Public Comment Received Between 11:01 a.m., Friday, December 3, 2021 and 11:00 a.m., Wednesday December 8, 2021

PREPARED BY: Jocelyn Shoopman
Associate Planner

Reviewed by: Planning Manager and Community Development Director

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From: Susan Kankel
Sent: Tuesday, December 7, 2021 4:53 PM
To: Joel Paulson <jpaulson@losgatosca.gov>
Subject: 140 Prospect Avenue

I strongly oppose the application for 140 Prospect Avenue.

1. It exceeds the FAR. These 17 houses are already larger than their neighbors surrounding the development.
2. It requires a grading permit. This property is in the Hillside Plan, and this particular location has the house at the top of a hill, sloping up from the road then down in the back. Massive grading is required to get a level area for the pool.
3. There is a reason for the fence height limit in town. There is no legitimate exception.
4. Protected heritage trees must never be removed. These are not little trees but important ones. Even though the trees on the entire property of this development were marked for retention, the developer allowed many of them to die before the work was started. We must protect those that are left.

This is basically a brand-new house. The present owner has done nothing but renovating since he moved in. He does not seem to care that there are town standards that must be followed; his painting of the home bright white is an example, which is not per Hillside standards.

Perhaps the applicant could find a more suitable home in another location and leave the hill and trees alone.

Susan Kankel

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