



MEETING DATE: 5/02/05

ITEM NO. 15

DESK ITEM

COUNCIL AGENDA REPORT

DATE: May 2, 2005

TO: MAYOR AND TOWN COUNCIL

FROM: DEBRA J. FIGONE, TOWN MANAGER

A handwritten signature in black ink, likely belonging to Debra J. Figone, the Town Manager.

SUBJECT: CONSIDER AN APPEAL OF A PLANNING COMMISSION DECISION DENYING AN APPLICATION TO CONSTRUCT A SINGLE FAMILY RESIDENCE ON PROPERTY ZONED HR-1. NO SIGNIFICANT ENVIRONMENTAL IMPACTS HAVE BEEN IDENTIFIED AND A MITIGATED NEGATIVE DECLARATION IS RECOMMENDED. PROPERTY LOCATION: **107 DRYSDALE DRIVE** PROPERTY OWNER/APPLICANT/APPELLANT: HOWELL & MCNEIL DEV. LLC. FILE #: S-05-16 AND ND-05-05

REMARKS:

The attached e-mail from a neighbor was received after the staff report was distributed. Mr. Coullahan suggests that the home be relocated and a vehicle turnaround be required. The staff report discusses these issues on Pages 4 and 5.

Mr. Coullahan also raises issues with the San Jose Water Company (SJWC) connection serving the site and is seeking Town support to eliminate the Shady Lane Mutual Water Company. SJWC installed a water connection to the site; therefore, the proposed home will not use water from the Mutual Water Company. Town approval is not required for SJWC to install a water connection.

Staff does not oppose the elimination of the Mutual Water Company providing connection to SJWC can occur. The developer of the Highlands of Los Gatos project on Shady Lane has indicated a willingness to extend SJWC water to serve properties on Shady Lane. This would allow for the elimination of the Mutual Water Company. The Highlands of Los Gatos

(Continued on Page 2)

PREPARED BY:

A handwritten signature in black ink, likely belonging to Bud N. Lortz, the Director of Community Development.

BUD N. LORTZ,
DIRECTOR OF COMMUNITY DEVELOPMENT

Reviewed by: PS Assistant Town Manager DL Attorney _____ Clerk _____ Finance
✓ Community Development

Revised: 5/2/05 4:22 pm

Page 2

MAYOR AND TOWN COUNCIL

RE: APPEAL OF 107 DRYSDALE DRIVE

May 2, 2005

project is in the development review and environmental review process. Staff will continue to work with the developer and neighbors to determine if water from the Highlands project can be extended to the homes that are currently served by the Mutual Water Company.

Attachments:

1 through 8. Previously submitted

9. Email received from Bernard Coullahan on April 29, 2005 (2 pages)

N:\DEV\CNCLRPTS\2005\107 Drysdale Drivedeskitem.wpd

From: Bernard-Marcia Coullahan <becoul@yahoo.com>
To: <clerk@losgatosca.gov>
Date: 4/28/2005 7:48 PM
Subject: Concerns/issues with 107 Drysdale Drive, application, S-05-16
CC: <turners4@ix.netcom.com>, Donald & Irene Garnel <igarnel@aol.com>, Lynn Waters & David Sinofsky <lynnwaters@verizon.net>, Michael & Victoria Hack <steffcam@aol.com>, Michael Hack's work <michael.hack@ubs.com>, Peggy Zukin <ZukinP@comcast.net>, Randal Pham & Khanh Cao-Huu <randalpham@yahoo.com>, Robert Stephens <ROBY22@verizon.net>, Sterling & Vivian Hou <SterlingHou@hotmail.com>, Stinson & Arvilla Humphrey <seh@verizon.net>, Tang & Eva Wu <twu120dd@comcast.net>

I have several concerns with the proposed house at 107 Drysdale Drive, This is a beautiful piece of property with wonderful views, however the proposed spec house in it's current configuration and placement on the property is not a good fit.

The house design reminds me of an exaggerated "shotgun" house. The only difference is the proposed house is dressed in fine cloths but it's still a 110' long shotgun house. During the Los Gatos Planning review meeting, one of the commissioners suggested elbowing the house and moving it back and lower on the property. I believe this would substantially help with the outside appearance of the home without impacting the views. However, the developer rejected the suggestions citing rework cost and that the house was placed at the "optimum slope" position. This may be true but is materially sub optimizes the overall appearance and usability of the house. Also, the house design has no obvious outdoor living space. I'm left with the impression the developer is trying to build a house with the lowest building cost to make maximum profits.

At minimum, I believe the home needs to be moved back further on the property. This can be done and still keep the home in the 20 to 30% slope guideline area. This would provide a deeper driveway with off street parking and the driveway should also be widened so a car can easily be turned around. The current proposed home location and driveway width does not allow for sufficient guest parking and turnaround space thus requiring cars to back out (or make multiple gyrations to turn around) to exit the driveway onto Drysdale, a dangerous move given the homes location to the corner of the Drysdale sharp bend in the road, Gum Tree Lane

and the steepness of the road. Street parking is very limited on the lower part of Drysdale and the road is narrow only 22' wide. The only authorized parking is directly across the street in front of 110 Drysdale. Deducting the width of a parked car leaves only one lane for other vehicles to pass. The current 107 Drysdale plan has a note for the road to be widened to 24' and a curb installed if the Town requires it. Adding only 2' to the road width is insufficient to mitigate this risk in my opinion.

Water Issue: This property is located in the Shady Lane Mutual Water Company (SLMWC) Assessment District. However, the Town of Los Gatos has approved a water connection to San Jose Water (San Jose Water installed a connection approx. 90 days ago) instead of SLMWC without consulting, seeking comments or gaining approval from SLMWC. This, in effect precludes SLMWC from distributing the cost of maintaining the water system including the fire hydrant (located directly across the street from this property) to said property. We in the SLMWC know the Town of Los Gatos has a desire to eliminate all local mutual water companies, and we share this objective. I believe the Town of Los Gatos, by this action now has the obligation to take a pro-active role in helping us to achieve the objective for all members of SLMWC to be directly attached to San Jose Water. The purpose of highlighting this is to alert the Planning Commissioners, Town Council and the Town staff that we need your support to have all properties served directly by San Jose Water. We are working with the proposed Highlands Development team, as the Highlands Development Project is our "Golden Opportunity" to achieve this objective.

We are currently traveling and will be unable to attend the May 2ed Town Council meeting. I do have my cell phone and can be reached at (408) 656-2907 for questions or clarification. (Note; please do not call before 11AM as I am in a later time zone. I've also copied the members of the Shady Lane Mutual Water regarding my water concern.

Thanks Bernard Coullahan
100 Drysdale Drive.

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<http://mail.yahoo.com>