



MEETING DATE: 04/20/09
ITEM NO. 7
ADDENDUM

COUNCIL AGENDA REPORT

DATE: April 17, 2009
TO: MAYOR AND TOWN COUNCIL
FROM: GREG LARSON, TOWN MANAGER *[Signature]*

SUBJECT: CONSIDER A REQUEST TO DEMOLISH A CONVALESCENT FACILITY AND THREE PRE-1941 SINGLE-FAMILY RESIDENCES AND APPROVAL OF A PLANNED DEVELOPMENT TO CHANGE THE ZONE FROM R-1D:LHP TO R-1D:LHP:PD & RM:5-12:PD TO CONSTRUCT 19 NEW RESIDENCES AND RENOVATE THE HISTORIC THRASH HOUSE (20 UNITS TOTAL) ON PROPERTY ZONED R-1D:LHP. APN 529-22-044. PROPERTY LOCATION: 371 LOS GATOS BOULEVARD. PROPERTY OWNER: THRASH HOUSE INVESTORS LLC. APPLICANT: SANTA CLARA DEVELOPMENT COMPANY. FILE #PD-07-143 & ND-07-145.

DISCUSSION:

A Councilmember requested information on the home sizes and floor area ratios (FAR) of the existing homes on Caldwell Avenue (inclusive of cellars or basements) and for more detail on where the applicant is requesting reduced setbacks on the subject property. The home size and FAR information for Caldwell Avenue homes were compiled using County records (see Attachment 20). Most of these homes were built between 1920 and 1930. No information is available on which of the homes, if any, have cellars or basements. FAR numbers for the proposed project were provided with the staff report (Attachment 18). Cellars are proposed for 11 of the new houses and for the Thrash House. Cellar sizes are 625 square feet for Plan 2 homes (four units) and 645 square feet for Plan 3 homes (seven units). The Thrash House cellar is 775 square feet. All of the cellars are below grade elements and will not impact the above ground massing of the residences. Discussion on reduced setback locations is included in the staff report (see Zoning Compliance section on page 4).

Attachment 21 is a letter from a neighbor on Fillmer Avenue that was received following completion of the staff report.

PREPARED BY: *WRR* Wendie R. Rooney, Director of Community Development

Reviewed by: *BSJ* Assistant Town Manager *AK* Town Attorney _____ Clerk _____ Finance
 Community Development Revised: 4/17/09 9:31 AM

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MAYOR AND TOWN COUNCIL

SUBJECT: 371 LOS GATOS BOULEVARD; FILE #PD-07-143 & ND-07-145.

April 20, 2009

Attachments:

- 1.-19. Previously received
20. Square footage and FARs for Caldwell Avenue homes (one page)
21. Letter from Pamela Warren-Ruggieri & Leonard Ruggieri (two pages with one page attachment), received April 16, 2009

Distribution:

Mark Robson, Santa Clara Development, 2185 The Alameda, San Jose, CA 95128

WRR:SD

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**EXISTING HOMES ON CALDWELL AVENUE
ADJACENT TO 371 LOS GATOS BOULEVARD**

Caldwell Avenue FARs				
<i>address</i>	<i>house</i>	<i>site</i>	<i>FAR</i>	<i>garage</i>
202 Caldwell	1736	5500	0.32	408
204 Caldwell	576	5500	0.10	0
205 Caldwell	1983	5500	0.36	393
207 Caldwell	1899	5500	0.35	484
208 Caldwell	1057	5500	0.19	504
209 Caldwell	808	5500	0.15	260
210 Caldwell	1586	5500	0.29	192
211 Caldwell	1076	5500	0.20	216
212 Caldwell	2103	5500	0.38	320
213 Caldwell	918	5500	0.17	0
214 Caldwell	544	5500	0.10	160
215 Caldwell	732	5500	0.13	506
216 Caldwell	1536	5500	0.28	188
218 Caldwell	1156	5500	0.20	489
220 Caldwell	1224	5500	0.22	256
222 Caldwell	1655	5500	0.30	430
224 Caldwell	2065	5500	0.38	240
226 Caldwell	1908	7700	0.25	400

FAR range: .10 to .38

House size range: 544 to 2103

Garage size range: 160 to 506 (two properties have no garage)

Note: no information available on cellars

RECEIVED

APR 16 2009

TOWN OF LOS GATOS
PLANNING DIVISION

April 16, 2009

Town of Los Gatos
Town Council Members / Planning Commission Members
RE : 371 Los Gatos Blvd. Planned Development PD-070143
Architecture and Site Application S-07-159
APN 529-22-044

Dear Sir or Madam:

We are writing our concerns about the abovementioned proposed development to be located at 371 Los Gatos Blvd.
We live at 105 Fillmer Avenue which is directly across the street from this intersection.

Planned Development Concept:

It appears that conventional guidelines are blurred so that both the Developer and the Town and the Neighborhood can benefit.

In this case the Developer can reap the rewards of twice or more housing units.

The Town can reap a more extensive tax base and capitalize on housing elements.

The Neighborhood becomes more crowded, traffic is worse and school classroom sizes increase disproportionately.

There should be some give and take in this equation:

The Developer has the opportunity develop an open area within this project to give back to the community. This can be a playground with a picnic – bbq area, basketball or sport court – some amenity that contributes to the immediate neighborhood that will bear the burden of an increased population.

Other factors to consider:

- 1) Density – as stated in the report developed by the Planning Staff – all surrounding areas are R-1:8 or larger if this project complied there would probably be at most 8 -10 houses (2.59 acres x 1/8,000 x .75 road/street allowance) This would then yield a compatible housing development. Most lot sizes in this neighborhood are 7,300 sq ft to 12,600 (there is a 15,520 sq ft lot on Los Gatos Blvd)
- 2) Traffic – As brought up by many neighbors at the Planning Commission Meeting traffic is a problem. A traffic expert who authored a study for this project measured the convalescent home traffic and rated it against a chart in a national guideline. A more accurate picture would be to measure the traffic on Bella Vista Ct. and multiply that by 2 or 3 (the number of house on Bella Vista vs the proposed number) to get real information for this particular area – and then determine some viable solutions.

- 3) Setbacks – as shown there are some areas of 3-5 foot setback lines. A fire fighter in full gear with SBA (self-breathing apparatus) can barely squeak by in 3 feet so fire fighting and safety are compromised. This is totally unacceptable.
- 4) Height – some of the proposed houses exceed the 30 foot height restriction – as this is new construction there is no existing hardships to deal with – and there is no reason they should not comply with the rules everyone else has to follow.
- 5) Sunlight Shading – a shade and shadow study should be presented by the Developer to see what impact these houses pose on the neighboring properties on Caldwell is. Will the current or future homeowners have the opportunity of solar panels on their roofs?
- 6) Residence size – most residences in this neighborhood are between 735 sq ft – 3000 sq ft (there is one house on Los Gatos Blvd that is 4,743) source: Santa Clara County assessor website – see attached.
- 7) Historical preservation – I could not be more thrilled to know that the Thrasher house is finally getting some attention – but this is not the swan song of this project. This could have taken place anytime in the past that the Developer has owned this property.
- 8) I am attaching a partial site plan sketch showing surrounding properties residence size and lot size to show the disproportionate proposed lot and residence size to the existing adjacent areas. (source of data- Santa Clara County Assessor's website).
- 9) Below Market Value Housing – Resolution 2008-121 signed by the Council Members and Mayor on November 3, 2008 – *B.2 Location of units*
BMP units shall be located throughout the development, to the extent feasible; in all buildings, on each floor, and in each project phase. A concentration of BMP units in one location is not desirable.

The BMP units do not seem to be well separated. They are shown as a small duplex unit and not of the same consistency as the remainder of the project.

CONCLUSIONS - I am sorry that the convalescent home was not a good neighbor to its adjoining families. I am glad that the property will be developed as a housing tract – but it should be done so in keeping with the fabric and context of its surrounding neighborhood.

Thank you for this opportunity to make these recommendations.

Pamela Warren-Ruggieri

Leonard Ruggieri

