

Town of Los Gatos
110 East Main St
Los Gatos Ca 93030

April 19th, 2021

16466 Bonnie Lane, Los Gatos
Neighborhood Outreach

From early neighbor discussions and from the CDAC meeting it was clear that there were several areas of neighbor concern/interest in this proposal. This is in part because there are a dozen neighbors who either abut the property or are directly across the street, but also because this is a large property that has been underdeveloped for years and is seen by many as part of the rural aspect of the neighborhood.

In March, I sent a letter to nearby residents [30 or so in all - copy attached]. I was also able to email some, because of the CDAC hearing communications. As a result I have been able to meet with several neighbors and correspond with others. The outreach that I am undertaking now revolves around three areas of neighbor interest:

1. The rural aspect of this part of Bonnie Lane.
A number of neighbors are concerned that any development by means of adding an additional lot will change the rural aspect of this part of Bonnie Lane. Yes it will be a change, but this is a 2-acre property, where most others on this side of Bonnie Lane are $\frac{1}{2}$ acre. But there is no reason to penalize property owners by prohibiting development because the property was under-developed historically. The resulting subdivision will be more in keeping with the overall neighborhood parcel layout.
2. The Panhandle and Riparian Corridor at the rear of the Property.
The rear of the property is riparian in nature, bordering East Ross Creek and the Panhandle portion has provided a visual 'open space' buffer for 5 or 6 immediate neighbors to enjoy over the years. They do not want to lose a valuable asset to their properties. There is, however, not sufficient interest for them to want to purchase portions of the panhandle for a realistic sum to increase their parcel-sizes, nor to ensure continued privacy. Current laws would allow only ancillary development in this location in any event.
3. Privacy concerns for future development of Parcel 2 of the Property.
From a privacy standpoint Amir Segev [16450 Bonnie Lane] stands to be the most impacted by any development that might be proposed on Parcel 2. In conversations with him we discussed how this might best be mitigated. As a result I have adjusted the Proposed Lot Split Property Line so as to allow for a future home to be located further away from his fence line [15 ft is the standard setback]. He is still concerned - so we will have to wait until a home is designed to address this further.

Tony Jeans

[I will update this as communication continues].

Date: March, 2021
To: All Neighbors and nearby Residents.
From: Tony Jeans of T.H.I.S. Design and Development.
Subject: Proposed Lot Split at 16466 Bonnie Lane

Nearby Residents:

I am writing to introduce myself and to let you know that the owner of 16466 Bonnie Lane has asked me to undertake some design/development work for her. As some of you already know, the initial plan is to take the existing 1.8 acre property and split it into 2 parcels - each just under an acre. They would be fully in compliance with the zoning ordinances for this zoning district [R1:20] and with the Town of Los Gatos General Plan.

Because this property is an irregular shaped lot, we decided to ask the CDAC [Conceptual Development and Advisory Committee] to consider if we were going in the right direction. Several residents also spoke at the meeting - many expressing surprise in that they had not heard anything about the plan, some wondering about the impact on Bonnie Lane of an additional home and others asking what might happen at the rear of the property [the 'panhandle']. I am taking the feedback and incorporating it into the plans to address comments and will continually revising my thoughts as I speak to more neighbors.

The first application we will submit to the Town will be to split the lot in half - no house design will be proposed, although consideration of the placement of a future home is always in my mind as I develop a Site Plan. The owner plans to sell the main parcel and build a home on the empty lot and I have tried to ensure that any home that might be designed to fit the proposed lot split will be in keeping with the neighborhood and character of Bonnie Lane. It will be well separated from neighboring homes, set back from the street a good way, and not be a privacy concern to neighbors. Yes - it will be a change! But if it is designed well, I think that it become a natural part of the streetscape and fit in well.

For those of you who are interested to discuss in more detail what I have put together, please contact me and we can talk on the phone or I can come by and we can have a socially distanced conversation and you can review the plans. I understand that disruption and privacy will be of concern to those close by, but I have tried to be considerate of neighbor sensibilities with what we have planned.

I have been developing properties, designing new homes, additions and remodels in Los Gatos, Monte Sereno, Saratoga and beyond for over 35 years and my wife, Carol and I are long-time local residents ourselves. If you have any questions, please call me at (408)354-1833 or email me at Tony@thisdesign.com. I would be happy to discuss them with you.

Tony Jeans