

From: Judy Wallace <judeswallace@yahoo.com>  
Sent: Friday, November 6, 2020 3:15 PM  
To: Sean Mullin <SMullin@losgatosca.gov>  
Subject: 62 Ellenwood Avenue

Dear Mr, Mullin,

I have lived at 68 Ellenwood Avenue for close to 50 years. I have seen projects come and go in the neighborhood....some good and a few not so good. Fortunately, over the years ,I've had the great advice and guidance from Leonard Pacheco. If he had see the proposed plans for the Swenson project, my phone would have been ringing off the hook from the first day the plans were presented!!!! This house is way too big for our neighborhood!!!! It looks like a hotel. I just drove by the story poles with my sister in the car and her first response was OMG !!!! what are they'd thinking....will the city really allow this to be built? I must say, my feelings exactly.

I have always felt that the planning department pretty much looked out for the historical neighborhoods.. When I have been given a headsup about a proposed project, I've made it a point to get involved to preserve what we have on this street and so far so good. The Pinckles as 66 Ellenwood have a large house however 1/3 of the house is basically under ground. Their roofline does not exceed what was there before.....you should have seen the plans we denied before we accepted the present house!!!!...thanks to Leonard.

The new house is not only massive and way too tall, the design is so uncharacteristic of the architecture on Ellenwood..The idea of removing the oak tree is so unbelievable. I just can't believe the city allowed it!!! We had to reduce the back of our house by 3 feet because of an oak branch being in the way.....kept the tree and the branch to comply with the city regulations.....could have paid the fine and had 3 more feet but nooo.

I feel the tree should not be allowed to be removed. If we could not remove a branch how do they get to remove the tree. The plans should be adjusted to comply with the towns tree policy. If the present owners cannot work with the tree and reduce the scale of their proposed house they should consider alternative options.

Please take into consideration my concerns. Make sure everyone on the planning commission does a driveby of our neighborhood. Most of the homes have maintained a historical aspect to some degree. The current project does not seem to comply with the nature of the neighborhood. Thank you for your time and consideration of my request.

Sincerely

Judy Wallace

NOV 13 2020

Nov. 11, 2020

Dear Sir or Madam,

Los Gatos has always valued historic preservation. The town laws about building preservation, mature oak tree preservation, and in general the look and feel of our beautiful town are above average. The issues of enlarging a historic house into a supersized mansion, the belief that old oak trees cannot be removed, the ethics of common town values, are persuasive reasons to disapprove of the newly proposed project. To say that positively, 62 Ellenwood is a picturesque building and landscape, and there is no need to change it into a place that we no longer recognize.

I'm personally in favor of preserving the historic home on 62 Ellenwood because I understand the cultural value of our town. As a child growing up here I knew my neighbors, I respected that the property was once connected to the town park and the home next door. However, out of morality, and not because of my personal attachments, is why our collective experiences and the memories belong to that property as it stands historically.

When a builder moves in, new to the neighborhood, he does not share the ethics of the community who preserved Los Gatos for so many years. A builder is only interested in his architectural project from a private perspective. He easily disregards the meanings, without laws, values, and long held beliefs, shared by and already agreed upon, that our town upholds communally.

This home is interesting to everyone for generations, but the understanding of this home is in its historic preservation. When the house is remodeled to preserve the history, our town has a cultural look and feel, an artistic taste, a sense of belonging to a time period and specific community. The house is inherently good, a unique piece from 1919, a historic narrative of a family and a daughter who built there home here before we moved in ourselves. To disregard the building is an oversight in material, records, research, etc. that anyone who lived here is well aware of from experience and anyone who comes along later needs to incorporate respectfully as home. I am all for preserving historic Los Gatos while rapid change must be more restricted in our neighborhood.

We value the history of the architecture, landscape, ethics of the laws we must continue to uphold. Any building is not qualified to replace the house on 62 Ellenwood, but remodeling to preserve the historic structure has been permitted before. Likewise a historic landscape of mature trees would not possibly regrow itself in time to convey the beauty of the yard for our neighborhood. We indeed have a personal connection to the town for which we remain accountable.

Although a general overview of plot, morality, and conflict of interest between the past and future, doesn't hardly scratch the surface, we all agree that our common themes of beauty, history and quality are intrinsic to the value of 62 Ellenwood as it remains today. What anyone can see in a fleeting second of this home really has deeper meaning without being recreated anew. Moreover the test of beauty is to withstand time. That's why we maintain our identity as a town despite the proposed changes, because the meaning is already very good significantly.

Sincerely,



Sarah Levine

18571 Withey Rd, Monte Sereno, CA 95030

From: Catherine Chimenti <kbchimenti@yahoo.com>  
Sent: Monday, November 16, 2020 12:17 PM  
To: Sean Mullin <SMullin@losgatosca.gov>  
Subject: 62 Ellenwood project

November 16, 2020

To Whom it May Concern,

We live at 67 Ellenwood, directly across from the proposed construction at 62 Ellenwood. We ask for the serious consideration of the following objections before approval is given to the plans.

- 1)The overall size of the home is massive for the lot size; both in height and square feet.
- 2)The architecture is too contemporary and clearly does not blend at all with the quaint historical homes in the neighborhood. Additionally, the rendering posted on the fence does not match the recently updated changes of modern materials to be used.

While an impressive statement is made, it is a statement of not belonging or having regard for the traditional architecture of Los Gatos homes; particularly of the Glen Ridge area.

- 3)The proposed removal of the healthy, mature oak is not in compliance of protecting oak trees. Many homes have altered plans in order to remain in compliance as directed by the town.

Thank you for your attention to these objections.

Regards, Kate and Bob Chimenti

Elizabeth "Buff" Levine  
18571 Withey Rd  
Monte Sereno, CA 95030

November 11, 2020

Los Gatos Planning Division  
110 E. Main St.  
Los Gatos, CA

RECEIVED

NOV 16 2020

TOWN OF LOS GATOS  
PLANNING DIVISION

RE: Demolition of house at 62 Ellenwood Ave

To Whom It May Concern:

Please preserve this graceful and historic home at 62 Ellenwood Avenue.

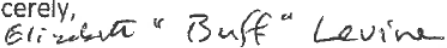
The reason Los Gatos is such a special place is the beauty of the town. The old oak trees and interesting antiquated buildings of the neighborhoods give Los Gatos character. Walking through Los Gatos is like stepping into a Kinkaid painting. This house at 62 Ellenwood has a lovely front yard and many fine old oak trees. The old house is a graceful piece of period architecture. These quintessentially California architectural and natural attributes cannot be replaced.

These ancient oaks deserve our respect. The Valley oak, Quercus lobata, and the live oak, Quercus sempervirens, are the signature species that give our region its unique California ambience. Fast growing non-native species from the nursery make every place look like a shopping mall in Anytown, USA. Once lost the oaks cannot be replaced in our lifetime.

Moreover this house is an important part of Los Gatos history. It was built for their daughter in 1919 by the family who the resided next door at 60 Ellenwood Avenue. The head of this family at 60 Ellenwood was the owner of a bar in San Jose and his wife, the Madame of Santa Clara County, ran a bordello in above the bar.

The proposed building replacing the historic home is out of scale with the rest of the neighborhood. There are no 6000 square foot homes in this neighborhood. The owners could move to a giant house elsewhere or demolish a banal home in a different neighborhood or build on an empty lot. They could build their dream house in Monte Sereno which has many such enormous mansions and large lots to accommodate them. The proposed modern structure does not belong here in historic Los Gatos.

In conclusion, please consider the ramifications of your decision on the future of Los Gatos. Approval of the destruction of an historic home and thoughtless removal an irreplaceable tree is an abomination. Don't let it happen!

Sincerely,  
  
Elizabeth "Buff" Levine

**From:** ndeanmft@aol.com <ndeanmft@aol.com>  
**Sent:** Monday, November 16, 2020 8:20 PM  
**To:** Sean Mullin <SMullin@losgatosca.gov>  
**Subject:** Remodel planned at 62 Ellenwood Avenue, Los Gatos

Mr. Mullins:

As a Los Gatos resident who walks Ellenwood Ave. frequently, I want to register my consternation and dismay over the plans to remove the venerable live oak tree that must be 100+ years old on the property at 62 Ellenwood. How can the loss of this magnificent tree be justified when removing even minor trees in town is met with denial?

The approval for this carnage smacks of special privilege for this family at great cost to the neighborhood.

Very sincerely,

Nancy Dean  
Fairview Plaza

**From:** Raquel Connolly <raquelconnolly@yahoo.com>

**Sent:** Wednesday, November 18, 2020 7:49 PM

**To:** Sean Mullin <SMullin@losgatosca.gov>

**Cc:** jpc3md@yahoo.com

**Subject:** 62 Ellenwood Avenue Project

Dear Member of the Los Gatos Planning Commission,

We are writing in regards to the proposed project on [62 Ellenwood Avenue in Los Gatos](#).

The purpose of this letter is to let the commission know of our support of this project and the reasons for it.

We live on [1 Massol Court in Los Gatos](#) and have lived in the Almond Grove area for 15 years.

We have known Case and Lisa Swenson for many years. They have lived in Los Gatos for most of their lives and have deep appreciation for our town. They have not only been respectful in response to the all their neighbors' concerns but also accommodating in changing the design of their home to better suit the community. We have reviewed the new plans and feel the house not only fits with the aesthetic of the lot, but it will enhance the beauty of the neighborhood. We are aware some of the neighbors have expressed concern over losing an Oak tree, however this decision was not taken lightly and was recommended by the towns Historical Committee in lieu of shifting the proposed home's footprint much closer to the street. We feel this decision would have had a much greater impact to the feel of the neighborhood than the current proposed design.

The Swenson's purchased this home because they loved the lot, town and community. Their plan was always to raise their children here. We have been inside their current home and it's small with a poor floor plan. The Swenson's have been great neighbors and an asset to the community and we believe they should be allowed to improve their home to meet the needs of their family.

Respectfully,

Raquel and John Connolly

1 Massol Court

**From:** Stuart and Nancy Lee <sd88lee@yahoo.com>  
**Sent:** Wednesday, November 18, 2020 3:00 PM  
**To:** Sean Mullin <SMullin@losgatosca.gov>  
**Subject:** Project on Ellenwood

Dear Mr. Mullin,

I am a resident of Los Gatos, who frequently walks in the Glen Ridge area. I am worried about the proposed construction on Ellenwood. I have noticed the story poles up at 62 Ellenwood and I am concerned that the town is allowing this construction. First, there is a beautiful oak tree that will be destroyed if this house is built. I live across from a large oak on Massol Avenue that the town is diligently trying its best to save. I don't understand why we would allow this oak, which is gorgeous, to be torn down. Second, the house will be enormous, and not in keeping with the vast majority of the other houses on the street. Lastly, looking at the picture provided, the house does not appear to fit with the traditional architecture of the Almond Grove and Glen Ridge areas.

Please consider my concerns.

Sincerely,

Nancy Lee  
219 Massol Avenue  
Los Gatos, CA

**From:** Filice, Michael @ San Jose <Mike.Filice@cbre.com>  
**Sent:** Thursday, November 19, 2020 10:03 AM  
**To:** Sean Mullin <SMullin@losgatosca.gov>  
**Cc:** jenfilice@me.com  
**Subject:** 62 Ellenwood Avenue Application S-20-008 - Letter of Support

November 19, 2020

Sean Mullin  
Associate Planner / Community Development Department  
110 E. Main Street  
Los Gatos CA 95030

**RE: 62 Ellenwood Avenue Application S-20-008**

Dear Sean,

Hope you are well and healthy. We are writing to voice our support for Lisa and Case Swenson's proposed new home at 62 Ellenwood Avenue. We have been family friends of the Swenson's for many years and know they have been working on their house plans with their architect for several years. They have always been committed in making sure their new home will fit in with the "look and feel" of neighborhood.

We have reviewed the renderings of the house and believe they have spent much time in the natural design finishes which will result in the home fitting beautifully in the surrounding neighborhood.

The Swenson's have been long time Los Gatos residents and wonderful members of the our community. As such they are committed to maintaining harmony with their neighbors as demonstrated by their facilitation of many meetings between their architect, landscape architect and neighbors to try to address and consider all of their concerns.

We really hope the commission will approve the Swenson's new home at 62 Ellenwood Avenue.

Sincerely,

Jennifer and Michael Filice  
361 Pennsylvania Avenue  
Los Gatos, CA 90530



**From:** Sarah Zweng <zwengsarah@gmail.com>  
**Sent:** Thursday, November 19, 2020 3:53 PM  
**To:** Sean Mullin <SMullin@losgatosca.gov>  
**Subject:** 62 Ellenwood objection

It has come to my attention on my daily walks through the neighborhood that the lovely home on 62 Ellenwood is planning to be torn down and replaced with a monster home changing the landscape of the neighborhood. This has always been one of my favorite homes with the beautiful front lawn, elegant and mature oak trees, and stunning setback from the street. I can only imagine how the neighbors must feel as their views are either going to be altered or soon to be dominated by that massive new home. This home does not reflect the character or scale of the other homes on the street, giving an ostentatious appearance rather than the charming and friendly vibe of the neighborhood. Lastly, the elegant oaks should be protected and not cut down, they add character and native California flair that can not be replaced.

Thank you for your time

Best regards

Sarah Zweng

36 Glen Ridge Ave

Los Gatos CA 95030

-----Original Message-----

From: Corky Griffith <look4wind@aol.com>  
Sent: Thursday, November 19, 2020 10:52 PM  
To: Sean Mullin <SMullin@losgatosca.gov>  
Subject: 62 ellenwood

it has come to our attention that the oak trees on the property will be disturbed. i believe they are protected and should be left in place

**From:** Joan Evans <joan@aktransactions.com>  
**Sent:** Friday, November 20, 2020 6:47 PM  
**To:** Sean Mullin <SMullin@losgatosca.gov>  
**Subject:** 62 Ellenwood

Dear Sean,

First and foremost, thank you for your diligent work overseeing the integrity of our beautiful town, and the "future look" of our town. I believe the residents of Los Gatos choose to live here because of their love for the downtown, for nature, culture, along with the beautiful architecture of the historic buildings, and magnificent homes.

I grew up in San Jose, attended St Martin of Tours 1-8, Del Mar High School, then SJSU. In high school, I traveled on bus to compete at LG high School. It was always the highlight of our season. To come to such a beautiful high school, play a game or run a race, and then to have dinner in town. It was an all day affair my family looked forward to.

Now, after being an 18 year resident here in Los Gatos, our daughter is a sophomore at the high school, our son is at Fisher, he will attend LGHS next year.

I am fortunate enough to be a daily walker and hiker of most neighborhoods in Los Gatos. I hike the dam, St Joes, Cypress, Blackberry Hill, Overlook, Foster, Sheldon Rd....I try to cover it all! Today, I walked past --- Ellenwood and Alexander... it is one of my favorite streets. Two Beautiful houses, with enormous lots, set way back. I saw story poles on one of the properties and was so grateful that the poles were set so far back, almost exactly to what the house currently has, in height and dimension. The entire front lawn was left "as-is" – preserving the integrity of the open space. Clearly, it is refreshing that they are not building a "Mini-Mansion". I was also amazed at the ability to add so much space without going too high and obstructing neighbors views of the trees, sky, and mountains.

The reason I brought up the high school earlier, is that in 1908, when the high school was built, the popular architecture was the grand neoclassical style. When it came time to keep up with the increase in student population, an add-on was necessary. The new architecture toward the back of the school reflects our current times. It is more modern and definitely reflects our current times, not only in terms of the style but the sustainability. I am quite sure that if the front of the school had to be rebuilt for any reason that we would not be using the same products that the current face of the school is made of, and probably not the same style.

I believe that the property at 62 Ellenwood is running into the same problems the high school had. Their home was built in 1925, the architecture was different then, and they have doubled their family size. I have heard peoples objections to their story poles... change is hard for people. A lot of times, people fight change, but once it has happened, compliments come forward and people forget what the old house looked like. More times than not, the additional square footage, the updated heating system, appliances, windows, materials used to build the home are not only better for our environment, but also increase the property value of the homes around it.

As neighbors, my husband Doug and I are 100% in favor of the renovation of 62 Ellenwood. I can not imagine a neighbor who would object to anyone increasing their property value without having to spend any money on their own home.

Thank you for giving me the opportunity to voice our opinion,

Joan and Doug Evans  
120 Griffith Place

**From:** P & C Horan <horans@me.com>  
**Sent:** Saturday, November 21, 2020 12:27 PM  
**To:** Sean Mullin <SMullin@losgatosca.gov>  
**Subject:** Swenson - demo/rebuild - 62 Ellenwood - APN 510-20-068

Dear Mr. Mullin,

I am contacting your office as a neighbor to the proposed demo/rebuild at 62 Ellenwood. My wife and I live at 54 Ellenwood Ave. We have been residents at our address for the last 30 years. We walk our dogs by this address almost every day. We know many of the neighbors to this address as well.

I'll preface my comments by stating there are always folks who have more money, live in a bigger house and drive a fancier car. My wife and I understand that. No problem, that's life. We are not used to many changes around our neighborhood. As we look at the story poles for the property, this rebuild is so big. it changes the character of the street dramatically. I know the Swensons have met the FAR requirements but why can't it be moved further back from the street? Ellenwood Avenue has curves at this point and we have been accustomed to the visibility (what little you can get) around the corner. In our opinion, the garage proximity to the road with greater height profile doesn't improve safety.

Additionally, if the large Oak tree is to be removed we would request the garage be moved further back on the property. Also with the tree removal, The Swensons should be required to replace the Oak with another, not just a small sapling. The replacement tree should be at least the a 30 gallon Oak or larger. It's our opinion that with the size of this rebuilt house, a second large tree should also be required for removal of the existing old yet healthy oak.

Regards,

Peter and Corlene Horan

54 Ellenwood Ave

**From:** Shannon Burnett <shannonburnett@mac.com>  
**Sent:** Saturday, November 21, 2020 6:47 PM  
**To:** Sean Mullin <SMullin@losgatosca.gov>  
**Subject:** Burnett Support Letter for Swenson Project

Los Gatos Planning Commission,

My name is Dr. Gregory Burnett. My wife, Shannon Burnett, and I speak in strong favor of the proposed Swenson family project at 62 Ellenwood Avenue. Case & Lisa are two of our dearest friends. We have known Case for 37 years and his wife, Lisa, for more than 25 years.

Our current address is 54 Hernandez Avenue. We have lived at this address for 20 years. Prior to that, we lived at 235 Glenridge Avenue. Moreover, 85 Ellenwood Avenue is my childhood home and continues to be the home of my mother, Susan (Burnett) Novick. I have lived in this neighborhood for 52 years. My wife has lived in Los Gatos for more than 45 years. Her parents, Joe & Joanne Rodgers, are also dear friends of the Swenson family, enthusiastic contributors to our community and have been residents for 45 years. We both, as well as our daughter, attended all Los Gatos schools. We are merely mentioning this because we cherish our town and it's history.

We are confident that the Swenson family values Los Gatos and has shown this in a multitude of ways, for many years. They have proven to be unyielding supporters of our community and devoted Los Gatos residents. We believe that their proposed project is appropriate for their property & our neighborhood. The house will, undoubtably be of the highest quality. There is simple no reason for this project not to be approved.

Please consider their commitment, history and devotion to this town. It should weigh heavily on the final decision.

Sincerely,

Dr. Gregory Burnett & Mrs. Shannon Burnett

**From:** Sandy O'Gorman <sandy.ogorman@gmail.com>  
**Sent:** Sunday, November 22, 2020 4:14 PM  
**To:** Sean Mullin <SMullin@losgatosca.gov>  
**Subject:** 62 Ellenwood tear down

Hi Sean,

I have lived in Los Gatos more than 30 years and most of that was at 123 University Ave, Los Gatos, CA 95030...that's where I live now.

I walk the neighborhoods every day and came across the proposal to tear down and build a monster 6,000 sqft home at this residence.

In looking at the architectural rendering, I find the design to be totally out of context for the ellenwood neighborhood. Removing the protected tree should absolutely NOT be allowed and building a house that large is just ridiculous.

To summarize, the scale and design are not in neighborhood context and removing the tree is ridiculous. The home there was clearly built around the tree which is an important factor and what we Los Gatans do...we work with nature, not tear is down. eg. my neighbor completely remodeled and grew his home while leaving the enormous redwood in place.

I am hoping other neighbors have spoken up and this doesn't get ram-rodged through the planning process.

Thank you for taking input and acting on it.

Sincerely,

Sandy O'Gorman  
123 University Avenue  
408-888-5956

p.s. I see they are from a developers family and no doubt used to getting their way so whatever community support you need, just ask for it.

--

Sandy O'Gorman

From: Catherine Chimenti <kbchimenti@yahoo.com>  
Sent: Monday, November 23, 2020 11:28 AM  
To: Sean Mullin <SMullin@losgatosca.gov>  
Subject: 62 Ellenwood

Dear Mr. Mullin,

I live at 67 Ellenwood, directly across the street from 62 Ellenwood. I object to the size and architecture of the proposed house. The structure is in direct conflict with the concerted effort of the Town's elected officials and appointed boards to maintain a strong sense of neighborhood community. In the Town's Residential Guidelines under Community Expectations this proposed project does not comply with:

- 1) Homes will respect the scale and character of the immediate neighborhoods
- 2) Homes will maintain a friendly presence to the street
- 3) Mature landscaping will be preserved whenever possible This project has failed on these items.

Los Gatos' attraction is the historical quaintness of neighborhoods like Almond Grove and Glen Ridge, where this home is located. The approval of construction would set a precedence for future design projects that would drastically change the character of the Glen Ridge neighborhood and of Los Gatos.

I request that my letter be put in the Planning Commission Packet.

- Bob Chimenti



-----Original Message-----

From: Catherine Chimenti <kbchimenti@yahoo.com>

Sent: Monday, November 23, 2020 11:40 AM

To: Sean Mullin <SMullin@losgatosca.gov>

Subject: 62 Ellenwood

The new rendering of the proposed project at 62 Ellenwood has been posted since my last letter. The new plan is even more modern and is in no way keeping with the neighborhood architecture and the Town's Residential Guidelines. The materials used are almost commercial in style with an entrance that looks like an office building. It definitely does not maintain a "friendly presence" as required.

Please include this letter be put in the Planning Commission Packet.

- Kate Chimenti

**From:** Randy Attaway <randy@agcinc.com>  
**Sent:** Monday, November 23, 2020 9:34 AM  
**To:** Sean Mullin <SMullin@losgatosca.gov>  
**Subject:** 62 Ellenwood

Dear Mr. Mullin,

I live at 207 Alexander Avenue, just three houses from the above planned remodel at 62 Ellenwood. In my mind it is very clear that the planned remodel does not meet the Character and Charm that Los Gatos Councils and Planning Commissioners have always tried to maintain. It is out of place and is too large. The project may meet the floor area ratio, but it is clearly too large for our area. In the past, Councils have allowed larger square footages of house's, but have allowed it, by going underground to keep the character of the neighborhood. This should be one of those cases. People today may need or believe they need that large of a house and by going underground allows them to enjoy that, without sacrificing the look of our neighborhood. I request that my letter be put in the Planning Commission packet. My neighbors and I request that we maintain the character and charm of the Glenridge area!

**Randy Attaway**, Sr. Project Manager  
AGC Incorporated  
745-B Camden Avenue, Campbell, CA 95008

**From:** Maria Gemassmer Ramirez <mariagemassmer@gmail.com>  
**Sent:** Monday, November 23, 2020 10:30 PM  
**To:** Sean Mullin <SMullin@losgatosca.gov>  
**Subject:** New Construction Project 62 Ellenwood, Los Gatos 95030

November 20, 2020

To Whom it May Concern:

My name is Maria Gemassmer Ramirez, I reside at 73 Ellenwood Ave., kitty-corner from the proposed New Construction, #62 Ellenwood Ave., Los Gatos

Although the proposed new house is architecturally and in size impressive, it does not at all fit into this Glen Ridge/ Almond Grove neighborhood

of traditional, older homes.....it is too contemporary and too large. I concur with my neighbors and object to Project #62 Ellenwood as proposed. It would also set a precedence for

Futur Remodels in this lovely old neighborhood of Los Gatos.

I hope the Planning Commission will give the above Project Proposal some more thought.

Thank You for your attention and consideration...!

Sincerely,

Maria Gemassmer Ramirez

73 Ellenwood Ave. Los Gatos, Ca 95030

Mr. Sean Mullin  
Planning Department  
Town of Los Gatos  
110 E. Main Street  
Los Gatos, CA 95031  
November 24, 2020

RE: 62 Ellenwood Avenue

Dear Mr. Mullin:

After reviewing Revision 2 of the submitted architectural plans for 62 Ellenwood Avenue, I have the following objections:

1. Per Revision 2, the height of 26' 8" to the plywood ridge per sheet A0.6 East Elevation, is still too high. Combined with the 3481 square foot first and second floor footprint, this creates a very large volume and dominating building.
  - 1) In addition to Revision 2 lowering the second floor, this makes the second floor appear squatty compared to the first floor and visually awkward.
  - 2) The first floor should be lowered to reduce height further and be proportionate to the second floor. The first floor has 11'6" ceiling height per sheet A0.8 South Elevation/Section which is quite high and should be in the range of 9'6" ceiling height each the first and second floors.
  - 3) Many of the homes in the Glen Ridge neighborhood have the second floor built into the attic with vaulted ceilings for height. The second story exterior is often visually taller than the first floor when the roof is included. Because this is a California ag-industrial look or modern rustic, those adjustments should follow the desired exterior proportions while keeping the overall exterior height lower than shown on Revision 2 to keep the volume from dominating.

2. Per Revision 2, sheet A1.1 East Overlay (which shows the envelope of the existing garage to the proposed), the size of the garage has been bulked out by the 31'7" x 2'6" bump out and the scabbed-on 4'1" x 23'2" shed.

- 1) As one drives up Ellenwood, the proposed garage will be prominent and interfere with the scenic view. Too much is being asked of this corner of the property and it looks squeezed in.
- 2) The existing garage is detached, giving a margin of airy space between it and the house. The proposed, enclosed, enlarged connector/breezeway provides no relief from the wide, filled-in, sprawling mass of building.
- 3) The scabbed-on shed is not shown to be dimensioned or included in any way on the plans. However, when one drives down Ellenwood the shed will be an obviously permanent bulky feature.
- 4) When the square footage is added up, the garage comes to 918.6 sq. footage which will permanently exist...regardless of allowable calculation deductions.
- 5) The roof material is different from the house and other structures. I realize it's popular architecturally to design with an organic look (evolved over time) however, this is a new build and would be visually more organized and pleasing to keep the same roofing material throughout.

3. The large driveway combined with:

- (3) parking bays in the garage
- (5) designated parking spots inside the yard
- (1 oversize) exterior off-street parking spot in front of the garage

lends a commercial feel to project streetscape and which is compounded by the industrial architectural look of the building. Personally, I understand the modern rustic look and like a mix of architectural styles in the Glen Ridge neighborhood, but the current practice of a fortress like compound with very durable materials likely will not be a lasting timeless style.

Sincerely,

Beth Jendricks

119 Hernandez Ave  
Los Gatos, CA  
(408) 761-6330

[bbjendric@comcast.net](mailto:bbjendric@comcast.net)

Further comment on Item #1:

While I realize technically there is a 30' height limit, when my Chris Spaulding designed/Dave Flick built plans for 119 Hernandez Avenue were submitted, I asked Chris why a 30' height is allowed. His response is that the limit is to accommodate existing gable-and-ell Victorian architecture. He said the Town prefers a much lower roofline to suit the neighborhood. My home is 21' high and the garage is 13' high. When the home was 7 years old, the historical society asked if the home could be put on tour and I explained that it was a new house. Chris and Dave's thoughtful work were a solid addition to the neighborhood not an "impact" as suggested by the Arcanum Letter which admits the smaller scale neighboring homes and hopes their project will "reduce its impact on the neighbors." Thus, I think this project can be further improved to speak the "dialect" of the Glen Ridge neighborhood.

**From:** KATEY MCCOLLAM <kmccollam@comcast.net>  
**Sent:** Tuesday, November 24, 2020 2:46 PM  
**To:** Sean Mullin <SMullin@losgatosca.gov>  
**Subject:** Swenson home- 62 Ellenwood

Dear Los Gatos Planning Commission,

We are writing in support of the planned new home at 62 Ellenwood Avenue. I have known Case for over 50 years and his wife Lisa for over 20 years. Case was born and raised in Los Gatos and is one of my closest friends. He and his family have always exemplified small town family values as well as a commitment to keeping Los Gatos' unique charm intact.

The existing home is very old with antiquated plumbing, a bad layout and has been fused together with 3 different foundations over the years.

Katey and I have reviewed the proposed plans and believe the home is not only appropriate for the lot, but it will enhance the beauty of the neighborhood.

Case and Lisa have always been involved members of the community and devoted Los Gatos residents. This has been demonstrated by their facilitation of many meetings between their architect, landscape architect and neighbors to try to address and consider all of the concerns. They have adjusted the plans and story poles three times in an effort to maintain neighborhood harmony. It is also our understanding that the proposed dimensions are within the city's guidelines.

We really hope the commission will take all of these factors into account and approve the Swenson's new home at 62 Ellenwood Avenue.

Thank you,

Bryan and Katey McCollam  
17650 Daves Avenue  
Monte Sereno

Mr. Sean Mullin,  
Community Development Department,  
110 E. Main Street,  
Los Gatos CA 95030

28 November, 2020

Dear Mr. Mullin,

**RE: Proposed New House at 62 Ellenwood Ave**

We are the owners of 66 Ellenwood Ave. We live next door to the proposed new house at 62 Ellenwood Ave.

We appreciate that the owners of 62 Ellenwood Ave would like to build a house of their dreams. However, we are concerned with the proposed house as designed for the following reasons and based upon the town's own residential guidelines, in particular in relation to scale, character and views.

**(1) Out of Scale**

Ellenwood Ave has four addresses with large lot sizes. The houses at 60, 66 and 68 Ellenwood Ave are all in proportion to their lot sizes and are all unobtrusive. We appreciate that the owners at 62 Ellenwood are constrained by the shape of their lot. However, the proposed two story house is out of scale and does not appear to maintain a friendly presence to the street and neighborhood. The proposed house and garage, as currently designed, will sit on an elevation above the street, resulting in a structure that will loom large over the street and the houses across from it.

**(2) Out of Character**

Styles of houses are a personal preference. The proposed new house is out of character to the rest of Ellenwood Ave and the surrounding areas. Although we appreciate that the architect has attempted to create a "cottage like" look, the proposed style and size does not achieve the look and feel of the Glenridge/Almond Grove area.

**(3) Views**

Based on the current design, the proposed home is a 30ft two story house (excluding the basement). We understand that the owners are legally permitted to have a 30ft high two story house. But this proposed two story house will no longer allow us the open and airy view we currently have from our dining and living room, even though our property is at a higher elevation than 62 Ellenwood Ave.

We appreciate that the owners have attempted to limit the impact of their proposed two story house by positioning the second story a reasonable distance from our house and have lowered their garage roofline in order to restore our existing view of the Blossom Hill mountain in the distance. However, the fact is, we will lose our open and airy view from our dining and living room where a long balcony spans the length of that side of the house facing 62 Ellenwood Ave. Having a higher elevation than 62 Ellenwood Ave, we believe the original architects of our house designed the living areas, where we spend most of our time, in such a way as to take advantage of these views.



Our home at 66 Ellenwood Ave is our dream home. When we decided to purchase our house, we never imagined that 62 Ellenwood Ave would be demolished and replaced with a two story house that fundamentally changes our views.

For the reasons above, we believe the owners of 62 Ellenwood Ave should reconsider their design so that it would fit within the scale and character of the neighborhood and preserve our views.

Best regards,  
Susan Pinkel  
66 Ellenwood Ave,  
Los Gatos

**From:** Janice Benjamin <benjaminjanice04@gmail.com>  
**Sent:** Saturday, November 28, 2020 1:42 PM  
**To:** Sean Mullin <SMullin@losgatosca.gov>  
**Subject:** 62 Ellenwood

Dear Sean,

I have lived on Alexander Ave. for 40 years and never have I see such blatant disregard for the neighbors.

The plans for 62 Ellenwood surely can be reworked to accommodate the concerns of the neighbors most directly affected.

I sincerely hope this plan will be revised in placement and scale to maintain the open feeling of this neighborhood.

Thank you,

Janice Benjamin

211 Alexander Ave.

*Mark J. & Barbara B. Beck  
60 Ellenwood Avenue  
Los Gatos, California 95030*

November 27, 2020

Dear Members of the Los Gatos Planning Commission,

We live next door to Case and Lisa Swenson at 62 Ellenwood Avenue where they have proposed a new home to replace the existing home. The purpose of this letter is to let the commission and the neighborhood know of our strong support for the proposed project, and the reasons for it.

- We purchased our home at 60 Ellenwood over 24 years ago. Our house has quite a history; it was built in 1919 as the only house on the hill and has survived the raising of several generations of families, including ours. And for the most part, remained intact through the earthquake that destroyed or impacted many homes in the area. We have come to love not only our home, but the community and the variety of styles that reflect both history and change.
- The Swenson's have been wonderful neighbors for 13 of those years. As many of us are empty nesters, and the sound of their young children playing in their yard is great to hear again.
- Having seen the initial home they purchased, we have seen them make significant improvements to the gardens and the exterior of the home. We have been somewhat surprised that they did propose these additions and/or changes long ago.
- In all previous work to the exterior, Case and Lisa have been sensitive to the impact of their improvements, have been proactive in their outreach to us, and have minimized disruptions to us and our neighborhood.
- We believe that the design of their new home fits with the many varying styles of architecture in Los Gatos and will be a beautiful addition to our neighborhood.
- We also believe that the location of the buildings on the site is appropriate given the size and shape of the lot.
- The house and garage structures are not too tall for our neighborhood.

In the last 25 years Barbara and I have obtained a number of permits to update to our 100-year-old home, built 2 other custom homes in Los Gatos, and developed a large Commercial property in the Los Gatos Mountains. We have personally experienced the Los Gatos Planning process that included neighbor input. We are in complete support of what they have proposed and would like to see the Planning Commission to approve this project as presented.

We are available to appear at the December 9th meeting in support of this project. Please feel free to contact us with any questions or if you would like to discuss this further.

Mark and Barbara Beck  
60 Ellenwood Avenue  
408-690-3123



**From:** Diane Siemens <siemedian@comcast.net>  
**Sent:** Sunday, November 29, 2020 3:34 PM  
**To:** Sean Mullin <SMullin@losgatosca.gov>  
**Cc:** schwinkel66@gmail.com; kvchimenti@yahoo.com  
**Subject:** 62 Ellenwood Planning. Application  
**Importance:** High

To: Sean Mullin, Los Gatos Planning Department

We live at 69 Ellenwood Ave. across the street and uphill from the proposed structure at 62 Ellenwood Ave. It would be the view from the front of our home and deck. Our house was built in 1912.

Case and Lisa Swenson did invite the neighbors to view their plans outdoors on the porch of their current home. We attended that meeting and are aware that they are trying to communicate their plans in an open way.

However, the building they are proposing is massive and has the appearance of an upscale office building. The size and architecture do not fit in this historic, residential neighborhood. It is over 1K square feet larger than the largest house in the area. It does not "respect the scale and character of the neighborhood." We don't understand why a 6000 square foot building is needed for just residential use. Is there any other planned use of the office wing? We object to this overpowering structure being built as proposed.

We are also sad to see that the plan calls for removing a large, apparently healthy oak tree. Those are supposed to be protected in Los Gatos.

Please include a copy of this letter with Planning Commission and Town Council packets on this issue. We plan to attend the December 9 Zoom meeting.

Thank you

Peter and Diane Siemens

69 Ellenwood Ave.

Los Gatos