

From: Andrew Ghofrani <[REDACTED]>

Sent: Monday, February 8, 2021 10:11:19 PM

To: Sally Zarnowitz <SZarnowitz@losgatosca.gov>; Planning <Planning@losgatosca.gov>

Cc: Ryan Safty <RSafty@losgatosca.gov>; Andrew Ghofrani <[REDACTED]>; Feri Ghofrani <[REDACTED]>

Subject: Los Gatos Meadows- Reconstruction / expansion

Dear Mrs. Zarnowitz,

I am currently a resident of Town of Los Gatos, residing at [REDACTED]. I have been a resident of Santa Clara County for the past 42 years. I have been an active member of this community, currently a Vice President at Granite Construction Company, responsible for the Heavy Construction Division for the Western United States. It has come to my attention that the Meadows of Los Gatos is proposing to increase the existing building heights from 55' to 88.5'. My property is directly situated behind the Meadows on Wood Road, and this increase in elevation will directly block my view. We primarily chose this property because of its view of downtown and the valley in front of our house. Since we don't have a usable front yard, our front deck serves as our primary entertainment area and considered a special amenity with added value to our property.

Last week we had a visit by the architect, the project manager along with his assistant of the reconstruction project, asking to take a picture from our front deck point of view. In the same visit, the architect admitted that our view will be affected by the additional height. I have also learned that for some reason the Meadows management has asked for a waiver on putting up story poles in its application process.

It is really disturbing that the Meadows is planning to block our view completely without sharing its plan and the bulk of the intended buildings. A lot of my property value is directly correlate to its view and the possible blockage is totally unacceptable.

I have a serious objection to the height increase of this construction directly in front of my property and want to be on record to that effect. Please advise about the application process as I along with my neighbors want to share our opposition to this increase in elevation.

I can be reached at [REDACTED] or my email [REDACTED]

Thank you for your attention.

Andrew Ghofrani P.E

From: Joseph Gemignani <[REDACTED]>
Sent: Sunday, February 21, 2021 12:08 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: 110 Wood Road

Hi Jocelyn, the project proposed at 110 Wood road just seems to tall and too dense.
Also, can we get a more traditional style of architecture?

Joseph (amateur weatherman)

From: Esther Grant <[REDACTED]>

Sent: Thursday, February 25, 2021 7:11:28 PM

To: Planning Comment <PlanningComment@losgatosca.gov>

Subject: Removal of large protected trees

Property zoned R:PD APN 510-47-038, If you are removing these tree's for the purpose of having more land to build on, than I would have a Tree Surgeon, give their professional opinion! As a concerned neighbor, I would not want to see the destruction of gorgeous protected tree's for selfish reasons.

Esther Grant

[REDACTED]

[REDACTED]

From: Matthew Southern <[REDACTED]>
Sent: Wednesday, July 21, 2021 9:57 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: 110 Wood Road

Hello Mr. Mullin -

Thank you for your service to the town of Los Gatos.

I'm writing to you as a resident of Wood Road concerned about the plans for 110 Wood Rd.

According to the town website, the planned development at 110 Wood Road is happening as the current "Los Gatos Meadows facility presented too great a safety risk to our residents and employees" (see screenshot). On that note, were there any specific risks that were provided?

I'm curious as to how a larger and taller Los Gatos Meadows facility will be safer for residents and employees - especially if the Broadway access road is to be closed as part of the plans. Considering the previous issues the Meadows has had with evacuation during the 1997 Cats fire, I would think a larger building with less access roads would be less safe than what is currently standing.

Thanks for listening to my concerns. Please let me know if there is any additional information you may need.

Thanks,
Matthew Southern

[REDACTED]
Los Gatos

Q5: Why did Los Gatos Meadows close?

A5: Covia concluded in early 2019 after a rigorous facilities assessment that continuing operations of the 48-year-old Los Gatos Meadows facility presented too great a safety risk to our residents and employees. We worked closely with all our residents, their families, our employees, neighbors and the Town of Los Gatos to ensure a thoughtful and smooth closing on Sept. 30, 2019.

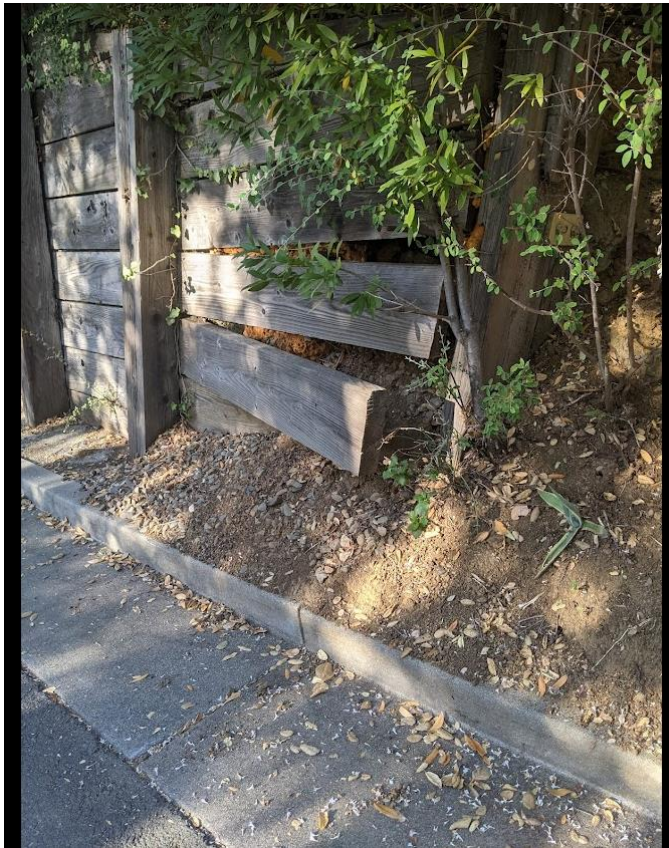
From: Julie Southern [REDACTED] >
Sent: Saturday, July 24, 2021 1:35 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: 145 Wood Road - new build

Hello Mr Mullin,

I live at [REDACTED] and received the green notice about site application s-21-003. I met with the new neighbors several months ago when the story poles went up. I have no specific issues with their plan, just the usual: increased noise and road traffic from the build, keeping their build traffic from using my driveway to park or turn around, will it be restricted to 8-5pm, M-F like it was when I built 135 Wood?

In fear of sounding like a broken record, the concern of more traffic on Wood road is that the Meadows is proposing to close one alternative access point - the only access point, except from Wood Road. I lived thru the 1997 fire and access was KEY. Again, this is a general comment to anything going on at Wood Road.

And lastly, it would be nice if the town would repair the town retaining wall adjacent to my driveway - do let me know if I should submit this to someone else! See picture below. It will only get worse with the traffic on Wood.



Thank you
Julie Southern

From: Andrew Ghofrani <[REDACTED]>
Sent: Monday, October 11, 2021 9:52 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Cc: Andrew Ghofrani <[REDACTED]>; Julie Southern <[REDACTED]>; Bernd Neudecker <[REDACTED]>
Subject: 110 Wood Rd LG

EXTERNAL SENDER

Dear Sean,

It has come to my attention that the developer is asking for an exception about putting up the complete story poles for full visualization. In a joint zoom meeting in early June, I was assured that they fully intend to install story poles & orange netting in early October.

I want to be on record again about my objection to a waiver of this requirement as i have previously stated as well. The only way to truly realized the full visual impact of this massive project is to see the story poles and orange netting.

The story poles are needed for full transparency and any waiver to that will not be the right approach.

Please acknowledge the receipt of this email and adding my objection to the record.

Thank you,

Andy Ghofrani

[REDACTED]
[REDACTED]
[REDACTED]

From: Andrew Ghofrani <[REDACTED]>
Sent: Wednesday, December 1, 2021 10:40 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Cc: Bernd Neudecker <[REDACTED]>; C So <[REDACTED]>; Julie Southern <[REDACTED]>; Andrew Ghofrani <[REDACTED]>
Subject: Re: 110 Wood Rd LG

EXTERNAL SENDER

Dear Sean

Attached please find a current view from my front deck showing the story poles. In the first file you see the story poles and the second view shows the proposed building in darker shading. As you can see there is a major impact to my view. Please advise what is my recourse for objecting to this situation and if there are any remedies to reducing the impact.

Please add these pictures to your public project folder.

Thank you
Andy Ghofrani
[REDACTED]





From: Todd Johnson <[REDACTED]>
Sent: Thursday, December 23, 2021 10:16 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Wood Rd.

EXTERNAL SENDER

The story poles indicate this will be a massive project. The buildings will not fit into the surrounding hillside area whatsoever. Given how the town has tried to preserve the hillsides I am just shocked that someone would even propose such a development. Thus, I'm opposed to the development is it is story poles.

Todd Johnson
[REDACTED]
[REDACTED]

From: Michael Kennedy <[REDACTED]>

Sent: Saturday, January 1, 2022 1:39 PM

To: Rob Rennie <RRennie@losgatosca.gov>

Cc: Maria Ristow <MRistow@losgatosca.gov>; Mary Badame <MBadame@losgatosca.gov>; Matthew Hudes <MHudes@losgatosca.gov>; Marico Sayoc <MSayoc@losgatosca.gov>; Janette Judd <jjudd@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>

Subject: Re: Proposed construction project, height blocking hillside views - site of former Los Gatos Meadows

EXTERNAL SENDER

Adding Joel Paulson and Janette Judd to distribution. It appears that the building height has been increased by 2-3X, see photos below. In a recent proposed commercial development, building heights at the north entrance of town were limited to protect hillside views. One would expect the same policy also applies for the south entrance of town. Is there an easy way to limit building height to the structures currently in place and still satisfy the needs of the community? Mike





Sent from my iPhone

> On Dec 21, 2021, at 1:46 PM, Michael Kennedy <[REDACTED]> wrote:
> I'm also concerned about increased hillside fire risk and especially loss of privacy from proposed
project views into my bathroom and bedroom windows. Mike
>



>

>

> Sent from my iPhone

>

>> On Dec 21, 2021, at 1:30 PM, Michael Kennedy <[REDACTED]> wrote:

>>

>> Attaching photo from E. Main St, see below. Mike



>>

>>

>>

>> Sent from my iPhone

>>

>>> On Dec 21, 2021, at 1:27 PM, Michael Kennedy <[REDACTED]> wrote:

>>> Dear Mr. Rennie,

>>> I'm writing to ask you and other councilmembers to kindly consider reducing the size and scale of the proposed hillside construction project on the site of former Los Gatos Meadows.

>>> I woke up the other day and saw tall story polls from my bedroom window on [REDACTED]. I was astonished that the proposed building height would actually extend above the nearby hillside ridge tree line, see photo below.



>>> I've provided another photo of the project returning home from the library today on the east side of town, see below. The width of the project from this perspective could be reduced in size to scale other buildings on the hillside to blend more uniformly with the surrounding landscape.

>>> I respectfully object to approval of this project as it is proposed. Can you please ask the developer to kindly scale back the project to an a more appropriate size to avoid diminishing the beautiful hillside views of our lovely town?

>>> Best regards,

>>> Mike Kennedy

>>> [REDACTED]

[REDACTED]

[REDACTED]

>>> Sent from my iPhone

From: Michael Kennedy <[REDACTED]>

Sent: Tuesday, December 28, 2021 8:28 AM

To: Rob Rennie <RRennie@losgatosca.gov>

Cc: Janette Judd <jjudd@losgatosca.gov>

Subject: Re: Proposed construction project, height blocking hillside views - site of former Los Gatos Meadows

EXTERNAL SENDER

Understood and agreed. One wonders if the community would be better served by establishing moderate building height limits to protect neighbor privacy and hillside beauty from aggressive development projects. The sudden unsightly appearance of a sprawling and tall building complex towering above all others in a scenic bucolic landscape seems wrong. Mike

Sent from my iPhone

On Dec 28, 2021, at 6:45 AM, Rob Rennie <RRennie@losgatosca.gov> wrote:

Mike,

The 1st step is planning commission. They have the authority to ask for changes or they will not approve. The council puts high consideration on planning commission work when approving projects or asking for changes.

I recommend helping to make sure there is a robust discussion at the planning commission about this project.

Thank You,

Rob Rennie

Los Gatos Town Mayor

Help me prevent brown act violations. Please do not forward this email

From: Chad <[REDACTED]>
Sent: Wednesday, January 5, 2022 5:24 PM
To: Planning Comment <PlanningComment@losgatosca.gov>
Cc: Lauren Kutting <[REDACTED]>
Subject: Regarding 110 Wood Road Application PD-20-001

EXTERNAL SENDER

Hello, my name is Chad Kutting, resident of [REDACTED] in Los Gatos. I received notice of the upcoming planning meeting to discuss the 110 Wood Road application. To date, we have been supportive of the revitalization of the Wood Road property but have grown concerned after the most recent story poles went up. Our home faces south towards one of the proposed buildings and the bulk and mass appears to be significantly larger than appropriate for the hillside. The unobstructed view of the trees and hillside is now covered end to end with the proposed massive structure. In the attached photos you can see how the new structure would dwarf the surrounding homes. Photos attached below.

Our hope is that this section can be reduced in mass to better fit within the guidelines for our town.

Sincerely -
Chad and Lauren Kutting

[REDACTED]



Source: Planning Website (<https://www.losgatosca.gov/2393/W>)

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