

From: AnnMarie Zimmermann <[REDACTED]>
Sent: Sunday, October 31, 2021 6:58 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Cc: Ralph Cell Zimmermann <[REDACTED]>
Subject: Opposing 118 Olive Plans

EXTERNAL SENDER

Hello Sean,

I hope you are doing well.

We oppose the plans at 118 Olive (<https://www.losgatosca.gov/2388/O>) for the same reasons we opposed 114 Olive:

- Parking implications on Ashler, Olive and San Benito by waving the side-by-side parking requirement. Parking and traffic conditions have only gotten worse since we last corresponded.
- Privacy. We've attached a picture of 114 Olive overlooking our backyard and kitchen even after revised plans. It's still very obtrusive and uncomfortable.
- Potential damage to the Oak tree between 114 and 118 Olive. The family at 114 Olive periodically cut the Oak over their house.
- Precedence setting by continuing to look for exceptions for non-conforming lots rather than preserving the cottage like style and history of the neighborhood.

Ralph and AnnMarie Zimmermann

[REDACTED]

Los Gatos, CA

From: Celeste Lam <[REDACTED]>
Sent: Friday, December 17, 2021 1:44 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Cc: Marcus Lam <[REDACTED]>
Subject: 118 Olive St plans

EXTERNAL SENDER

Hi Sean,

It's been a little while. I hope this finds you well! Marcus and I are writing in support of the plans for 118 Olive St. Similar to us, the Reichert family have two young children and we understand the need to upgrade the once weekend bungalow homes on our street to meet the needs of modern families. Especially when the Bay Area is experiencing an unprecedented housing crunch.

Let us know if we can be of assistance. We would have loved positive support during our building process, so however we can help we'd like to.

Thanks & Happy Holidays!
Celeste & Marcus Lam

From: Christie Boskovich <[REDACTED]>
Sent: Monday, December 20, 2021 7:24 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Cc: Mark Boskovich <[REDACTED]>
Subject: Letter of Support for 118 Olive St Project

EXTERNAL SENDER

Hi Sean,

Hope you are well. Unrelated to our project, Mark and I just wanted to let you know we are fully supportive of Meredith and Thomas Reichert's remodel plan. They have reached out to us personally to let us know their plan and we think it will be an excellent upgrade for our neighborhood. It makes a very efficient use of space. We believe they are balancing their family's needs with the needs of the neighborhood very well and we hope their plans get approved. If you have any questions for us, please let us know.

Thank you!

Christie and Mark Boskovich

From: Mark De Mattei <[REDACTED]>

Sent: Monday, December 20, 2021 1:27 PM

To: Sean Mullin <SMullin@losgatosca.gov>

Cc: Jay Plett <[REDACTED]>; Thomas Reichert <[REDACTED]>; Zachary De Mattei <[REDACTED]>

Subject: Reichert residence olive street

EXTERNAL SENDER

Hi Sean ,

We own the home at 129 olive which is directly across the street from the Reichert proposed project. I am e mailing you regarding my support of the Reichert residence project . I have reviewed the design and story poles . I feel this is a positive addition to the Neighborhood .

Kind Regards

Mark

Mark De Mattei
President



[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Town of Los Gatos Planning Department

December 17, 2021

Attention Sean Mullin.

Re: 118 Olive St. Los Gatos, CA 95030

Dear Mr. Mullin

As neighbors of the property at 118 Olive Street, we are very concerned about the following cumulative issues with the proposed project:

Olive Street may be the narrowest street in the town. As such, parking, emergency access and daily traffic is an ongoing challenge. This project does nothing to help the issue as it appears to have a substandard length driveway, a one car garage with the impractical solution for secondary parking via a below grade car lift. Since this is a blank slate there is no arguable reason why an improvement such as a two car garage (detached or attached) is not attainable.

Another distinct character of Olive Street is that it has the smallest lots of any street in Town. The proposed home is 308sf over the allowed floor area ratio of approximately 1,369sf which does not include the garage or below ground living and storage of 1,195sf for a total of 2,872sf. This is a large home by any standard and it is excessively out of proportion to this small lot of only 3,680sf. Additionally, there are requests for reduced setbacks from 15 to 10 feet in the front and from 5 to 3 feet on the west. We see no mitigating circumstances that necessitate such impositions on the neighbors when this will be a newly constructed house without inherent limitations.

The height of this house and the request for reduced setbacks further magnifies the intrusion on a very narrow street and small lots. It will effectively create a wall that is 28 feet tall, only 3 feet from the adjacent neighbor completely blocking out all view and significantly diminishing the natural light from the entry, living room, kitchen, dining, master and backyard (see shadow study) of 120 Olive Street. It will also tower over the home at 116 Olive St. and the balance of the neighbors across the street. Additionally, this may be more noticeable as there is no orange netting depicting the East elevation of the exterior walls for the mid-level.

The street elevations outlining height use 546 San Benito Avenue and 120 Olive Street as comparative examples is deceptive. The home at 546 San Benito Avenue shows a side elevation and was built on a lot that has approximately 9 feet of slope from corner to corner. The door and garage doors are depicted at street level when in fact they are below grade by several feet. The garage door for 120 Olive Street is inaccurately depicted and is also significantly below grade. The height of the proposed house should be proportionate to the neighborhood and consistent with the slope of the street.

Furthermore, the home at 546 San Benito Avenue was built within all (and more stringent corner lot) building setbacks - evidence that there is no need for the requested side and front set-back reductions of the proposed residence.

As with any neighborhood, privacy is a big concern. The proposed terrace off of the third level primary bedroom is an infringement on several neighbor's privacy. This is especially noticeable to the neighbors at 120 Olive Street due to the fact that they are requesting a reduction in setbacks from 5 to 3 feet and

it is located with a bird's eye view of the living areas. The three windows and door serving the terrace further encourage use and thereby affect privacy. Also, several homes across Olive St. will lose privacy as this looks directly into the front of their houses. Another privacy concern is the covered rear deck appears to be a few feet above grade which will allow a view over the good neighbor fences on all three sides.

Special circumstances surround this neighborhood that make construction excessively noisy, congested, inconvenient and potentially dangerous. The narrow street and small lot will make it extremely challenging to build a residence that requires a massive amount of excavation to incorporate a below grade living area of 1195 square feet. Concerns are many and include ground stabilization to the adjoining properties, vibration of heavy equipment use and digging causing damage. The use, delivery and staging of such large machinery preventing access to our residences, emergency vehicles, caretakers, gardeners, housekeepers or even deliveries for extended periods of time is not something any of us should contend with for months at a time.

Several instances of flat tires from construction debris, broken pavers from trucks turning around in driveways, damaged landscaping, daily littering, and constant parking on the sidewalk, in permit only spots or in red zones have occurred during the last two projects on Olive Street. To hopefully deter this from repeating itself during the proposed project, we would suggest that the town implement some sort of parking, staging, and delivery guidelines.

The majority of the homes on Olive Street are comprised of very distinctive, thoughtful styles. None of which are very vertical, modern, stucco homes with metal roofs. The sole home that the architect claims this home resembles has wood siding, a composition roof, and was originally a cottage style home with an open front porch. The style, mass, area and scale certainly do not match the adjacent neighbors as the architect's summary states. A more conforming home would suit the neighborhood. Thereby keeping it a neighborhood rather than a bunch of houses on the same street.


While it is understood that neighborhood input is not a requisite for applying to build a home in the Town of Los Gatos, it is encouraged by the Town Planning Department and is usually very productive. Unfortunately, this step was not implemented by the property owners and as such, the story poles were quite a surprise. Had an invitation to discuss the project been initiated, this letter would certainly be a lot briefer or maybe even unnecessary.

Sincerely,

The following neighbors:


1. Shelli Baker
Signature

12/17/21
Date


Address

2. [Signature]
Signature

12/19/21
Date


Address

3. [Signature]
Signature

12/19/21
Date


Address

4. James W. Cooper
Signature

12/22/21
Date


Address

5. Daniel J. Stewart
Signature

12/23/21
Date


Address

6. Lynn Woodford 12/27/21



Address

7. D. Rosenst 12/29/2021
Signature Date



Address

8. Anneta McNeil 1/1/22
Signature Date



Address

9. _____
Signature Date

Address

10. _____
Signature Date

Address