

From: Reva Cuthbertson <[REDACTED]>
Sent: Monday, December 2, 2024 5:34 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Please reject any plans for high rises in Los Gatos

Dear Mr. Mullin,

We are writing to you as one of the multitudes of citizens in Los Gatos that are concerned about the housing development plans submitted under SB 330 and Builder's Remedy where high density housing with buildings exceeding 3 stories are planned. Specifically, we are concerned about the planned high rises at New Town, Ace Hardware, and across from Good Samaritan Hospital. As a home owner and citizen of North Los Gatos for over 26 years we have seen beautiful orchards turn into the North 40 development with ugly and overpriced homes. We have also been duped by Netflix where we were promised funds for schools that didn't happen. All that resulted was more traffic congestion and a decrease in road safety on Lark Avenue and Los Gatos Boulevard. The increased traffic has caused our little street, Oakpark Drive, to become a raceway for cars trying to get around the traffic on Lark Avenue. My husband has almost been hit several times walking the dogs crossing Los Gatos Boulevard. We petitioned the Town for a single speed bump on Oakpark Drive which was rejected.

With the new planned developments that do not conform to our town's housing plan we will see even more traffic, overcrowding of schools, and a multitude of safety concerns especially for those living around the planned developments. We will also see beloved businesses like Ace Hardware being forced out. There is a way out. The town need not approve these plans. More affordable housing is great but could builders design townhouses with 3 stories that can meet the state's requirements?

Developers are planning to RUIN the charm and beauty of Los Gatos that make people want to live here in the first place! There have to be other options to satisfy SB 330.

Thank you!

John & Reva Cuthbertson
[REDACTED]

From: Marc Blakeney <[REDACTED]>
Sent: Wednesday, October 16, 2024 4:28 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Opposition to 14925 Los Gatos Boulevard (North40 Phase 2)

Hello Jocelyn,

I'm a long-time homeowner in Los Gatos and live close to Los Gatos Blvd.

The proposed development for 14925 Los Gatos Blvd (aka the North40 Phase 2) is completely out of character for the town of Los Gatos and this site location, especially the monster building right next to Los Gatos Blvd.

All other buildings in the vicinity are not nearly as tall as this behemoth! The proposal is a proposed eye sore that will be seen from miles away that will block daylight, mountain views, right at the entrance to our town. It's just too big!

This greedy developer proposal shows complete and reckless disregard for the impact to the neighboring area and our town.

How and where can opposition to this proposal be filed?

Respectfully,

Marc Blakeney

From: Steve Damron <[REDACTED]>
Sent: Monday, September 9, 2024 9:19 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: North 40 phase 2 timeline

Hello Jocelyn,

My name is Steve Damron. I rent a house on Burton Rd. that is not part of this development.

I was just curious if you can share a timeline of the next steps towards the development of phase 2.

I noticed there was a sign posted at the end of the street explaining the plan, but it has been 6 months since the proposal was submitted with no updates.

Thank you!

From: Gladys Chan <[REDACTED]>

Sent: Tuesday, June 4, 2024 4:39 PM

To: Council <Council@losgatosca.gov>

Subject: Development Consideration

To whom it may concern

I'm writing to oppose any dense development in Los Gatos, especially in the current Ace Hardware on Lark/Los Gatos Blvd and at the McDonalds lots. Here are the reasons why I'm against it:

1. The traffic on Lark and on Los Gatos Blvd is already very bad even without any additional new development. Long lines of cars lining up on Lark Ave trying to turn right onto Los Gatos Blvd. The line goes beyond Oka Road in peak hours. The heavy traffic on Los Gatos Blvd not only makes it very stressful for drivers but also very dangerous to bike riding on the road along with the traffic.
2. The new North 40 development has already added strains on the traffic, schools, fire, police, and all public services. North 40 has not yet fully occupied and they have not even finished building, which means more is going to be added to our infrastructure before any more additional development.
3. Los Gatos is all about its characters. Tall monstrous building does not belong here. Please don't make the same mistakes as the North 40. We hate to see buildings that's taller than two stories. Please keep Los Gatos charming and beautiful!

I urge the council members to carefully consider any project proposed motions and only allow developments that's comparable to the existing business models and capacity.

Thank you!

Sincerely,

Gladys Chan

[REDACTED]

From: Jenny Rafia <[REDACTED]>
Sent: Tuesday, June 4, 2024 3:29 PM
To: Council <Council@losgatosca.gov>
Subject: Opposition to Proposed Housing Developments

Dear Los Gatos Town Council Members,

I hope this message finds you well.

I am writing to express my deep concern and opposition to the proposed housing developments currently under consideration in the Town of Los Gatos. These developments pose a significant threat to our town's unique character, quality of life, and infrastructure. As predicted, the approval of the North 40 project has opened the door to mega developments that disregard sensible and conforming planning. Here are a few alarming projects currently on the table:

- **ACE Hardware**
- **New Town Development (LG BLVD McDonalds)**
- **North 40 expansion**

These developments will undoubtedly strain our town's infrastructure, schools, fire and police departments, and exacerbate existing traffic congestion. More importantly, they threaten to erode the distinct character that makes Los Gatos a cherished place to live.

It is crucial that we prioritize developments that are sound, conforming, and considerate of our community's needs and values.

I urge you to reconsider these projects and advocate for development plans that preserve the essence of Los Gatos. Please take into account the voices of concerned residents who value our town's unique character and quality of life. As it is already during "beach traffic days" we cannot leave our house freely. A simple trip to Los Gatos WholeFoods or Trader Joes could take upwards of 45 minutes to get back home. Worse, I've seen emergency responders trying to navigate their way around all the traffic. Imagine if you are on the receiving end and every minute counts for emergency responders to get to you. I do understand the need to build housing but not on this mass scale. Approving these large developments will take away from the town feel of Los Gatos and turn it into just another over built city. Thank you for your attention to this matter. I hope you will consider these concerns seriously and act in the best interest of our community.

Best
Jenny

From: charlene Lemann <[REDACTED]m>

Sent: Tuesday, June 4, 2024 9:56 AM

To: Council <Council@losgatosca.gov>

Subject: Our Town

I wish to express my thoughts on the development of the North 40 and of Ace Hardware land on Los Gatos Boulevard. I am vehemently opposed to these developments. We are a town and not a CITY and we live here for just such a reason. We have been in our home for 43 years and have been proud of the small town experience. The traffic is horrific these days any time of the day. Please vote NO on these developments.

Charlene Lemann

From: Garrett Brown <[REDACTED]>
Sent: Tuesday, June 4, 2024 11:05 AM
To: Council <Council@losgatosca.gov>
Subject: I oppose the upcoming large development projects

Dear Council Members and Mayor of Town of Los Gatos,

I write to you today to share my opinion of the various proposed large developments that the Town is entertaining. I'm specifically speaking to "New Town Development", Ace Hardware proposed development, and the additional 450 units on the North 40 Project.

I'm very concerned about the additional impacts that these large developments will have on the Town as a whole AND the infrastructure, schools, roads, parking and Hospital impacts that will come from this type of development. This town already has an adequate tax basis, and I don't see the schools, libraries, parks and roads in dire need of repair or retrofit. This town has been and is currently a great place to live and raise a family, with good schools, vibrant downtown, and a tight knit community. There is no real reason to further develop this town into more than it is. Why is there a rush to degrade the feel and charm of something that seems to not need sweeping change?

All this development will do is bring more people and more problems. What is the need to turn Los Gatos into San Jose? Why do we feel obsessed with packing folks in here to overtax our infrastructure, schools, and lessen the overall quality of life?

I'm very concerned with the intersection of Lark and LGB already. This intersection already experiences bad grid lock... so adding another couple thousand people is the answer? Mark my words, that increased gridlock and congestion will eventually see people en route to the hospital die in transit due to the extra traffic... the same traffic council seems to be rolling out a red carpet for.

There is no need for huge, high density projects here. Watching the Town change like this is sickening, and is exactly the opposite of what current town's people want. We have what we need here, and that does not include an extra 5000 people and the gridlock and crowding they will bring.

If these projects go through, you can rest assured there will be wholesale turnover with council members... the residents will use the ballot box to get proper Town stewards on board to steer this ship. You have my word that I'll be someone who will help to lead that charge if these events come to pass.

I understand that change is inevitable in the long run... but high density developments in a quaint town are not the answer and it doesn't take a special visionary type of person to see or know this.

Please think long and hard about changing the beloved dynamic of this town... you will NEVER be able to go back once you open the flood gates, and this town will erode into a cesspool like so many other nice places that decide the lure of a couple extra tax dollars is worth the trade off of changing the feel and character of a great place to live.

Please take this into consideration before you alter this town in an irreparable way.

Sincerely from a 40+ year resident on Pine Av.

Garrett Brown

From: J Savage <[REDACTED]>
Sent: Saturday, April 6, 2024 7:42 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Questions

Why were neighbors who have backyard fences along the businesses that line the west side of Los Gatos Boulevard not advised of the SEVEN STORY residential complex that is proposed? When are the public meetings? How is a building that tall even allowed in our town? We have no other such buildings even near existing neighborhoods in town (North 40 has one but no neighborhoods are adjacent.

Please call me at [REDACTED] on Monday April 8,2024 to answer these questions.

Yours,

Julianne

From: Smita Jain <[REDACTED]>

Sent: Monday, June 3, 2024 12:45 PM

To: Council <Council@losgatosca.gov>

Subject: STOP over-development of Los Gatos

Hi LG Mayor, Vice-Mayor and Council Members,

My family and I have been proud residents of the beautiful town of Los Gatos for the past 8 years. We shop locally, participate actively in community events and strive to improve our schools and public facilities and believe that Los Gatos is a truly wonderful place to live.

That being said, we are horrified at the proposed development projects which will certainly over-develop Los Gatos and which are unnecessarily monstrous in their size and scale. Some of the more egregious ones are listed below:

-ACE Hardware- 182 units, 114 feet high, 3 underground parking in a tiny space!

-New Town(the shopping strip surrounding McDonalds) -7 stories high!

-North 40 is already in progress and continues to strain the local facilities

These projects are unnecessarily gargantuan and do not seem to have been well thought through. Such projects are already placing strain and will continue to place immeasurable strain on the town infrastructure, schools, fire and police departments, the existing horrific traffic conditions, and most importantly our quality of life and loss of our small town charm. We are open to understanding the town's plan for more housing, but we require a plan that is moderate and sensible so that existing residents can maintain a quality of life.

We intend to share our opinions live in upcoming council meetings so that we can ensure that our elected representatives hear from its constituents.

Thanks,

Smita Kanungo
[REDACTED]

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, February 12, 2025 1:42 PM
To: CodeCompliance <CodeCompliance@losgatosca.gov>
Subject: Online Form Submission #15562 for Town Contact Form

Town Contact Form

First Name	Raymond
Last Name	Follette
Email Address (Required)	
Phone Number	
Message (Required)	<p>Stop the insanity. Stop all these high rise building plans and 3 Story Condos. The North Forty already looks like tenement slum. That is not only my opinion but the hundreds of people I talk to who are my Riders that I meet while driving for UBER. I have lived in Los Gatos for over 70 years and I remember when the 5 story Penthouse was built on Main St. The uproar it caused, stopping the Lyndon property plans to build another high-rise. The Town Council promised at that time no buildings over 2 Stories, and yet here we are!</p> <p>Now about plans on Oka Rd. I live in Bonny View Park and my home backs up to the 138 planned condos; taking away my southern view of the surrounding mountains and destroying my property value. My neighbor had their home sold twice at over \$600k only to have the buyers back out when they found out about the plans for 138 three story condominiums. If we must build build them to be more please to the eye,; like the 2 Story La Rinconada on Pollard Rd. Maintenance in this area is already lacking. Lark Ave has street light that have been out for months. The sidewalks on the North end of Oka Rd have weeds growing out of them, and the drainage grates under Hwy 85 are covered in debris. If clogged the homes on the north end of Oka Rd will be trapped as a result of flooding waters. I sometime wonder if Los Gatos cares about the North end of Town. So far I am not impressed. Thank you</p>
Which Department do you want to submit this message to? (Required)	Community Development: Code Compliance
Add an attachment	<i>Field not completed.</i>

From: Karen Ettinger <[REDACTED]>

Sent: Sunday, February 9, 2025 7:45 PM

To: Council <Council@losgatosca.gov>

Cc: Planning <Planning@losgatosca.gov>; msayoc@losgatosca.gov; Rob Rennie <RRennie@losgatosca.gov>; Mary Badame <MBadame@losgatosca.gov>; Matthew Hudes <MHudes@losgatosca.gov>; Maria Ristow <MRistow@losgatosca.gov>

Subject: SB330 & “Builder’s Remedy” Projects

Please do not succumb to developers with greedy eyes on our sacred local environment under State Bill 330 mandates with their “Builder’s Remedy” projects designated New Town, Ace, Blossom Hill, Capri, Union 76, etc.!

Town residents (& business owners who wisely know that our town’s unique village character draws tourism) are counting on you to disallow such inner-city style density and high-rise structures that close in our beautiful open skies and mountain vistas.

The imposition of universal density across our state is a threat to quality of life in California. The threats to our very existence were made obvious by the disastrous firestorms that have wiped out so much in our state’s southern communities recently.

Dense housing increases statistical risks:

- >that more accidents can occur (such as a fire in an apartment kitchen or garage)
- >that more innocent people can be affected (with closer and more numerous neighbors)
- >that emergency responses will be more difficult (to reach and provide)
- >that escape is hampered (by congestion)
- >that illnesses are more likely to spread
- >that garbage & sewage can back up
- >that water & power supplies can fail
- >that air quality can deteriorate
- >that natural animal & vegetal environments can be destroyed.

As Los Gatos homeowners since 1969 and town residents since 1968, my family values local uniqueness — as well as the different characters of **all** communities that contribute to our state’s diversity of heritages and lifestyles.

We welcome neighbors of any culture, faith, ethnicity, sexuality or social status; but we ask you to defend local density and design restrictions that preserve the quality of life in which all of us have invested hard work and resources.

Although homelessness is a serious concern that I share, it has many causes other than “lack of housing supply.” Universal density development will not help those most vulnerable and needy (those disabled by mental illness and/or addiction, those untrusting of offered help, some who dislike structured living, etc.) — they need better public and charitable assistance programs.

For others, I believe the lack of affordable housing supply is caused more by the predominance of ownership by real estate investor groups and individuals — some out of state and country — whose only motive for ownership is to profit by renting or “flipping” sales of multiple properties **at “whatever the market will bear”**. In my opinion, such ownerships should be limited by law if we are really to solve the problem of housing monopoly and affordability.

Please stand up to state mandates on local zoning regulations and join other local governments in doing so.

With thanks for your service to Los Gatos,

Karen Ettinger

Sent from my iPhone