

# 14300 Lora Dr. Development - Neighbor Outreach

Town of Los Gatos,

I am the property owner and occupy the home at 14298 Lora Drive. Please accept this letter to open a dialog to request your review and consideration of minor modifications to the proposed project located at 14300 Lora Drive. Overall, I am supportive of the planned development and support the development. However, I am seeking practical and pragmatic solutions to be evaluated, understood, and appropriately implemented to ensure positive impacts to our town, to my neighborhood, and to my home are achieved. It is appropriate to mention I completed a significant development of my property, in 2008/9 which took into account the principles I am seeking.

## **TOPIC 1: Correction of Non-Permitted Grading - To Reduce Structure Height**

In 2015, grading was conducted without Town of Los Gatos approval. The property owner brought in a significant amount of Fill Dirt and graded +50% of the property. This fill dirt has increased the elevation between 2-4 feet across the majority of the South facing property line. Due to this, the proposed structure's plans illustrate that the finished grade elevations will be used to set the structure above the natural grade. If this were to commence, their North facing wall height would be 25 feet above existing finished grade, with the roof ridge protruding much higher.

**Specific Request:** Remove Fill Dirt and ensure finished height of foundation elevations are set as appropriate to the natural grade of the property. My primary goal is to decrease the height of the structure to preserve the view and invasiveness from the perspective of my property.

## **Topic 2: Reduce Overall Height of Proposed Structure**

The mass and scale of the structure is significant and is perceived to be visually invasive to the property at 14298 Lora Drive. For example, the ridgeline of the proposed structure is illustrated to be over 17 feet taller to my ridgeline of 14298 Lora Drive. The height of the proposed structure creates challenges for natural landscape screening and significantly impedes my existing views of the town's treeline.

### **Specific Requests:**

1. **Reduce Ridge Height:** Proposed ridge height of the structure is +17 feet taller as compared to the ridge of 14298 Lora Drive. Request to reduce interior wall heights on 1st and 2nd floor. Recommendation to reduce to 3:12 roof pitch.
2. **Reduce Height of Finished Floor Elevations:** Proposed plan illustrates the finished floor height to be ~ 4' above existing grade on the south side of the property.

## **Topic 3: - Ensure Privacy from Proposed Second Story**

The proposed second story's south facing windows and rear balcony provide unobstructed visibility into our complete backyard and inside portions of our home.

### **Specific Requests**

1. Install Full Height Privacy Screen on North Facing side of Balcony
2. Remove Bedroom Window or Raise windows sills above 6 feet.
3. Raise the window sill to 5 feet and install privacy glass on the window above the bathtub.
4. Install privacy glass on both front upstairs bathrooms.

## **Topic 4: Ensure Positive Drainage of Rain Runoff**

Runoff rainwater has proven to be a significant problem with our neighborhood. I would like to ensure that the property at 14300 maintains positive drainage throughout and after the project is completed.

### **Specific Request**

1. Ensure final elevations are conducive to managing 100% rainwater runoff to street.
2. Do not add another 2x12 to the fence to retain additional soil as one 2X12 already exists.

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APPENDIX**

**Proposed elevations are excessive. Ridge height 17+' taller than my house.**



**Proposed structure's wall height, set at 25', is 10'+ higher than my 14' landscaping.**



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### TOPIC 1: Correction of Non-Permitted Grading - To Reduce Structure Height

This photo illustrates significant addition of soil to the South property line.



Image from day of fill dirt installation. Demonstrates original grade at location of structure.



This photo illustrates that Fill Dirt was used to increase the elevation of the South property line.





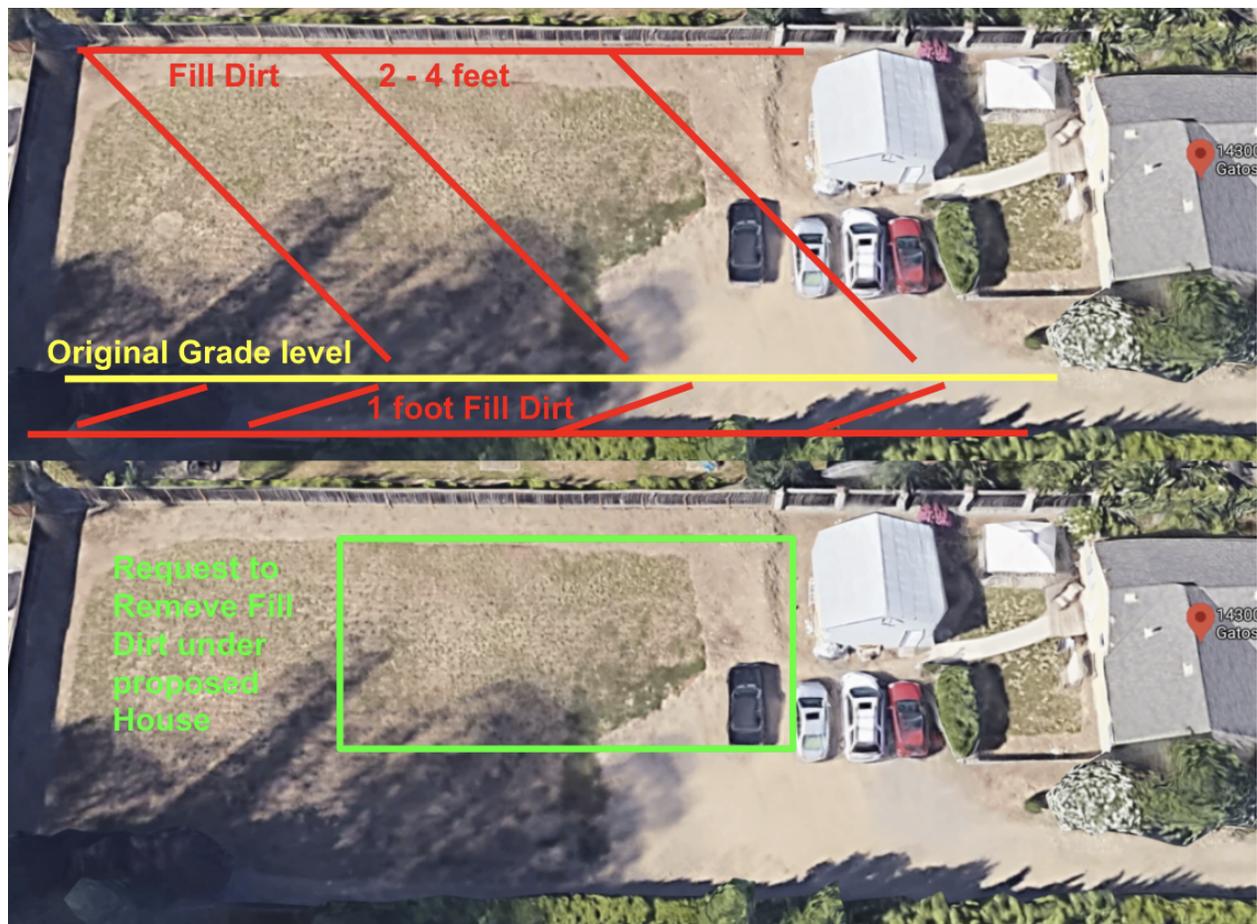
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## Topic 2 Continued: Reduce Overall Height of Proposed Structure

Request to Reduce Height of Structure through modification of ceiling and roof pitch heights.



## Overview Fill Dirt Grading / Request to Remove Fill Under New Structures



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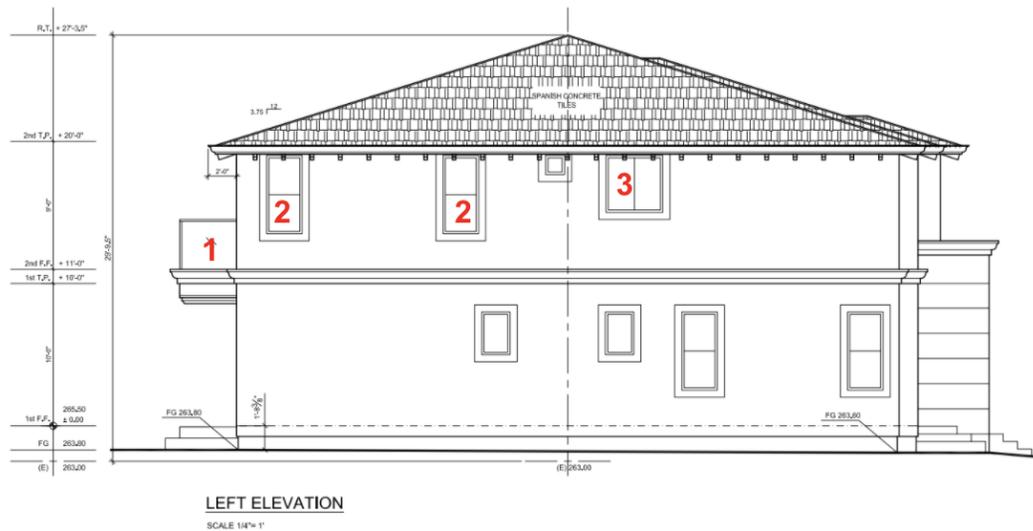
## Topic 3: - Ensure Privacy from Proposed Second Story

### Request to Maintain Privacy

The windows on the N. and NW corner of the proposed building have direct visibility into our home and to our private backyard. Request to preserve privacy for a future swimming pool installation. Proposed tree species screening is at least 7-10 years away.

Implement the following requests:

5. Install Full Height Privacy Screen on North Facing side of Balcony
6. Remove Bedroom Window or Raise windows sills above 6 feet.
7. Raise the window sill to 6 feet & install privacy glass on the window above the bathtub.
8. Install privacy glass on both Front upstairs bathrooms.



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## Topic 4: Ensure Positive Drainage of Rain Runoff

Existing rain run off condition illustrating positive drainage is close to sufficient.



Image to remind us why we live in California! :) Thank you for your consideration.



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