

**From:** [REDACTED]  
**Sent:** Monday, December 30, 2019 4:56 PM  
**To:** Planning <[Planning@losgatosca.gov](mailto:Planning@losgatosca.gov)>  
**Subject:** Concerns with projected home re-build on 16666 Topping Way

Dear Town Planner,

I am writing with my concerns with the proposed new construction at 16666 Topping Way. We were notified by Mr. Lin (contractor) of what he has submitted to the town for this spec home and was given a set of the plans by him for this site. I was told by Sean (planner at the town) that these plans have been submitted for review around December 20th to the Town of Los Gatos. I have notified Mr. Lin with my concerns.

I have lived on Topping Way for 29 years and have seen tremendous changes in the neighborhood with what is being allowed to be built as a spec home. There are some lots over 3/4 acres that can justify placing a 6,600 sq ft home on. But the lots on Topping way and Hilow are not these lots. If approved, this is setting a precedent for other contractors to sweep in and make monstrous homes that are blocking the view of the hillsides and creating shade that changes the ecosystem of surrounding yards. I sure hope the home that is approved for this lot are the original plans that went through in 2017 - 18 for a one story 3200 + sq ft home. The beauty of this town is the foothills, and to block out these mountains by walls of tall two story homes is a shame.

If I could please be informed of any public hearings that are going on for this plan I would appreciate it. I will be attending.

Thank you

[REDACTED]

[REDACTED]  
Los Gatos, CA 95060

Dear [REDACTED],

Thank you for the feedback after your review of the proposed plans for 16666 Topping Way. I appreciate that you both have seen many changes over your years on Topping Way and want to build a custom home that will contribute to the beauty of the neighborhood.

The proposed house would consist of a first floor of 2,448 sf, a second floor of 1,528 sf and a garage of 749 sf. There would be a 2,305 sf basement that would not create any visual impact. The second story that I would like to construct is designed to be nearly 1,000 sf smaller than the first floor footprint and should not create such an obstruction of the views of the surrounding environment, nor should it create any ecologic problems for the native wildlife. The plans submitted to the Town of Los Gatos shows that it will have a maximum height elevation of 28' and will be centered over the larger bottom floor so as to allow for the beautiful hillside to be appreciated by our neighbors and not create large areas of shade within the surrounding yards.

16666 Topping Way has a lot size of 14,528. Based on that figure, the proposed house would have a Floor Area Ratio (FAR) of 0.27 which is within the town guidelines. There are currently two other homes in the immediate neighborhood that have matching or larger ratios.

I hope that this letter served to reassure you that this proposed home as designed would only enhance the neighborhood and have a minimum impact to you as a valued neighbor.

Sincerely,

Arthur Lin

**From:** Debbie Mar [REDACTED]  
**Sent:** Wednesday, January 22, 2020 11:24 AM  
**To:** Planning <[Planning@losgatosca.gov](mailto:Planning@losgatosca.gov)>  
**Subject:** 16666 Topping Way Architecture & Site Application S-19-044

Attn: Sean Mullin, Project Planner

Dear Sean,

I am writing to express my concern over the proposed plan for the property at 16666 Topping Way. I am a neighbor at [REDACTED].

My biggest concern is that this plan is for a house that is so huge that it is way beyond fitting into the neighborhood. Most of the houses on our street are between 1200 and 3600 square feet. In fact, I only found two that are larger, the larger of which is about 4100 square feet. The proposed house for 16666 Topping Way is over 6000 square feet, another 50% larger than our current largest house, and well over double the size of most of the houses on our street, if not triple the size of some of us.

I am also concerned about having a basement built so close to the drainage channel that abuts the property. I have walked by houses on Hilow during the digging out of basements, and watched gallons and gallons of water pour out down the street, wasting valuable water and probably draining out part of our water table. With the drainage channel on the edge of this property (with a 10' easement even!), I think that this basement could be risky. Given the size of the house, I also don't feel that a basement is necessary. Removing the basement would bring the square footage of this house to just under 4,000, a much more reasonable size.

Also, in keeping with the neighborhood, the two houses on either side of 16666 Topping Way are both one-story houses, without basements. One is about about 2,200 square feet, but the other is over 3,200 square feet, with 5 bedrooms and 4 baths, proving that a larger house can be built in just one story, without getting too outrageous in size. Why can't the developer come up with a plan that fits in better with its neighbors?

Thank you.

Deborah Mar

Deborah Mar

Los Gatos, CA 95060

Dear Deborah Mar,

Thank you for the feedback after your review of the proposed plans for 16666 Topping Way. I appreciate that you both have seen many changes over your years on Topping Way and want to build a custom home that will contribute to the beauty of the neighborhood.

The proposed house would consist of a first floor of 2,448 sf, a second floor of 1,528 sf and a garage of 749 sf. There would be a 2,305 sf basement that would not create any visual impact. The second story that I would like to construct is designed to be nearly 1,000 sf smaller than the first floor footprint and should not create such an obstruction of the views of the surrounding environment, nor should it create any ecologic problems for the native wildlife. The plans submitted to the Town of Los Gatos shows that it will have a maximum height elevation of 28' and will be centered over the larger bottom floor so as to allow for the beautiful hillside to be appreciated by our neighbors and not create large areas of shade within the surrounding yards.

16666 Topping Way has a lot size of 14,528. Based on that figure, the proposed house would have a Floor Area Ratio (FAR) of 0.27 which is within the town guidelines. There are currently two other homes in the immediate neighborhood that have matching or larger ratios.

The basement plans have been prepared in collaboration with a licensed architect, civil engineer and structural engineer, all with years of expertise. The contractor is licensed with the State of California Contractors Licensing Board and all subcontractors used in this will have extensive experience with basements as well as licensed. Construction of the basement will meet or exceed the Town of Los Gatos requirements and all inspections satisfactory or corrected as needed.

I hope that this letter served to reassure you that this proposed home as designed would only enhance the neighborhood and have a minimum impact to you as a valued neighbor.

Sincerely,

Arthur Lin

February 19, 2021

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

Dear Mr. Mullin:

Three and a half years ago, I wrote my first letter about the development of 16666 Topping Way. At the time, I had written that the proposed structure was oversized, imposing and unfair. It was larger than any other home in the "neighborhood", and far larger than the average house on the street. I had also said that I am a proponent of new construction, but that it needed to be done in a reasonable, thoughtful and considerate manner. Of particular concern was the fact that the house was flanked with easements, limiting the ability to shield its excessive size from neighboring homes. After receiving various frustrated letters and comments from the community, the proposal went before the planning commission. Not surprisingly, it received criticism from the commission due to its excessive size and mass, particularly in comparison with the homes in its surrounding vicinity. Consequently, the proposal was withdrawn, and a much more reasonable single-story house was proposed in its place.

Ultimately, however, the proposal for the large single-story house was withdrawn and has since been replaced with yet another massive home, this one EVEN LARGER than the original home proposed in 2017 (3,976 sq. feet now vs. 3,907 before extensive basement and garage). To add insult to injury, not only is the home larger, but now, two of the four 16 – 20 foot trees that are in the rear yard offering the only limited coverage that exists today between neighboring homes, are proposed to be removed! The replacement? Three short, slow growing Japanese maples, which will do nothing to offer any shield to the massive structure proposed.

I am unclear how / why a proposal that went before the planning commission three and a half years ago and received extensive criticism due to its massive size is essentially before the commission again today, all while taking away even more benefits to neighbors than before in the form of trees to protect and preserve all parties' privacy. Once again, I have been forced to stare at looming story poles overwhelming the peace and tranquility of the neighborhood. The proposal in its current form is unacceptable. Building a massive structure for the sole purpose of flipping a house and maximizing profits while not even offering any accommodations (such as added privacy) for neighbors is not okay. Nor is it what should be expected from and for this community.

There is a reason that this house is coming before the planning commission and not the development committee. It is because it is known to be controversial. I strongly and respectfully request that the planning commission consider the community in making the decision about what is acceptable, and either reduce the size of the structure or require proper mature tree plantings of at least 20' in height to replace the trees that are proposed to be removed and to protect the privacy of the neighbors who so fondly call this area home.

Thank you very much for your consideration.

Regards,



The property owner at [REDACTED]

*This Page  
Intentionally  
Left Blank*