

From: [REDACTED]
Sent: Friday, January 20, 2023 12:02 AM
To: Planning <Planning@losgatosca.gov>
Subject: Modification of Planned Development Ordinance 2172 to increase the Maximum Residence Size Allowed on Lot 14

EXTERNAL SENDER

To: Planning Commission,

As residents of Shannon Valley Ranch, we welcome our new neighbors of Lot 14 and want to be proactive in communicating potential issues and concerns with the development of their new home. We do not oppose the maximum square footage for their home that already exists in the community, as long as it meets the safety standards for the Town of Los Gatos.

Our concerns are listed below:

- 1) Will the culvert be properly addressed in building their driveway to maintain proper creek drainage?
- 2) If a shared portion of our driveway is required, will the existing structures be restored (electrical, irrigation, plants, etc.)?
- 3) Potential creation of a river of rainfall runoff with improper build of driveway and responsibility for damage incurred.
- 4) Potential safety hazard with intersection of walking trail (walkers/bikers) and driveway.
- 5) Adherence to HOA CC&Rs on hours and days of work.
- 6) During construction, storage and placement of machinery not in use and after hours of work.
- 7) Proper planning and maintenance of fire protection for Lot 14 and community. Access for Fire Department to Lot 14.
- 8) Who will be our contact person for issues and questions?

Again, we welcome our new neighbors to Shannon Valley Ranch.

Thank you,

Lionel Willingham
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