

Kunling Wu
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November 11, 2022

**RE: Proposal Responding to the Issues Involved in Conceptual Development Advisory
Committee Meeting of May 11, 2022**

Town of Los Gatos
Community Development Department
Civic Center
110 E. Main Street
Los Gatos, CA 95030

Dear Sir and Madam,

The main Issues/concerns involved in Conceptual Development Advisory Committee Meeting of May 11, 2022 are as follows:

● **THE HOME SIZE TO BE BUILT**

➤ **ISSUE/CONCERN:**

— The structure should stay within with the HOA home size limit.

➤ **RESPONSE TO THE ISSUE:**

- We are currently applying for building an **one story single house** with the size of **4850 square feet** at 300 Mountain Laurel Lane, Los Gatos, CA 95032 (Lot 14, APN # 567-24-023), **NOT 6,000 square feet**. The home size of **4850 square feet** is the size allowed by the Shannon Valley Ranch Home Owners Association.
- The Shannon Valley Ranch Home Owners Association has approved our application of building the house with **4850 square feet** (please see the Attachment-1 Letter from the Shannon Valley Ranch Home Owners Association).
- The neighbor (Mr. Kim Willingham) that is the closest our property (Lot 14) has also supported us to build the house with **4850 square feet** (please see the Attachment-2 Document Signed by Mr. Kim Willingham and his wife).

● **THE FORMAL LRDA ANALYSIS**

➤ **ISSUE/CONCERN:**

— A formal LRDA analysis was probably not done before this meeting.

➤ **RESPONSE TO THE ISSUE:**

— We have completed a formal Least Restricted Building Area (LRBA) (please see the Attachment-3 Formal Least Restricted Building Area drawing).

● **THE DRIVEWAY SPEED AND NOISE**

➤ ISSUE/CONCERN:

- They are concerned about the driveway speed and noise on the right side of their house.

➤ RESPONSE TO THE ISSUE:

- The driveway speed is controlled by related regulations no matter how big the house's size is.
- The driveway noise should NOT have an obvious increase compared to build a house with 3000 square feet because of no big increase of the population living in the house.

● THE DRIVEWAY SLOPE AND LENGTH FOR FIRE SAFETY

➤ ISSUE/CONCERN:

- Concerned about the slope and length of the driveway for fire safety.

➤ RESPONSE TO THE ISSUE:

- Plans are Approved as submitted by Santa Clara County Fire Department (please see the Attachment-4 Plan Review No. 22 3293).

● THE LIGHTING

➤ ISSUE/CONCERN:

- Lighting would double when expanding from a 3,000 to 6,000 square foot structure.

➤ RESPONSE TO THE ISSUE:

- The lighting should NOT be a issue based on the following reasons: Firstly, the house that we are currently applying to build is an ONE STORY single house with the size of 4850 square feet. Secondly, the house will be built following related regulations.

● PLACEMENT ON THE RIDGE

➤ ISSUE/CONCERN:

- Placement on the ridge causes concern.

➤ RESPONSE TO THE ISSUE:

- There are many houses located close by the house that we will build.
- Some of the houses are bigger than 4850 square feet and the locations of many houses are higher than the location of our house to be built.
- We'll build the house following related regulations.

Sincerely,

Kunling Wu

Enclosures: **Included as exhibits to Staff Report**

- Attachment-1 Letter from the Shannon Valley Ranch Home Owners Association
- Attachment-2 Document Signed by Mr. Kim Willingham and his wife
- Attachment-3 Formal Least Restricted Building Area drawing
- Attachment-4 Plan Review No. 22 3293