

May 22, 2025

**Sean Mullin**

*Planning Manager*

Town of Los Gatos

110 E. Main Street

Los Gatos, CA 95030

Respected Mr. Mullin..

**10 CHARLES STREET, LOS GATOS, CA 95030 – FENCE HEIGHT EXEMPTION [FHE-001]**

Thank you for taking the time to meet with me this morning, and helping me understand the implications of the email dated 05/19/25 (**Exhibit E**) sent by James Watson..

Based upon this, I am attaching two exhibits for your and the Planning Commission's review and kind consideration:

**Exhibit F** - As mandated per James Watson Email - per Town Code - May-20-2025

**Exhibit G** - Proposed Mitigation per Neighbor Discussions - May-09-2025

It is very clear to me that the fence configuration shown in Exhibit F is extremely onerous, impractical and unacceptable, yielding a loss of 55% of the front yard (totally 1,525 sft), and causing significant hardships!

I strongly feel that the mitigation worked out with all but one of the neighbors (Exhibit G) works really well, both in terms of addressing any visibility or safety concerns, as well as allaying my personal apprehensions I may have had around security.

I equally feel confident that the mitigation that was explained by the Public Works staff during the site visit on Thursday, May 8<sup>th</sup>, and which was acceptable to me, and proposed in my earlier submission to you via email dated 05/19/25 (See Exhibit B & Exhibit C attached with that email) works equally well, and also enjoys the support of most of the neighbors.

**CONCLUSION**

I hope we have been able to demonstrate that the specific goals of the community as well as any *practical concerns* of the Town Staff have been met, and while we may have been short in meeting the letter of the code, we have clearly met the spirit of the law.

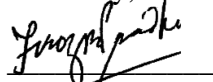
**REQUEST**

We once again humbly request you to grant us the exception by allowing us to move forward with the mitigation proposed in Exhibits B & C (preferred), or in Exhibit G.

Finally, please make my earlier submission dated 05/19/25 part of your Staff Report. And please feel free to reach out to me in case you may have any questions or concerns.

Thank you for your consideration.

Sincerely,



Firoz Pradhan

Tel: 408.821.2052

Email: [firoz.pradhan@gmail.com](mailto:firoz.pradhan@gmail.com)

Enclosures: As above



## EXHIBIT E

iroz Pradhan <firoz.pradhan@gmail.com>

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### 10 Charles St - Propose Meeting on Friday (05/16)

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James Watson <JWatson@losgatosca.gov>

Tue, May 20, 2025 at 1:33 PM

To: Firoz Pradhan <firoz.pradhan@gmail.com>

Cc: Sean Mullin <SMullin@losgatosca.gov>, Gary Heap <GHeap@losgatosca.gov>

Hi Firoz,

Unfortunately, Gary and I made a mistake when helping you understand the Corner Site Triangle regulations. The 30-foot measurement is from the property line, not the intersection of the two street curb faces, as I incorrectly advised. Please review Town Code Sec. 26.010.065 and Standard Drawings ST-232 for more information.

Additionally, after our visit, Town Code Sec. 23.10.080 regarding the Traffic View Area was also brought to my attention. This section requires that any fences, walls, hedges, and shrubs in the defined Traffic View Area at a corner to be no more than 3-feet in height. This Traffic View Area is defined as a 15-foot wide 200-ft long swath of land measured 15-feet from the face of curb and 200-feet from the property line. This Traffic View Area is represented on Town Standard Drawing ST-232 (attached).

Finally, the issue of the fence located in the neighbor's Driveway View Area as defined in Town Code Sec. 29.40.0310 goes away when the fence is reduced to 36-inches or moved outside of the Corner Sight Triangle, Driveway View Area, and Traffic View Area.

Please revise your plans to show either the fence reduced to less than 36-inches in height measured from the top of adjacent street curb for fences located within either the Corner Site Triangle or Traffic View Area. show the relocated fence behind the 30-foot triangle measured from the intersection of the front and side yard property lines in compliance with

The fence constructed in the public right-of-way may be approved with the submission of an executed License Agreement between the property owner and the Town that stipulates indemnification for the Town, perpetual insurance coverage requirements, an agreement to remove the improvements at your cost if requested by the Town due to a Town Project, and other misc. terms.

The Staff Report for this Fence Height Exception is due today. Could you please revise your plan to comply with the above referenced Town Codes? Please let me know if you have any questions. Thank you.

Best Wishes,

James Watson, P.E | Senior Civil Engineer – Land Development

Parks and Public Works | [41 Miles Avenue, Los Gatos, CA 95030](#)

Phone: 408.354.5236 | [jwatson@losgatosca.gov](mailto:jwatson@losgatosca.gov) | [www.losgatosca.gov](http://www.losgatosca.gov)



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**From:** Sean Mullin <[SMullin@losgatosca.gov](mailto:SMullin@losgatosca.gov)>

**Sent:** Monday, May 19, 2025 1:56 PM

**To:** Gary Heap <[GHeap@losgatosca.gov](mailto:GHeap@losgatosca.gov)>; James Watson <[JWatson@losgatosca.gov](mailto:JWatson@losgatosca.gov)>

**Subject:** FW: 10 Charles St - Proposed Meeting on Friday (05/16)

Hi Gary/James,

I am writing the staff report now and looking at his response. Let me know whether PPW thinks the response adequately addresses the Planning Commission's concerns, and/or if there is any inaccuracies in the content of the letter.

Thanks,

Sean



**Sean Mullin, AICP • Planning Manager**

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**COMMUNITY DEVELOPMENT HOURS:**

**Counter Hours:** 8:00 AM – 1:00 PM, Monday – Friday

**Phone Hours:** 8:00 AM – 5:00 PM, Monday – Friday

***Town Closure Notice: Town offices will be closed Monday, May 26, 2025, in observance of the Memorial Day Holiday. We will resume regular business hours on Tuesday, May 27, 2025.***

All permit submittals are to be done online via our Citizen's Portal platform. All other services can be completed at the counter. For more information on permit submittal, resubmittal, and issuance, please visit the [Building](#) and [Planning](#) webpages.

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Think Green, please consider the environment before printing this e-mail.

[Quoted text hidden]

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### 2 attachments



**10 CHARLES ST - BINDER - INFORMATION PACKAGE FOR STAFF REPORT - May-19-2025.pdf**  
13335K



**LosGatos\_ST-231\_232\_SiteTriangle.pdf**  
51K

# EXHIBIT F - IMPLICATION OF FENCE IF TOWN CODE WAS TO BE IMPLEMENTED WITH CURRENT FENCE DESIGN

