

From: Linda Higgins <[REDACTED]>

Sent: Friday, August 18, 2023 10:58 AM

To: Planning <Planning@losgatosca.gov>

Subject: Concern

I am very concerned about the proposed monstrosities (houses) at the corner of Harwood and Almond Blossom. The houses are too big for this neighborhood and I can't imagine how the people will feel whose homes are adjacent to them. Won't they be peeking into their yards and windows!?

This is a nice neighborhood and homes that huge will be magnets for too many people per home and I believe it's just wrong! Can this please be revisited???

Thank you!

Linda Higgins

[REDACTED]

Sent from my iPhone

From: NANCY MCCRACKEN <[REDACTED]>
Sent: Friday, August 18, 2023 10:57 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: New build 16220 Harwood Rd

Mr. Shoopman,

I'm writing this letter to request consideration of the new build at 16220 Harwood Rd. Los Gatos and it's proposed structure.

Including the ADU the square footage is 3600 sq ft. (3100 sq, ft home with 500 sq ft ADU). Much larger than the average Bel Gatos neighborhood home. The layout of the home has a second story balcony facing the back yard (bedrooms/bathrooms) of the home at [REDACTED] Harwood invading privacy of the existing home.

It's a shame to see monstrous homes - lot line to lot line - being crammed on to small lots and not considering existing neighbors.

Please reevaluate.

Regards,

Nancy McCracken

From: larrym1491@aol.com <[REDACTED]>

Sent: Friday, August 18, 2023 10:56 AM

To: Jocelyn Shoopman <jshoopman@losgatosca.gov>

Subject: Concern about new house at 16220 Harwood Rd.

There is a proposal to build three large two-story houses on the corner of Harwood Rd. and Almond Blossom Ln. Unfortunately, the current plan has a driveway off Harwood for access to the back house, 16220 Harwood Rd., lot B. This house is two stories with a balcony on the South side, facing the back side of the house at [REDACTED] Harwood Rd. At 3600 sq ft, including a 500 sq ft ADU, this house is larger than the other houses in the neighborhood.

Los Gatos is known for its quaint look and the Bel Gatos neighborhood exemplifies it. Most lots have limited side setbacks so the houses are designed with minimal windows on the side, for privacy. Whether they are single-story or two stories, privacy is respected.

In the case of the proposed home at 16220 Harwood Rd. the location of the house on the flag lot puts the second-story windows and balcony so they look down into the backyard, bedrooms, and bathrooms at [REDACTED] Harwood Rd. On a two-dimensional drawing, it's not as obvious but when the orange tape was put up, it illustrated the issue.

Why is this allowed? The residents at [REDACTED] Harwood Rd. have had privacy for close to 40 years since the pre-school was a single story and now the neighbors will be sitting on their balcony watching everything in the [REDACTED] Harwood Rd. backyard and windows. I think this is the wrong thing to promote in Los Gatos or anywhere else. The house design should be reconsidered to improve privacy.

Regards,

Larry McCracke

From: William Durrett <[REDACTED]>

Sent: Friday, August 18, 2023 10:01 AM

To: jshoopman@losgatosga.gov; Planning <Planning@losgatosca.gov>

Subject: Concerns regarding development of 16220 Harwood Rd

Hello members of the Los Gatos Planning Commission,

I am writing to voice some concerns I have regarding the proposed development of 16220 Harwood Rd. My family has lived in the community for close to 40 years. I've seen the orchards be removed, miss the horses that use to ride on the streets and now losing a school that was used by so many children. I fear that the development of these three huge houses (with permitted ADUs to be added to the square footage at a later time) will set a concerning precedent for the future of the neighborhood.

From reviewing the online materials, each of the three structures appear to be larger than almost all (if not all) of the houses in the original Belwood/Belgatos community. I understand that the proposed development on this unique lot shows three larger houses that appear to have smaller setbacks, limited yard/green space and big footprints. While somewhat comparable in size to houses built later in the late 1980s and 90s, it is still larger than the surrounding houses. When the poles went up, I was surprised at the size. It felt overpowering, especially for a lot that previously housed just one single-story structure.

The size and orientation of the proposed structure on Parcel B is the most disturbing. The design of the houses seems to give the most privacy to the new homes being built while impacting the existing homeowners the most. It also will impact views of the mountains by neighbors around the community.

I hope the planning commission will further review the impact on the proposed size and orientation of the developments proposed at 16220 Harwood Rd. I am not saying no to all development, just to development within reason for the neighborhood.

Thank you,
Bill Durrett

From: Bent Jensen <[REDACTED]>

Sent: Friday, August 18, 2023 9:26 AM

To: Planning <Planning@losgatosca.gov>

Cc: [REDACTED]; [REDACTED]

Subject: 16220 Harwood Rd.

Los Gatos Planning Commissioners;

I want to express my concern over the proposed 3 new houses on this address. I attended the first hearing on the subject, but I am still concerned. First of all, I think 3 houses are at least one too many particularly given the sizes that are proposed. The density and the size of the houses will completely change the neighborhood characteristics where spacing currently is much more generous than what is in the proposal. The proposed driveway next to [REDACTED] Harwood Rd. is very close to that property and seems ill placed.

The owner of the property where the 3 houses are being proposed, in the hearing pointed out, that relatives with higher educations will occupying the new houses. However, that seems totally irrelevant in the decision making.

Thanks

Bent

PS: the above opinion is my own, and not related to my position as commissioner of Los Gatos Arts and Culture Commission.

Bent T. Jensen

[REDACTED]

From: A&A Measles <[REDACTED]>
Sent: Friday, August 18, 2023 9:28 AM
To: Planning <Planning@losgatosca.gov>
Subject: 16220 Harwood Rd

Hello,

Following up on our concern about the size of the structures proposed on 16220 Harwood Rd

Please take more time to look into the issue. Thanks

From: Tiffany Keepers White <[REDACTED]>

Sent: Friday, August 18, 2023 9:25 AM

To: Planning <Planning@losgatosca.gov>

Subject: Properties at 16220 Hardwood Rd

Hello,

I am writing to you in regards to the planned properties at 16220 Hardwood Road. I am concerned about the proposed size of the these properties being too large compared to other dwellings on the street and in the overall surrounding area. The large proposed size does not fit in the spirit of the community and would be detrimental to the nearby houses that would be dwarfed by these new structures. I am also concerned it would decrease property values of surrounding smaller houses. I encourage the planning committee to work with the developer to reduce the size of the proposed houses.

Thank you for your time and consideration.

Best,

Tiffany White

From: Julie Kasik <[REDACTED]>

Sent: Friday, August 18, 2023 8:16 AM

To: Planning <Planning@losgatosca.gov>

Subject: Concerns regarding development of 16220 Harwood Rd

I was unable to attend the planning commission meeting regarding the development of 16220 Harwood Rd last month due to work. I did not understand that final decisions were being made at that time but rather thought that was the beginning of the discussion with the neighborhood to get inputs on modifications to the three structures proposed.

Regarding Parcel B, I have many concerns about the size and location of the structure. It is very imposing between the seven houses that exist (plus the Parcel A & C) being built. It is a larger size than neighboring homes despite being on a more constrained lot.

My daughter frequently plays at the home next door. The way they have positioned Parcel B is very invasive to the neighbors. The second story with a balcony is positioned in a way that gives the most privacy to the new structures proposed (Parcel A&C) while giving the least privacy to the existing homes. It looks directly into the backyards which concerns me as my minor daughter often swims in their yard.

On the design for Parcel B, there is no reason for a balcony to be added to the second story looking into existing neighbor yards. In addition, the structure itself could be positioned in a different direction to give more privacy to all parties. The Parcel structure could also be reduced in size to be a single story or at least reduce the footprint of the second story. None of these options appear to have considered.

When I reviewed the plans online, I was also surprised to see each of the three structures proposed has a Jr. ADU planned. So essentially you are building 6 liveable units on a lot that had none. And that is not included in the square footage that was posted on the signs for the Parcels. No wonder they look so huge - there is 500 sq feet more PER STRUCTURE planned. Completely shocking! Way too big and not consistent with the neighborhood. And where are cars even going to park for these ADUs? The driveways do not show space for 4-6 cars.

It's a shame to be losing a school and service that has provided for so many in the community. So to have three massive houses take its place does not feel inline with the neighborhood look and feel at all. I hope the planning commission seriously reconsiders the size of the three structures proposed at 16220 Harwood Rd.

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Julie Kasik

[REDACTED] | [REDACTED]

From: Maria Giovanna Errico <[REDACTED]>
Sent: Thursday, August 17, 2023 10:06 PM
To: Planning <Planning@losgatosca.gov>
Subject: Development at 16220 Harwood Rd

To Whom it May Concern,

I wanted to share my concerns about the size of the structures proposed to be built at 16220 Harwood Rd. They seem very large for the neighborhood.

I took the time to briefly look at the plans online and was surprised to see that they are close to 3800 square feet when you include the possible ADU. I did not understand this during the first phase of planning - and I thought the houses were large already at 3200 square feet.

I ask that the town review the size of these homes with respect to the original neighborhood which is a nice mix of single and double story homes with big yards. This feels like over development of this lot as proposed, even if it is within code (which I do not pretend to know anything about).

I'm sad to see the school go and understand the need for housing - but I am concerned about this structure.

I walk around this neighborhood regularly and a building of this size will be out of place and will take away some of the charm of this neighborhood I love.

I cannot imagine what the next door neighbor is thinking with having such a large building next them looking into their property and the new lack of privacy.

Please reconsider these plans.

Sincerely,

Maria

From: Emily Williams <[REDACTED]>

Sent: Thursday, August 17, 2023 9:33 PM

To: Jocelyn Shoopman <jshoopman@losgatosca.gov>

Subject: Concerns Regarding New Housing Structures in Our Neighborhood

Dear Jocelyn Shoopman,

I hope this email finds you well. I am writing to express my strong concerns about the proposed construction of new large housing structures in our neighborhood, specifically 16220 Harwood Road, Parcel B. As a resident who deeply values the character and ambiance of our community, I believe it is crucial to voice our collective apprehensions about this development.

Our neighborhood has always been known for its charm, tranquility, and close-knit community spirit. The introduction of large housing structures, as outlined in the proposed plans, raises significant apprehensions among many of us. The potential impacts on traffic congestion, local infrastructure, green spaces, and overall quality of life are matters that deeply trouble our residents.

While I understand the importance of urban development and housing opportunities, I strongly believe that these new structures are not in harmony with the existing architectural and environmental fabric of our neighborhood. Our community's unique character and historical significance should be preserved for generations to come.

I kindly request that the Planning Commission consider the following points as they deliberate on the proposed development:

1. ****Preservation of Community Character:**** Our neighborhood's character has been carefully cultivated over the years, and the introduction of large housing structures may disrupt the cohesive aesthetic and ambiance that define our community.
2. ****Infrastructure Strain:**** The potential strain on local infrastructure, including roads, utilities, and public services, should be thoroughly evaluated to ensure that the neighborhood can accommodate the increased population density. Please note, Parcel B is a unique flag lot with a structure between seven single family homes. It has been brought to my attention Parcel B has plans for an ADU, to which I understand is allowed, but was not aware the 500 square feet of this structure was not included in the planning.
3. ****Traffic Concerns:**** Increased housing units may lead to higher traffic volumes, potentially causing congestion and safety issues for pedestrians and motorists alike. Please note this new housing is at a four way stop sign. Families, Children and Adults ride bikes, walk their dogs, children walk to school, families stroll with their babies. The additional housing at this counter causes concerns for more coming and going traffic which brings concern for safety of pedestrians, as Harwood Avenue and Almond Blossom already has fast and inattentive drivers.
4. ****Green Spaces and Outdoor Areas:**** The importance of green spaces, parks, and outdoor areas cannot be understated. Large-scale development might limit our residents' access to these valuable resources.

5. ****Community Input:**** I urge the Planning Commission to facilitate meaningful community engagement and dialogue to ensure that residents' voices are heard and considered throughout the decision-making process.

Given the significant implications of this proposed development, I kindly request that the Planning Commission conducts a comprehensive review and assessment, taking into account the concerns raised by the neighborhood residents. My hope is to ensure that any development aligns with the values, heritage, and quality of life that we hold dear.

Thank you for your time and consideration. I look forward to any opportunity for open discussions and collaborative solutions that will benefit both our neighborhood and the broader community.

Sincerely,
Emily Williams

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