

Aug 14, 2023

Town of Los Gatos
101 East Main St.
Los Gatos, CA 95030

Re: Response to the appeal from the appellants (Doug and Pam McCracken) for 16220
Harwood Rd (proposal for the new house on parcel B)

Dear Commissioners,

1. I met Mr. McCracken in front of his house on 10/09/22 and other neighbors more than 9 months ago. I talked to Mr. McCracken about the three new houses and asked him to let me know if he has any issues or concerns but he never contacted me. After that I saw him a couple of times, but he didn't raise any issue.
2. The night before the DRC meeting, one of neighbors from Belowwood/Belgatos mentioned that one of the neighbors posted comments on the website Nextdoor. I checked the site, and saw the comments were from Mr. McCracken. For your reference I added a couple of his comments on page 6. Most of these comments were incorrect, and I am concerned that these comments were misleading to get support from neighbors. His post suggested that the new buildings should be 2,500 sq ft, and that there is no house more than 3,000 sq ft in the neighborhood. However, his house was built almost 40 years ago and the size of his house is almost 3,000 sq ft. Contrary to his comments, there are several houses in the neighborhood that are close or more than 3,000 sq ft in size, including the following

- a. 16224 Harwood Rd, 2,925 sq ft
 - b. 101 Almond Blossom Ct 3,358 sq ft
 - c. 102 Almond Blossom Ct 3227 sq ft
 - d. 104 Almond Blossom Ct 2,923 sq ft
 - e. 105 Almond Blossom Ct 2,923 sq ft
 - f. 106 Almond Blossom Ct 3,100 sq ft
 - g. 107 Sebastian Ct, 3089 sq ft
 - h. 102 Sebastian Ct 2,989 sq ft
3. Regarding the appellants' argument that the square footage of the ADU should be considered, based on approved California law, each house (existing or new house) has the right to add an ADU to his/her own property. The application process for ADUs only goes through the building department, and can be added anytime. The square footage of the ADU is not additive to the sq ft of the house during the planning process.
4. The appellants also mentioned several times about changing setbacks for the new house. The appellants want the Town of Los Gatos to violate the California Housing Law and its own Residential guidelines, because they are not happy with the proposed new house on lot B.
5. The appellants are suggesting the proposed new house on parcel B should be a one-story house, even though their two-story house was built with the maximum height and size, and has several windows overlooking parcel B, and other neighboring residences. Please see the picture on page 7 that shows the proposed new house is within the height range of the houses in the neighborhood. Almost all houses around parcel B, including the appellants' house are two stories. In fact, the appellants' house is the tallest house (30 feet) in the neighborhood. Please see the picture on page 8 that shows the height of the appellants' house compared to the story pole orange line on parcel B.

6. The appellants argue that the proposed new house is the only flag lot in the Belwood/Belgatos neighborhood. However, the house to next to their house (16226 Harwood Rd) is on a flag lot. Please see the picture on page 9. In fact, the house that they are living in is located on a smaller lot that was subdivided many years ago with three two story buildings that are facing each other and share the same driveway. In contrast, the proposed new home for parcel B has its own private drive.
7. Regarding the privacy and view, the neighborhood is on R1:10 zoning and on a flat area. The view of houses is mostly limited to their adjacent houses. Please see picture 10 that shows the appellants' house and the houses next to it. Additionally, please see the picture on page 11 which shows the windows of the appellants' house are overlooking parcel B.
8. The appellants in their appeal letter show several pictures from the left window of their second story room (page 4 & 5 of their letter). The orange (roof) lines of the proposed new home on parcel B are much lower than their house and mostly to the left. Furthermore, there are two existing two-story homes, both to the left and right of picture on Almond Blossom CT. On the left is the two-story building (102 Almond Blossom CT), and on the right-hand side of the appellants' house, the picture shows the view of the two-story building (105 Almond Blossom Ct).
9. Furthermore, the second-floor windows of the proposed new house are to the left of the appellants' house, and there is no direct window and view to the appellants' house. In fact, the windows on the second floor are 60 feet away from their backyard, and 90 feet away from their building. Please see the front view elevation on page 12, and the site plan on page 12. Additionally, please see the pictures on page 14, which shows that most of the proposed new house is located to the left of the appellants' house.

10. The appellants claim they are raising their concerns on behalf of the community and other neighbors. But so far, I have only heard from the appellants who have been raising these issues.
11. The appellants showed several pictures from the houses at 16226 Harwood Rd and 16228 Harwood Rd. I haven't heard any issues or concerns from these owners. The house at 16226 Harwood Rd has a balcony that is facing parcel B. Please see the picture on page 15 which, shows the view of the balcony from parcel B, and how the tree can provide privacy.
12. If the appellants are really concerned about privacy, adding trees can provide enough privacy. The pictures on 14, and 15 show just how by adding trees how much privacy is provided. As shown on the landscaping plan on page 13, the proposed new house will have several trees planted that will provide this additional privacy.
13. The appellants express concern for traffic on the corner of Harwood and Almond Blossom. The property at 16220 Harwood Road, was running as a preschool with the capacity of more than 80 students, plus staff, so there was much more traffic before. This was reviewed and cleared by staff.
14. In conclusion, the appellants are suggesting that the Town of Los Gatos ignore their residential guidelines, and the California Housing law regarding ADUs. They came up with their own rules for deciding if a house should be a single story or two story, but their rules are not based in California Housing Law, or Los Gatos Housing Design Guidelines. They are complaining about privacy, even though there is no privacy issue, and if there is any it can easily be remedied by adding trees. They are complaining about the view, even though their house is taller than the proposed new house, and overlooking their neighbors' yards.
15. For the proposed new house, I worked more than two years with three different architects to come up with the final designs. I collaborated for more than a year with the planning, engineering, building department and consultant architect, and

incorporated their comments. The proposed new house is designed to be compatible with the neighborhood as described in the comment by the Town of Los Gatos Consulting Architect: ***"the proposed new house has traditional architectural design, and is well designed to fit into the immediate neighborhood"***

Sincerely,

Majid and Zari Mohazzab

Document is 15 pages total.

Some of the comments from Appellant on the Nextdoor site



Doug McCracken Author • Belwood-Belgatos



It's also fair for a developer to buy the land and build apartments in the middle of the neighborhood, if the town allows it. That does not mean it's in the best interest of the neighborhood, though. One property is being built with essentially no yard, minimum distances to fences and as tall as code allows. This is not in line with the Bellwood belgatos neighborhood. They could also be 2500 sqft homes, not as intrusive and not cookie cutter designs.

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Doug McCracken Author • Belwood-Belgatos



How many other homes on R1:10 lots in this area are >3000 sqft? None that I know of, and there's probably a reason for that

3w Like Reply Share

STREETSCAPE

Size of the proposed new Home on Parcel B compare to other houses
in neighborhood

The appellant house (16224 Hrawood) is the tallest home



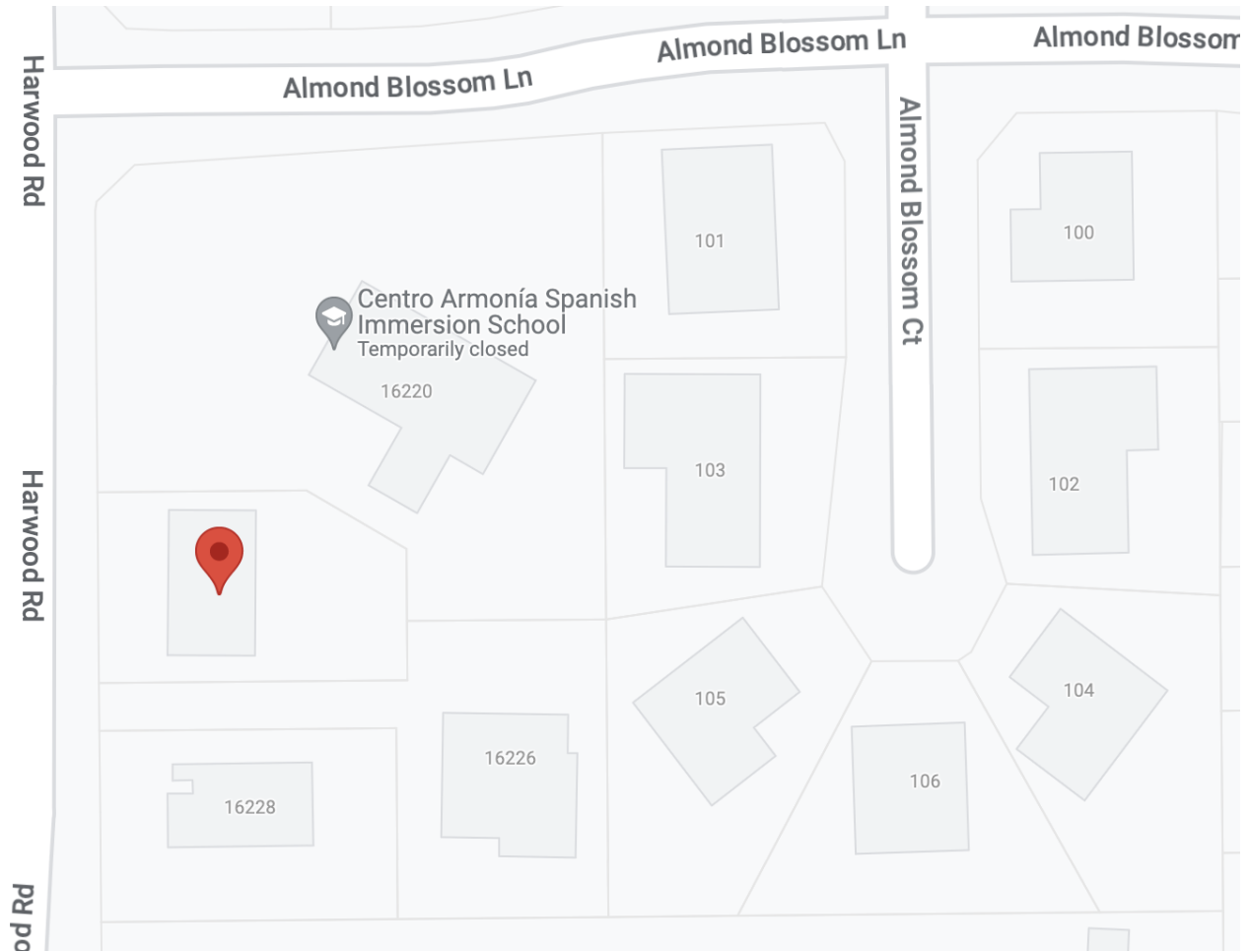
The Height of appellant house compared to the proposed new house (the orange line)



Mr.
McCracken
Home

Proposed New
Home roof line

Adjacent Neighbor houses
(house 16226 is on a flag lot just as the proposed new Home)



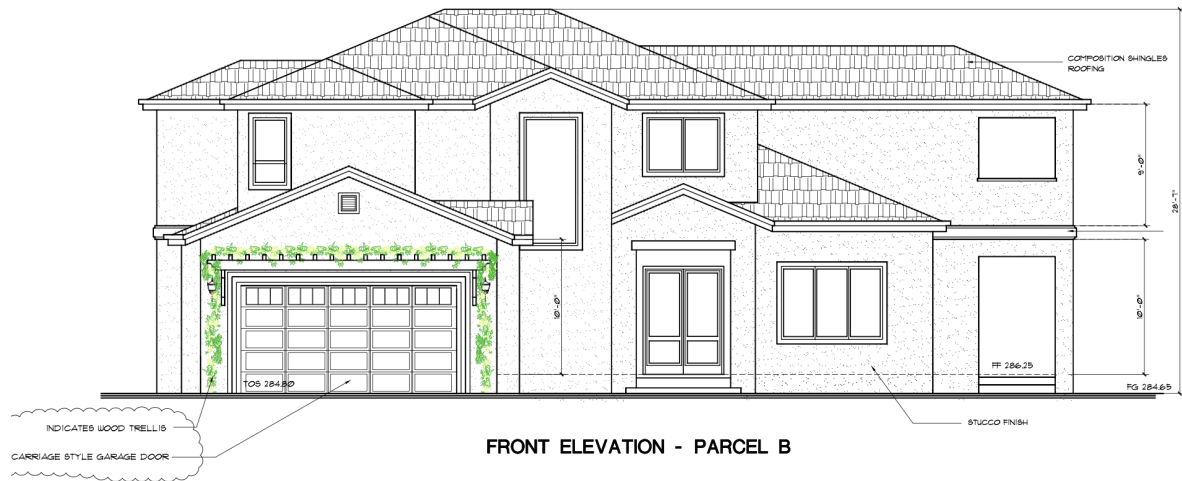
**Adjacent Houses next to the Appellant House
(All two-stories homes)**



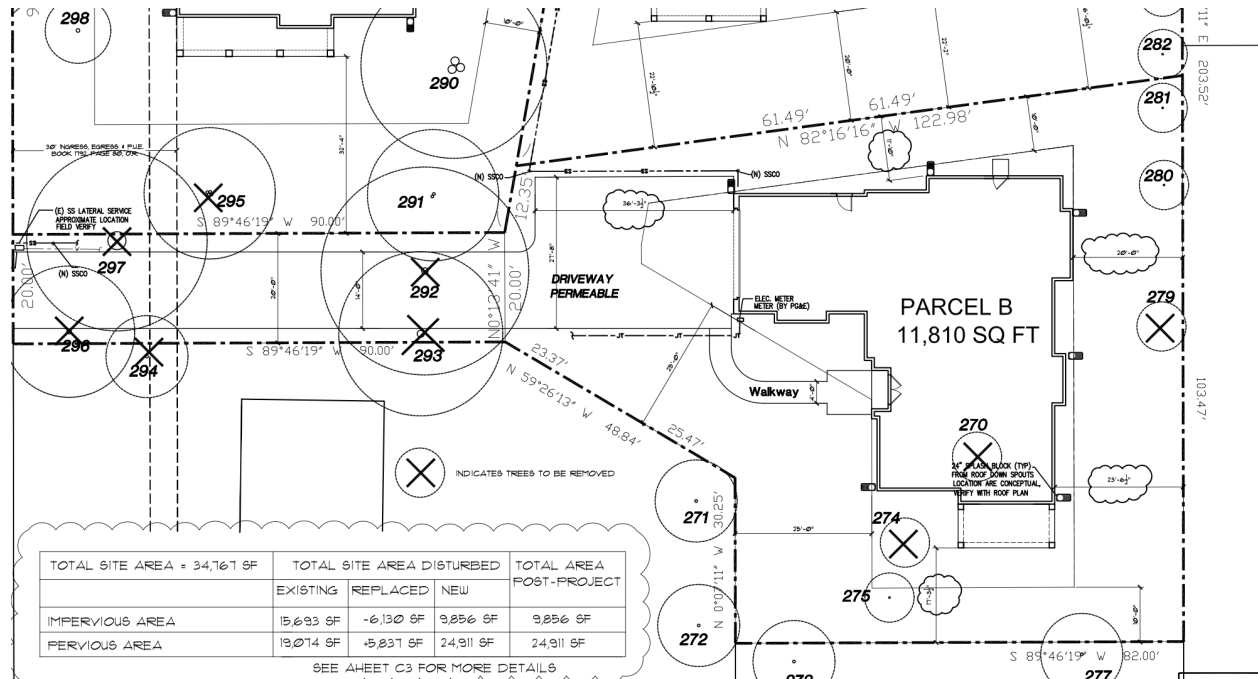
**Windows of the appellant Home Overlooking parcel B
(Proposed new home)**



Front View Elevation of the proposed new house

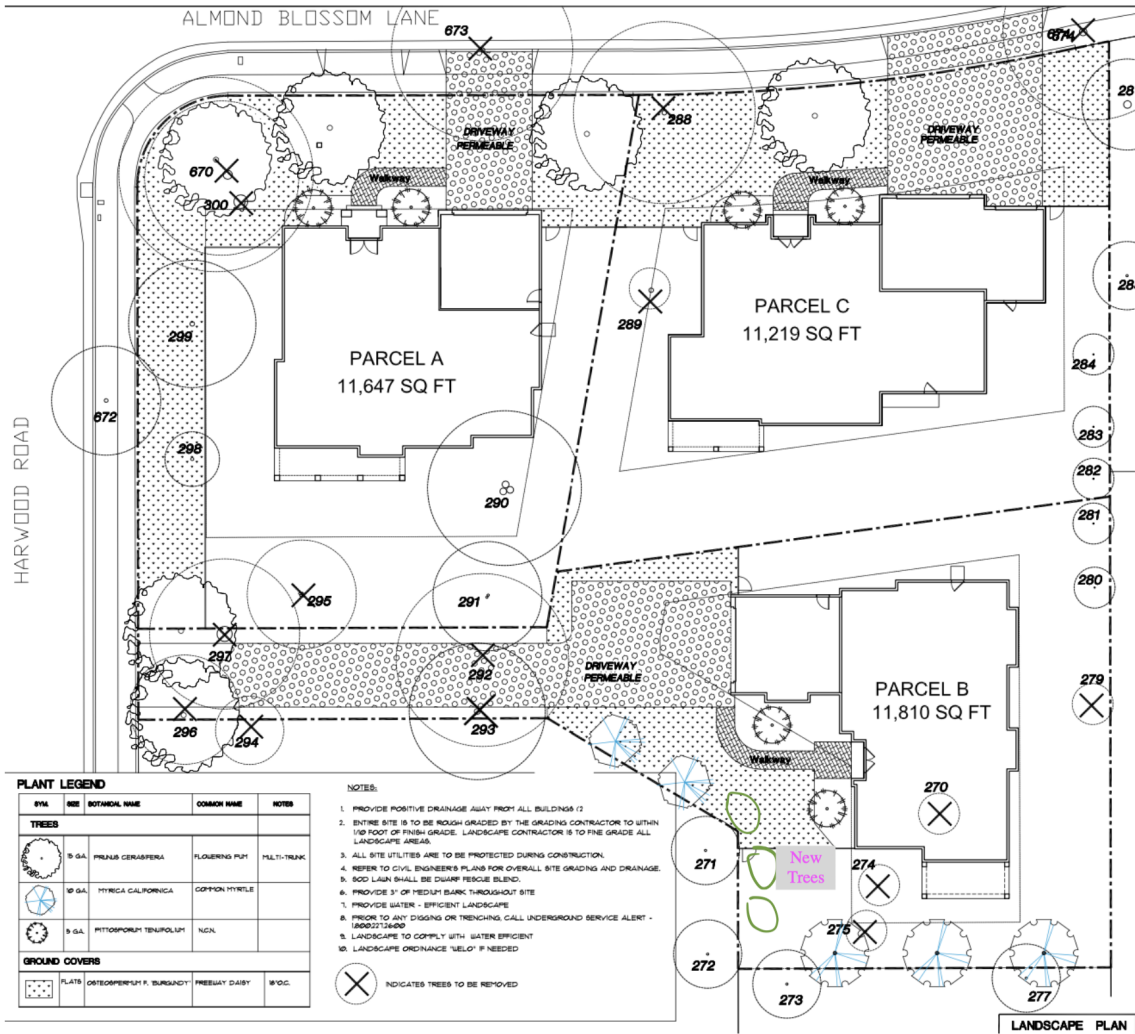


Site Plan



Landscaping Plan

(Several trees will be planted along the fences)



Most of the proposed new house is on the left side of the appellant house (view is from parcel B). Existing trees provide privacy. 5 more trees will be planted along the fence.



**View of the house 16226 Harwood Rd from parcel B
(Existing tree provides privacy. 6 new trees will be planted
along the fence)**



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