

Key Points for Planning Commission –

Thank you for taking the time to consider our input on the development proposed for 16220 Harwood road.

- During the DRC meeting on 7/11, the three developments were treated as a single application. While some additional time was allowed beyond the standard 3 minutes, this format did not allow for the community to properly comment and provide input on all 3 properties. Instead we were limited to more general comments that applied to all three. For the appeal this changed and they are being treated as 3 individual applications, and it would be worthwhile to understand why. For this reason we have appealed the property that impacts us the most, Lot B or the flag lot. There are aspects to Lot B I outline below which are also shared with Lot A and C, and these will be pointed out when applicable.
- During the DRC meeting the community brought up a question as to why the houses were not considered as single story. The DRC response was that there would need to be single story homes in the area to compare to and it appears the thought was there were none. On the contrary there is a single story home sharing fence line with Lot B. In addition approximately 40% of Belwood/Belgatos are single story residences. One of these properties should be a single story in keeping with the ratio of homes in the neighborhood. Lot B being the most constrained would make sense as a single story home as this could address majority of the privacy concerns raised by neighbors. With 40% lot coverage the house would be sizeable and still include a JADU to address housing crisis.
- Lot B is the only flag lot in the Belwood/Belgatos neighborhood. It is unique and constrained by its location between the backyards of 7 homes. All other properties in the neighborhood have the luxury of a minimum front setback of 25' per code, plus a street between it and the adjacent property. Lot B is being allowed at the minimum 25' setback with NO ADDITIONAL setback provided by a sidewalk or street. The structure on Lot B is directly behind our home and others, and all 2nd story windows and the balcony will greatly impact privacy.
- While town code and state ordinances allow for the JADU to be permitted separately, it is illogical to not consider the ENTIRE STRUCTURE size when applying the Los Gatos Residential Design Guidelines. To ignore that Lot B is 3600 sqft of living space in a neighborhood that ranges from 1400 sqft homes to 3300 sqft homes does a disservice to the community and goes against the purpose of the design guidelines you publish.
 - o Note that the existing 3300sqft home and similar sized homes in Belwood/Belgatos R1-10 zone are corner lots with significant setback between neighbors, not constrained flag lots that present significant privacy issues.
- The town is allowing the 3rd largest structure (living space sqft) on the most constrained lot in the neighborhood. It's worth noting that the other two larger structures are within this development, on Lots A and Lots C both at a staggering 3863 sqft of living space.
- What you will not see during your site visit are the two 3863 sqft structures that the story poles have been removed and how overpowering the three largest structures using minimal setbacks in the R1-10 neighborhood truly are. It will be difficult to understand how this group of homes has impacted privacy and obstructed views from all sides of the development.
 - o Homes on the north side of the development have lost views of the west foothills.

- Homes on the south side of the development have lost views of the east hills due to the size of these structures.
- The community is concerned that by ignoring the total size of the structures being proposed, the town is setting a precedence for future developers to destroy the natural setting of the Belwood/Belgatos neighborhood.
- I understand that the structure is being built to code however what must be considered by the Planning Commission is the constrained, unique flag lot, lack of additional setback of a street, and the total size of the structure(s) being proposed.
 - If code is all that matters, what is the purpose of the design guideline published by Los Gatos. The structure on Lot B is 3600 sqft of living space. It is the 3rd largest R1-10 property in the neighborhood. It is on the most constrained lot in the neighborhood with no additional setback of a street. It sets a precedent for over-development of our beautiful hillside community. It along with what has been approved for Lot A and C, does not fit within the neighborhood.
 - The goal of additional affordable housing is still achieved if a single story home with a JADU were proposed.
 - The neighbors do not believe the proposed solution of lattice and trees will mitigate the privacy issues due to the sheer size of the structure and use of minimum setbacks on all sides.

Attached on subsequent pages you will find pictures from our property and 2nd floor as well as the two neighbors with which we share a common drive with.

Thank you,

Doug and Pam McCracken

16224 Harwood Road

8/11/23

Document is 13 pages total.

Supporting Photos:

16224 Harwood road, Lost privacy and obstructed views from 2nd story windows (bedrooms and bathrooms)

View from 2nd floor kids bedroom, looking at Lot B front yard and front of proposed structure. Lot B home has large window at stairs as well as 2nd floor windows with unobstructed views of all rooms on our 2nd floor. Quite literally Lot B is a home dropped in directly behind ours.



16224 Harwood Rd

View from kids bathroom looking directly at Lot B front yard, front door, and garage door. Entire front yard of Lot B has direct line of site to our bedroom and bathroom windows.



16224 Harwood Road -

2nd floor master bedroom view of Lot B property. Direct line of site from Lot B: front yard, all upper windows, large window at stairs, and 2nd floor balcony.

Also visible are lost views of east hills behind 2nd floor structure of Lot B.



16224 Harwood road – privacy issues with backyard, patio, spa.

Backyard patio/spa loses all privacy to Lot B. Lot C balcony has line of site view to full backyard and 2nd story windows of our house. Every time the Lot B residents arrive or leave their home they will have a great view of our backyard and windows.

- I recommend any impact to the fence and/or retaining wall on our shared property be required to be replaced with the maximum permitted height of 8 foot (full board, no lattice).



16226 Harwood road – Images from 2nd floor master bedroom. Lot B 2nd floor balcony overlooks neighboring yard (pool) and has direct line of site to master bedroom windows.



16226 Harwood road – Images from 2nd floor balcony. Note that Lot B house is only 15' from shared fenceline, resulting in 2nd floor balcony having fantastic downward view of neighboring pool and yard.



16226 Harwood road – Images from 2nd floor balcony, direct view to 2nd floor balcony of Lot B



16228 Harwood Rd – View of Lot B from 2nd floor bedroom and walkway. This neighbor has more separation from our shared drive, however also loses the best views of the east hills that were visible over the existing homes.



16228 Harwood Rd – View of Lot B from 2nd floor bedroom and walkway



16228 Harwood Rd – View of Lot B from 2nd floor bedroom and walkway



General Photos

Lot A – respect Harwood easement and minimum required setback of fences from sidewalks to reduce impact of lost visibility around Harwood/Almond Blossom intersection. This intersection is busy with foot traffic and has been an ongoing issue with drivers not stopping or slowing for the stop signs.



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