



August 8, 2023

Town of Los Gatos
Community Development Department
Civic Center
110 E. Main Street
Los Gatos, California 95031

Re: Architecture and Site Application
Pham/Vo Residence
232 Danville Drive, Los Gatos, CA

Neighborhood Meetings:

Meetings with the neighbors to the left and right of 232 Pinehurst Avenue as well as the neighbor directly behind the property occurred on Sunday, February 4th at the project site and a Zoom meeting was held with the direct neighbor to the south and their Architect on Monday, Feb. 5th. **The neighbors that we met with:**

236 Danville Drive (neighbor directly to the North). [REDACTED]

259 Pinehurst Avenue (neighbor directly behind). [REDACTED]

228 Danville Drive (neighbor directly to the South). [REDACTED]

(with their Architect, John Frolli)

In the meeting with the neighbors, a couple of items of concern were brought forth. The first, and most important to these immediate neighbors was the upper level Master Bedroom Terrace that was proposed.

This presented a privacy concern to each of the neighbors. Based on their concerns, we removed the upper level terrace completely along with the spiral staircase. The Martin's to the South had raised a concern in regard to a proposed "Fire Pit". This was also removed from the plans. There was also a window on the South side of the Home that the Martin's were concerned with in regard to the sill height. We have since changed the sill height to + 60" from the floor per their comments.

There was an attempt to meet with the neighbors at 255 and 263 Pinehurst Avenue to invite them to the Site meeting. There was no answer at the door for either

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neighbor. The tenants across the street, at 231 & 235 Danville Drive, were not contacted as they are renters and not the Owners of the properties.

Subsequently, the Town received a letter from Mr. Roger Eline at 255 Pinehurst Avenue, the neighbor to the rear southeast corner of the project site. The areas of concern for Mr. Eline included privacy from the Master Bedroom and Master Bath Room windows and the FAR of the proposed design.

Per these comments, the window sills for both the Master Bedroom and Master Bathroom were raised 6" to a 36" window sill height. The Master Bath window was also noted to be obscure glass. In regard to the FAR concern of the neighbor, we have reduced the FAR to be below the allowable Floor Area per the Zoning (note: the ADU is allowed square footage below 800 sq. ft. and is not counted against the allowable FAR).

Mr. Eline had also suggested additional screening trees be added to the southeast corner of the property for further privacy screening. We have added (2) 24" box Podocarpus gracilior trees per this request.

In summary, per the Neighbor's concerns with privacy, FAR and massing, we have made the following revisions:

1. Removed the Upper Level Master Bedroom Terrace.
2. Reduced the window sizes at the rear elevation and have noted obscure glass at the Master Bath window at the tub.
3. Added screening trees.
4. Reduced the Upper Level floor area by 150 sq. ft., also removed the 2 story ceiling height at the Great Room. and also reduced the Lower Level floor area by 70 sq. ft.

Sincerely,

Michael Davis

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