

FW: 146 Robin Way (Architecture and Site Application S-10-043)

Planning Comment <PlanningComment@losgatosca.gov>

Mon 5/18/2020 2:08 PM

To: Diego Mora <DMora@losgatosca.gov>

**Joel Paulson • Community Development Director**

Community Development Department • 110 E. Main Street, Los Gatos CA 95030

Ph: 408.354.6879 • jpaulson@losgatosca.govwww.losgatosca.gov • <https://www.facebook.com/losgatosca>**Community Development Department (CDD) Counter Hours:** 8:00 AM – 1:00 PM, Monday – Friday**Please note the upcoming Town closure:** February 17, 2020 – President's DayGeneral Plan update, learn more at www.losgatos2040.com**CONFIDENTIALITY DISCLAIMER**

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From: John Gifford <jgifford777@yahoo.com>**Sent:** Friday, May 15, 2020 6:54 AM**To:** Planning Comment <PlanningComment@losgatosca.gov>**Subject:** 146 Robin Way (Architecture and Site Application S-10-043)

I am the trustee of the property at 112 Robin Way, and my interest is in the preservation of value of that property. The three streets of this neighborhood (Robin Way, Cardinal Lane, and Stonybrook Road) share two attributes that I believe are essential to preserve.

1. They are custom homes, not tract homes. No two are alike (as far as I know).
2. They share a consistent architectural style
 - a. Era: early 1960s, well maintained, incrementally improved
 - b. Height: single level with modest roofline
 - c. Roofing style: combination of hip and gable
 - d. Roofing material: tiles of neutral/natural color ("tile" being my own loose definition that would include clay tile, concrete tile, wood shake, composition shake, etc.)
 - e. Siding: consistent and uniform (e.g., stucco and/or wood) with limited accent elements (e.g., brick or stone)
 - f. Front setbacks: Homes in the area generally minimize the degree to which buildings

approach the front setback. (With a few exceptions, the garage is generally closer to the street, and other elements of the home are well behind the front setback.)

This project in its current form would detract from the value of the property I am entrusted to preserve because it will create a structure that significantly differs from the established style of the neighborhood causing either direct environmental impact or irreversible loss of neighborhood aesthetic tradition.

I am concerned that the project deviates from that tradition in the following ways:

1. **Roof height.** The proposed roof height is 18 feet above the floor, which is approximately 40% higher than the existing structure and/or others in the neighborhood. This will present specific negative impacts in the following ways:
 - a. Blocking existing view corridors
 - b. Changing shadow patterns through the days and seasons
 - c. Creating an "overbearing" presence in the midst of the surrounding homes
2. **Roofing material.** The roof is proposed to be of "seam metal", which is significantly different from other tile or shake roofs in the area.
3. **Siding.** I admit I am not an expert in architecture. The finish façades on the front, which range from "smooth stucco" to "low-slope roof" to "thin stone veneer" to "horizontal wood siding" to "metal [garage door] with opaque lites", look intriguing. However, in the context of *this neighborhood*, they are disjointed and inconsistent with area norms.
4. **Exploitation of the front setback.** Whereas most other properties limit the approach to the front setback, this proposal calls for much of the front part of the structure to approach the setback limit. When combined with the excessive height, this adds to the sense of being overbearing, as can be observed by the story poles.

Keep in mind that in the approximate 60-year history of this neighborhood, homes have undergone many renovations. None has required complete tear-down. (One came close due to fire.) Many have been added to. All have retained the original stylistic intent when modernized, expanded, or dressed up. Let's build on our long record of success and do the same here, too.

Please require the applicant to revise the plans to address, reduce, and minimize these concerns.

Thank you,
John Gifford

Mark Willey
135 Cardinal Lane
Los Gatos
California 95032-5618
17th May 2020

To: Town of Los Gatos – Development Review Committee

Re : May19, 2020 Development Review Committee Meeting

Subject : Public Comment re 146 Robin Way – Architecture and Site Application S-19-043. APN 532-12-015

Dear Members of the Town of Los Gatos, Development Review Committee,

I am writing in the sincere hope that you do NOT approve the application for approval for demolition of the existing single-family residence and construction of a new single-family residence on property zoned R-1:10, at 146 Robin Way, Los Gatos (Architecture and Site Application S-19-043. APN 532-12-015).

I have seen the story poles that have been erected on the property, and this prompted me to take a detailed look at the proposed plans (<https://www.losgatosca.gov/DocumentCenter/View/23741/146-Robin-Way-Plans>).

The primary reasons for my request that you do not approve these proposed plans are:


- 1) Architecturally, the proposed house is not meeting the town goal that “New structures, remodels, landscapes, and hardscapes shall be designed to harmonize and blend with the scale and rhythm of the neighborhood and natural features in the area.” I would encourage you to walk Robin Way, Cardinal Lane and Stoneybrook Lane, and what you will find is a neighborhood that is architecturally *California Ranch*. The proposed home is not consistent with this, and I believe that several of the other policies in the ‘Community Design Element’ of the Town of Los Gatos 2020 General Plan (https://www.losgatosca.gov/DocumentCenter/View/1735/4_Community_Design?bidId=), are also not met in the plans detailed in the current application.
- 2) The dramatically, increased size of the proposed home will result in the total, proposed building coverage increasing to 4,822sqft, which would cover 36.8% of the little more than ~¼ acre lot. This coverage percentage is a >50% increase from the 24.1% of the existing home, and would be far from the ‘scale’ of the other homes in the neighborhood. I believe that this is also not consistent with the policies that I have referenced above from the Los Gatos 2020 General Plan.

We purchased on Cardinal Lane in 2010, and part of the appeal was the look and feel of the neighborhood, and the policies in place at the Town of Los Gatos to retain this. Many owners in the neighborhood have remodeled their homes, but all have remodeled in line with the architecture and size of the homes around them, and have thus achieved the Town of Los Gatos goal to “harmonize and blend with the scale and rhythm of the neighborhood and natural features in the area.”

In the spirit of providing a possible alternative solution to the application’s proposed property size, perhaps a basement would meet some of the needs of a 4,822sqft home, without having such a visible, size-impact to the harmony of the surrounding homes and neighborhood? Perhaps this could also achieve the Town of Los Gatos goals that “Building elements shall be in proportion with those traditionally in the neighborhood”, and to “Encourage basements and cellars to provide “hidden” square footage in lieu of visible mass.”?

I would like to join the zoom call at 10am, Tuesday May 19th, but currently have a prior engagement and so am sharing my concerns in advance in this letter.

Best regards,



Mark Willey

FW: 146 Robin Way: Architecture and Site Application S-19-043

Planning Comment <PlanningComment@losgatosca.gov>

Mon 5/18/2020 2:09 PM

To: Diego Mora <DMora@losgatosca.gov>



Joel Paulson • Community Development Director

Community Development Department • 110 E. Main Street, Los Gatos CA 95030

Ph: 408.354.6879 • jpaulson@losgatosca.gov

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From: Gordon Yamate <gyamate@earthlink.net>

Sent: Sunday, May 17, 2020 9:46 PM

To: Planning Comment <PlanningComment@losgatosca.gov>

Subject: 146 Robin Way: Architecture and Site Application S-19-043

Dear Members of the Development Review Committee—I am providing this message of enthusiastic support regarding the above-referenced project on our cul-de-sac. Our neighbors, Mehrdad and Leila Dehkordi informed us early on in the process of their plans to build a new residence and showed us renderings of the proposed design. The original design presented to the Town was fresh, exciting and a very welcome improvement to our neighborhood, much of which hasn't changed in the last 35 years. While I really liked the original plan submitted by the Dehkordis, I know that they have made changes requested by the Town. I would urge the Town to retain and protect as much as possible the integrity of the original design of the new proposed residence.

Gordon Yamate

(408) 356-8340 (office)

(408) 356-8359 (facsimile)

(408) 705-5932 (mobile)
gyamate@earthlink.net



Local Region - Community Development Director
Community Planning & Development, 101100 Santa Clara Avenue, Suite 100
San Jose, CA 95128-1000
Phone: (408) 299-1000
Fax: (408) 299-1001

Community Development Director, Santa Clara County, 101100 Santa Clara Avenue, Suite 100
San Jose, CA 95128-1000
Phone: (408) 299-1000
Fax: (408) 299-1001

GENERAL PLAN 2040

Community Development Director, Santa Clara County, 101100 Santa Clara Avenue, Suite 100

ENVIRONMENTAL DISCLOSURE

The environmental impact statement for the proposed project was prepared by the applicant and reviewed by the County of Santa Clara. The project is located in an area zoned for residential use. The project is consistent with the General Plan and the Environmental Impact Statement. The project is located in an area zoned for residential use. The project is consistent with the General Plan and the Environmental Impact Statement.

For more information, please contact the County of Santa Clara at (408) 299-1000.

For more information, please contact the County of Santa Clara at (408) 299-1000.

Subject: 101100 Santa Clara Avenue, Suite 100, San Jose, CA 95128-1000

On 7/17/2020, the Development Director, Community Planning & Development, reviewed the message and the attached documents regarding the proposed project on the 101100 Santa Clara Avenue. The project is located in an area zoned for residential use. The project is consistent with the General Plan and the Environmental Impact Statement. The project is located in an area zoned for residential use. The project is consistent with the General Plan and the Environmental Impact Statement.

Community Development Director
Community Planning & Development
101100 Santa Clara Avenue, Suite 100
San Jose, CA 95128-1000
Phone: (408) 299-1000
Fax: (408) 299-1001

Liz & Bill Crites
100 Cardinal Lane
Los Gatos, CA 95032

May 18, 2020

TO: Town of Los Gatos - Development Review Committee

RE: May 19, 2020 DRC Meeting

Subject: Public Comment re 146 Robin Way
Architecture and Site Application S-19-043. APN 532-12-015

Dear Members of the Town of Los Gatos, Development Review Committee,

We are writing to ask that you NOT approve the application, in its current form, for the residence at 146 Robin Way.

Those of us who live on Stonybrook, Cardinal and Robin consider ourselves very fortunate to live together in such a picturesque, cohesive and cooperative neighborhood, and we hope to find an amicable solution to the home needed for a wonderful family.

However, we must object to this application for the following reasons:

1. *The proposed increase in square footage is too big for the lot.* The current home is just under 2200 sq. ft. The plans are to increase the size to approximately 4800 sq. ft. This is more than doubling the size. The lot size is just around 1/3 of an acre. There are only 4 other homes in this neighborhood with 5 bedrooms (proposed in the plan). Two of them (105 Stonybrook and 126 Robin) have just over 1/2 acre lots, with only 4564 sq. ft and 3967 sq. ft respectively). The third 5 bedroom home, at 120 Cardinal Lane is on .36 of an acre, but has only 2500 sq.ft. The 4th, at 120 Stonybrook, on .28 acres, has a basement. Proportionally this proposal is far too oversized in look and feel for this neighborhood.
2. *The height is simply too tall.* The height of the proposed home would dwarf some of the other homes on the street and take away views of the hills and trees from several of the homes, as well. While the total height may be just within the limits, it does not fit with the overall feel of the neighborhood.
3. *The style is not in line with the current Ranch style permeating the neighborhood.* There have been at least a dozen remodels within the last couple of decades in our neighborhood but all of them have maintained an exterior style that still fits well, esthetically, with the long standing and original ranch style this neighborhood was built with. This proposed modern exterior simply doesn't fit.

We hope there is another solution for Leila and Mehrdad to meet the needs of their family, perhaps a basement that would not cause the home to be so oversized both in total square footage and height, and a slightly more traditional facade keeping in line with the look and feel of this much loved neighborhood.

Finally, I would like to sit in on the Zoom meeting as an observer.

Thank you for your time.

Respectfully,

Liz & Bill Crites

Re: 146 Robin Way

Planning Comment <PlanningComment@losgatosca.gov>

Mon 5/18/2020 6:32 PM

To: Darcie McNeil <darciemcneil16@gmail.com>**Cc:** Diego Mora <DMora@losgatosca.gov>; Sally Zarnowitz <SZarnowitz@losgatosca.gov>

Thank you for your comments. They will be forwarded to the applicant and project planner. Let me know if you want to participate in the Zoom meeting and I will send you the link and password. Thanks.

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From: Darcie McNeil <darciemcneil16@gmail.com>**Sent:** Monday, May 18, 2020 5:57:25 PM**To:** Planning Comment <PlanningComment@losgatosca.gov>**Subject:** 146 Robin Way

Thank you planning committee for the wonderful Town of Los Gatos for taking into consideration the public and neighbor comments regarding the remodel of 146 Robin Way. My name is Darcie McNeil, and our family of 5 live directly behind the proposed residence. As it stands our home is set back on our lot and is in close proximity to the backyard of 146 Robin Way. Fortunately there are two large trees at the back of their property that have served as wonderful privacy shields. Without the trees, we will easily be staring directly into their home and them into ours. As it stands we can clearly see into their living room and watch their TV from our son's bedroom as his is at the far end of our home and not shielded by the trees. We also want to guarantee that the 2 large trees in the back of their property will not be removed for this construction. If they are removed all of our privacy will be eliminated and our whole property will be devalued. We are concerned about the height of the structure as it may impede on our privacy. We moved to this neighborhood nine years ago after both my husband and I grew up and spent our entire lives in Los Gatos. The town has grown immensely in the forty plus years we have lived here. The reason we chose the Surrey Farms/ Stonybrook neighborhood was the quiet life and the ranch home feel. We also value our privacy and enjoy not having neighbor's homes look directly into our yard. The very large modern home squeezed onto a smaller lot does not seem to fit into the neighborhood. Please take these concerns into consideration while making your decision on approval of the construction.

Thank you for your time and consideration.

Darcie McNeil

105 Longmeadow Dr.

408-858-5828

Fwd: 146 Robin Way Project - Development Review Committee Meeting - Letter of Concern - Jim & Lora Lee Zaky, 140 Robin Way

Planning Comment <PlanningComment@losgatosca.gov>

Tue 5/19/2020 7:39 AM

To: Diego Mora <DMora@losgatosca.gov>; Sally Zarnowitz <SZarnowitz@losgatosca.gov>

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From: Zaky, James (Global Accounts Direct Sales) <jim.zaky@hp.com>

Sent: Monday, May 18, 2020 11:52:53 PM

To: Planning Comment <PlanningComment@losgatosca.gov>

Cc: Zaky, James (Global Accounts Direct Sales) <jim.zaky@hp.com>; Jim Zaky <jimrzaky@gmail.com>; Lora Lee Zaky <loralzaky@gmail.com>

Subject: 146 Robin Way Project - Development Review Committee Meeting - Letter of Concern - Jim & Lora Lee Zaky, 140 Robin Way

James & Lora Lee Zaky
140 Robin Way
Los Gatos Ca. 95032

18 May 2020

Dear Members of the Town of Los Gatos, Development Review Committee,

We hope this letter finds you well.

In accordance with The Town's encouragement for written comments, we are writing you to request that you do not approve the application for approval for demolition of the existing single-family residence and construction of a new single-family residence at 146 Robin Way, Los Gatos (Architecture and Site Application S-19-043. APN 532-12-015).

Lora Lee and I reside at 140 Robin Way, next door (due south) to the proposed project. We have lived in this home and adored this wonderful Stoneybrook neighborhood for 20 years. Subsequent to the erection of the story poles at 146 Robin Way, we obtained and closely reviewed the proposed architectural drawings by Gary Kohlsaat & Associates as provided by The Town.

Our request for the Development Review Committee to reject this proposal is predicated on the following objective and subjective concerns in alignment with but not limited to the Community Design Element of the Town of Los Gatos 2020 General Plan, sections CD 1.1, CD 1.2, CD 1.4 and CD 2.1 and the Stoneybrook Subdivision Declaration of Restrictions:

1) Based on the story poles, our views from the rooms on the north elevation of our property would be almost completely obstructed. No longer views of the trees and skyline; but instead a massive stucco building with an industrial metal roof.

a. Images will be forwarded under separate cover.

2) The new structure would be much closer to our home than the existing structure. We assume (+/-) 10 feet from the property line, which in addition to the height and relative scale presents significant concerns regarding our privacy (reference section CD 2.1.).

3) As an additional note, we find the aforementioned concerns even more alarming as we believe our elevation grade at 140 Robin Way to be (+/-) three (3) feet higher than 146 Robin Way.

4) We are additionally very concerned about the size and scale of the proposed structure relative to the balance of the homes in our Stoneybrook neighborhood. We have seen many major remodels, façade and landscaping updates in the twenty years we have lived here, including our own. In our opinion, all have maintained similar size, scale and architectural elements that harmonize with our Stoneybrook neighborhood and that in good faith, align with the Stoneybrook subdivision's Declaration of Restrictions as well as the policies of the Community Design Element of the town of Los Gatos 2020 general plan. We have documented the projects we are aware of and we are happy to provide photographs for your reference as required. The proposed demolition of the existing 3000 sq. foot structure and erection of a new 4822 sq. foot, 5-bedroom 5.5 bath, 19' 1" tall residence in this neighborhood, is not in alignment with sections CD 1.1, CD 1.2 and CD 1.4. 2500 to 3000 square foot homes on (+/-) .25 to .33 acre lots are the standard in this wonderful neighborhood.

5) Architectural design: Although we are very familiar with and respect Gary Kohlsaas's (architect) work and designs, unfortunately, we do not feel the current draft building plan (the "new design") is in harmony with the neighborhood. With all the new residential development occurring in adjacent neighborhoods, (i.e. Hilow Rd, Marchmont Dr. & Topping Way), Lora Lee and I passionately wish to keep the wonderful character and warm understated charm of our very special and impeccably maintained Stoneybrook neighborhood in place.

6) This concern relates to clear communication and notification by The Town of the proposed project. Of the eleven (11) homes on our Robin Way cul-de-sac, five (5) of these homes are currently non-owner occupied (i.e. 150 Cardinal Lane @ Robin Way, 156 Robin Way, 150 Robin Way, 112 Robin Way and 122 Robin Way). We are not aware of the Town of Los Gatos Development Review Committee's understanding of this fact nor the process by which the property owners may have been notified and provided an opportunity to view the proposed building project, architectural plans and to provide direct communication to The Town. It seems essential and appropriate to allow all or our neighbors (the owner of each property on Robin Way and within the Stoneybrook neighborhood) to assess the proposal for the project and directly provide their comments to The Town.

7) In alignment with the above, we additionally are concerned about any possible communication by the applicant on behalf of any property owner, without formal written approval by the property owner, which may have been documented by The Town. We would certainly consider this a clear conflict of interest.

In closing, our strong hope is that the applicant's professional design team can create a new architectural solution that the applicant is truly delighted with. At the same time, we want to preserve our precious views, our privacy, and the well-established, fundamental character of our neighborhood. Unfortunately, the current proposed plan for this new structure creates substantial concerns and may diminish the value of our residence. The current design is unprecedented in scale, intrusive in height and reach, and appears to be only partially vetted by other property owners who are directly impacted.

As a result of these issues, we ask the applicant to please pause and consider alternative design options that align with the Stoneybrook neighborhood and for the DRC to reject the current proposal.

Lora Lee and I greatly appreciate The Town's consideration and due diligence. Thank you.

All the best,
Jim and Lora Lee Zaky

| Hewlett-Packard Company | Global Business Development Manager | Mobile 650 224 7071 |
Office 360 212 4612 | UTC -8 | jim.zaky@hp.com |

Development Review Committee Meeting, 6/9/2020@10am, 146 Robin Way, Architecture and Site Application S-19-043, APN 532-12-015, Public Comment Item#2

Robert Buxton <rabcars@yahoo.com>

Mon 6/8/2020 4:37 PM

To: Planning Comment <PlanningComment@losgatosca.gov>

Cc: Diego Mora <DMora@losgatosca.gov>; Susan Buxton <ssbuxton@yahoo.com>

Dear members of the Town of Los Gatos, Development Review Committee:

Please continue to reject the proposal for the demolition of an existing single family home and the construction of a new single family home covered under the above subject.

Since the last DRC meeting of 5/19/2020 the following has occurred:

1. A meeting at the property site on 5/23/2020 with some of the neighbors, not all neighbors were invited to hear the architects changes to the project. There were two groups so as to adhere to social distancing. The summary of the get together is summarized in the architects letter of 5/28/2020..."Afterwards, we regrouped to discuss the input as well as our next steps. We acknowledge that there are still major differences in viewpoints(no pun intended) and that the changes proposed, while significant in our minds, were not enough for anyone to announce their support".

Note: The 5/28 letter by the architect and a 5/28 letter from the property owners were strategically placed in some, not all neighbors mailboxes by the property owners after the neighborhood graduation ceremony recognizing 5 neighborhood children...the date being Saturday evening, 6/6/2020. Some did not receive until today, 6/8 when they picked up their US Mail.

2. The DRC meeting of 6/2 when the 146 Robin Way item was postponed until 6/9/2020. And as stated by Chair Zarnowitz..."so that the architect can meet with the neighborhood to address their concerns". Saw the architect when he showed up for the story pole adjustment on Sunday, 5/31/2010...no contact whatsoever except on 5/23/2020 with 5 neighbors. As the homeowners noted in their 5/28/2020 letter there are 32 homes in the 3 street neighborhood(Robin, Cardinal & Stoneybrook) and only 5 concerned neighbors...that is totally incorrect...at least 50% are concerned!

3. DRC 6/9/2020...respectfully request a continuation so that professional, respectful communications can occur which must include all concerned neighbors. It sounds like Town commission and Board meetings will resume in their regular locations soon i.e. DRC in the Town Council Chambers. This is to critical in nature to do otherwise.

Lastly, and as we said in our 5/18/2020 letter...with the DRC's leadership let's pull together "with the result being a home that is respectful of our neighborhood".

Thank you,
Bob & Susan Buxton
118 Robin Way

Los Gatos
(Residents of the Town of Los Gatos for 45 years)



Note: picture is taken after the 5/31/2020 story pole adjustment.
Sent from my iPad

Fwd: Public Comment Item #2 Architecture and Site Application S-19-043

Planning Comment <PlanningComment@losgatosca.gov>

Mon 6/8/2020 5:41 PM

To: Diego Mora <DMora@losgatosca.gov>; Sally Zarnowitz <SZarnowitz@losgatosca.gov>

 2 attachments (2 MB)

Architecture and Site Application S-19-043.APN 532-12-015.docx; LoraLee LinkedIn Profile.jpg;

Get [Outlook for iOS](#)**From:** Lora Lee Zaky <loralzaky@gmail.com>**Sent:** Monday, June 8, 2020 5:20:54 PM**To:** Planning Comment <PlanningComment@losgatosca.gov>**Subject:** Public Comment Item #2 Architecture and Site Application S-19-043

My name is Lora Lee Zaky and I am one of the neighbors directly impacted by the proposed Architecture and Site Application 146 Robin Way. I plan to take 3 minutes to address the DRC regarding our concerns. Please find attached a written copy of the concerns I will raise during my three minutes allocated to address Item #2 for the DRC Zoom Meeting held on June 9th. My husband will be sending photographs that we hope you can share that will highlight seven of the homes that have all been upgraded to align and harmonize with the California Ranch Style. We have many concerns about the size, scale, landscape and hardscape proposed by Gary Kohlsaas, the Architect and Applicant. I greatly appreciate your time and hope you consider our concerns about the pending impact of this remodel relative to our need for privacy, desire to keep our views, while upholding our home values!

My husband and I both look forward to addressing the Committee tomorrow morning!

All the best,
Lora Lee Zaky

--
All the best,
Lora Lee

Lora Lee and James Zaky
140 Robin Way
Los Gatos, Ca. 95032

Dear Members of the Development Review Committee,

At the first DRC Meeting on May 19th, my husband represented our concerns about the 146 Robin Way Architecture and Site Application. I am now compelled to speak up also as I want to ensure you each have full visibility as to what has transpired since we last met. As the next-door neighbor who will be directly impacted by this Proposal, we hope you take this vote seriously as for us it will forever impact our views, our sense of privacy and our neighborhood charm.

During the 20 years we have lived in the Stonybrook Subdivision, we have seen a number of homes including ours be remodeled and updated. Since many of you may not be familiar with our Subdivision, my husband is sending you photos of the upgraded California ranch style homes in the immediate area that we would like you to share in today's Zoom Room. You will each discover that every single home that has been upgraded did so with a visible commitment to the Design Elements that are outlined in the Town of Los Gatos 2020 Plan which states that, "New structures, remodels, and landscapes, and hardscapes shall be designed to harmonize and blend with the scale and rhythm of the neighborhood". The Application that you are reviewing today does not meet this Requirement.

When we were last together at the DRC, all of you unanimously agreed that you would neither deny nor approve this proposed Architecture and Site Application in order to see if the Architect could work with the homeowners who would be directly impacted to propose changes that would address the concerns escalated by the neighbors. We assumed that the Committee and more importantly the Architect and Applicant Homeowners would read our letters and listen to our concerns. Since that Forum, we learned that relative to the Homeowners this was not the case.

When we met with the Architect at the Homeowner's Property, he presented the proposed changes which included: 12" inch drop in elevation height, change in the color of the metal industrial roof which they have softened by adjusting the color from black to brown, and an extended roof line to cover the top edge of the stone portion of the façade only. Although it had not been made apparent to us, we learned that their Landscaping Plan which includes the removal of the two tall, very large and very mature trees which today provide the only sense of privacy we have in our backyard. We don't want to wait another 10 years for new trees to mature so that we once again have privacy yet this has not been sufficiently addressed.

My husband documented our concerns for the Committee and also sent Mehrdad and Leila a personal letter indicating how much we appreciate them as neighbors yet feel very concerned by the impact of their construction to our lives. My husband will no longer see the sky and trees from his office windows and our guest room. Instead, there is no longer a view but rather a metal industrial roof. We addressed concerns over the selected architecture, scale, and design. Unfortunately, we assumed that they would read our letter and would do something to specifically address our issues.

In preparation for our conversation today, they met with the neighbors in groups to present their proposed adjustments. When the Architect closed by asking if they had now met our concerns we were shocked as the minor adjustments did not even scratch the surface. My husband looked directly at Leila and Mehrdad and asked, "Did either of you even read our personal letter from May 13th or the

Documents and Photos I submitted to the DRC?" My husband would like you to show the photos that he has taken from our windows to show you the dramatic impact of your new metal roof and stucco hardscape relative to the views that we enjoy today. You are now completely blocking our views of any trees, sky or sunlight?" Leila just looked and my husband and responded to his question by shaking her head "No".

For neighbors who led us to believe how much they cared, it was amazing to discover that they proposed changes without even taking the time to understand nor address our concerns in a meaningful way. We find it very disappointing that they have not taken the time to demonstrate that they understand the concerns of the immediate neighbors in the Subdivision who will be directly impacted. They don't have an appreciation for why we want to retain our views; our privacy, and uphold our property value. I strongly urge you to deny this Application and with that I will turn it over to the next Speaker. Thanks for your time.

FW: Site Application S-19-043. APN 532-12-015 - DRC Meeting 09 June 2020.

Planning Comment <PlanningComment@losgatosca.gov>

Tue 6/9/2020 8:24 AM

To: Sally Zarnowitz <SZarnowitz@losgatosca.gov>; Diego Mora <DMora@losgatosca.gov>



Joel Paulson • Community Development Director

Community Development Department • 110 E. Main Street, Los Gatos CA 95030

Ph: 408.354.6879 • jpaulson@losgatosca.gov

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From: Zaky, James (Global Accounts Direct Sales) <jim.zaky@hp.com>

Sent: Tuesday, June 9, 2020 7:59 AM

To: Planning Comment <PlanningComment@losgatosca.gov>

Cc: Lora Lee Zaky <loralzaky@gmail.com>; Zaky, James (Global Accounts Direct Sales) <jim.zaky@hp.com>

Subject: Site Application S-19-043. APN 532-12-015 - DRC Meeting 09 June 2020.

James & Lora Lee Zaky
140 Robin Way
Los Gatos Ca. 95032

09 June 2020

Dear Members of the Town of Los Gatos, Development Review Committee,

We hope this letter finds you well.

In accordance with The Town's encouragement for written comments, we are writing you to request that you do

not approve the application for approval for demolition of the existing single-family residence and construction of a new single-family residence at 146 Robin Way, Los Gatos (Architecture and Site Application S-19-043. APN 532-12-015).

We reside at 140 Robin Way, next door (due south) to the proposed project. We have lived in this home and adored this wonderful Stoneybrook neighborhood for 20 years. After the erection of the story poles at 146 Robin Way, we obtained and closely reviewed the proposed architectural drawings by Gary Kohlsaat & Associates as provided by The Town. We provided written and verbal communication at the 19 May Development Review Committee meeting documenting our concerns and requesting the rejection of the proposed application. Please reference my letter and associated images submitted 18 May for further detail.

In accordance with the DRC ruling at the 19 May meeting, the applicant, Gary Kohlsaat, held a face to face meeting with certain neighbors on 23 May, in an attempt to address and resolve neighbor's concerns. We greatly appreciated Mr. Kohlsaat's investment of time and hosting the meeting. However, the changes made, which were limited to a 12 inch reduction in the roof height, extending the roof line over the top edge of the stone façade on the left side of the front elevation and changing the color palette do not address nor resolve our concerns previously stated.

In general, our wonderful views from the rooms on the north elevation of our home continue to be almost completely obstructed and replaced with an industrial looking metal roof and stucco structure. We continue to believe that the architectural design and the scope and scale of the proposed structure is not in alignment with sections CD 1.1, CD 1.2 and CD 1.4 of the Community Design Element of the Town of Los Gatos 2020 General Plan.

As a representative example of a Stoneybrook neighborhood home, our residence (140 Robin Way) is situated on a (+/-) 15K square foot lot. The north elevation roof height is 15 feet and the total covered area is 3175 square feet, a bit over 20%. In comparison the proposed 146 Robin Way structure is situated on (+/-) 13K square feet with a total covered area of 4822 square feet, over 36%.

An incremental concern relative to the landscaping plan surfaced at the 23 May meeting when touring the back yard at 146 Robin. Currently the view of the 146 residence from our back yard is completely screened by a mature and massive apple tree as well as a row of full and mature Rhododendron that extend four (4) feet over the five (5) foot fence between our properties. The new proposed plan reflects the removal of the apple tree as well as the Rhododendron. Removal of this mature landscaping would leave a clear line of sight from our back yard to the proposed structure's rear elevation which is largely comprised of full height sliding glass doors. This is a new and substantial privacy concern.

One final concern is relative to my previous perception of the lack of clear, concise and transparent communication from the property owners and about The Town's Due Process. At the 23 May meeting Mr. Kohlsaat stated to Mr. Willey, my wife and myself that, "...this application will go to the planning commission and will be approved six (6) to one (1). I am hoping that my concern regarding this comment can be addressed and resolved at this meeting today.

In closing, our strong hope is that the applicant's professional design team can create a new architectural solution that the applicant is truly delighted with. At the same time, we want to preserve our precious views, our privacy, and the well-established, fundamental character of our neighborhood. Unfortunately, the current proposed plan for this new structure creates substantial concerns and may diminish the value of our residence. The current design is unprecedented in scale, intrusive in height and reach, and appears to be only partially vetted by other property owners who are directly impacted.

As a result of these issues, we ask the applicant to please pause and consider alternative design options that align with the Stoneybrook neighborhood and for the DRC to reject the current proposal.

Lora Lee and I greatly appreciate The Town's due diligence and consideration. Thank you.

All the best,
Jim and Lora Lee Zaky

All the best,
Jim

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Liz & Bill Crites
100 Cardinal Lane
Los Gatos, CA 95032

TO: Town of Los Gatos - Development Review Committee

RE: June 9, 2020 DRC Meeting

Subject: Public Comment re 146 Robin Way
Architecture and Site Application S-19-043. APN 532-12-015

Dear Members of the Town of Los Gatos, Development Review Committee,

We are writing to ask that you NOT approve the application, in its current form, for the residence at 146 Robin Way. This is our second letter stating our disapproval of the current plans. The first was submitted to the May 19th DRC meeting.

Our main concern is that the facade of the home is simply too modern to blend in with the rest of the homes in our Stonybrook neighborhood.

While we appreciate that the homeowners set up driveway meetings with groups of opposing neighbors and the architect, to review the changes they had made since the May 19th mtg, and answer any questions, we feel the style changes are negligible.

In fact, after looking at the original drawings and the new drawings for some time, I had to ask the architect to point out the changes as they were not at all clear to see.

We hear the architect when he says this is a Transitional Style and not a Modern Style home design, however, in comparison to the other homes in this neighborhood we argue it is quite a bit more modern than the rest.

We feel very strongly that the homes in this charming and tight knit neighborhood should remain in the style that is currently existing in order to maintain its much sought after appeal. Approving this modern home would most certainly set a precedent for the approval of even more modern style homes to come with the next request.

The homeowners delivered to us their May 19 letter to the DRC on June 6. It states only 5 neighbors, out of 32 homes have objected in writing. While that is true, there are at least 5-7 more who object to the modern style but have not put their objections into writing. In addition, 4 of the homes (3 direct neighbors of the applicant) are currently being rented and not owner occupied. I urge the DCR, who I understand are not residents of Los Gatos, to find more than the one neighbor cited in this letter, who feels the "houses are tired-looking".

There are approximately 12 of the 32 homeowners in the Stonybrook neighborhood who have owned and lived here for at least 25 years, some nearing 40 years. Additional owners who have bought into the area within the last 20 years, and as recent as the last 4 years, have all remodeled and kept well within a ranch style that fits seamlessly into the esthetic of the existing homes. We simply do not believe this home, as currently designed, will do the same.

I will be sitting in on and would like to speak at the Zoom meeting on June 9, at 10am.

Respectfully submitted,
Liz & Bill Crites

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