

**** VIA EMAIL ****

November 13, 2020

Joel Paulson, Community Development Director
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030
e: jpaulson@losgatosca.gov

**Request for Minor Exception to Height Pole and Netting Policy for Rebuild of Los Gatos
Meadows Planned Development Application PD-20-001**

Dear Mr. Paulson:

Per our prior conversations, Rockwood Pacific hereby formally requests a minor exception to the Los Gatos Height Pole and Netting Policy (“HPNP”).

Proposed Minor Exception:

1. Erect story poles only at the corners of all perimeter buildings that affect public views of the project (see Exhibits A-1, A-2, and A-3, attached).
2. In lieu of framing and netting, connect poles with rope flags.
3. Provide additional scale visualizations. These proposed visualizations would utilize 50 mm photographs taken with poles in place overlaid with previously provided photo simulations of The Rebuild Project from the intersection of Broadway and Farwell Lane, the intersection of Wood Road and Santa Cruz Avenue, and from Main Street near Church Street (see Exhibit B for illustrative exhibit of Main Street view).
4. Shorten the duration of viewing period to 20 days from the later of (i) completion of installation and (ii) circulation of the additional scale visualizations. However, to be clear, we are proposing that the story poles would be installed after the applicable Planning Commission meeting has been scheduled, and accordingly, the poles would be up during the public noticing period.

Rationale for Proposed Minor Exception: The project team for the Rebuild of Los Gatos Meadows proposes to meet the intent of the Town's Height Pole and Netting Policy while minimizing nuisances and damage to existing structures.

- 1. Minimize Nuisance:** Due to the existing structures remaining in place, placement of poles will not be as effective as visual simulations in conveying precisely how the structures will be tucked into the hillside and set within the context of the existing topography. Combined with the existing, now vacant, structure, it is our view that the poles would result in an unnecessary nuisance to our neighbors.
- 2. Minimize Damage to Existing Structures:** In the event that the application is denied, the intent is to reuse the existing buildings in conformance with the existing land use approval. Strict adherence to the HPNP would unnecessarily cause damage to the existing improvements.

The project team does not believe that the use of rope flags will undermine the intent of the current HPNP. Furthermore, our proposal to provide additional visualization exhibits (Exhibit B) will arguably provide better information to evaluate the project than would strict adherence to the HPNP.

Sincerely,

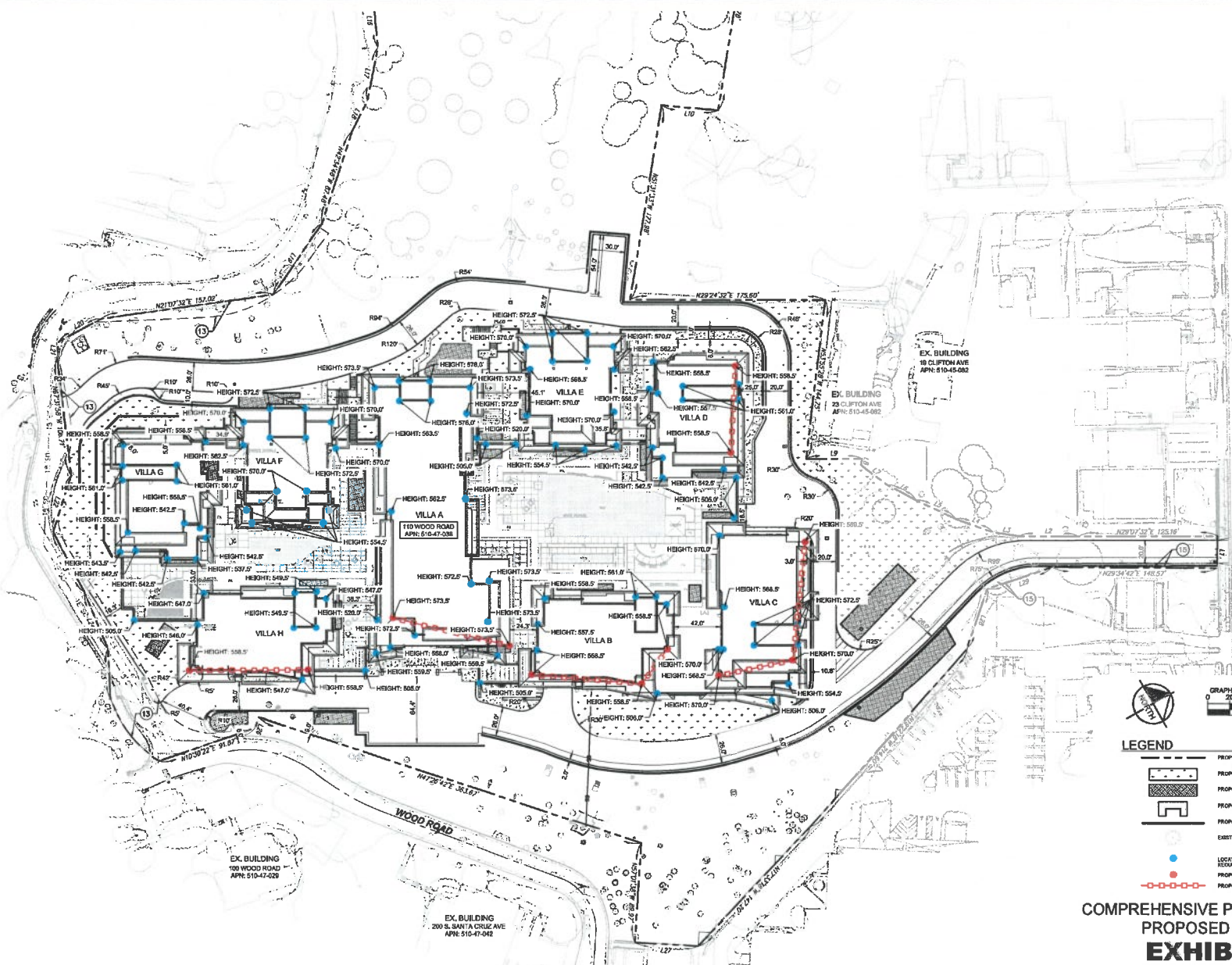


Frank J. Rockwood, President
Rockwood Pacific Inc., Applicant

Attachments:

- Exhibit A-1 – Comprehensive Pole Placement – Proposed Site Plan
- Exhibit A-2 – Proposed Pole and Flag Placement – Proposed Site Plan
- Exhibit A-3 – Proposed Pole and Flag Placement – Existing Survey Outline
- Exhibit B – Illustration of Proposed Additional Visualizations

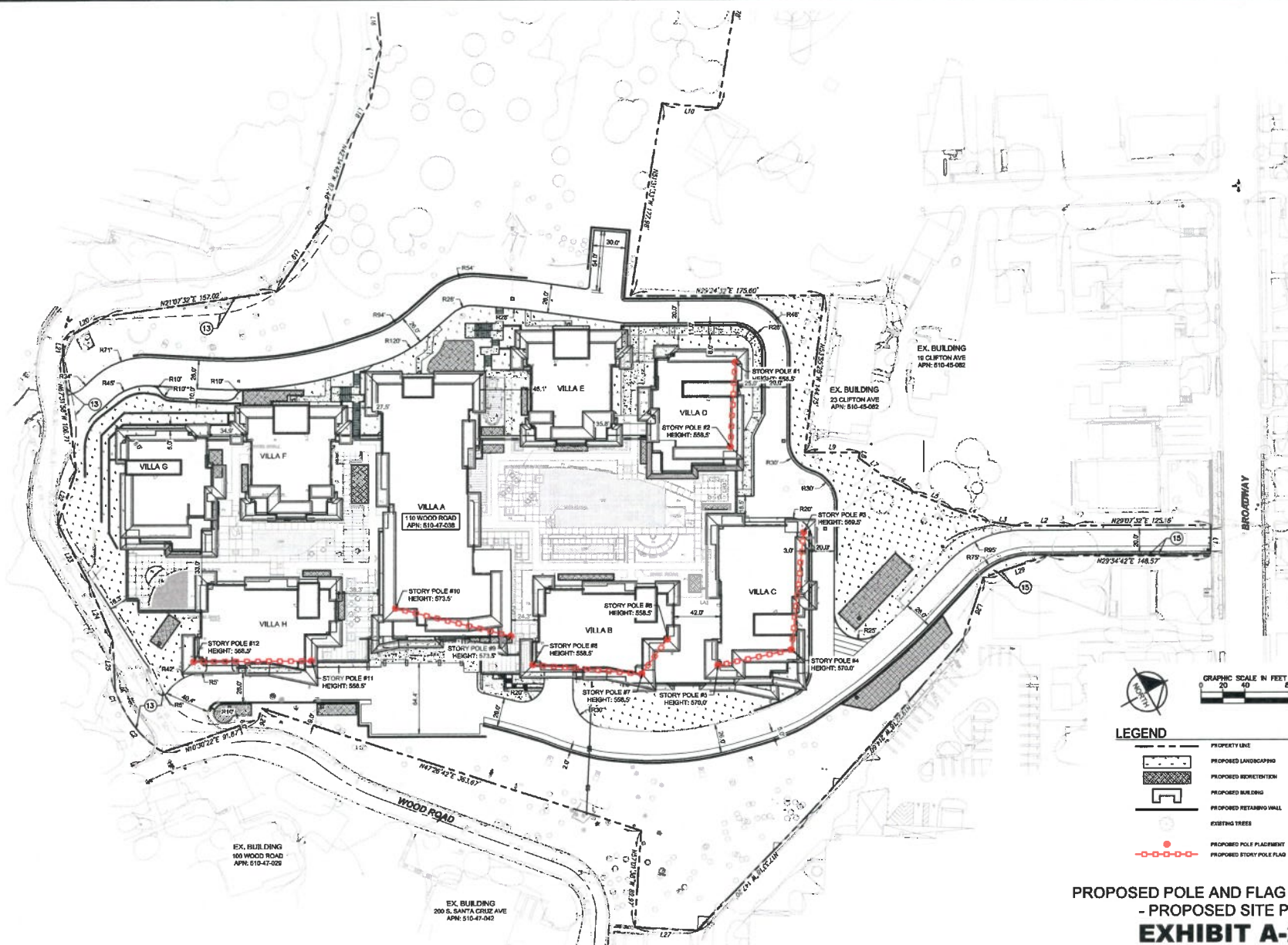
cc: Laurel Prevetti, Town of Los Gatos
Jocelyn Shoopman, Town of Los Gatos
Chris Ichien, Covia Communities



LEGEND

	PROPERTY LINE
	PROPOSED LANDSCAPE
	PROPOSED BIORETENTION
	PROPOSED BUILDING
	PROPOSED RETAINING WALL
	EXISTING TREES
	LOCATIONS OF POLES SUBJECT TO WAIVER REQUEST
	PROPOSED POLE PLACEMENT
	PROPOSED STORY POLE FLAGS

COMPREHENSIVE POLE PLACEMENT -
PROPOSED SITE PLAN
EXHIBIT A-1
Kimley»Horn

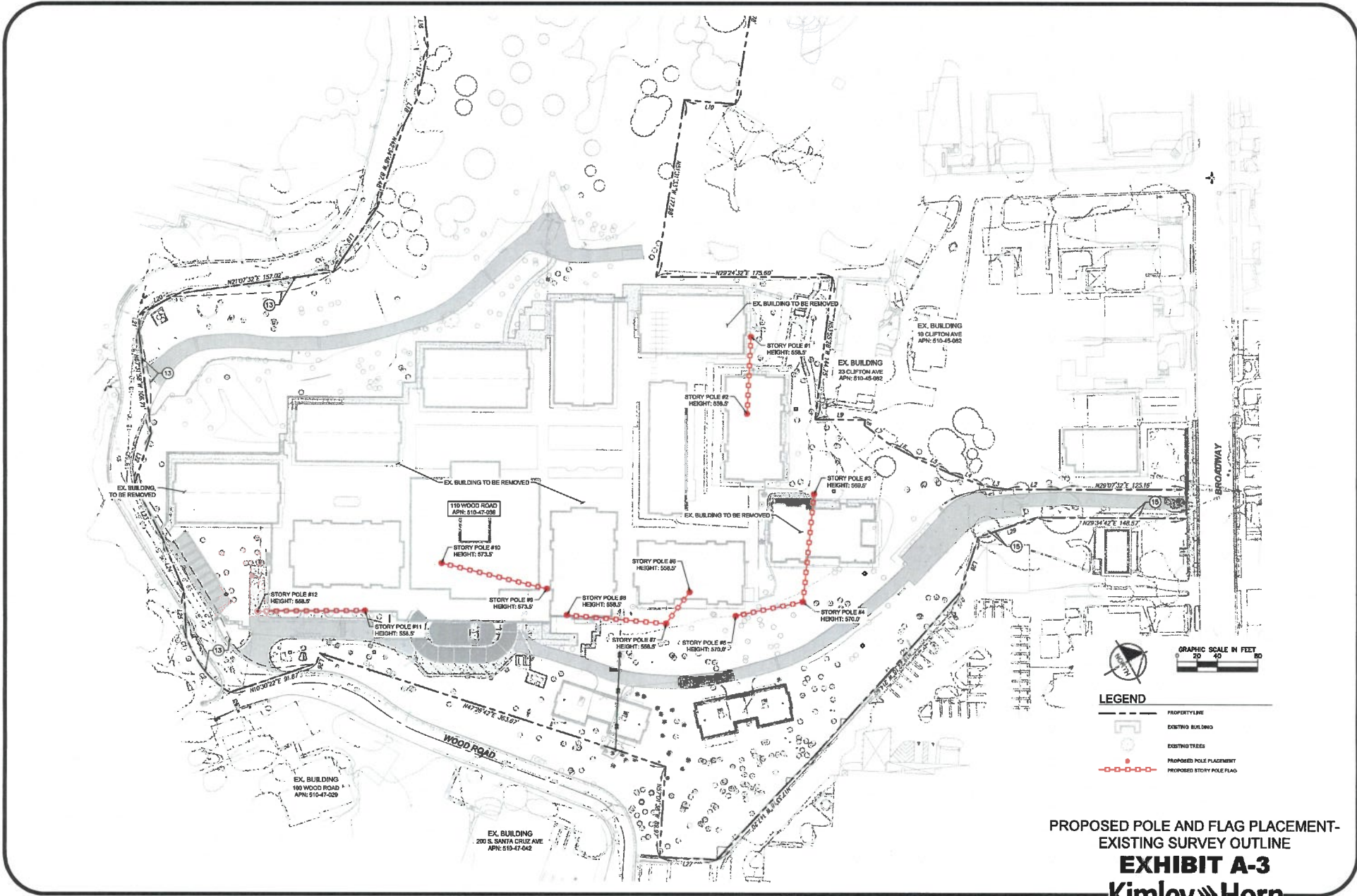


LEGEND

	PROPERTY LINE
	PROPOSED LANDSCAPING
	PROPOSED BIKE/STREETION
	PROPOSED BUILDING
	PROPOSED RETAINING WALL
	EXISTING TREES
	PROPOSED POLE PLACEMENT
	PROPOSED STORY POLE FLAG

PROPOSED POLE AND FLAG PLACEMENT
 - PROPOSED SITE PLAN

EXHIBIT A-2
Kimley»Horn



PROPOSED POLE AND FLAG PLACEMENT-
EXISTING SURVEY OUTLINE

EXHIBIT A-3 Kimley»Horn

EXHIBIT B



1. Existing Condition (note: for illustrative purpose only)



3. New Elevation Placed On Story Poles (note: for illustrative purpose only)



2. Story Pole In Postion (note: for illustrative purpose only)



4. New Final Elevation (note: for illustrative purpose only)