

**From:** Karen Kurtz <[kurtzk@comcast.net](mailto:kurtzk@comcast.net)>  
**Sent:** Tuesday, May 26, 2020 9:49 AM  
**To:** Planning Comment <[PlanningComment@losgatosca.gov](mailto:PlanningComment@losgatosca.gov)>  
**Subject:** Public comment item # 5

regarding 101 Broadway.

My name is Karen Kurtz

I have been a resident of Los Gatos since 1967 and residing at my present home at 107 Broadway since 1988. My home was built approximately 132 years ago.

I agree that 101 Broadway should be demolished soon. It is presently a fire & safety hazard as well as a health issue for our neighborhood. While I am happy to know a new home will be built on the property, I am saddened to see the present home plans which I do not believe blend in with our historic neighborhood or with the Victorian style homes on either side of it and throughout the neighborhood. I do not believe 101 Broadway should be 3 levels in the front or have flat or straight roof lines as again there are no other homes in the immediate area with that kind of architecture. I realize that the current trend is contemporary but our neighborhood is not contemporary.

I also am very concerned about the impact on my views which have been available & enjoyed at this property for over 100 years. Those views were certainly a consideration when I purchased this property and have added value on appraisals that I have had throughout the years. It will also block the light from the east except for maybe the 3 months when the sun is at its highest. The east is my only source of sun light because of the mountains & trees to the south and west. Except for those few longer days I need to turn on my lights in the house around 1:30 PM and all day in some rooms of my home on the lower level. Taking away my light and views will devalue my property. This is my retirement nest egg that I have fought to create and save for the last 32 years. Since I am in my 80's this is a major concern for me now as I have no other way to make up that lost value. I never considered or imagined that I would lose those views and light source.

I really want to work with the owner of 101 Broadway to create something that can satisfy both of our needs which I believe is possible. We have long but narrow

lots so the height issue along with window placement becomes more prominent when we are so close to one another. I am concerned about the neighbor on the other side at 98 Broadway whose owner passed away suddenly a few months ago. I'm not sure anyone is around to speak up about the privacy that they will lose with all the windows that will look into that backyard & their skylights.

My wish is to create a pleasant living experience for all. Yes, demo the present home but may we work together on the plans for the new replacement home so that they are more compatible for all regarding our privacy, views and natural light. I request that anyone who has a part in making the decision about the new house plans visit my property to see for themselves the negative impact the present plans will have on my property and the neighbor on the other side at 98 Broadway.

Thank you for your consideration and time,

Karen Kurtz  
107 Broadway Ext

**From:** Karen Kurtz <kurtzk@comcast.net>  
**Sent:** Monday, June 15, 2020 1:00 PM  
**To:** Sean Mullin <SMullin@losgatosca.gov>  
**Subject:** RE: 101 Broadway Ext. Los Gatos

Sean,

I am attaching the letter that I wrote to accompany the project at 101 Broadway. I hope it was received for the meeting with the Historical committee & is attached to the project file, if not, please include it.

It appears there is a new owner of this project. I hope I get to meet & work with them sometime in the near future to get a project that we can both be happy with. You are welcomed to pass on my name, phone number or email to them.

Thank you very much for getting back to me. It is much appreciated.

Karen Kurtz

**From:** Jay Plett <jay@plett-arc.com>  
**Sent:** Monday, June 15, 2020 3:50 PM  
**To:** Sean Mullin <SMullin@losgatosca.gov>  
**Subject:** Re: 101 Broadway Ext. Los Gatos

Hi Sean - Mark and I met with her prior to her writing the letter. She seemed ok with project and we were stunned

by her letter. The 3d shadow study submitted to you was prepared in response to her letter. Mark and I plan to

reach out to her again and will keep you posted. My comments for planning, building, fire are ready - just waiting

on Terry with the civil.

What are Planning's thoughts on the project?

Thanks, Jay

**From:** Jay Plett <jay@plett-arc.com>

**Sent:** Thursday, June 18, 2020 4:07 PM

**To:** Sean Mullin <SMullin@losgatosca.gov>; Sally Zarnowitz <SZarnowitz@losgatosca.gov>; Mark De Mattei <markd@demattei.com>

**Subject:** !01 Broadway Neighbor meeting

Hi Sean, Sally - Mark and I met with Mrs. Kurtz at her home today to review plans. We discussed the shadow study

and how the shadows cast will behave, we removed one upper window and minimized another that faces her.

Overall, a good meeting - and now for the storey poles....

Plans were resubmitted to you earlier today through the portal. We would appreciate a quick review by you to make

sure nothing is missing - if so, we want to provide it promptly. We are also ready with storeypole plan for your review

and approval - just let us know when we can submit.

Thanks, Jay

--

JAY PLETT ARCHITECT

[jay@plett-arc.com](mailto:jay@plett-arc.com)

office 408 354 4551

mobile 408 585 8787

**From:** Karen Kurtz <[kurtzk@comcast.net](mailto:kurtzk@comcast.net)>  
**Sent:** Friday, July 3, 2020 3:54 PM  
**To:** Sally Zarnowitz <[SZarnowitz@losgatosca.gov](mailto:SZarnowitz@losgatosca.gov)>  
**Subject:** Need assistance

Sally,

I hope you can help me or point me to someone who can.

My name is Karen Kurtz,  
I am a long time resident of Los Gatos. I currently reside at 107 Broadway, Los Gatos where I have lived since 1987. I lived in the Alta Vista area for 22 years before than. I am a single lady in my 80's.

There is a major re-building project going on next door to me at 101 Broadway. The current plans have a large negative impact on my property concerning views, light, devalue of my property and privacy. I am looking for some support from someone from the town who can direct and help me in understanding what my rights are, what the plan drawings really mean and are the builders telling me the truth. After the story poles went up, it appears they did not tell me the truth about the height. I know you provide help to the builders so I hope you also provide help to those affected by the builders.

My adult children all live out of the area so as an elder I am feeling quite alone and concerned about being taken advantage of. I would just like a planner or someone with the knowledge to help walk me through this project, similar to how you walk a builder through it. I would be so grateful if you could provide me with some help and support with this project.

Thank you so much,  
Karen Kurtz  
408-691-1373

**From:** Karen Kurtz <kurtzk@comcast.net>

**Sent:** Thursday, July 9, 2020 8:45 AM

**To:** Sally Zarnowitz <SZarnowitz@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>

**Subject:** photos of story poles at 101 Broadway

Here are a couple of photo's of the story poles for 101 Broadway. They might help for our conversation this morning since you are not coming to the property. Note what happens for the neighbors below, (most likely 3 neighbors below), besides my property.

Thank you for your time,

Karen







**From:** Karen Kurtz <kurtzk@comcast.net>

**Sent:** Monday, July 13, 2020 1:31 PM

**To:** Sean Mullin <SMullin@losgatosca.gov>; Sally Zarnowitz <SZarnowitz@losgatosca.gov>

**Subject:** Questions/concerns for 101 Broadway plans

Sean,

I have some additional questions with the concerns to ask about the proposed plans at 101 Broadway. Joel said I should email you the questions and these would be kept in the file

1. Why are story poles not extending to show the rest of the proposed plans. The front of the house plans propose putting an additional story on the front & also the present story poles are higher than the tallest peak on the small addition to the present structure.. So it most likely will cover additional views to the NE from my property. There is also suppose to be some kind of break in between roofs that Mark & Jay have mentioned that the present story poles on the back do not show that I can see. I would like to see complete story poles so that I and the neighbors can really see all of the height that is proposed for that property.
2. What do you use to determine the natural level of a hill side property to be in order to measure that 30' height. Is it the same for all hillside & sloped properties?
2. How are coordinates determined and plugged into the program to create shadows. I am quite certain I will not see sunlight except during the 3 or 4 summer months. If the building were set back further maybe a little sun but it is set right on the edge of the property line very near to my buildings that I don't think I will get any of the morning sunlight. I barely got any in the past with virtually no buildings. My teak patio furniture gets mildew during the winter months. When Mark cut some trees down near my cottage in the back than I got some of the later morning sunlight for a short time just before it hits the other trees to the East & never from the South except in the few long summer months. The shadow program they showed me doesn't match my experience of actually living on the property for 32 years. Maybe my roof would get light but not the ground level off my back door, which is up several feet from the street level.

I will have more questions but these are my immediate questions. We have another meeting set for Thursday between myself, my son, Brad, Mark and Jay. If you have time to answer these before Thursday, that would be very helpful. I know you are working from home & life is a little crazy for all of us.

I very much appreciate your help,

Karen

408-691-1373

**From:** Larry Brandhorst <lbrandhorst@thearchitectsalliance.com>  
**Sent:** Wednesday, July 29, 2020 5:04 PM  
**To:** Sean Mullin <SMullin@losgatosca.gov>  
**Cc:** Joel Paulson <jpaulson@losgatosca.gov>  
**Subject:** 101 Broadway, Los Gatos

Sean,

My family are the Owners of the House at 93 Broadway, Los Gatos, CA and we have just recently found out that someone applied for permits to build a house next door at 101 Broadway.

Apparently, we have learned that there has already been a Historic Preservation Committee meeting to review the proposed house, however, we were never notified or new about this meeting and apparently none of the neighbors new about it either. We would like to request the minutes of the Historic Preservation Committee meeting and the process to file an appeal of the Historic Preservation Committees decision, that apparently was held without public impute.

We have been reviewing the plans available at the City's website and have seen the Story Poles on the site and very strongly oppose this proposed house that they are planning to build at 101 Broadway.

The proposed house extends way back behind the back of our house and the owner/contractor is proposing practically full walls of windows on the East side of the house, looking directly into our back yard.

Since this house is two stories high and one-story above the main floor level of our house it greatly infringes and completely eliminates all privacy in our backyard and patio areas.

We are working on a more formal letter of objection to this proposed house design and also some photo/drawings showing what the view would be like at the back of our house, with the proposed new house at 101 Broadway. These photo/drawings should be very helpful to the City in the decision to reject the proposed house plans.

Just wanted to give you a heads up of our objections and that we will be sending additional information and want to be notified of any public committee meetings to review or approve these house plans.

Please contact us if you have any question or need any specific information from us.

Thanks,

**Larry D Brandhorst, AIA**



The Architects Alliance  
631 West Main Street  
Jefferson City, MO 65101  
T: 573.636.5000  
F: 573.636.6133  
W: thearchitectsalliance.com

**From:** Mark De Mattei <markd@demattei.com>  
**Sent:** Monday, August 3, 2020 1:47 PM  
**To:** Sean Mullin <SMullin@losgatosca.gov>; Jay Plett <jay@plett-arc.com>  
**Cc:** Joel Paulson <jpaulson@losgatosca.gov>; Sally Zarnowitz <SZarnowitz@losgatosca.gov>  
**Subject:** RE: 101 Broadway, Los Gatos

Hi Sean,

Thank you for forwarding this e mail. So you are aware, I would like to convey my communications with the neighbors. Lynn Brandhorst, now deceased, was the owner of the home at 93 Broadway; We communicated with him when I purchased this property. He was looking forward to the new home to be built; he was tired of looking at the dilapidated structure. He communicated with us about some site specifics, which I looked into and have addressed.

Unfortunately, Lynn passed away several months ago leaving the home to his heirs who live in the mid-west. A few weeks ago, the heirs called me and I met with them. They were here visiting from the mid-west cleaning out the house and getting it ready for sale. They were asking me if I wanted to purchase their property, as well as looking for a local Realtor referral. I gave them a referral and they will be putting on the market very soon.

When I met with the heirs (sister-in-law Cathy, as well as Diane married to Larry) and we were discussing realtors..., I showed them my plans and they seemed positive about the design. As such, this letter is out of left field. It is unfortunate and unprofessional for an out of state architect to comment on the work of Jay Plett, a well-established local architect who has followed all the Town's guidelines and designed a very fitting home.

Now fast forward, I have been told by other neighbors the reality is that the heirs of 93 are concerned our story poles will discourage their potential buyers; so very self-serving.

As you are also aware, Jay and I met with Karen Kurtz at 107 four times. She is doing a good job of getting ears, no matter what concessions I make for her.

I have met with other neighbors, Ilona Merli at 89 Broadway, as well as apartment owners. We have been very accommodating, patient and respectful to all.

I have been to HPC twice and have been approved.

I just want to make it clear to the staff that we have designed and planned a home with the utmost respect for the Site, the immediate neighbors, the Town, and the Town's residents.

I realize that anything I have said in this e mail to you means nothing in the big picture, as we have all seen this many times. I just felt I want you to all to know the facts.

Kind Regards

Mark

Mark De Mattei  
President



1794 The Alameda  
San Jose, CA 95126  
408.350.4200 p  
[website](#) | [facebook](#) | [Houzz](#)

**From:** Larry Brandhorst <lbrandhorst@thearchitectsalliance.com>  
**Sent:** Friday, August 7, 2020 1:10 PM  
**To:** Sean Mullin <SMullin@losgatosca.gov>  
**Cc:** Joel Paulson <jpaulson@losgatosca.gov>; Sally Zarnowitz <SZarnowitz@losgatosca.gov>; Gayl Henson <gayl@morganlawoffices.com>  
**Subject:** RE: 101 Broadway, Los Gatos

Sean,

We are hereby forwarding some additional attached information relating to our objection of the proposed House development at 101 Broadway, West of our property at 93 Broadway, as follows:

**1. Town of Los Gatos, Hillside Development Standards and Guidelines.**

Please refer to the highlighted items in the Architectural Design, Design objectives, standards and guidelines and Design to be neighbor friendly Guidelines.

**2. Photo from the center of the back Patio at 93 Broadway House with East Elevation (facing 93 Broadway) of the new proposed House development at 101 Broadway inserted into photo.** (Thanks to the story poles in the photo, we were able to accurately locate the new House into the photo.)

As you can plainly see the new proposed House and all the East windows would extremely infringe on the privacy of our back yard/patio area. However, what the elevation doesn't show is the fact that the new east elevation of the main part of the house is also only 5 feet from our property line.

Another thing that doesn't clearly show in the elevation is the large upper level terrace / outdoor roof balcony area facing east and directly overlooking our patio area.

Therefore, I am also trying to work on sketch drawing section through our back patio area and the House at 101 Broadway to show their direct view onto our patio, especially from the upper level terrace / outdoor balcony.

WOULD YOU WANT THIS HOUSE BUILT ADJACENT AND 5 FEET FROM YOUR BACK YARD ???

I hope to forward additional information and comments in the future.

Please contact me if you have any question or need any specific information from us.

Thanks,

**Larry D Brandhorst, AIA**  
**Re: 93 Broadway, Los Gatos, CA**

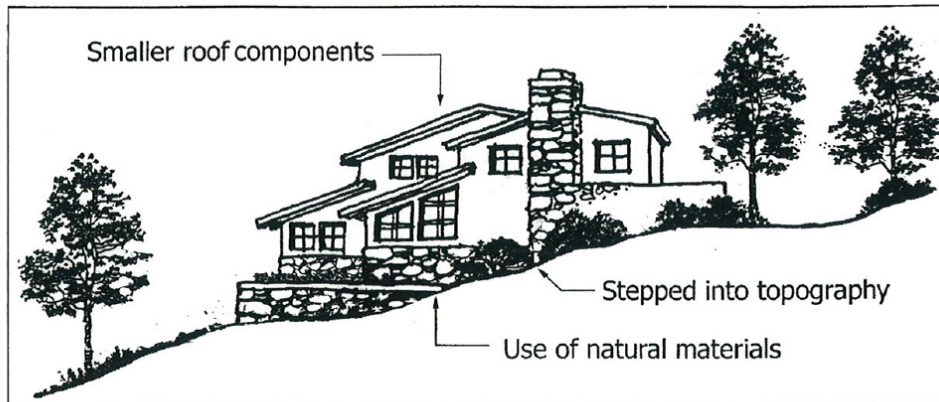


## V. ARCHITECTURAL DESIGN

### A. Design objectives.

The standards and guidelines in this section are intended to encourage architectural design that is:

1. in harmony and visually blends with the natural environment,
2. responsive to site constraints and opportunities,
3. compatible with the surrounding neighborhood and respectful of neighbors, and
4. respectful of the rural character of the hillsides.



Building form reflects hillside form/setting



## B. Design to be neighbor friendly.

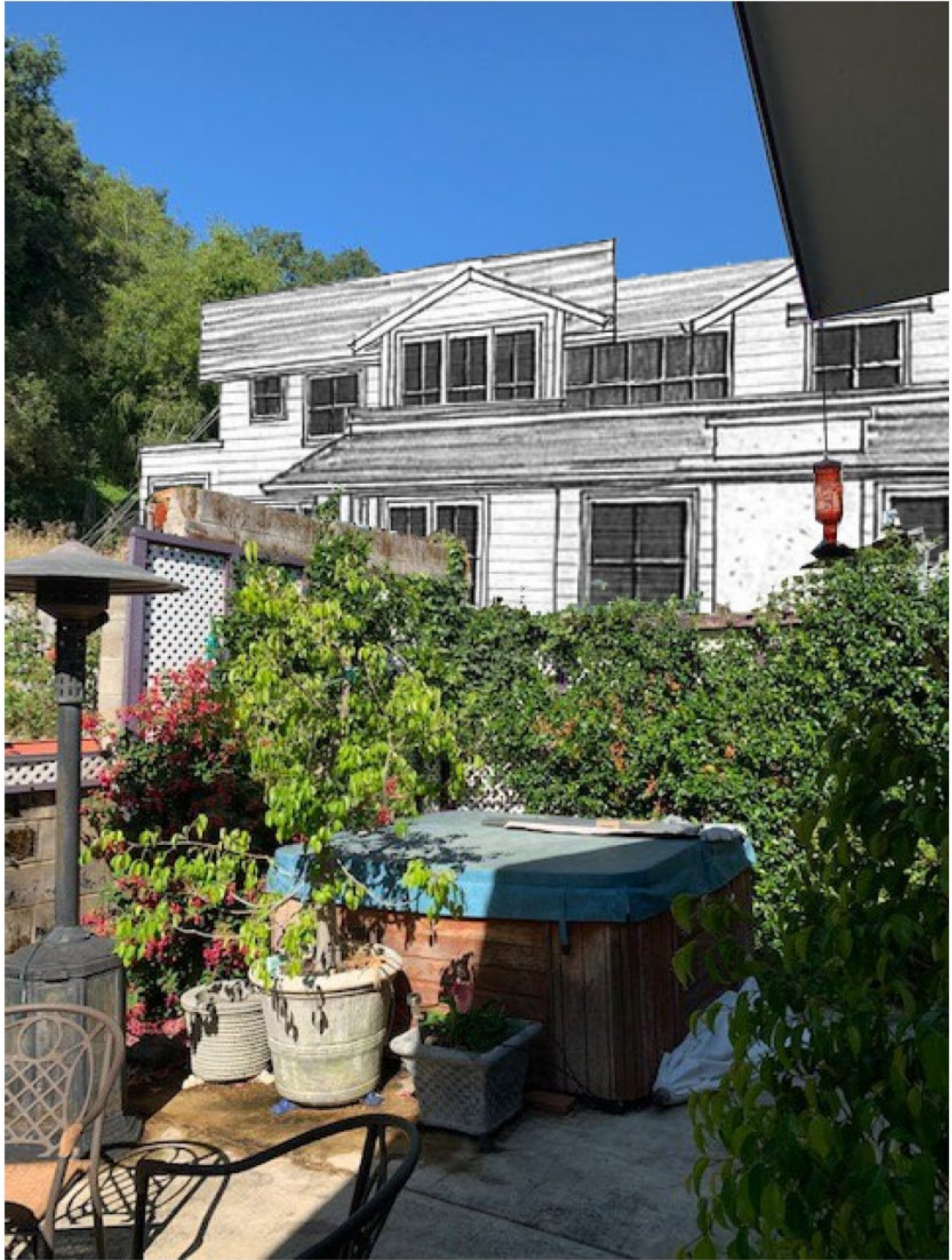
Protecting the privacy of neighboring homes is a high priority in the siting and design of a new house or addition. The following design standards shall be followed to the greatest extent feasible to ensure privacy to surrounding neighbors.

### Standards:

1. Privacy impacts shall be addressed and resolved during the constraints analysis phase and initial design stage, not with mitigation measures imposed as an afterthought. Sight lines shall be studied so that windows and outdoor areas are placed to maintain privacy.

### Guidelines:

1. The following design guidelines should be implemented to the greatest degree feasible where privacy impacts are of concern;
  - a. Minimize second-story windows facing close neighboring properties. **No**
  - b. Orient upper floor windows, decks, and balconies to avoid impacting the privacy of neighbors. **No**
  - c. Incorporate screening measures (e.g., solid railing walls, lattice work, or planters) to obscure lines of sight to neighboring properties. **None Shown**
  - d. Limit the size of decks and balconies to six feet in depth in areas where privacy is a concern. This will limit their use to passive activities. **No**
  - e. Use landscaping to screen views to your neighbor's living areas most sensitive to privacy. Use evergreen trees and shrubs to provide year-round privacy. **None Shown**
  - f. Existing vegetation that protects privacy should not be removed. **Already Removed.**
  - g. Screen and control noise sources such as parking, outdoor activities, and mechanical equipment (e.g., air conditioning and pool equipment).
  - h. Locate outdoor activity areas adjacent to neighbor's outdoor activity areas rather than in close proximity to their quiet areas (bedrooms).





**From:** Jay Plett <jay@plett-arc.com>  
**Sent:** Wednesday, August 12, 2020 1:01 PM  
**To:** Sean Mullin <SMullin@losgatosca.gov>  
**Subject:** 101 Broadway letter



### **SITE OVERVIEW – EXISTING CONDITIONS**

THE SITE IS NARROW AND SLOPES UPWARDS FROM BROADWAY, THE REAR UPPER PORTION OF THE PROPERTY IS NOT WITHIN LRDA LIMITS.

THE ORIGINAL HOME WAS SUBJECTED TO FIRE, THEN NEGLECT SINCE THAT EVENT. EVEN PRIOR TO THAT, THE ORIGINAL HOME'S CHARACTER WAS DESTROYED BY UNSEEMLY ADDITIONS AND TRIM APPLICATIONS. WINDOWS WERE REPLACED WITH RAW 1960'S STYLE ALUMINUM SLIDERS.

THE CURRENT BUILDING IS A BLIGHT AND HAS BEEN RIGHTFULLY APPROVED BY THE HPC TO BE TAKEN DOWN AND REPLACED WITH THE CURRENTLY APPROVED HPC DESIGN.

### **NEIGHBOR CONTACT**

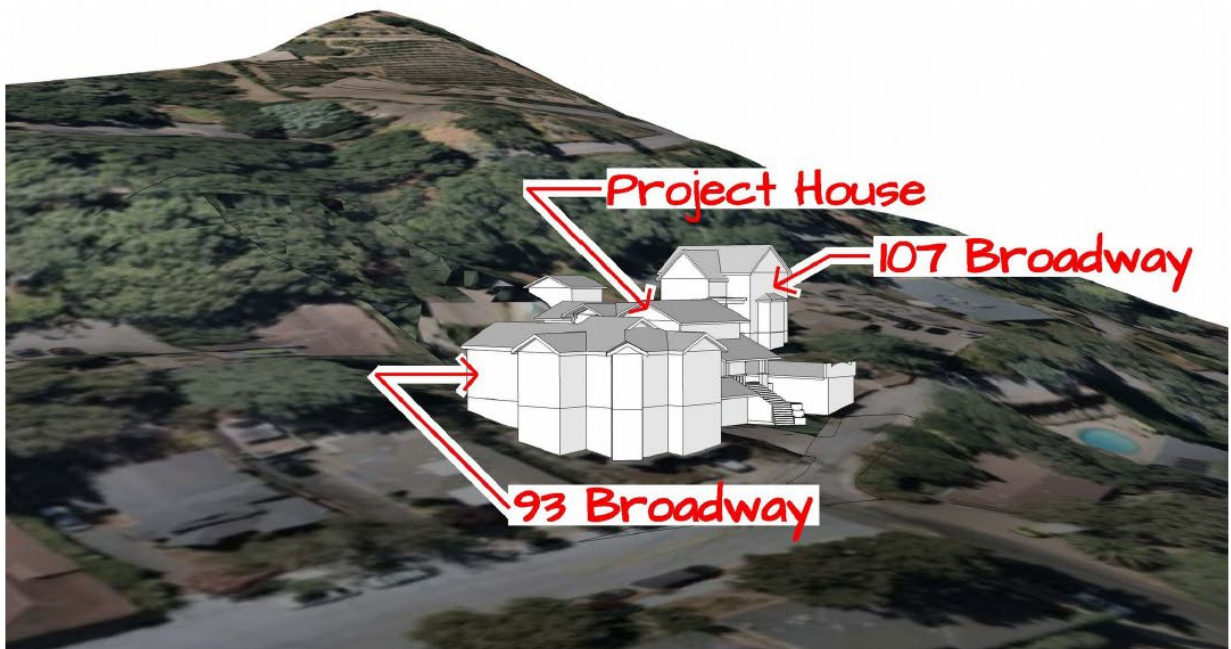
NEIGHBORS HAVE BEEN CONSULTED FROM THE BEGINNING OF THE PROJECTS INCEPTION. THERE WAS COMMUNICATION WITH LYNN BRANDHORST OF 93 BROADWAY PRIOR TO HIS PASSING. LYNN WAS VERY EAGER TO SEE A NEW HOME BUILT TO REPLACE THE HOME THAT IS THERE NOW. 93 BROADWAY IS NOW FOR SALE.

OTHER NEIGHBORS HAVE BEEN CONSULTED AS WELL. WE HAVE MET NUMEROUS TIMES WITH KAREN KURTZ OF 107 BROADWAY AND MADE ACCOMMODATIONS FOR HER CONCERNS.

THE NEIGHBORS AT 321, 325, 346, 352 MAIN STREET AND 98, 100 BROADWAY ARE ALL SUPPORTIVE OF THE PROJECT AS DESIGNED. THEIR LETTERS HAVE BEEN SUBMITTED TO PLANNING STAFF.

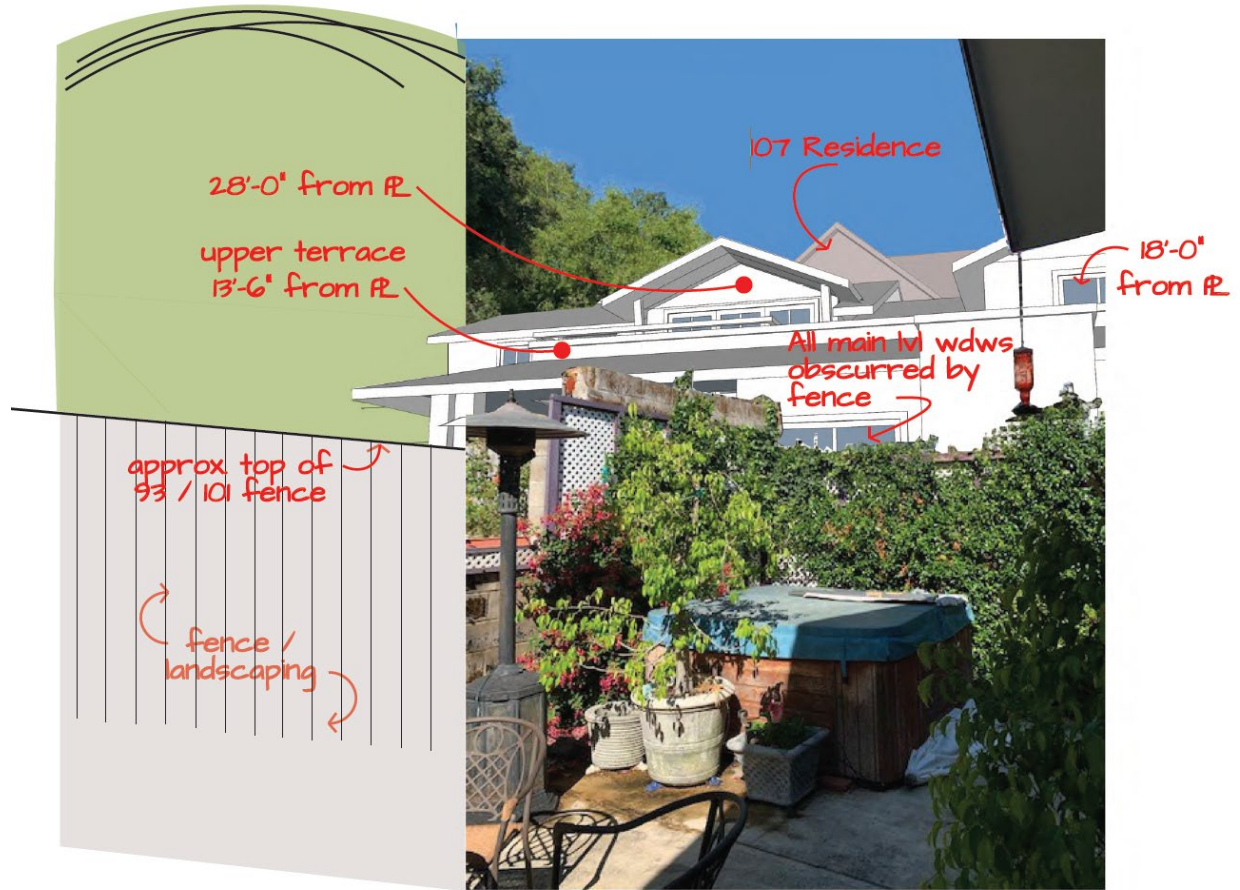
## DESIGN ANALYSIS – TOWN DESIGN GUIDELINES

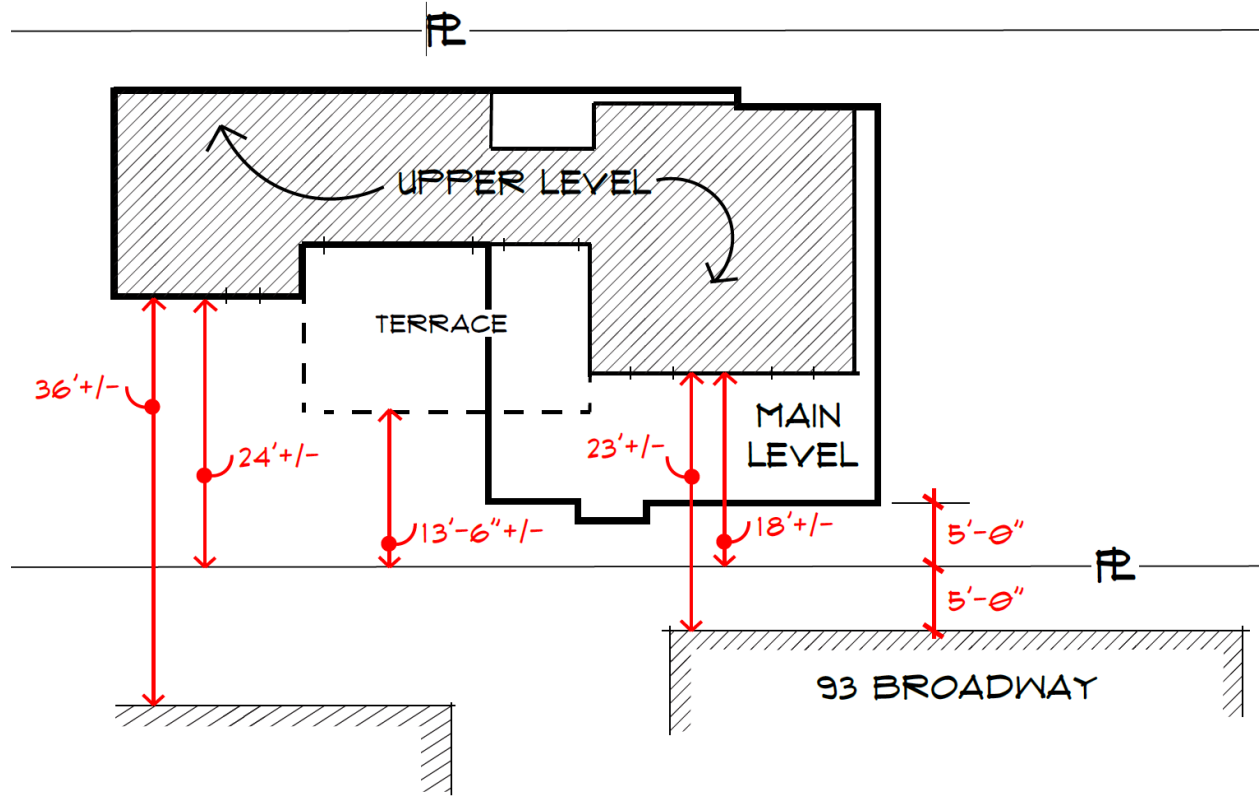
- THE HOME IS SITUATED WITHIN THE SITE'S LRDA, WHICH IS LOCATED ON THE FRONT LOWER PORTION OF THE SITE.
- THE HOME STEPS UP THE HILLSIDE, EACH LEVEL BEING SETBACK FROM THE ONE BELOW IT, WITH PORTIONS BELOW GRADE TO MINIMIZE HEIGHT AND MASS.
- THE HOME'S ROOF FORMS FOLLOW THE SLOPE OF THE SITE AS MUCH AS POSSIBLE.
- THE HOME IS WELL BELOW THE HEIGHT LIMIT FOR THE DISTRICT.
- WINDOWS HAVE BEEN PLACED THOUGHTFULLY WITH RESPECT FOR THE NEIGHBORS PER TOWN GUIDELINES.
- THE HOME HAS BEEN DESIGNED TO AMICABLY BLEND WITH THE EXISTING MASS AND SCALE OF THE NEIGHBORHOOD. SEE ILLUSTRATION BELOW – LOOKING UP BROADWAY TO PROPOSED HOUSE.



## **SUMMARY**

THE PROPOSED HOME WAS PLANNED AND DESIGNED WITH THE UTMOST RESPECT FOR THE SITE, IMMEDIATE NEIGHBORS AND TOWN'S RESIDENTS. IT WAS APPROVED UNANIMOUSLY BY THE HPC AND HPC'S MATERIAL REQUESTS ARE INTEGRATED IN TO THE DESIGN. TOWN DESIGN GUIDELINES AND IT'S INTENT HAVE BEEN UTILIZED IN THE CONCEPTION AND DESIGN OF THE PROPOSED HOME. STAFF HAS NOT VOICED ANY CONCERNS REGARDING THE DESIGN. FROM TIME OF PROJECT'S INCEPTION, THE NEIGHBORS WERE KEPT APPRISED OF THE PROJECT AND IT'S NATURE.





**From:** Mark De Mattei <markd@demattei.com>  
**Sent:** Wednesday, August 12, 2020 8:10 AM  
**To:** Sean Mullin <SMullin@losgatosca.gov>  
**Cc:** 'Jay Plett' <jay@plett-arc.com>; Sally Zarnowitz <SZarnowitz@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>  
**Subject:** Broadway neighbor 4 doors down across the street

Hello Mark,  
It was great chatting with you today.

This house looks great and hopefully there is no pushback from the neighbors. If you need us to do anything in support of this project, just let us know.

It was great to meet your son.

Thanks,  
Nicole

Mark De Mattei  
President



1794 The Alameda  
San Jose, CA 95126  
408.350.4200 p  
[website](#) | [facebook](#) | [Houzz](#)

**From:** Elisa Morgan <[elisamorgan@att.net](mailto:elisamorgan@att.net)>  
**Sent:** Tuesday, August 11, 2020 8:51 PM  
**To:** Mark De Mattei <[markd@demattei.com](mailto:markd@demattei.com)>  
**Subject:** Re: Thank you

Hello Mark,

Wonderful talking with you yesterday. You're usually on the run when I see you, so it was nice having a few minutes to chat. Thank you for letting me know about your new build planned on Broadway. The design looks great! Maybe Joline and I will stop by sometime on a walk. You and your family stay well and happy!

Take care,

Elisa

Sent from my iPhone



**From:** Bill Gorman <[bill.gorman@gmail.com](mailto:bill.gorman@gmail.com)>  
**Sent:** Tuesday, August 11, 2020 11:10 PM  
**To:** [markd@demattei.com](mailto:markd@demattei.com)  
**Subject:** Broadway Project

*Good morning Mark,*

*Thank you for sharing your new house plans for 101 Broadway. I own 98 Broadway across the street. The improvements you will make to this property are fantastic and long overdue. You have put great effort into the plans and I look forward to seeing this come to fruition.*

*Bill Gorman*

**From:** Gregory Howell <[gregory@howelldevel.com](mailto:gregory@howelldevel.com)>

**Sent:** Thursday, August 6, 2020 10:49 AM

**To:** [markd@demattei.com](mailto:markd@demattei.com)

**Subject:** New Broadway house plans

Mark, thank you for reaching out to us today regarding your new house plans for 101 Broadway. We own the 2 apartment buildings directly across the street from your project as we discussed. We also live up the street on Glen Ridge Avenue and have been walking and driving past 101 Broadway for many years. 101 Broadway has been an eye sore for far too long and this was even before it burnt down. Thank you for putting the time, effort and money into such a well thought out plan. We look forward to seeing your house plans built.

What a great addition to the neighborhood!

Regards,

*Gregory and Diana Howell  
125 Glen Ridge Avenue  
Los Gatos, Ca. 95030*

**From:** Ilona Merli <ilonamerli@gmail.com>

**Sent:** Saturday, August 15, 2020 2:32 PM

**To:** Sean Mullin <SMullin@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>; Sally Zarnowitz <SZarnowitz@losgatosca.gov>

**Cc:** Karen Kurtz <KurtzK@comcast.net>; Larry Brandhorst <lbrandhorst@thearchitectsalliance.com>; dianne.brandhorst <dianne.brandhorst@gmail.com>

**Subject:** 101 Broadway proposed project

Dear Mr. Mueller and Team,

I am writing to ask that the September 1st 101 Broadway discussion with the DRC be moved DIRECTLY to the Planning Commission in an effort to save time and money. Regardless of the outcome of that meeting, immediate neighbors (myself included) will use all channels available to protect our interests.

I am deeply concerned about the project at 101 Broadway; surrounding neighbors held a meeting last evening on the subject and we jointly agreed to do whatever possible to preserve the integrity of our homes and neighborhood, as well as protect our own home values. While the overall home value in surrounding neighborhoods may ultimately increase based on sheer calculations of square footage and perceived "prestige," no one in their right mind would buy either of the neighboring properties were this project to move forward as is — unless the price were significantly reduced.

Sadly, the proposed project *beyond* "impacts" the neighboring homes, privacy, light, space, overall livability, as well as the integrity of the neighborhood, altogether. Additionally, it is essential that decision-makers regarding this project (EACH of them) actually come out to the site and see for themselves the invasive and inappropriate nature of the design with regard to impact on the neighbors. Thank you for your time and consideration.

Best regards,  
Ilona

Ilona Merli  
89 Broadway  
Los Gatos, 95030  
408-839-6965

**From:** Mark De Mattei <markd@demattei.com>

**Sent:** Monday, August 17, 2020 12:29 PM

**To:** Sean Mullin <SMullin@losgatosca.gov>; Jay Plett <jay@plett-arc.com>

**Cc:** Joel Paulson <jpaulson@losgatosca.gov>; Sally Zarnowitz <SZarnowitz@losgatosca.gov>; Robert Schultz <RSchultz@losgatosca.gov>

**Subject:** RE: 101 Broadway proposed project

Dear Sean,

Thank you for your communication. Jay is on vacation this week . Although we have previously addressed all of the points and provided detailed studies to demonstrate the neighbors alleged accusations are unfounded. Jay however will respond to this neighbor e mail upon his return early next week. By the way she mentions values decreasing. This is also not accurate as a nicely done home with Jays thoughtful fitting architecture will increase immediate neighbors values and desirability.

Kind Regards,  
Mark

Mark De Mattei  
President



1794 The Alameda  
San Jose, CA 95126  
408.350.4200 p  
[website](#) | [facebook](#) | [Houzz](#)

**From:** Jay Plett <jay@plett-arc.com>

**Sent:** Monday, August 24, 2020 11:47 AM

**To:** Sean Mullin <SMullin@losgatosca.gov>

**Cc:** Mark De Mattei <markd@demattei.com>; Joel Paulson <jpaulson@losgatosca.gov>; Sally Zarnowitz <SZarnowitz@losgatosca.gov>; Robert Schultz <RSchultz@losgatosca.gov>

**Subject:** Re: FW: 101 Broadway proposed project

Hi Sean -

I believe we have designed a home that not only meets the Town guideline criteria in technical aspects, but

also in the spirit and intent of the design guidelines. We urge the DRC to approve the project as designed with the agreed modifications per our conversations with Karen Kurtz.

Thanks, Jay

**From:** Irving MITSUNAGA <[mitsunaga@comcast.net](mailto:mitsunaga@comcast.net)>  
**Sent:** Wednesday, August 26, 2020 10:07 AM  
**To:** Planning Comment <[PlanningComment@losgatosca.gov](mailto:PlanningComment@losgatosca.gov)>  
**Subject:** Comment re 101 Broadway

Planning Review Committee and Planning Commission --

We are unable to attend the September 1 teleconference regarding rebuilding 101 Broadway, but we go on record in opposition to the structure as currently designed. The planned structure is too tall and too close to the property line between 101 and 107. The planned structure blocks the sun and the view of the residence at 107. Moreover, the house at 107 is historically designated and its property value will be decreased with this new structure.

We have lived in our house on Broadway since 1974 and we support the resident at 107 Broadway in her opposition to the designed structure. It is possible to build a one-story structure at 101 that will fit better with the neighboring houses and will preserve the value of the historical homes, and that should be required. Thank you for the opportunity to send an email.

Irving and Evelyn Mitsunaga  
130 Broadway  
Los Gatos, CA 95030

**From:** Jay Plett <jay@plett-arc.com>

**Sent:** Wednesday, August 26, 2020 3:44 PM

**To:** Sean Mullin <SMullin@losgatosca.gov>; Mark De Mattei <markd@demattei.com>

**Subject:** Re: FW: Comment re 101 Broadway

Thanks Sean, communication received. We would like to reiterate our project does not block 107's sunlight per the shadow studies provided. We have demonstrated in multiple ways with drawings, model studies, and verbal

communication that our design is wholly compatible with the surrounding houses, Town design guidelines and

the historic character of the district as found by unanimous decision of the HPC committee.

Regards, Jay

**From:** Karen Kurtz <kurtzk@comcast.net>

**Sent:** Thursday, August 27, 2020 5:24 PM

**To:** Sean Mullin <SMullin@losgatosca.gov>; Sally Zarnowitz <SZarnowitz@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>

**Subject:** 101 Broadway project question

Sean,

I have a question about the ADU regarding 101 Broadway that I haven't figured out or gotten any answer to yet.

On the front page of the plans it says "ADU future proposal 665sf" but, there is an ADU included in the drawings. Is there another ADU proposed or what does all of that mean and also how does it all fit in to FAR? It looks like they are up to their FAR limit. I once asked Mark if he could build a separate ADU in the back so he could lower the house and it was an emphatic "no". I thought ADU's were to be separate rentals to create affordable living quarters. This ADU does not appear to be a separate rental but instead incorporated into the main living quarters. We need a little explanation as to what all of this means.

I would ask Mark but it has been a challenge trying to get straight answers from Mark or Jay. We have had 3 meetings and basically no real changes and a lot of untruths or skirting around a real answer. I was very disappointed to learn that he told neighbors that I was old, could barely walk and was planning to move so I didn't care what the plans for the project looked like. This is totally untrue except I'm old. A situation like this in my occupation would be elder abuse and I would lose my license. I learned this through mutual acquaintances. This is a small town! He told me, that a lot of neighbors were happy with the plans when in fact I've learned that is not true, or when I asked how many square feet the home at 89 Broadway, that he built, was he said around 2500sf when it is actually 1270sf. At every meeting when I asked about the height of the project each time it was something different and when the story poles went up it was once again different and higher than they ever told me in the meetings. I have never learned about the shade cover figures which I had asked you about except that it was all "scientific". How will I ever know if the correct correspondents were plugged in or exactly what is done to get that information is correct? This is only a sample of my experiences. How can someone actually work with anyone who can't be up front and honest or agree to make real changes. (To be fair, I got 6" lowered on the height and a couple of windows shortened, very minor changes. Also no deck to be built on the flat roof in the very back of the ADU. That is important since that is at fence height.) I'm so very disappointed and this behavior has got to stop! It will never get us to any kind of an agreement or working "together" condition. We have a lot of neighbor work to complete.

Sorry to mention this to you but everyone needs to know that I and neighbors have listened and tried to work with Mark and Jay but so far it hasn't worked. We all want a home built on that lot but we want something reasonable that will be in harmony, enhance and improve our important Broadway Historic District. Not devalue our properties and invade our privacy or



hide the sun and nature. A home built like this would forever change the profile of this neighborhood. I or the next owner will want to build a taller structure in my backyard to recapture the light and the views. The owners below may want to build something tall to create some privacy. Will 93 Broadway ever sell for the price that it is really worth with a tall structure like this being built next door? The only other house nearby on our side of the street that is 2500+sf is 115 Broadway on a wider and approximately ½ acre lot and that addition is only one story, like 93 Broadway. Our lots may be long but very narrow and sloped uphill.

I will be sending more pictures since no one from the DRC or planning has been out to my property to see the actual impact that this project will have on our properties, except Joel Paulson. Even pictures cannot capture the real affect. Anyone is welcomed to come by. I just need a phone call so I can open the side gate. Thank you to Joel!

Thank you for your assistance with any information about the ADU.

Regards,  
Karen Kurtz  
107 Broadway  
408-691-1373

**From:** Karen Kurtz <kurtzk@comcast.net>

**Sent:** Friday, August 28, 2020 9:21 AM

**To:** Sean Mullin <SMullin@losgatosca.gov>; Sally Zarnowitz <SZarnowitz@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>

**Subject:** 101 Broadway

Sean,

I'm attaching a few more pictures regarding the proposed project of 101 Broadway to attempt to show what affect it will have on my home at 107 Broadway which is next door & up the hill from 101. I ask, how would you like the proposed house in your vision every time you stood at your kitchen window or sat on your patio? A vision that will block all that nature has to offer, the trees, the hills, the clouds, the birds flying around and landing in the water fountain and including your morning sunlight? It not only includes the loss of the views of nature and the sunlight but even the light that reflects off of the hills when the sun is setting. Please note in the proposed picture #2 that the green temporary fencing sits back onto my property by over 3' in the center so the house would actually be much closer than the picture shows. The 3<sup>rd</sup> picture is from my upper patio that is 8 steps above my main living area & patio, sky line totally blocked, the 4<sup>th</sup> picture is before the story poles from that upper patio, the 5<sup>th</sup> is from the upper patio at sunset. My kitchen window is totally blocked from seeing any sky unless I lean over & look up, I am short so it would be even worse for someone average height or taller. Keep in mind that these current scenes have been this way since before my house was built, around 1887, 133 years ago.

I purchased this home 32 years ago after searching for over 3 years to find a Victorian that I could restore and live in. It was a goal of mine for 20 years. The main priority besides finding one in my price range was to have enough windows for light and the East morning sun in my kitchen and bedroom This is not something I am making up just now because of the fact that this project will block all of that. It is something that has been important to me for many years, my agent was getting quit impatient with me. It is also important to point out that this is the only source of sunlight for my property except for summer time when the sun is higher, as the south has the mountains and tall trees and the west has the higher level home and tall trees. Presently, with that space entirely open, I have to turn on my lights inside the house about 1:30pm the majority of the time. My roof, patio furniture, walk ways, and rock walls get covered in mildew each year once summer is over. I hope you see how important that Eastern sunlight is to my property. Plus the negative affect on my mental and physical health as we all need to have some sunlight or we suffer from depression. I haven't even mentioned the negative affect on the value of my property, a large chunk of my retirement equity.

My privacy also will be gone with only a 5' set back. The overhang of the eaves and the windows when opened will make that space even less. All of this right over the patio area where I spend a great deal of time each and every day. It's my backdoor area. I will hear everything and so will they. We both lose our privacy and this is actually true for all sides of the project because of the height & length of the house running up a slope, short setbacks, the

patios, the upper level terrace and all the windows. It's obvious they are trying to capture the views. I've seen the client standing over there several times pointing them out. Why would they be allowed to block all the views and light from a property that has been here for over a hundred years?

Something very nice could be built there without taking away everyone's privacy and light and truly be in harmony, blend in and enhance all of our properties, not devalue the properties next door. I have worked two jobs the majority of the time I have lived here until the last 3 years in order to keep this home in good condition and the Historic integrity. I'm proud to own a home on the Bell Ringer list. I know the owner of 93 Broadway spent over 3 years when he re-built his home, trying to satisfy the Historical guide lines of the town requirements. It became a great addition to the neighborhood. The 101 property was sadly taken out of the Historical status just because it had some changes made years ago.

This project is just way too tall & too big! It needs to be lowered in order to blend in with the surrounding properties on the same side of the street. Help save our Historical neighborhood.

Please come see it for yourself. I am very disappointed that I have not seen anyone from the town come to view the project from my backyard except Joel Paulson. There is no way you can tell the true negative affect it will have on our Broadway Historical homes and neighborhood by just looking at plans on paper. It may fit within your Design guide lines but the lot & the neighborhood are not your average lot and neighborhood.

Thank you for your attention to this important matter.

Karen Kurtz  
107 Broadway  
408-691-1373



**CURRENT PHOTO VIEW FROM PATIO DECK AT 107 BROADWAY**



**PHOTO VIEW FROM 107 BROADWAY WITH PROPOSED HOUSE AT 101 BROADWAY**









**From:** Mark De Mattei <markd@demattei.com>  
**Sent:** Friday, August 28, 2020 11:08 AM  
**To:** Sean Mullin <SMullin@losgatosca.gov>; Jay Plett <jay@plett-arc.com>  
**Subject:** RE: 101 Broadway project question

Hi Sean , thank you for sending. I do have to say this is all nonsense and not true . I have never told anyone that Karen can't walk and all of the rest of the allegations.  
Jay and I have been most gracious , accurate and honest. It's sad they do not understand the design as well as the architecture.

Mark De Mattei  
President



1794 The Alameda  
San Jose, CA 95126  
408.350.4200 p  
[website](#) | [facebook](#) | [Houzz](#)

**From:** Larry Brandhorst <lbrandhorst@thearchitectsalliance.com>  
**Sent:** Friday, August 28, 2020 11:11 AM  
**To:** Sean Mullin <SMullin@losgatosca.gov>  
**Cc:** Joel Paulson <jpaulson@losgatosca.gov>; Sally Zarnowitz <SZarnowitz@losgatosca.gov>; Robert Schultz <RSchultz@losgatosca.gov>; Gayl Henson <gayl@morganlawoffices.com>  
**Subject:** RE: 101 Broadway, Los Gatos

Sean,

Forwarding attached letter with attachments addressing our **Objection to the Proposed House at 101 Broadway**.

We look forward to the opportunity to speak to the Development Review Committee Meeting on September 1, 2020.

Thanks,

**Larry D Brandhorst, AIA**



The Architects Alliance  
631 West Main Street  
Jefferson City, MO 65101  
T: 573.636.5000  
F: 573.636.6133  
W: [thearchitectsalliance.com](http://thearchitectsalliance.com)

August 28, 2020

Town of Los Gatos  
Community Development Department  
Historic Preservation Committee  
Development Review Committee  
Planning Commission  
Town Council of Los Gatos  
110 E. Main Street  
Los Gatos, CA 95030

**Re: Proposed House at 101 Broadway Avenue**

Dear Town of Los Gatos:

Continuing with our **Objection to the Proposed House at 101 Broadway** we offer the following words of wisdom for the Town of Los Gatos.

Lynn Brandhorst bought the original 1887 built, 93 Broadway Historic House in the mid 1970's. The house received significant damage from the 1989 earthquake.

Therefore, in the early 1990's Lynn and wife Pamela proceeded to rebuild the Historic House, working for many months, that turned into more than a year, with approval of the Town of Los Gatos, Historic Preservation and Development Review Committees, Planning Commission and finally the Town Council. (Refer to Rebuilding in attached Exhibit.)

Because this Historic House at 93 Broadway and the Historic Broadway Street area was so significant to the original development of the Town of Los Gatos, Lynn had to meet pages and pages of significant requirements and delays imposed by these Committees, Commissions and the Town Council.

But Lynn did his best and everything possible to preserve this Historic House, because he knew the significance to the Broadway Street neighbors and the people of the Town of Los Gatos. (Refer to Completed House in attached Exhibit.)

If our House at 93 Broadway was so Historically significant back then, why would the Town of Los Gatos allow construction of a House at 101 Broadway that **SIGNIFICANTLY TARNISHES THE HISTORIC VALUE AND PRIVACY OF THE ADJACENT 93 BROADWAY HISTORIC HOUSE**, as follows:

1. Lynn was required by the Town to salvage the existing front façade and side walls of the original historic house.
2. Lynn was required by the Town to re-build within the footprint of the original house; however, the 101 Broadway House is **TWICE THE FOOTPRINT OF THE PREVIOUS HOUSE ON THE SITE**. (Refer to attached Exhibits.)
3. Lynn was not allowed to add a second story to the house because the roof had to match the original historic house design. Yet the 101 Broadway house is being allowed a second story, even higher than the previous house on the site, **PLUS ADD AN UPPER LEVEL TERRACE / BALCONY**, that **INVADES PRIVACY OF THE HISTORIC 93 BROADWAY HOUSE**. (Refer to attached Exhibits.)

4. Lynn was limited on extending the back of the house therefore, they had to excavate under the original historic house, at additional cost, to add additional space for two bedroom; however, the 101 Broadway House is allowed to extend back twice the depth of the previous house, causing the main level of the house to be almost at a full story above the main level of the house at 93 Broadway, and at less than 6 feet from the property line, **INVADING COMPLETE PRIVACY OF THE HISTORIC 93 BROADWAY HOUSE.** (Refer to attached Exhibits.)
5. Lynn was required to match the existing windows on the original historic house, including adding fake windows on the side to match, however, the 101 Broadway house is allowed to add an almost entire wall of doors and windows, close to 50 percent of all the houses windows and doors on the East side of the house, **INVADING COMPLETE PRIVACY OF THE HISTORIC 93 BROADWAY HOUSE** and some at less than 6 feet from the property line. (Refer to attached Exhibits.)

The Town of Los Gatos, Hillside Development Standards and Guidelines as an example encourage architectural "**Design to be neighbor friendly;**" as "**Sight lines shall be studied so that windows and outdoor areas are placed to maintain privacy.**" (Refer to attached Exhibits.)

The 101 Broadway House design is anything but Neighbor Friendly!

Most of the lots on Historic Broadway Avenue are very narrow lots and therefore, the houses are designed with the main doors, windows, patio & balcony areas facing the front and back of the house and property; **NOT FACING YOUR NEIGHBOR'S HOUSE.**

**The design of the house at 101 Broadway completely destroys the way of life at 93 Broadway, destroys the significance of having a Historic House, Historic Street and Community by infringing on the Value of the Historic House at 93 Broadway and other Historic Houses in the neighborhood and devalues the investments Home Owners on Broadway Street and the Historic Los Gatos Community have invested to preserve that History.**

Sincerely,



Larry D Brandhorst

Administrator of the House at 93 Broadway, representing all Owners of the House including the Brandhorst and Kolker Families

1035 Satinwood Court

Jefferson City, Missouri 65109

Ph: 573.636.5000

Email: [lbrandhorst@thearchitectsalliance.com](mailto:lbrandhorst@thearchitectsalliance.com)

Attachments/Enclosures:

1. Re-Building Historic House at 93 Broadway, 1994, one page.
2. Historic House at 93 Broadway Avenue, one page.
3. Town of Los Gatos, Hillside Development Standards and Guidelines, two pages.
4. Photo from Back Patio, 93 Broadway, showing Story Poles at 101 Broadway, one page.
5. Photo from Back Patio, 93 Broadway, showing Proposed East Elevation of House at 101 Broadway, Updated, one page.
6. Section/Elevation Showing Privacy Issue from Proposed 101 Broadway, one page.



REBUILDING HOUSE AT 93 BROADWAY



**HISTORIC HOUSE AT 93 BROADWAY**

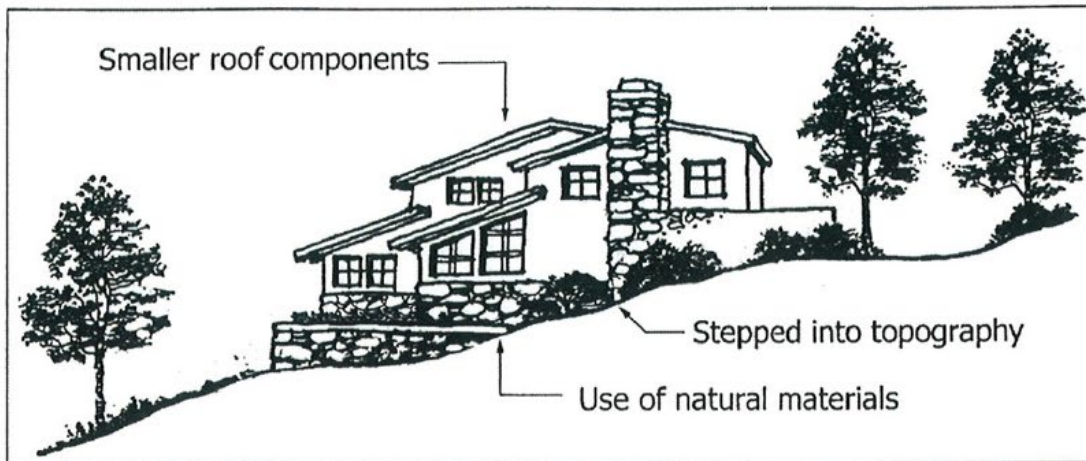


## V. ARCHITECTURAL DESIGN

### A. Design objectives.

The standards and guidelines in this section are intended to encourage architectural design that is:

1. in harmony and visually blends with the natural environment,
2. responsive to site constraints and opportunities,
3. compatible with the surrounding neighborhood and respectful of neighbors, and
4. respectful of the rural character of the hillsides.



Building form reflects hillside form/setting



## B. Design to be neighbor friendly.

Protecting the privacy of neighboring homes is a high priority in the siting and design of a new house or addition. The following design standards shall be followed to the greatest extent feasible to ensure privacy to surrounding neighbors.

### Standards:

1. Privacy impacts shall be addressed and resolved during the constraints analysis phase and initial design stage, not with mitigation measures imposed as an afterthought. Sight lines shall be studied so that windows and outdoor areas are placed to maintain privacy.

### Guidelines:

1. The following design guidelines should be implemented to the greatest degree feasible where privacy impacts are of concern;
  - a. Minimize second-story windows facing close neighboring properties. **No**
  - b. Orient upper floor windows, decks, and balconies to avoid impacting the privacy of neighbors. **No**
  - c. Incorporate screening measures (e.g., solid railing walls, lattice work, or planters) to obscure lines of sight to neighboring properties. **None Shown**
  - d. Limit the size of decks and balconies to six feet in depth in areas where privacy is a concern. This will limit their use to passive activities. **No**
  - e. Use landscaping to screen views to your neighbor's living areas most sensitive to privacy. Use evergreen trees and shrubs to provide year-round privacy. **None Shown.**
  - f. Existing vegetation that protects privacy should not be removed. **Already Removed.**
  - g. Screen and control noise sources such as parking, outdoor activities, and mechanical equipment (e.g., air conditioning and pool equipment).
  - h. Locate outdoor activity areas adjacent to neighbor's outdoor activity areas rather than in close proximity to their quiet areas (bedrooms).





PHOTO FROM PATIO AT 93 BROADWAY SHOWING STORY POLES AT PROPOSED 101 BROADWAY

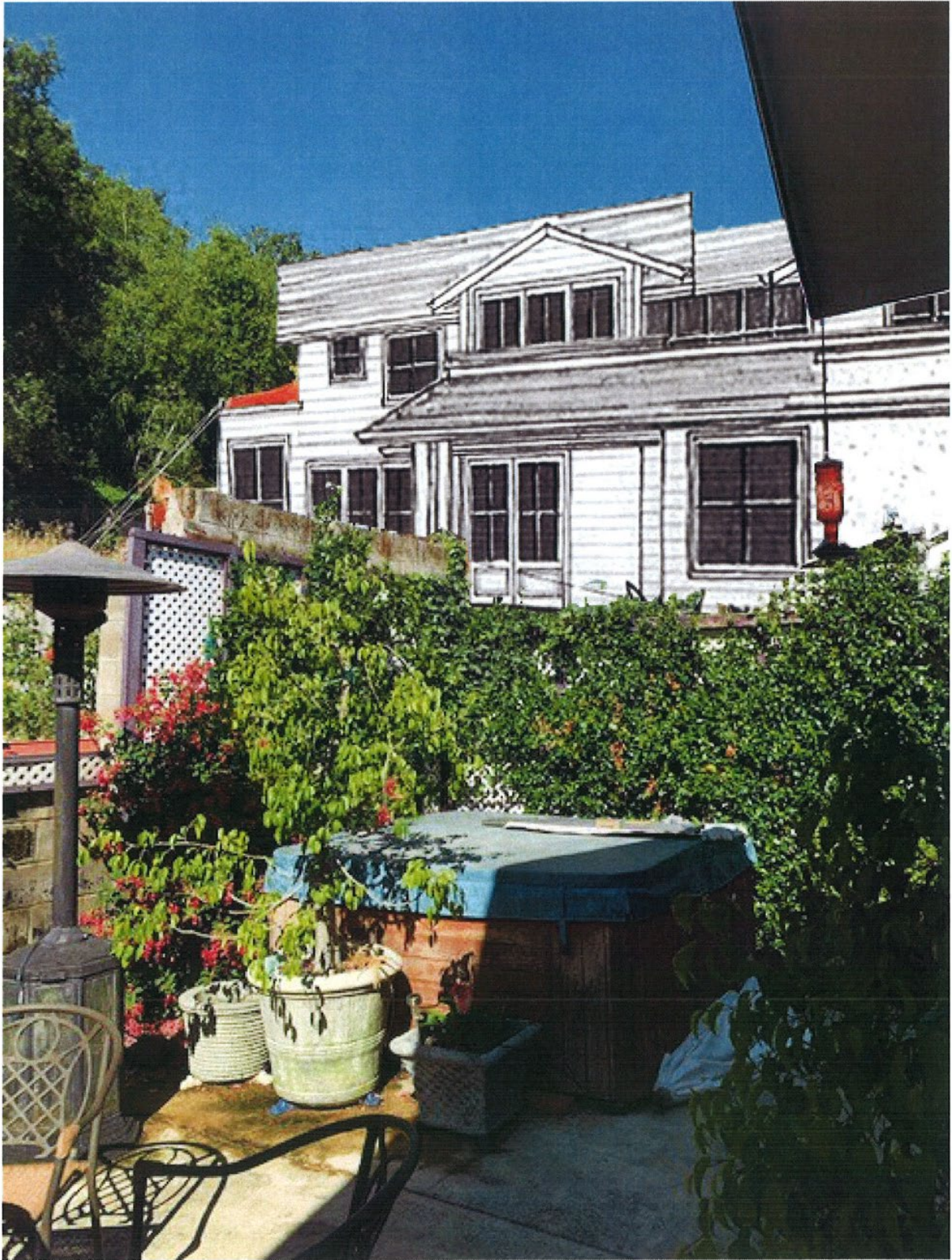
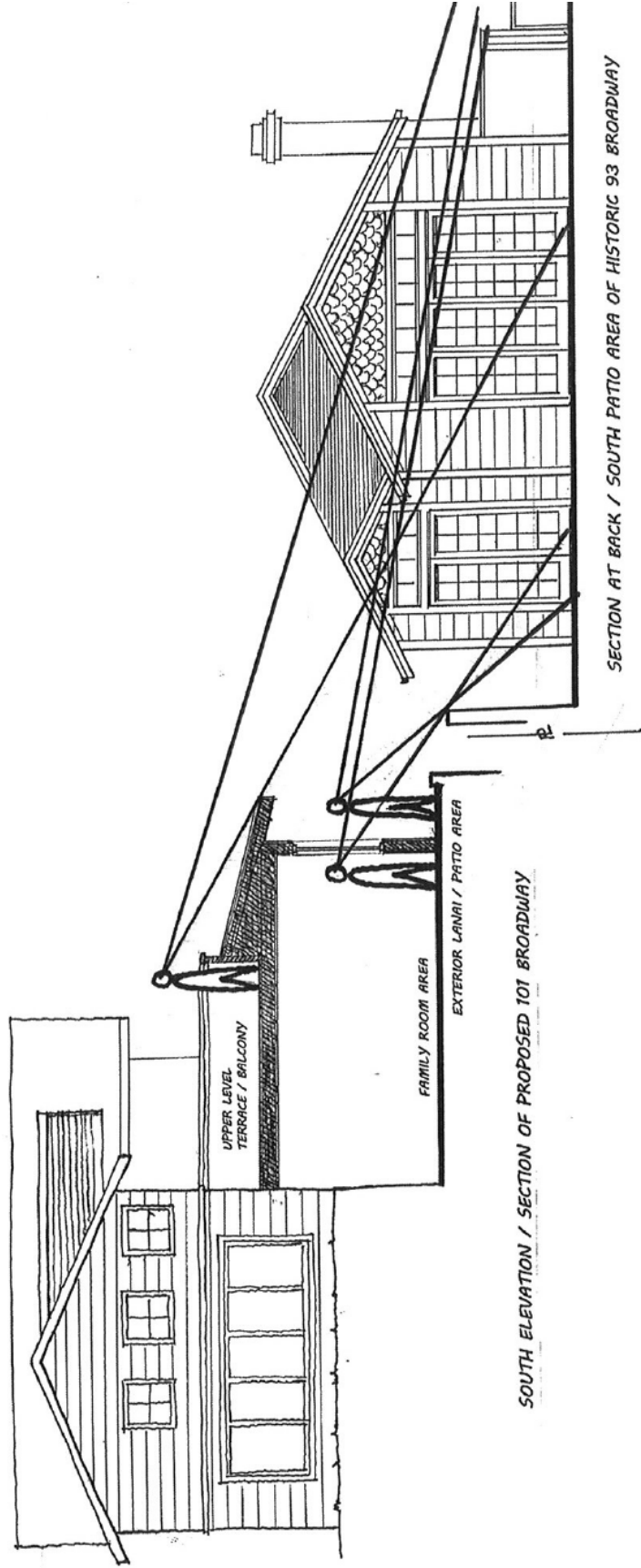


PHOTO VIEW FROM PATIO AT 93 BROADWAY WITH PROPOSED HOUSE AT 101 BROADWAY



SOUTH ELEVATION / SECTION OF PROPOSED 101 BROADWAY

SECTION AT BACK / SOUTH PATIO AREA OF HISTORIC 93 BROADWAY

SECTION / ELEVATION SHOWING PRIVACY ISSUE FROM PROPOSED 101 BROADWAY

**From:** Karen Kurtz <kurtzk@comcast.net>

**Sent:** Saturday, August 29, 2020 8:33 PM

**To:** Sean Mullin <SMullin@losgatosca.gov>; Sally Zarnowitz <SZarnowitz@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>

**Subject:** 101 Broadway

Yes, me again with another concern/question.

I've been looking at Jay's letter of justification drawings, I note that his drawings on page 3 and page 7 show that my ADU is taller than the proposed house. The real fact is, the story poles are taller than my ADU. Are the story poles wrong or are his drawings incorrect? Who overs sees these kind of situations? I don't know how important these drawings are but the real fact is, it presents an inaccurate scenario. I am so sorry and do appreciate your time on getting back to me. I am not a professional on builder/architect plans. I need assistance on helping me understand what really is proposed now, not before I'm suddenly surprised when the building begins. It's because of these kind of situations that I am questioning how accurate the shadow study is. Who checks these details for accuracy? This is a serious project for me and the other nearby neighbors. It looks much different in person than on paper.

This morning at 8:00 the shadow of my ADU was extending out beyond my vegetable garden on my upper patio area. If 101 was built as proposed, it would have blocked my house of the morning sun. This on August 29<sup>th</sup>. That shadow lasted until at least 10:30 in the area of my house and back door patio. That means artificial light beginning mid-August or earlier and lasting until June? So much for energy saving. And gone is the possibility of my own small vegetable garden?

I would appreciate you checking into the drawings on Jay's report and get back to me.  
Thank you once again, your help is appreciated,

Karen Kurtz  
107 Broadway

From: Karen Kurtz <kurtzk@comcast.net>

Sent: Sunday, August 30, 2020 12:23 PM

To: Sean Mullin <SMullin@losgatosca.gov>; Sally Zarnowitz <SZarnowitz@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>

Subject: FW: Shadow at noon August. 30

This is to add to the file to show the true effects of the proposed house blocking the sunlight. My house is in line with the right side of those steps leading to my upper patio so my house would still be in the shade at 12:00pm at the end of August. You can see the shade still covering the entire upper level due to 101 trees and upper level. Remember the story poles are taller than my ADU. Note: ADU has no plumbing.

Thanks again,  
Karen



**From:** Paul Clark <[p\\_clark@hotmail.com](mailto:p_clark@hotmail.com)>  
**Sent:** Monday, August 31, 2020 8:53 AM  
**To:** Planning Comment <[PlanningComment@losgatosca.gov](mailto:PlanningComment@losgatosca.gov)>  
**Subject:** Comments on 101 Broadway pending planning project

Hello

Since I am unable to attend the Zoom meeting this week to discuss 101 Broadway, I would like to share some comments ahead of time.

First, I would like to say that I support having a new home on the site of 101 Broadway, and am looking forward to welcoming new neighbors.

That said, I have two, related objections to the plans as they stand today. The first is the so-called "future ADU." While explicitly excluded from the current application, the so-called ADU is clearly an integral part of the structure, fully connected to the rest of the house. Not only is it structurally integrated, sitting underneath the master bedroom and master bathroom, but it is also directly accessible from the kitchen. These plans represent a 3,100 square foot house masquerading as a 2,450 square foot house. The second objection is caused by that same so-called ADU. Its presence within the main house forces the master bedroom and bathroom up a level, which in turn blocks the view of the long-time resident next door. This directly contradicts a claim in the letter of justification that states that "THE PROPOSED HOME WAS PLANNED AND DESIGNED WITH THE UTMOST RESPECT FOR THE SITE, IMMEDIATE NEIGHBORS AND TOWN'S RESIDENTS" and that "WE HAVE MET NUMEROUS TIMES WITH KAREN KURTZ OF 107 BROADWAY AND MADE ACCOMMODATIONS FOR HER CONCERNS." If those claims were true, then the proposed structure would not remove the view that Karen Kurtz has had for several decades.

Best regards

Paul Clark  
117 Broadway

From: Jay Plett <jay@plett-arc.com>

Sent: Monday, August 31, 2020 10:00 AM

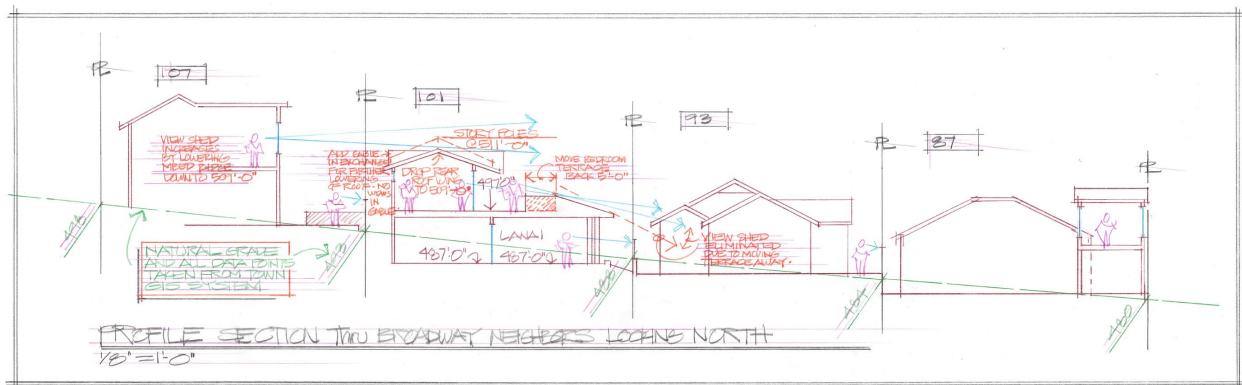
To: Sean Mullin <SMullin@losgatosca.gov>; Sally Zarnowitz <SZarnowitz@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>

Subject: Broadway neighbor sections 9.1.20 | 1of2

Hi Sean - we prepared this neighbor comparison over the weekend. All data is derived from civil engineer and the Town's GIS information.

We are prepared to make the concessions shown in orange if those concessions ensure the approval of the project.

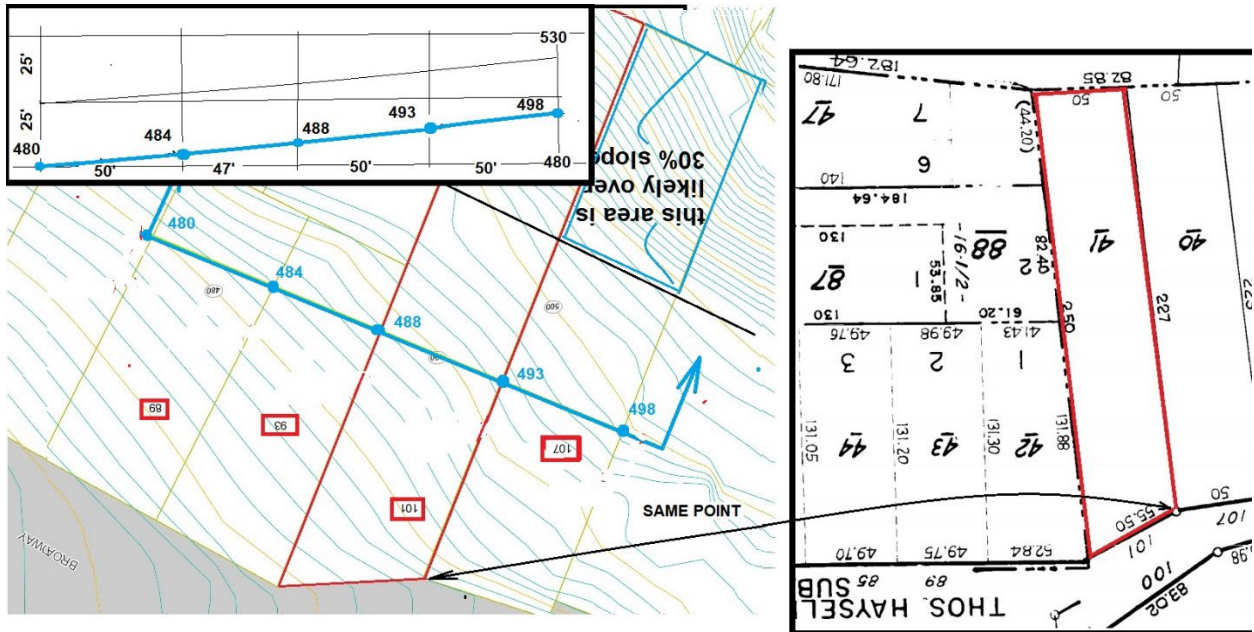
This further shows we are trying to accommodate concerns of neighbors.



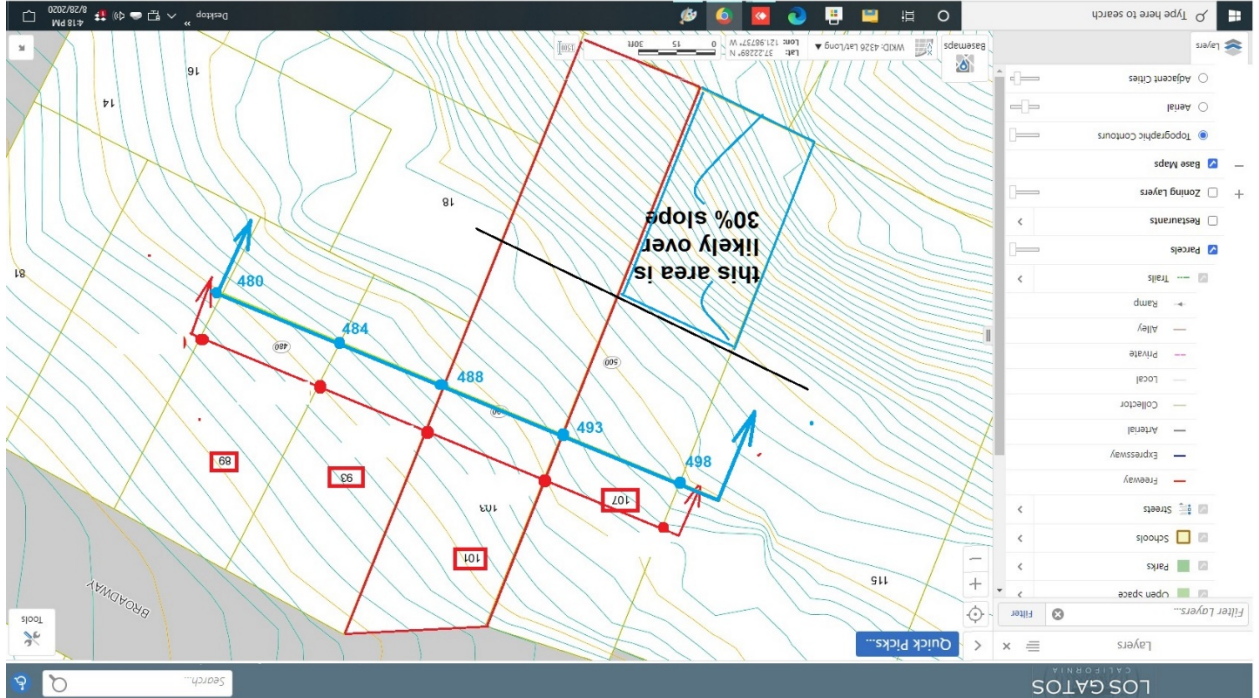
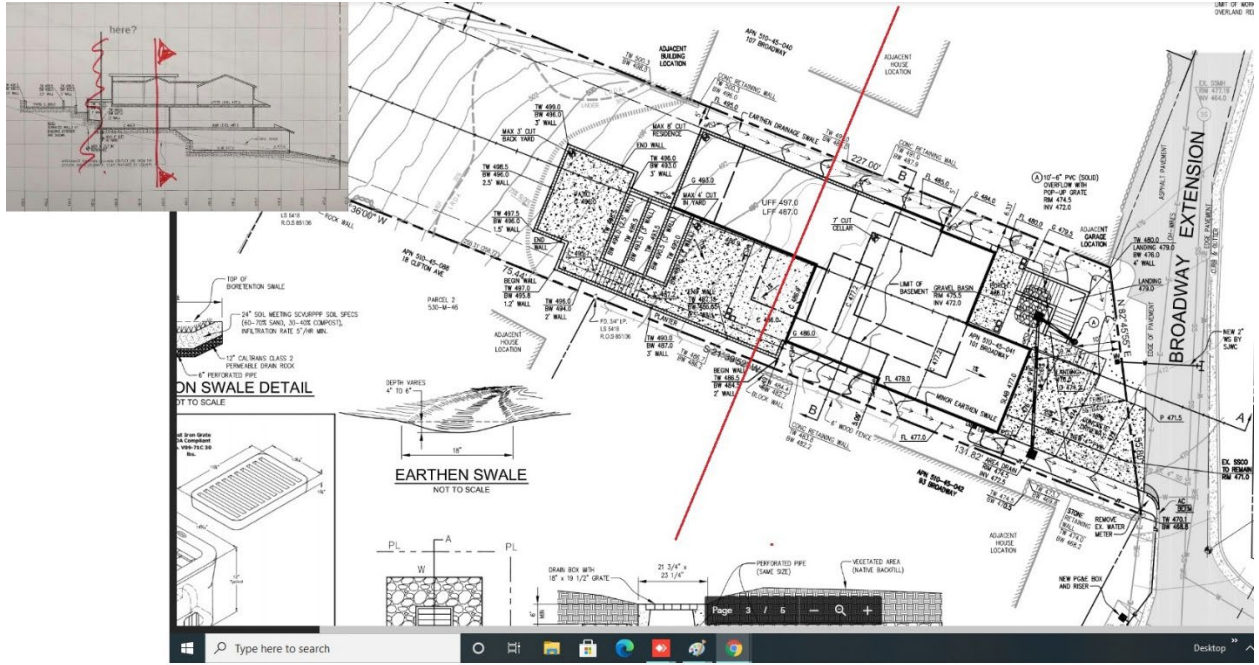
**From:** Jay Plett <jay@plett-arc.com>  
**Sent:** Monday, August 31, 2020 10:03 AM  
**To:** Sean Mullin <SMullin@losgatosca.gov>; Sally Zarnowitz <SZarnowitz@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>  
**Subject:** 101 Broadway - Section | 2of2

Sean - this is the info provided by T/S that the Section just sent was based on.

Best regards, Terry  
Terence J. Szewczyk, P.E.  
TS/Civil Engineering, Inc  
1776 Technology Drive  
San Jose, CA 95110  
[\(408\) 316-2696](tel:4083162696) cell (BEST NUMBER)  
[\(408\) 452-9300 ext 220](tel:4084529300) office (RINGS THRU TO CELL)









**From:** Maria Ristow <[ristows@comcast.net](mailto:ristows@comcast.net)>  
**Sent:** Monday, August 31, 2020 10:21 AM  
**To:** Planning Comment <[PlanningComment@losgatosca.gov](mailto:PlanningComment@losgatosca.gov)>  
**Subject:** Public Comment Item #1 (101 Broadway)

The proposed house at 101 Broadway looks great on paper, but it doesn't work on the lot. I attended the January meeting of the Historic Preservation Committee where these plans were discussed and was supportive. The burnt-out remains of the old house need to be replaced, and I know Mark DeMattei builds beautiful homes.

That said, once the story poles went up and we visited the adjacent properties, we were dismayed. Looking at the plans is one thing, and seeing the impact on the neighboring properties is another. The topography of the land is lost when looking on paper. With a 2-story home built back into the deep property, the uphill property will be hemmed in, losing light and visual space. The two downhill properties will have serious loss of privacy.

While these plans might meet at the objective criteria in terms of FAR, height, setbacks...sometimes this is not enough. No set of rules can take all conditions into account. With the tight lots and steep slope of upper Broadway, what works in one part of town doesn't work here.

There has got to be another way to build here without such severe impacts on the neighbors.

Thank you,  
Warren and Maria Ristow  
85 Broadway

***This Page  
Intentionally  
Left Blank***