

RECEIVED

MAY 13 2019

TOWN OF LOS GATOS  
PLANNING DIVISION

May 7, 2019

**VIA US MAIL and EMAIL**

Town of Los Gatos  
Planning Division  
Civic Center  
110 E. Main Street  
Los Gatos, California 95030  
Email: [planning@LosGatosCa.gov](mailto:planning@LosGatosCa.gov)

Re: 16336 Shady View Lane, Los Gatos, CA

Dear Town of Los Gatos Planning Department:

My wife Carrie and I live at 16330 Shannon Road, next door to 16336 Shady View Lane, Los Gatos, CA (the "Shady View Property"). Recently, we were surprised to learn that the Shady View Property was being offered for sale since the property had been just been sold by its long time owners in September 2018. Our surprise quickly grew into concern as we took a closer look at the MLS listing for the Shady View Property and learned that it is being marketed as having "[p]ermits will be ready in June for 2700+ sq ft home with option to add a 1300 sq ft basement. Potential for over 4000 sq ft home!" Earlier this year the current owner of the Shady View Property introduced himself and indicated that he was looking to tear down the existing home on the property and would soon be providing us with draft plans to review. Needless to say, we have never been consulted with on proposed development plans for the Shady View Property. We are extremely concerned that a new home may be constructed next door to our family home that has not considered the impacts that their project will have on immediate neighbors. This includes protecting the privacy on neighboring properties, shade/shadow impacts, adverse impacts to protected trees, street safety, neighborhood fit or the same rigorous town planning process that my wife and I, along with countless other neighbors worked through in order to obtain the permits necessary to construct our current homes.

As you know, Section 1 (Introduction) of the Town's Residential Design Guidelines includes the following general planning advice - "[m]eetings with your neighbors to discuss their concerns and your designs are strongly encouraged."

Section 1.4 (Community Expectations) of the Town's Residential Design Guidelines requires that "[h]omes will be designed with respect for the views, privacy and solar access of their neighbors."

Section 2.5.2 (Design with Sensitivity to Adjacent Neighbors) of the Town's Residential Design Guidelines provides that "new homes should be planned with awareness of the impacts which they will have on the views, sky exposure, sun access and privacy of neighbors."

Section 3.11.1 (Minimize shadow impacts on adjacent properties) of the Town's Residential Design Guidelines instructs to "[l]ocate structures to minimize blocking sun access to living spaces and actively used outdoor areas on adjacent homes."

Our expectation is that any planning process for the Shady View Property will follow the Town's Residential Design Guidelines as well as the Town's height and structure coverage limitations, setbacks and all applicable codes.

Beyond this, it is critically important to us that the owner of the Shady View Property meet with my wife and I to discuss their design ideas and to listen to our concerns and priorities. This is the same courtesy that my wife and I extended to our neighbors before we embarked on our own planning process. In fact, before settling on a design approach for our home, my wife and I obtained letters of support from each of our immediate neighbors confirming that we considered their privacy and that our home would comfortably fit with and enhance our neighborhood.

We would like to remind the Town that our entire second level has been designed to protect the privacy of our neighbors. Our home has a 20' setback on the left side. This, along with designing high windows on the left side elevation gives the neighbor to the east the same privacy he has historically enjoyed. For the right side elevation adjacent to the Shady View Property, we designed a one-story element at the 8' side setback. The balance of the second level was setback an additional 15' to 21' creating a setback of over 20' from the property line. The two small windows that face west have obscured glass to maintain privacy and create articulation in the design. In fact, our entire second level was designed towards the middle of the width of our lot allowing most of the second level to maintain a minimum of a 20' setback from the property lines. The proportions of our second level were minimized where possible. As mentioned above, our neighbors fully supported our home plan and indicated so in writing.

We urge the Town to require the owner of the Shady View Property to engage in a design, entitlement and development process that considers our concerns and priorities, minimizes impacts to neighbors, protects privacy wherever possible and requires adherence to Town codes, regulations and guidelines.

Respectfully,

A handwritten signature in black ink, appearing to read "Matt Currie". The signature is fluid and cursive, with a large loop at the end.

Matt Currie

June 13, 2019

RECEIVED

JUN 13 2019

TOWN OF LOS GATOS  
PLANNING DIVISION

**VIA E-MAIL AND HAND DELIVERY**

Town of Los Gatos  
Planning Division  
Civic Center  
110 E. Main Street  
Los Gatos, California 95030  
Email: [planning@LosGatosCa.gov](mailto:planning@LosGatosCa.gov)

Re: 16336 Shady View Lane, Los Gatos, CA (the "Shady View Property")

Dear Town of Los Gatos Planning Department:

Following our May 7, 2019 letter to the Town about the Shady View Property, we met with the Allan and Katty Coulson (the owners of the Shady View Property) on May 31, 2019. During this meeting were only given a cursory look at the Coulson's plans, but learned that they plan to load the tallest portions of their proposed home 8 feet from our property line. The left side of the home proposed for the Shady View Property rises at least 26 feet from the minimum permitted side setback with very little to no articulation to relieve us from the massing towering over our side yard. Beyond this, the Coulson's have designed a second story balcony that opens to views of our yard and home from the left hand side and rear of the home. It was incredibly frustrating to learn that neither the Coulson's nor the town seem to be following the principals laid out in the Town of Los Gatos' Residential Design Guidelines.

These include:

- 1) Section 2.5.2 Design with sensitivity to adjacent neighbors [which provides in part]: "new homes should be planned with an awareness of the impacts which they will have on the views, sky exposure, sun access and privacy of neighbors."
- 2) Section 3.3.2 Height and bulk at front and side setbacks [which provides in part]: "Give special attention to adopting to the height and massing of adjacent homes."
- 3) Section 3.11.2 Minimize privacy intrusions on adjacent residences [which provides in part]: "second floor balconies and decks should be used only when they do not intrude on the privacy of adjacent neighbors."

To comply with these principals, at the right side elevation of our home adjacent to the Shady View Property, we designed a one-story element that tops out at 21 feet at the top of a gabled roof. The balance of our second level on the right side of our home is setback an additional 15 to 21 feet creating a setback of over 20 feet from the property line for the tallest elements of this side of our home. We also set back our home 20 feet from the

property line on the left side. This, along with designing high windows on the left side elevation gives our neighbor to the east the same privacy that he has historically enjoyed. The same awareness to minimizing the impact of their home and protecting neighbor privacy has not been contemplated in the current design plans for the Shady View Property.

Making this situation even more frustrating is that as of the date of this letter, the Shady View Property is up for sale. It is easy to understand that someone who does not appear to be vested in establishing roots in our neighborhood would not understand the care and attention that long term residents have taken to minimize the impact of their homes on their neighbors, and to properly fit into the neighborhood. As you likely know, in the current market, a teardown with ready to build plans is significantly more valuable than one without entitlements. We are exceedingly concerned that Shady View Property will ultimately be sold to a developer who will care even less about the impacts that this project will have on neighboring properties. We strongly object to the current design of the home proposed for the Shady View Property.

At this point, our primary concerns are:

- 1) Reducing the height and massing of side of the proposed home adjacent to our shared property line;
- 2) Stepping down the rear of the proposed home (that extends beyond the rear of our home) to a one story element similar to the way we have stepped down our home;
- 3) Removing the second floor balcony;
- 4) Removing windows that look directly onto our home and backyard; and
- 5) Considering other modifications that will minimize the impact of the home proposed for the Shady View Property on us.

We would also like the City to explain the planning status of the Shady View Property and the timing for a public hearing on this project.

Again, we urge the Town to require the owner of the Shady View Property to engage in a design, entitlement and development process that considers our concerns, minimizes impact of this house on us, protects our privacy wherever possible, and requires adherence to the Town's residential design guidelines in addition to all applicable codes and regulations.

Respectfully,

A handwritten signature in black ink, appearing to read "Matt & Carrie Currie". The signature is written in a cursive, flowing style.

Matt & Carrie Currie

Ryan Safty  
Planning Department  
Town of Los Gatos  
110 E Main St.  
Los Gatos, CA 95031



Project Name: Coulson Residence  
Project Address: 16336 Shady View Lane.  
Date: 06/11/19  
Response to neighbor concerns.

RECEIVED

JUN 14 2019

TOWN OF LOS GATOS  
PLANNING DIVISION

To Whom It May Concern,

The purpose of this letter is to respond to and address the concerns raised by the neighbor located at 16330 Shannon Road. In a letter to the town dated May 7, 2019, the neighbors Carrie and Matt Currie wrote that they were concerned that the project was not following the various procedures and design guidelines set for the by the town with respect to privacy and the neighborhood impact.

During the design process, we have shown our intent to mitigate the impact on the surrounding neighborhood and worked with the town to ensure that our design followed the recommendations of the town. On the town's suggestion, our clients met Carrie and Matt to discuss their concerns and get their feedback. In short, the prevailing concerns are with views on to their property from second floor windows and balcony, as well as the two story height at the side setback.

We feel that these concerns can be addressed by adding a privacy screen made up of trees along the shared fence line. We have proposed strategically placing trees in such a way that obscures the views on to the neighbor's property. (Please see proposed landscape plan under separate copy).

We hope that this gesture is acceptable to the town and received by the neighbors as a friendly compromise.

Please feel free to contact me with any questions.

Regards,  
Jim Whitney  
De Mattei Construction  
1-408-350-4200

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# LANDSCAPE DOCUMENTATION PACKAGE CHECKLIST

## 1 - PROJECT INFORMATION

- a Date - 5-27-19
- b Applicant - Greg Lewis - Landscape Architect
- c Project Address - 16336 Shady View Lane, Los Gatos
- d Total Irrigated Landscape Area - 4030 sf (not counting pool)
- e Type of project - single family residential
- f Potable Water
- g Checklist of all documents in package - see this page
- h Contacts of Applicant -  
Greg Lewis - Landscape Architect  
lewislandscape@sbcglobal.net  
phone (831) 359-0960  
Owner - Katy Coulson kcoulson@cisco.com

i "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package"

2 - WATER EFFICIENT LANDSCAPE WORKSHEETS - SEE SHEET L2

3 - SOIL MANAGEMENT REPORT  
See sheet L3

4 - LANDSCAPE DESIGN PLAN  
See sheets L1

5 - IRRIGATION DESIGN PLAN  
See sheets L2

6 - GRADING DESIGN PLAN  
See the Grading and Drainage Plans done by the civil engineer - NNR Engineering  
nnrengineering@yahoo.com

The following items are required when the landscape construction is complete

**CERTIFICATION OF COMPLETION**  
Project information sheet - see current MWEL0 information on line for current forms

Certification that the landscape project has been installed per the approved Landscape Documentation Package  
See current MWEL0 information on line for the current forms

Irrigation Scheduling

Landscape and Irrigation Maintenance Schedule

Irrigation Audit Report

Documentation verifying implementation of soil report recommendations

## Replacement Trees

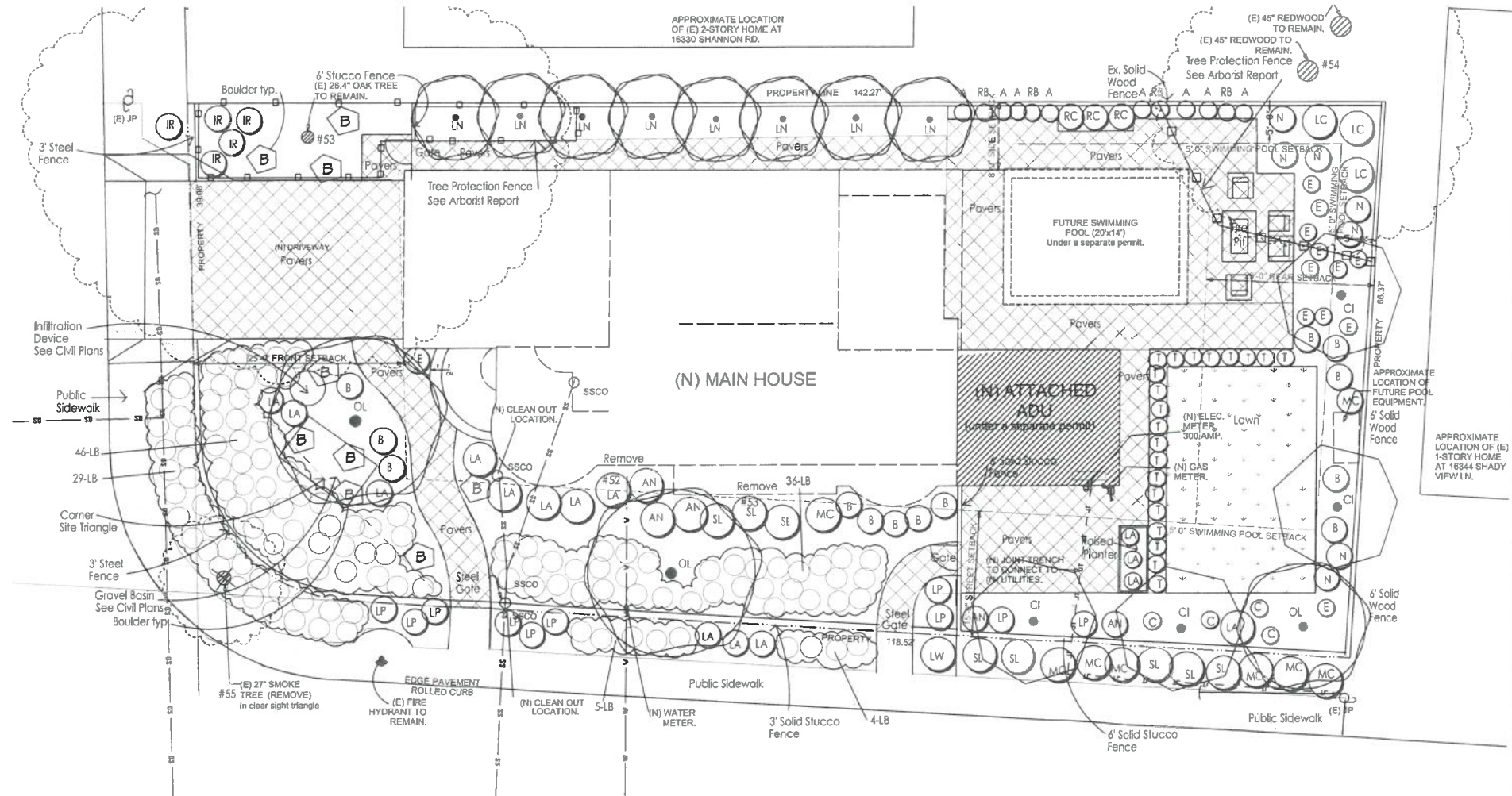
- 1) Per city arborist consultant report dated 1/31/19 by Walter Levison, replacement trees for Cypress trees # 51 and #52 by four 24" box trees
- 2) The existing Smoke Tree in the city ROW is in the clear sight triangle and we would like to remove it. The canopy is between 10' and 25' dia which would require three 24" box trees according to the table on page 22 of the arborist's report
- 3) Total replacement trees are seven 24" box trees  
four 24" box Citrus  
three 24" box Swan Hill Olive

## Landscape Notes

- 1) See sheets L3 and L4 for details and specifications.
- 2) No irrigation trenching is allowed under the canopy of existing trees to be saved unless approved by the city arborist. Irrigation drip lines are to be 1 inch deep on the surface of the soil, covered with mulch. Pressure lines and valves are not to be located under canopies of trees to be saved.
- 3) Exact location of plants on site to be adjusted to as to best coordinate with irrigation component locations, lights, drainage features, and swales
- 4) Use 3 inch deep mulch in all planting areas. Provide owner with different mulch samples and prices including mulched RWB sawdust, medium fir bark, and Mahogany colored Wonder Mulch from Vision Recycling in Fremont
- 5) Install plants for all plant circles shown on the plan even if they aren't labeled. Call for clarification. For bidding purposes, if no one is available to answer questions, assume that any plant circle scaled less than 8" wide is 5 gal. size and any circle scaled larger is 15 gal. size
- 6) The plan is schematic. Don't install plants too close to edges of paving or buildings. Keep valves and quick couplers away from trees.
- 7) The plants will do much better if efforts to uncompact soil that has been compacted during building construction.
- 8) See specs. concerning soil amendments and fertilizer. For bidding purposes until the soil fertility test is done, bid 6 cubic yards of 89 Organic Super Humus Compost. 15 pounds of 12-12-12 fertilizer filled into the top 5" to 8" of soil after tilling soil to 12" deep, except on steep slopes. Some of the planting areas are so narrow that it will need to be dug in by hand.
- 9) See the Irrigation Plan, Irrigation Legend under the Rainbird XFS-1DI drip tubing for special soil prep. in the FR ground cover areas
- 10) See the project arborist's report concerning required distances of utility lines from trunks of trees that are to be saved. Read the city arborist's tree report and tree protection plan concerning the protection of all existing trees to be saved during construction.
- 11) Check to see if a Soil Management Report has been done. Proof will be required that all recommendations have been done. If the Soil Management Report has not been done by the time the bid for landscape construction has been awarded the landscape contractor is responsible for the cost of it and getting the sample collected and to the lab. There is grading being done on the site so the Soil Management report would be better done after most of the grading is done but soon enough to be able to make changes to plant material or soil amendments if necessary.
- 12) Check with the Landscape Architect to make sure you have the most recent Landscape Plans prior to construction and finalizing the bid.
- 13) Boulders - Average size 2'x2x2.5' set into soil to appear stable. Bid Sonoma fieldstone but also give owners prices for rounded granite or some other type of boulder they like that might go well with rock on their house.
- 14) Raised planter - 24" high, build with 2x12 rough redwood with 4x4 posts 4 feet apart set in concrete 24" deep Use gopher wire and fill with high quality planter mix. Install S45 2x6 redwood cap

## Plant Legend

KEY	QTY	SIZE in gallons	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE RATING
<b>TREES</b>					
OL	3	24" box	Olea Swan Hill - no fruit Replacement Trees	Swan Hill Olive	LOW
CI	4	24" box	Citrus tree - variety selected by owner Replacement Trees		MED
<b>SCREENING TREE OPTIONS</b>					
LN	-	15 gal.	Laurus nobilis @ 8" O.C. Pithecolobium undulatum @ 8" O.C. Podocarpus gracilior @ 8" O.C. Pithecolobium eugenioides @ 5" O.C.	Grecian Laurel Victorian Box Fern Pine	LOW LOW MED MED
<b>MEDIUM SHRUBS</b>					
RC	-	5 gal.	Rhopilepis minor	India Hawthorne	LOW
MC	-	5 gal.	Myrica communis	Myrtle	LOW
RB	-	5 gal.	Rosa banksiae double white trained on fence	Lady Banks Rose	LOW
LA	-	5 gal.	Lavandula Grass	Lavender	LOW
LC	-	5 gal.	Laropetalum Ratanberry		LOW
<b>GROUND COVERS</b>					
LB	-	1 gal.	Lomandra breete		LOW
C	-	1 gal.	Carex divulva	Berkley Sedge	LOW
LP	-	5 gal.	Limonium perlati	Sea Statice	LOW
IR	-	1 gal.	Its Canyon Snow	Native Iris	LOW
T	-	1 gal.	Thymus serpyllum Rutter's	Crawling Thyme	LOW
AN	-	1 gal.	Argemone has Bush Gold or Bush Ranger	Kangaroo Paws	LOW
LW	-	1 gal.	Lantana montevidensis white	Low White Lantana	LOW
V	-	1 gal.	Aloe vera	Medicinal Aloe	LOW
B	-	1 gal.	Buffline Inulensens - yellow or orange		LOW
E	-	1 gal.	Aeonium urbicum Dinner Platter		LOW
SL	-	1 gal.	Salvia leucantha	Mexican Sage	LOW
LAWN	-	sod	Turf tall fescue sod with 2x4 redwood header bd.		HIGH



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JUN 14 2019

TOWN OF LOS GATOS  
PLANNING DIVISION

Cover Sheet and  
Landscape Plan

1/8"=1'-0"  
0' 8' 16'



Revision

#2176

GREGORY LEWIS LANDSCAPE ARCHITECT  
736 Park Way Santa Cruz, CA 95065 (831) 359-0960  
lewislandscape@sbcglobal.net

Coulson Residence  
16336 Shady View Ln., Los Gatos

Date 5/27/19  
Scale As Noted  
Drawn Greg  
Job Sheet  
Sheet L1  
of 5

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## Ryan Safty

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**From:** Matthew Currie <mattcurrie@me.com>  
**Sent:** Wednesday, July 3, 2019 12:40 PM  
**To:** Ryan Safty  
**Cc:** Sally Zarnowitz; Planning; Carrie Currie  
**Subject:** 16336 Shady View Ln, Los Gatos

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Ryan,

I wanted to let you know that we recently received a letter from the owner of the above referenced property that included a copy of their proposed landscape plans.

Unfortunately, the Coulson's landscape plans do not address the concerns covered in our June 13, 2019 letter to the Town that we reviewed with you and Sally Zarnowitz in our meeting on the same day.

We reiterate all of the same concerns stated in our June 13, 2019 letter. These include the lack relief from the massing of the side of the proposed home, windows that look directly onto our home and a proposed second floor balcony that peers directly down into our backyard from two angles. The Coulson's current plan appears to create a 26 foot shear wall 8 feet from our shared property line that runs the entire length of our home and extends at least another 10 feet beyond the back wall of our home. We have attached pictures showing the extension of the proposed project beyond the back of our home as well as the privacy destroying balcony.

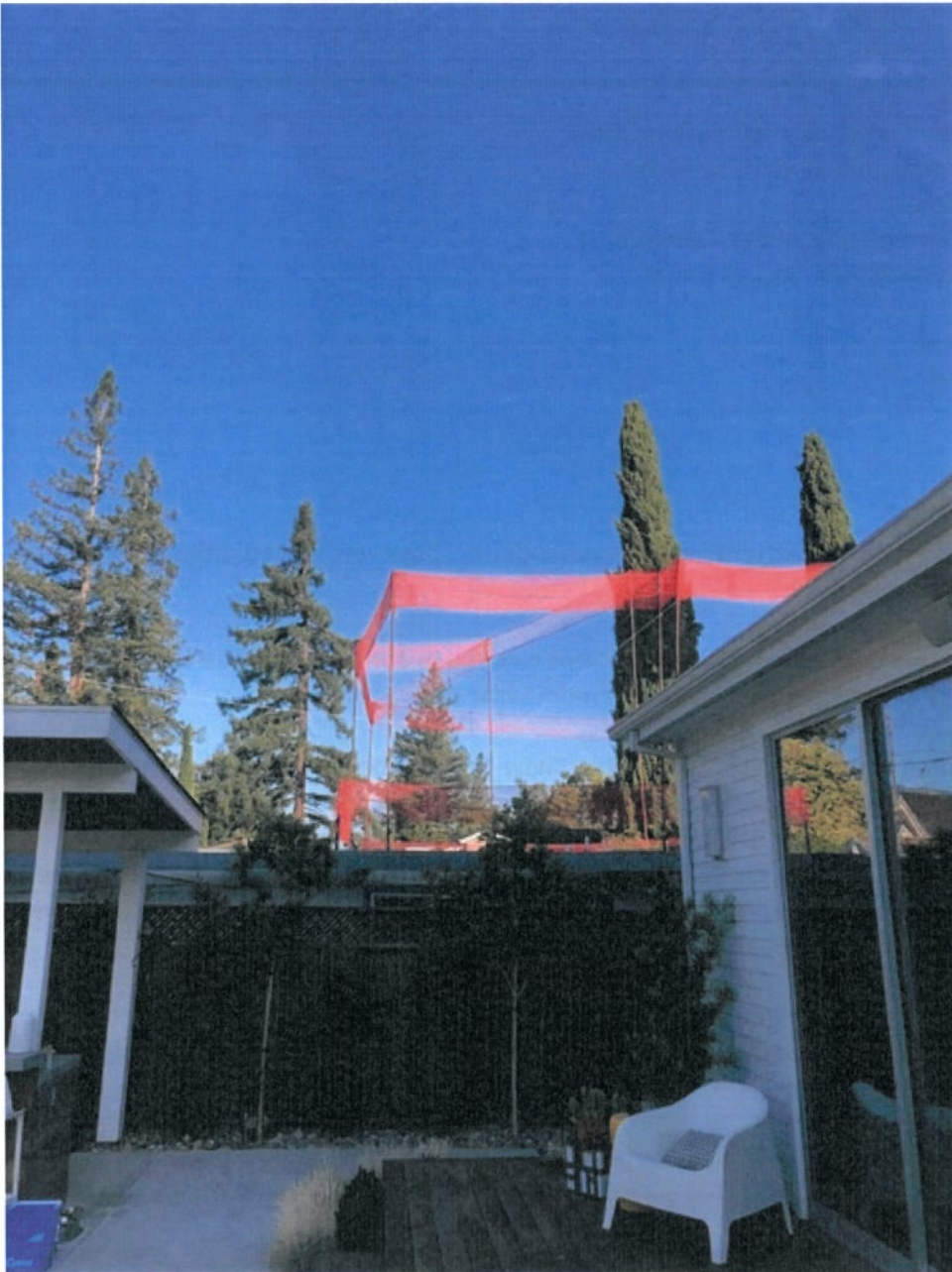
On June 27, 2019, the Coulson's erected story poles. Needless to say, we are taken back that by this development. We are shocked that the Town Architect, Town Planning Staff and developer, would not be more sensitive to the significant impact to our privacy that the current project creates.

We are truly disheartened by the way planning for this project has been handled. Simply providing a landscape plan without addressing any of the specific structural concerns that we have raised, falls woefully short. Perhaps another meeting with the Town or the developer is in order.

We will continue to oppose this project until satisfactory compromises are made.

Best regards,

Carrie & Matt Currie





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Ryan Safty  
Planning Department  
Town of Los Gatos  
110 E Main St.  
Los Gatos, CA 95031

RECEIVED

JUL 08 2019

TOWN OF LOS GATOS  
PLANNING DIVISION

Project Name: Coulson Residence  
Project Address: 16336 Shady View Lane.  
Date: 07/03/19  
Response to neighbor concerns.

To Whom It May Concern,

The purpose of this letter is to respond to and address the concerns raised by the neighbor located at 16330 Shannon Road. In a letter to the town dated May 7, 2019, the neighbors Carrie and Matt Currie wrote that they were concerned that the project was not following the various procedures and design guidelines set for the by the town with respect to privacy and the neighborhood impact.

During the design process, we have shown our intent to mitigate the impact on the surrounding neighborhood and have worked with the town to ensure that our design followed their recommendations. On the town's suggestion, our clients met Carrie and Matt to discuss their concerns and get their feedback. In short, the prevailing concerns are with views on to their property from the second floor windows and balcony.

In response to these concerns we are proposing to raise the height of the windows in the master bedroom such that the sill height is above eye level. In the master bathroom we are proposing an obscured, fixed window to reduce visual exposure on to the neighbor's property.

As for the balcony, we feel that the existing design in its size and form is an integral feature of the home. As a compromise, we have proposed adding a privacy screen made up of 24" box-trees along the shared fence line. These trees will be placed in such a way that together with existing trees on the neighbor's property will reduce the visual exposure on to the neighbor's property, which in this case is the roof of what appears to be a non-permitted accessory structure. (Please see proposed landscape plan under separate copy).

We hope that these gestures is acceptable to the town and received by the neighbors as a friendly compromise.

Please feel free to contact me with any questions.

Regards,  
Jim Whitney  
De Mattei Construction  
1-408-350-4200



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JUL 09 2019

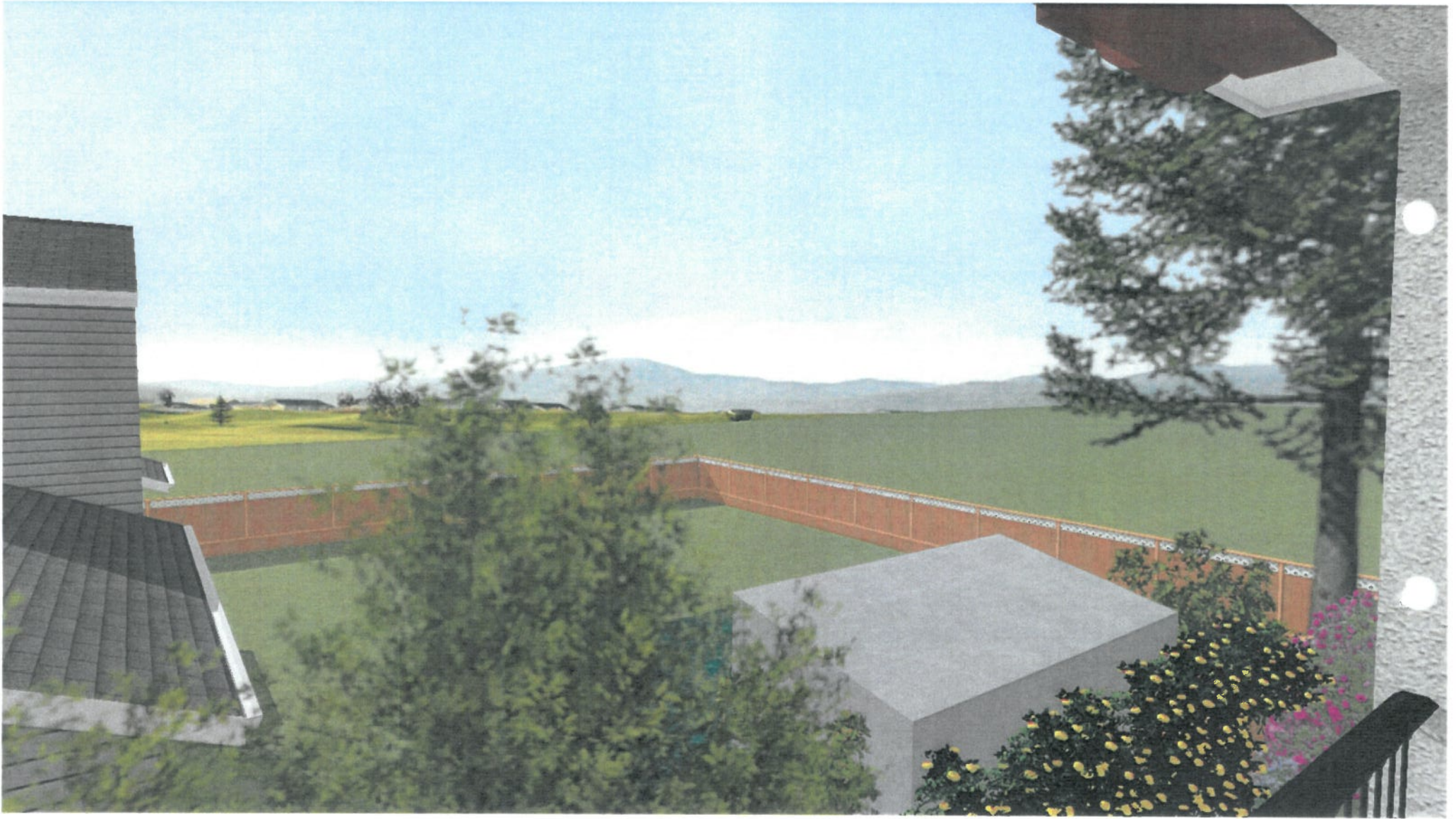
TOWN OF LOS GATOS  
PLANNING DIVISION











Ryan Safty  
Planning Department  
Town of Los Gatos  
110 E Main St.  
Los Gatos, CA 95031

Project Name: Coulson Residence  
Project Address: 16336 Shady View Lane.  
Date: 07/18/19  
Response to neighbor concerns.

RECEIVED

JUL 19 2019

TOWN OF LOS GATOS  
PLANNING DIVISION

Dear Mr. Safty,

The purpose of this letter is to respond to and address concerns raised by the neighbor located at 16330 Shannon Road.

During the design process, we have shown our intent to mitigate the impact on the surrounding neighborhood and have worked with the town to ensure that our design followed their recommendations. On the town's suggestion, our clients met Carrie and Matt to discuss their concerns and get their feedback. In short, the prevailing concerns are with views on to their property from the second floor windows and balcony.

In response to these concerns we are proposing to raise the height of the windows in the master bedroom such that the sill height is above eye level. In the master bathroom we are proposing an obscured, fixed window to reduce visual exposure on to the neighbor's property. We reduced the size of the balcony 2 feet in both directions, and we are proposing to enclose one side of the balcony with a full-height wall with a window at eye level. The changes have been made to reduce the impact on the privacy but also maintain the elements that are consistent with the Spanish Style home.

As a compromise, we have proposed adding a privacy screen made up of 24" box-trees along the shared fence line. These trees will be placed in such a way that together with existing trees on the neighbor's property will limit the visual exposure onto the neighbor's property, which in this case is the roof of what appears to be a non-permitted accessory structure. (Please see proposed landscape plan under separate copy).

We hope that these gestures are acceptable to the town and received by the neighbors as a friendly compromise.

Please feel free to contact me with any questions.

Regards,  
Jim Whitney  
De Mattei Construction  
1-408-350-4200

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July 30, 2019

RECEIVED

JUL 30 2019

TOWN OF LOS GATOS  
PLANNING DIVISION

VIA E-MAIL AND US MAIL

Town of Los Gatos  
Planning Division  
Civic Center  
110 E. Main Street  
Los Gatos, CA 95030  
Attn: Ryan Safty  
Email: [planning@LosGatosCa.gov](mailto:planning@LosGatosCa.gov)

Re: 16336 Shady View Lane, Los Gatos, CA (the "Shady View Property")

Dear Ryan and Planning Division:

This letter is written in response to the July 18, 2019 letter from Jim Whitney of De Mattei Construction concerning the Shady View Property. While we appreciate this initial attempt to mitigate the impacts of the proposed home, the changes proposed in the July 18 letter fall short.

First, the second story rear balcony remains a significant privacy concern. Even with the relatively minor adjustments proposed in the July 18 letter, the proposed second-floor balcony still opens to views of our private living spaces from the rear of the proposed home. Since the balcony is perched at the far rear corner of the proposed home, it can be seen from nearly every area in our back yard. Please keep in mind that we designed our home to maximize year-round indoor/outdoor living, so the thought of our neighbors peering down onto our outdoor spaces is very problematic. This combined with the location of the balcony that hugs the side set back makes this element of the proposed home appear to be located in our backyard. I have included various pictures of this privacy-invading element. Again, we would like to remind the applicant, the developer and the Town of the following principals laid out in Section 3.11.2 of Town of Los Gatos' Residential Design Guidelines titled - *Minimize privacy intrusions on adjacent residences*. This section provides in part:

"Second-floor balconies and decks should be used only when they do not intrude on the privacy of adjacent neighbors"; and

"When windows are needed and desired in side building walls, they should be modest in size..."

We believe that we have been clear and consistent with the applicant and the Town on multiple occasions stating that this element intrudes on our privacy. We strongly oppose any development plan for the Shady View Property with a second-floor rear balcony.

Next, the proposed plan indicates that there will be no less than 8 windows in second-story living spaces facing our home and yard. We request a reduction in the size and quantity of the windows

on this side of the proposed home. Keep in mind that the reason this side of the proposed home is so impactful is that there has been no attempt to reduce the massing on this side of the home. In contrast, to mitigate the impact on our neighbor, the Town required us to minimize the massing of our second story and reduce the height and number of windows on this side of our home. We expect the same courtesy to be extended to us. The July 18 letter also indicates that the height of some windows have been raised above eye level, but the proposed plans do not indicate their specific height above the floor plate.

Since the massing on this side of the home is so impactful, we request that the applicant extend the 24-inch box privacy screening trees along our shared property line all the way to the edge of the redwood canopy. The applicant's enclosed plans incorrectly indicate that there will be 15-gallon screening trees. We also request that the Town require the applicant (at their cost) to install a 2-foot extension of the existing fence to bring the fence up to 10 feet. Another concern raised by the applicant's latest plan is a future swimming pool that edges precariously close to the canopy of the redwood tree. As you likely know, a redwood tree's root system is quite sensitive. We expect the Town and applicant to assume all liability for any damage to or from the redwood tree from and after pool installation.

One more point that we feel compelled to mention are references in applicant's plans to a non-conforming element on our property. Not only are these references incorrect, but they are unnecessary. The matter at hand is resolving the privacy issues presented by home proposed for the Shady View Property. If the goal is developing an acceptable solution to resolve concerns, this reference is not helpful and should be removed from all future plans.

Finally, as you know, this is the third formal letter that we have submitted to the Town on this project. We have also conveyed our concerns to the Town an in-person meeting in mid-June and via email at the beginning of July. Since our concerns are still not being satisfactorily addressed, we think an all-hands meeting with the Town, applicant, developer and us at the Town's offices would be an appropriate next step.

Respectfully,

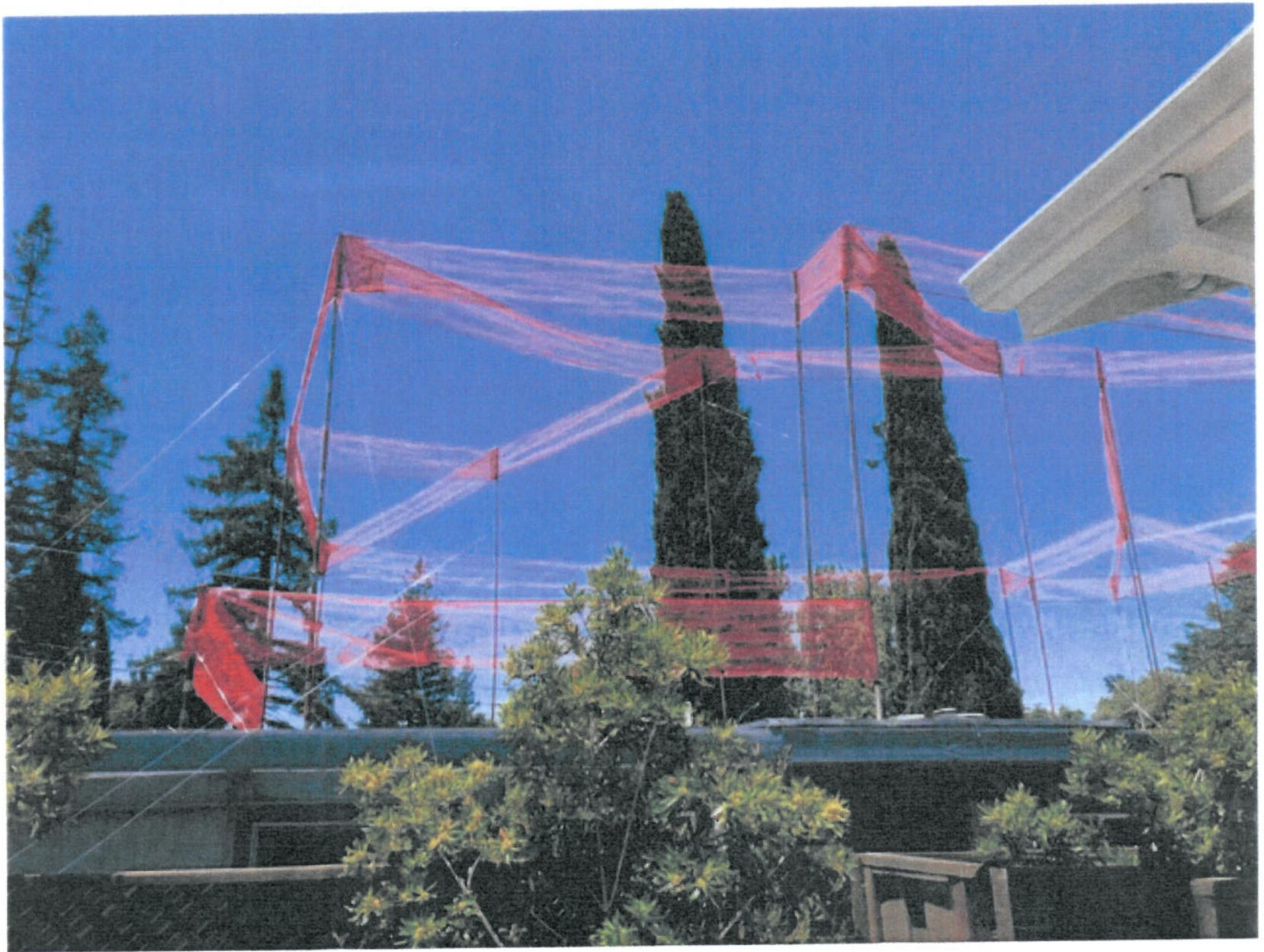


Matt & Carrie Currie  
16330 Shannon Road  
Los Gatos, CA 95032

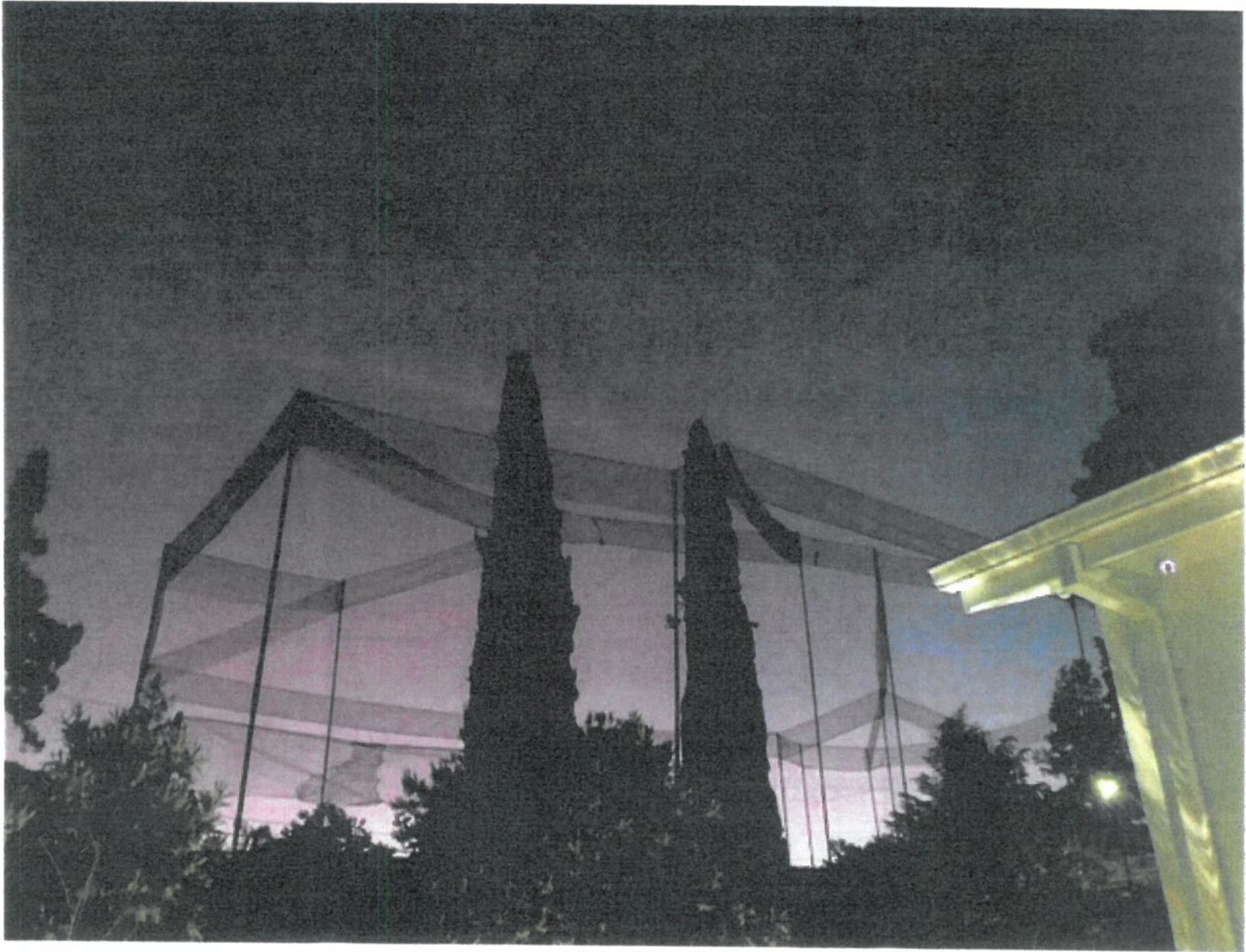
Enclosures













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Ryan Safty  
Planning Department  
Town of Los Gatos  
110 E Main St.  
Los Gatos, CA 95031

Project Name: Coulson Residence  
Project Address: 16336 Shady View Lane.  
Date: 08/01/19  
Response to neighbor concerns.

RECEIVED

AUG 02 2019

TOWN OF LOS GATOS  
PLANNING DIVISION

Dear Mr. Safty,

The purpose of this letter is to respond to and address the latest concerns raised by the neighbor located at 16330 Shannon Road by letter dated July 30<sup>th</sup> 2019.

In our continued effort to accommodate the requests of the neighbor we feel that, short of removing the balcony altogether, further changes to the balcony would compromise its purpose. Therefore, we are not comfortable making any further changes to the current design.

With respect to the windows; no less than half of the windows are located in an area which is open to the first floor some 15 feet below. The remaining windows were previously reduced in size and placed above eye level. And in the case of the bathroom window, shown as obscured. Therefore, we stand by the current design as it is proposed.

Speaking to the privacy screening trees; our last effort increased the size and number of trees thus extending the distance of the screen. Adding more trees to this screen would further compromise the sun exposure for the pool as well as the proposed hardscape area. Therefore, we are not comfortable making any further changes to the current design. The reference to 15-gallon trees is an obvious type-o and will be corrected.

The references to the non-conforming structure on the neighbor's property were added at the request of the town and cannot be removed. It is our understanding that there is no record of permit with the town for this structure.

We respectfully decline the invitation to an all-hands meeting and defer any further discussion to the scheduled DRC meeting August 13<sup>th</sup> at 10:00am.

Please feel free to contact me with any questions.

Regards,  
Jim Whitney  
De Mattei Construction  
1-408-350-4200

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