

Neighborhood Notification for 14341 Browns Lane Between April 16th 2024 – March 6th 2025

14331 Browns Lane

- Owner Not Home

14330 Browns Lane

- Owner Not Home during first visit on April 16th
- Owner eventually reached out through a phone call regarding privacy and size of the house. We explained how we updated the design to reduce the overall size of the house, adjust the roofline to reduce the scale, and explained the oversized driveway to fit in the fire truck turnaround. The owner was overall pleased with the changes we proposed to the design.

14340 Browns Lane

- Spoke to Kyle (Kathy's Son) and gave a brief summary of the project
- Kathy & Lamar are in support of our project

14361 Browns Lane / 17291 Wedgewood Ave

- Owner Not Home

17275 Wedgewood Ave

- Owner Not Home

14344 Rinconada Dr

- Spoke to Will Maynard & Wife and gave a brief summary of the project
- We exchanged emails from our first meeting on April 16th til March 6th, addressing concerns regarding privacy and the size of the house. We described how we are proposing frosted windows on the rear 2nd floor windows, an inset 2nd floor balcony, and reducing the overall size of the house.
- We have attached the email conversation we had with the neighbors to this document

14350 Rinconada Dr

- Jeremy & Amy Gaustad
- We gave a brief overview of the project and Amy told us a bit about her neighborhood

14330 Rinconada Dr

- Spoke to Eric, who stated he was a renter
- Requested us to put up a new fence at the rear of the property



Joshua Liu <joshualiu@gkwarchitects.com>

14341 Browns Lane - Meeting to Discuss

8 messages

Joshua Liu [redacted] Wed, Jan 8, 2025 at 9:33 AM
To: Will Maynard [redacted]
Cc: Douglas Maynard [redacted] t>, gordon wong [redacted] >, Suray Nathan <SNathan@losgatosca.gov>

[redacted]

Hi Will & Douglas,

We would like to set up a meeting to discuss our latest plans and address any concerns you may have with our design before we proceed with the project. We have inset the balcony further and are keeping the existing plum tree at the rear to help with privacy screening.

Best,
Josh

Joshua Liu
Designer / DRE #02211964
GKW Architects, Inc.



Main Office	Silicon Valley
Address	710 E MCGLINCY LANE SUITE 109
Bus. Center	CAMPBELL, CA 95008
Website	GKWARCHITECTS.COM
Phone	[redacted]

Will Maynard [redacted] > Wed, Jan 8, 2025 at 3:59 PM
To: Joshua Liu [redacted]
Cc: Douglas Maynard [redacted] t>, gordon wong [redacted] >, Suray Nathan <SNathan@losgatosca.gov>

Hi Joshua,

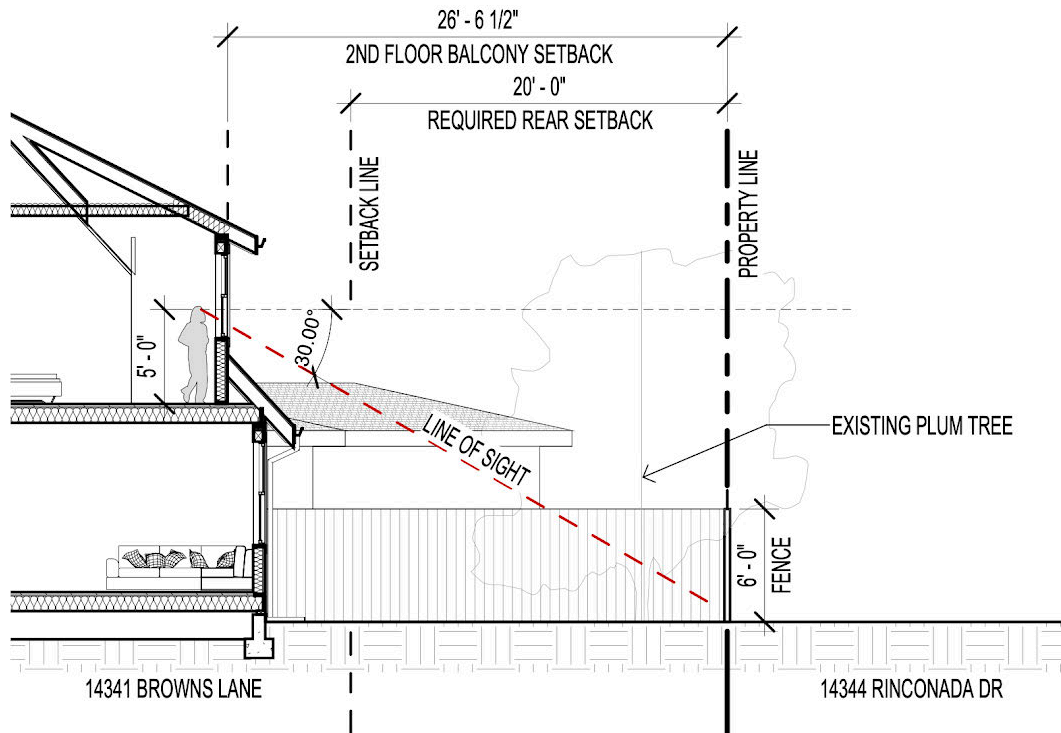
Afternoons work best for me. However, I looked up the most recent designs on the Los Gatos Pending Planning Projects website. It seems to me that virtually none of my original concerns were addressed, so I expect I'll have very little new to say. I've re-attached my original concerns to this email in a PDF since I believe the unchanged document is still just as relevant as it was on 5/3/24.

The building height and mass are still egregiously large compared to other nearby homes, our yard will be shaded, the window sill height facing our yard isn't above eye level, nor will the glass be opaque.

I ran calculations myself using the new plans and someone 5' tall on the second story would be able to see the ground 20' past a 6' fence, and someone 6' tall would be able to see the ground 17.5' past a 6' fence. This leaves over 90% of our yard in view, including our garden areas, pool, patio, and lawn. Insetting the balcony - assuming the plans on the town's site are up to date - doesn't add any meaningful contribution to protect our privacy.

The below diagram doesn't do an adequate job of illustrating just how much someone standing on the second floor can see, so I'm attaching two photos. I placed a stake in the ground in our yard 20' from the fence line - the distance I estimate a 5' (below average height) person would be able to see the ground at given a 6' fence. I added a line parallel to the fence in red to highlight where the stake meets the ground. One photo faces 14341 Browns Ln, the other faces my house. For the latter, I held my camera above my head with my back against the fence - I'm 6' tall - and took a photo with the stake aligned to the bottom of the frame. This provides a very rough approximation of what someone could theoretically see.

A vast majority of our gardens, pool, patio, and grassy areas are exposed. The existing tree is insufficient, especially since it provides no privacy benefit for half of the year (when it has no foliage, as is the case now).



Your plan still disregards many of the town's following planning guidelines, as I outlined previously in my first response:

- 2.3.1. If a two-story house is proposed in this type of a neighborhood, the house shall be designed to **blend with the smaller homes**.
- 2.3.2. **Avoid** structures with height and bulk at the front and side setback lines **which are significantly greater** than those of adjacent homes
- 3.11.2 Minimize privacy intrusions on adjacent residences
 - Windows should be placed to minimize views into the living spaces and yard spaces near neighboring homes.
 - Where possible, second floor windows that might intrude on adjacent property privacy **should have sill heights above eye level** or have frosted or textured glass to reduce visual exposure.
 - Landscaping may be used to mitigate privacy concerns so long as the landscaping **does not deny solar access** to living spaces and actively used yard areas of neighboring homes.
 - Avoid placing windows in locations that would look into adjacent neighbors' windows or active private yard spaces

I was very detailed in my last reply and I'm disappointed that it doesn't seem like many of my concerns were taken into consideration in good faith. We can talk through this more in a meeting if you want, but my response so far remains unchanged from the last time you asked for my comments.

I still oppose this house being a two-story structure. If it is decided to be a two-story structure anyway, the building height needs to be reduced, and the windows facing my property must have sill heights above eye level (over 6') or be otherwise obscured by frosted or textured glass.

Sincerely,
Will Maynard
408.596.9966

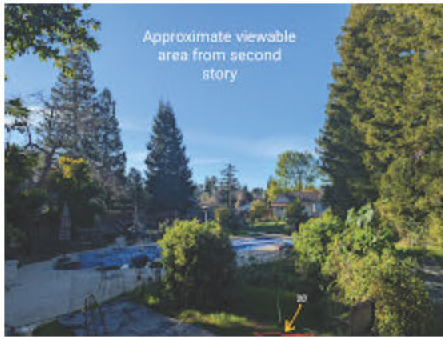
www.willmaynard.com

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3 attachments



PXL_20250108_232235168.MP~2.jpg
5271K



PXL_20250108_232354745.MP~2.jpg
4347K

 **14341 Browns Lane Concerns.pdf**
1458K

Law Offices of Maynard & Hogan

Thu, Jan 9, 2025 at 10:55 AM

To: Joshua Liu [redacted], Will Maynard <[redacted]>
[redacted] Nathan <SNathan@losgatosca.gov>

Hi Joshua,

This is Douglas Maynard. I would like to hear your comments and explanations about how your proposed changes will address our concerns, and discuss their adequacy. Please propose some afternoon times for next week so we can meet.

Douglas Maynard

Sent from [Mail](#) for Windows

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Joshua Liu [redacted]

Thu, Jan 9, 2025 at 12:04 PM

To: Law Offices of Maynard & Hogan [redacted]
Cc: Will Maynard [redacted] gordon wong [redacted] Suray Nathan
<SNathan@losgatosca.gov>

Hi Douglas and Will,

Thank you for your feedback

We will be reducing the square footage of the 2nd floor, inseting the balcony further & with a 42" tall railing, and proposing opaque rear windows. We can share some more details once we have made these updates

We are also open to planting some additional screening trees, and are open to your input on the species of trees. We will be consulting with our landscape architect for the most suitable trees to our area.

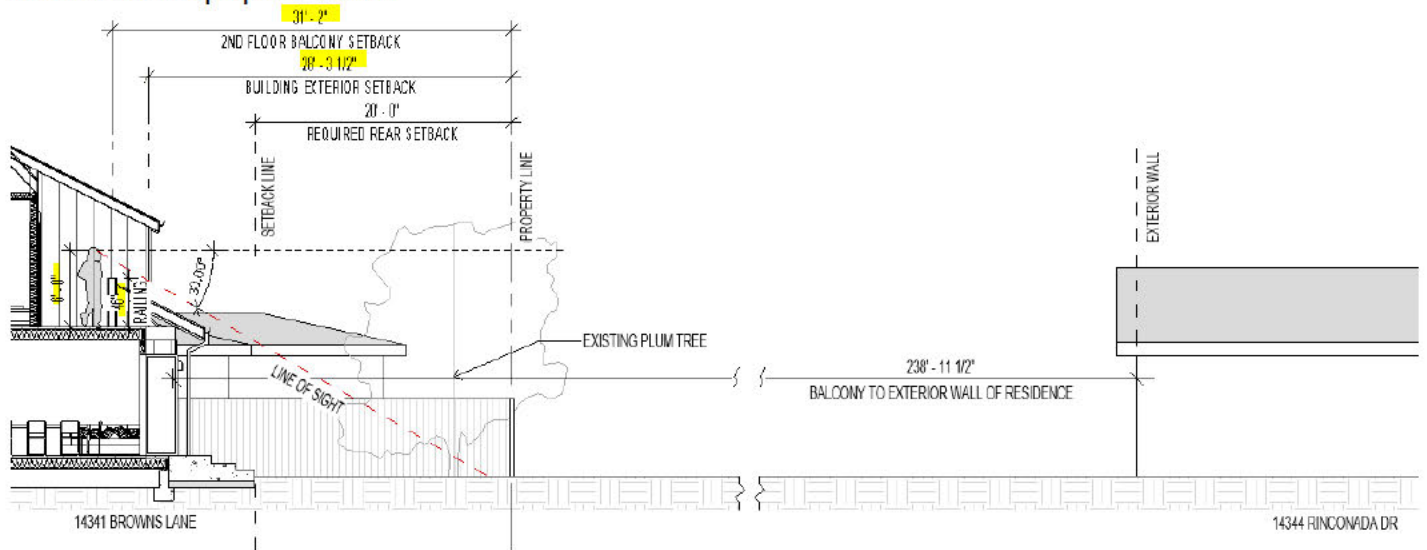
Looking forward to moving this project forward,
Josh

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Joshua Liu [REDACTED] Wed, Jan 15, 2025 at 2:45 PM
 To: Law Offices of Maynard & Hogan [REDACTED]
 Cc: Will Maynard [REDACTED] gordon wong [REDACTED] Suray Nathan
 <SNathan@losgatosca.gov>, jenny chen [REDACTED]

Hi Douglas and Will,

We have reduced the footprint of the entire house and inset the balcony further back from the rear yard. The 2nd floor rear windows will be opaque or frosted.



We have inset the balcony by an additional 5 feet (26 ft to 31 ft from the rear property line) and the building footprint has been shifted back by 1.5 feet from the rear property line. We have also lowered the overall building height by 1 foot



The red arrows indicate which areas have been reduced.

Please let us know if you have any further feedback for us

Best,
Josh

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Douglas Scott Maynard <[redacted]>

Tue, Jan 21, 2025 at 12:23 PM

To: Joshua Liu <[redacted]>

Cc: Will Maynard <[redacted]>, gordon wong <[redacted]>, Suray Nathan

<SNathan@losgatosca.gov>, jenny chen <[redacted]>

Hi Josh,

We will look this over and get back to you next week.

Douglas Scott Maynard

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Douglas Scott Maynard <[redacted]>

Tue, Feb 4, 2025 at 11:30 AM

To: Joshua Liu [redacted] >
Cc: Will Maynard [redacted], gordon wong [redacted], Suray Nathan <SNathan@losgatosca.gov>, jenny chen [redacted] >

Hi Josh,

Can you give us a view on a parcel map, so we can see the location of the various aspects of the house in relation to our lot? In addition, we did not realize that there was a balcony in the rear of the house. How does this maintain our privacy when someone can just come out on the balcony and watch everything going on in our garden, pool and home areas?

Douglas Maynard

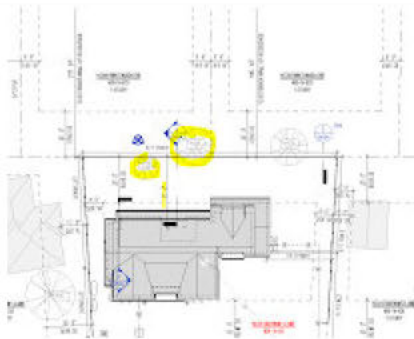
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Joshua Liu [redacted] > Thu, Mar 6, 2025 at 2:14 PM
To: Douglas Scott Maynard [redacted]
Cc: Will Maynard [redacted], gordon wong [redacted], Suray Nathan <SNathan@losgatosca.gov>, jenny chen [redacted], kevin yu [redacted]

Hi Douglas,

Please see attached for the screenshot of the parcel map. The balcony lands in the line of sight between the 2 existing trees and we have inset the balcony 30+ feet away from the property line. All of the windows along the rear side will be opaque/frosted and we have reduced the overall size of the house. We have prioritized your privacy while balancing the needs of our client to our best ability.

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14341 browns ln - parcel map.PNG
46K

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