

## Urban Catalyst – Oka Road - Community Outreach

- **Rachel Hinojosa - Gerry Mirassou** - Owner of Bonnie View Park (Gerry is Rachel's Dad)
  - Called Rachel - 408-356-3200 - bonnieview@comcast.net - voicemail 4/23/25, Spoke 4/24/25 – Met in person 5/2/25
  - Discussed Builder's Remedy, CEQA, traffic, focus on concrete boarder wall, retaining wall, trees, root barriers, sound, smell and danger from cars on boarder road. Discussed bike lane and street parking.
  - Email correspondence –5/21/25 – Rachel sent water and sewer maps showing sewer along property line on Bonnie View Park Property – requested more details of concrete wall
  - Changes made to plans in response to requests/comments:
    - **Six Foot Concrete Wall** - between Bonnie View Park and Oka property (instead of wood fence) – sound protection and more protection from cars hitting fence and entering backyards/homes of Bonnie View Residents – incorporated into 8/15/2025 Plan Set – Site Plan C3.0
    - **Alternative Trees** - along property border between Bonnie View Park and Oka property. Both the original proposed trees and the alternative proposed trees meet the town guidelines. The original proposed trees have a large root ball that would interfere with Bonnie View Park existing sewer and water lines that run 2-3 feet off the property line on the Bonnie View Park property. New trees have smaller root balls. Also, the concrete wall will have footings that will further block the root balls and protect the water/sewer lines. – incorporated into 8/15/2025 Plan Set – Landscape Plan L4
- **Lana Gerasimova** - Resident of Bonnie View Park – in communication with Rachel (owner of Bonnie View Park).
  - Lana email: lana.gersa@gmail.com
  - Email 9/29/26 - 5-6 emails back and forth
  - Discussed moving entrance road along property border between Bonnie View Park and Oka property away from the property line. She sent pictures of the request. Wanted to move the road away from the property line so that there would be less risk of cars not fully making the turn, and hitting the concrete wall and impacting the back yards of the residences.
  - Changes made to plans in response to requests/comments:
    - **Move Entrance of Road Away From Property Line** – Urban Catalyst agreed to move the entrance of the northern entrance road approximately 15 feet away from the property line as long as it was done during the construction documentation period and could still meet all of the requirements of the Town and responsible agencies. Reviewed by Civil Engineer HMM, and it should work. Exhibit drawn by HMM was sent to Planning on 1/29/26 along with some written descriptions. Planning plans to address this in Conditions of Approval.
- **Shelli Denevi, Chris Denevi, and Lauren Denevi** - Owners of Los Gatos Swim and Racquet Club

- Called Chris (408) 655-2596 - Spoke with Chris and **Patrick King** (General Manager of the club) on 4/24/25 for 30 min.
- Discussed road across from their entrance, street parking and onsite parking, how to not have our residents park in their lots, traffic, promotional materials to new residents
- Spoke with Chris 1/28/26 - Discussed driveway entry realignment, sidewalk along Oka, construction timeline, Timing of Town Council approval, amenities (or lack of amenities) - he is supportive of the project as to him it means more folks sign up for his club,
- **Daniel Klein** - CEO of the Addison-Penzak Jewish Community Center (APJCC)
  - 408-358-3636 - Spoke with Daniel Klein for 30 min on 4/24/25
  - Discussed overall project - will bring to his board – overall supportive of the project
  - Voicemail 1/28/26
- **Edward Morimoto** - Owner of properties across Oak Road
  - Spoke with Edward for 30 min on 4/25/25
  - Spoke with Edward for 30 min 1/30/26



August 15, 2025

Los Gatos Planning Division  
110 E Main Street  
Los Gatos, CA 95030

**Re: Revised SB 330 Preliminary Application**

Dear All:

Below is a summary of all public outreach to neighbors that has been done to date regarding the Oka Road project. More public outreach will be conducted prior to Planning Commission and Town Council meetings. An update to this document will be submitted to planning at that time.

What neighbors you have spoken to (name and address)

*Rachel Hinojosa - Owner of Bonnie View Park*

*Chris Denevi - Owner of Los Gatos Swim and Racquet Club*

*Patrick King - General Manager of Los Gatos Swim and Racquet Club Daniel Klein - CEO of the Addison-Penzak Jewish Community Center (APJCC)*

*Edward Morimoto - Owner of properties across Oak Road from project site*

When you met with neighbors

*Rachel Hinojosa - Spoke 4/23/25 and 4/24/25 - onsite meeting conducted 5/1/25*

*Chris Denevi - Spoke 4/24/25*

*Patrick King - Spoke 4/24/25*

*Daniel Klein - Spoke 4/24/25*

*Edward Morimoto - Spoke 4/29/25*

Regards,

Erik Hayden  
CEO  
Urban Catalyst

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