

From: Elizabeth Nelson <[REDACTED]>
Sent: Wednesday, October 2, 2024 4:58 PM
To: Planning <Planning@losgatosca.gov>
Subject: proposed project: 14789 Oka Road

[EXTERNAL SENDER]

2024.10.02

Re: 14789 Oka Road, Los Gatos, CA

Dear Los Gatos Community Development Department:

I am a homeowner in the Bonnie View Community located at [REDACTED]. My neighbors and I were recently alerted to the proposed development project for an almond orchard located at 14789 Oka Road.

I am concerned that a development of this size would cause serious hardship to my community.

At that section, Oka Road is a 2-lane country road. It is the only entrance/exit for the neighborhoods of Bonnie View and Mozart Road. Should an emergency arise, the additional number of people the new development would house would deny adequate egress for residents who live Northeast of the proposed development site.

Please picture the same two-lane Oka Road full of construction vehicles....these vehicles would cause traffic issues, as well as impede emergent vehicles access to those who need attention in a timely manner.

In addition, as we look from Bonnie View south toward the mountains, we enjoy a lovely sight of both mountains and sky. A three-story high-density housing project would obliterate that view.

I realize that more housing is needed, but can this proposed development be toned down considerably? Perhaps take the building height down to 1 or 2 stories? Please consider the safety and peace of mind of current residents as you review this proposed project.

Thank you,

Elizabeth Nelson

EXHIBIT 14

From: Lana Gerasimova <[REDACTED]>
Sent: Tuesday, October 22, 2024 7:32 PM
To: Erin Walters <EWalters@losgatosca.gov>; Council <Council@losgatosca.gov>
Cc: [REDACTED]
Subject: Concerns Regarding Proposed Development at 14789 Oka Road

[EXTERNAL SENDER]

Dear Members of the Planning Department,

I am writing to express my concerns about the proposed development at 14789 Oka Road, which plans to transform a 6.38-acre property into 138 three-story townhomes. While I understand the need for additional housing, the current proposal raises **significant issues** that must be addressed to ensure the safety, privacy, and well-being of the residents at 14685 Oka Road, which borders this development.

1. Privacy and Proximity to Current Residents

The design places the entry road alarmingly close at just 5 feet from our community. This proximity leads to several pressing concerns:

- **Significant Safety Risks:** The proposed main entrance road features a **sharp left turn** of approximately 82 degrees. This design significantly increases the likelihood of vehicles veering off course and **potentially crashing into our property** at unit [REDACTED], which is situated at a standard 90-degree angle from the turn. This is especially concerning as my children's bedrooms are located right at that side, as well as my one-year-old nephew's who lives at [REDACTED]. I welcome you to tour our bedrooms and property.

Whether it's was intentional or not, the builder's 3D visuals may misrepresent the actual danger of this layout. With the current proposed entrance design, it is only a matter of time before an accident occurs, posing **serious risks to our children's safety**. If you know the history of speedy driving on Oka Rd (with numerous reports to LGPD for speed violation), a violent car crash happened over speedy turn to Bonnie View MHP. This raises the likelihood that another reckless driver could miss the turn at much sharper angle and a lot narrower entrance. Given this history and the proposed plans, this layout fails to adequately protect existing residents from potential accidents."

I've used an online tool (https://www.ginifab.com/feeds/angle_measurement/) to illustrate the turn angle, but I strongly encourage you to visit the site in person to fully visualize the dangers posed by this proposal.





- **Noise and Pollution:** Our current peaceful environment, overlooking orchards and mountains, will be disrupted by the anticipated influx of **over 200 vehicles passing near our windows every day and every night**, resulting in constant traffic noise and air pollution.
- **Loss of Privacy:** The close **proximity of the road, combined with the height of the proposed three-story buildings, will fully compromise our views and privacy**. We are enjoying daily views of the mountains. The developers propose us to look at 3-story buildings. It's completely unfair tradeoff.

To mitigate these risks, I urge the city to require the developer to:

- **Relocate the entrance road** to minimize any potential risks of property damage with vehicle. This would help address safety, noise, pollution, and privacy concerns.
- **Preserve the view** of the nature and provide a revised plan

2. Compliance with Landscaping Requirements (SDBL A.8.1)

The proposed development ***exceeds the minimum density of 127.6 units by*** approximately ***10 units***.

The reduction of extra units would:

- Increase the percentage of landscaped areas well above required 50% (currently only at 40.9%). As builder states: reducing the project by 8 units would allow the proposed development to comply with the SDBL A.8.1 requirement.
- Create more space for a landscaped buffer zone between 14685 Oka Road and the development, enhancing privacy and reducing noise and pollution
- Reducing the project by 10 units could lead to ~20 fewer cars using currently congested Oka Road and Lark Avenue multiple times a day.

3. Increased Traffic and Road Safety

The addition of 138 units will substantially increase traffic on Oka Road, exacerbating congestion at the already limited access points at Oka Road and Lark Avenue. I request the city to:

- Assess the potential impact on traffic and road closures during construction.
- Consider the ***need for an alternative evacuation route***. With such a large amount of new homes added to our on dead-end street, our only exit may become inadequate in an emergency—whether due to flooding, as we are located in a flood zone, fire, or other unforeseen circumstances. Additionally, it's important to note that another neighborhood on the opposite side of the 85 highway also relies on ***Oka Road as its sole exit***.
- Require the installation of speed humps or similar traffic-calming measures to address existing speeding issues and accommodate the additional traffic load.

4. Construction Dust and Impact on Current Residents

The construction process will inevitably generate dust and debris that could affect our homes and backyards. We would like to know how the developer plans to mitigate these impacts and protect the health and well-being of current residents during this period.

I hope the City of Los Gatos takes these concerns seriously and collaborates with the developer to adjust the project to better meet the needs and safety of existing residents. I appreciate your attention to these matters and look forward to your response.

Thank you!

Sincerely,

Lana Gerasimova

From: [REDACTED] <[REDACTED]>

Sent: Friday, November 15, 2024 1:13 PM

To: Erin Walters <EWalters@losgatosca.gov>; [REDACTED]

Cc: Council <Council@losgatosca.gov>; [REDACTED]

Subject: Urgent Follow-Up: Safety Concerns Regarding Proposed 14789 Oka Lane Entry Road Near My Home

[EXTERNAL SENDER]

Dear Erin Walters and Urban Catalyst Developers,

I hope this message finds you well. I am writing to follow up on my previous email regarding the proposed entrance road for the new development near my home. As a mother of three young children, I am extremely concerned about the significant risks posed by this proposal, particularly the road's **extreme proximity** to my home and the **sharp ~80-degree turn** that will directly affect my family's safety.

Despite my initial communication, I have yet to receive a response or acknowledgment addressing these serious concerns. I feel it is crucial to reiterate the urgency of this matter. The proposed road, which will be positioned just five feet from my children's bedroom, creates not only an immediate **traffic hazard** but also poses a threat to their **safety, well-being, and quality of life**. Specifically:

1. **Safety Risks:** The sharp turn so close to our home presents a significant risk of **vehicle accidents**, with the potential for vehicles to lose control and crash into our home. This is especially troubling given the volume of traffic the development will generate, with more than **250 cars** using this road multiple times a day. According to the National Highway Traffic Safety Administration (NHTSA) and the Insurance Institute for Highway Safety (IIHS), roughly **1 in 5 of all crashes** in the U.S. are run-off-road accidents. In 2022, there were approximately **16,000 run-off-road fatalities** in the U.S., representing about 23% of all traffic fatalities. Furthermore, about 12-15% of all traffic accidents involve a vehicle colliding with a fixed object, such as a building, utility pole, or guardrail. I am deeply concerned about the **danger to my children's lives**.
2. **Constant Disruptions:** In addition to the safety risks, the road's proximity will result in **constant vehicle noise pollution**, including the sounds of cars, engines, and horns. My children sleep best when they can get fresh air from an open window, which will be impossible if this road remains in its proposed location. The impact on my children's sleep is especially worrying, as their bedrooms are directly adjacent to the turn. The noise will disturb their rest, even if their windows are closed.
3. **Flashing Lights:** With vehicles navigating a sharp turn, **flashing headlights** will constantly disturb our home, particularly at night. This will not only affect the sleep patterns of my children but also contribute to ongoing stress for our family.

As a parent, it is my fundamental duty to ensure my children's safety and well-being. I cannot, in good conscience, accept a development proposal that creates such obvious and preventable risks. Therefore, I

am prepared to take all necessary steps to advocate for a safer solution. Some of my first steps will include:

- **Gathering support** from our neighbors, local schools, and the wider community to raise awareness of the planned development and the dangers posed by the current road design. Together, we will work to ensure that the safety of residents—and especially our children—is prioritized. This will also bring attention to the addition of **138 new homes**, which will result in **more than 250 additional cars** on the already busy **Lark Avenue**.
- **Launching a petition** to gather signatures from concerned community members who will support the cause for children's safety.
- **Sharing my story** through **social media** and **local news outlets** to raise awareness of this safety issue and urge the town and developer to reconsider the road placement. I believe the community's collective voice can make a significant impact.
- **Writing letters** to the **town council**, the **planning commission**, and other relevant officials to express the collective concerns of our neighborhood and demand action.
- **Attending public hearings, town council meetings, and planning commission discussions** related to this development to ensure that my concerns—and those of my neighbors—are heard loud and clear.
- **Organizing a rally** to highlight the risks this development presents to families in the area, further emphasizing the urgent need for a safer alternative.

I strongly urge you to carefully consider my concerns and revisit the proposed road design. I believe a solution that reallocates the road away from our homes, modifies the sharp turn, and includes necessary safety measures—such as barriers, traffic calming, and appropriate signage—will protect the safety of all residents while still supporting the development.

As a mother, I will do everything in my power to ensure that my children—and all the children in our community—are safe. This development proposal, as it currently stands, is a direct threat to that safety. I am fully committed to taking action to prevent it, and I respectfully ask for your immediate attention to this critical issue.

Thank you for your time and understanding. I look forward to hearing from you and hope that we can work together to find a safer solution for our community.

Sincerely,
Lana Gerasimova

From: S SERVER [REDACTED]
Sent: Thursday, November 21, 2024 9:52 AM
To: Erin Walters <EWalters@losgatosca.gov>; [REDACTED]
Cc: [REDACTED]
Subject: Oka Rd Proposed Housing Development

[EXTERNAL SENDER]

November __21__, 2024

Dear LG Planning Department & Urban Catalyst ,

I am writing to express my strong opposition to the proposed housing development in our neighborhood. While I understand the need for affordable housing in our city, I believe that this project would have a detrimental impact on our community.

First and foremost, TRAFFIC IMPACT on Oka Road. The addition of 138 units will add at least 200+ cars using the street as ingress and egress. These 200+ cars will be making multiple trips in one day. The US Department of Transportation estimates a household makes 5+ car trips in one day. The proposed complex would add at least another 690+ car trips on Oka a day. Oka road residents currently have issues at the traffic lights leaving and entering Oka Road. These issues include:

- 1. Waiting through multiple lights to turn on to Lark Ave*
- 2. Cars blocking the intersection to try to make the light -this also makes it difficult for oncoming opposing traffic to go in the direction necessary and could potentially block the intersection for emergency vehicle access*
- 3. 3 Cars speeding and running lights to try to make the next light*

Furthermore, EMERGENCY ACCESS will be impacted. If there were ever to be an emergency requiring evacuation of Oka Road, it would be virtually impossible to get out with the one point of ingress and egress. Below are the number of homes and businesses that are currently on Oka Rd.

- 1. BVP- 71 homes*
- 2. Mozart (homes past BVP)- 74 homes*

3. *3. Los Gatos Gardens Apts-96 homes*
4. *JCC, LG Swim and Racquet Club, Legacy Community Church & Los Gatos Orthopedic Therapy-Numbers will fluctuate depending on time of day-I am guessing at least 100+ cars during business hours.*
5. *People leaving Oka Road would also encounter issues competing to evacuate with the people using Lark Avenue from LG Blvd and Winchester.*
6. *Between the current residents, the patrons of the businesses on Oka Road, there are at least 650+ cars using Oka Road every day. If the proposed complex is approved for construction on Oka Road, that will add an additional 200+ cars. In my opinion, it will be impossible for residents to get out of Oka Road with the one point of ingress and egress in an emergency evacuation situation.*

Finally, DIMINISHED QUALITY OF LIFE

1. *Loss of orchard and mountain view.*
2. *Height of buildings blocking natural light in homes and yards.*
3. *Landscaping planned for the complex becomes a problem for our residents as it will hang over the fence and trees will drop leaves and limbs in our yards.*
4. *Height and proximity of buildings creates a loss of privacy, people will be able to see down into yards and homes. Proximity of the street to entrance & exit the complex is just 5 feet from the fence line. Some houses will be just 8 feet away from the cars entering and exiting. The turn is sharp and located in a narrow section of street. This will cause a safety issue for many residents. If a car misses or misjudges the turn they could end up in a yard or a home.*
5. *Proximity of vehicular traffic using the road will cause exposure to air, noise, and light pollution.*

In conclusion, I strongly urge you to reconsider this proposed housing development. While I recognize the need for affordable housing, I believe that this project is simply not the right fit for our neighborhood. I think a location better suited for this type of development would be on Winchester Blvd, Los Gatos Blvd or Blossom Hill Rd, where there are more than one point of ingress and egress and more than two lanes of traffic. Thank you for your attention to this matter.

Sincerely,

Susan Server



From: Emma R. Kessler [REDACTED]
Sent: Friday, November 22, 2024 2:48 PM
To: Erin Walters <EWalters@losgatosca.gov>
Subject: Concern about Oka Lane project

[EXTERNAL SENDER]

Good afternoon,

I am writing to express my objection to the new project proposed at 14789 Oka Lane. The additional traffic this development will cause in the area is going to cause increased frustration, anger, and danger for pedestrians and drivers. I also understand that there are safety concerns for a young family whose home is adjacent to the proposed development.

I am a resident in the Lark/17 area. My family walks and/or drives every day on Lark. I have written to the Town's Traffic/Parking Sergeant in the past about the almost daily red light violations I see at Lark/Oka and Lark/17 and the danger it poses to families trying to cross these streets.

Some of the violations are accidental - people seem to overlook the light facing towards Winchester at the intersection of Oka and Lark, and drive through the light as if it's not there. Most of the violations appear intentional - folks speeding up to get through a yellow or red light, even when pedestrians are present.

More cars trying to get through these intersections will inevitably mean more frustrated and entitled drivers trying to get places faster than they can, running lights and putting pedestrians in harm's way.

There are also two houses on Oka that will be greatly impacted by this development. My understanding is that the family who owns these homes feels their children's safety could be at risk based on the road placement the developer has proposed in order to squeeze in as many units as possible.

I hope that you will consider rejecting this development, or at the very least require a significant reduction in the number of units and a relocation of the road abutting the existing properties on Oka. There has been far too much development slated for this area in recent years, and the infrastructure is not in place to keep up with it.

Thanks for your attention to this matter.

Emma Kessler

From: Anjali Bagora [REDACTED]

Sent: Monday, December 2, 2024 10:21 PM

To: [REDACTED] Erin Walters <EWalters@losgatosca.gov>; [REDACTED]

Subject: Oka Road Townhome Project 14789 Oka Road APN: 424-08-035, 424-08-074

[EXTERNAL SENDER]

Dear Erin, Mallory, Rachel,

I am writing to formally express my opposition to the proposed development of 130+ housing units on 14789 Oka Road.

The roads in this area are single lane, super narrow, with significant challenges posed by on-street parking that limits maneuverability and creates chaotic conditions. We have two recreation centers (Jewish Community Center + Los Gatos Swim and Racquet club), an apartment complex (Los Gatos Gardens), and a Mobile park (Bonnie View) nearby which all overflow their cars onto the main street, limiting visibility, and has made navigating these streets stressful and hazardous. Adding a substantial number of new housing units will only compound these problems.

I have firsthand experience of the dangers presented by current road conditions. I was involved in a t-bone accident (me on Oka Road and a car coming from one of the recreation centers) due to parked cars on the streets, thus causing blind spots.

The additional burden of 130+ houses will also reduce the overall quality of life for residents. It could impede access for emergency vehicles to inner street homes, posing a serious safety risk to the community. Our neighborhood infrastructure simply cannot support this level of development without significant adverse impacts.

I urge you to reconsider this project and prioritize the safety and well-being of current residents. Investing in road improvements, addressing existing congestion, and maintaining the character of the neighborhood should take precedence over new housing developments in this area.

Optionally, maybe a park, or open space would be a better use of the land keeping the orchard, fruit farm legacy intact in Los Gatos.

Thank you for considering my concerns. I look forward to your response.

Regards, Anjali Bagora - a proud Los Gatos Resident since 2016

From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Tuesday, December 3, 2024 9:55 PM

To: Planning <Planning@losgatosca.gov>

Subject: Online Form Submission #15286 for Town Contact Form

[EXTERNAL SENDER]

Town Contact Form

First Name Sudhanshu

Last Name Bagora

Email Address (Required) [REDACTED]

Phone Number [REDACTED]

Message (Required) Regarding 14789 Oka Lane
Application Number
Architecture and Site Application S-24-052 Conditional Use
Permit Application U-24-016 Subdivision Application M-24-017

Hi, This project is super crazy to begin with. 138 houses, not enough parking spaces in the community, single lane Oka Road which is super congested with cars parked outside (2 rec centers, one church, 1 apartment complex, one mobile park) all on Oka Road and cars lined on the sides of Oka Road all day long - leading to blind spots...

I also read the letter from the lawyers back to Planning commission - and bike parking spaces is being requested to be waived, 20-25 feet from the front is being requested to be waived...

I would also like to learn about the 'affordable housing' - how much will they cost? and will they truly be affordable?

This is a farce, under the 'Housing crisis', 'Affordable housing act' and not well planned.

The streets will need to be widened (2 lanes on each side at a

minimum), parking spaces added - NO PARKING ON OKA LANE allowed for safety purposes; TRAFFIC lights added for residents entering OKA Road, and ALL CITY requirements met - no exceptions - and only then this should be approved.

I can be reached at [REDACTED] I have been a resident of Los Gatos and using OKA ROAD multiple times a day since 2016. I have seen many traffic accidents (my wife was involved in one of them); SEVERAL blind spots - people entering OKA ROAD from all these places mentioned above; and TONNES of CARS parked OVERNIGHT on OKA ROAD limiting visibility; and TRAFFIC congestion and safety hazard for AMBULANCES to COME IN / OUT

Which Department do you want to submit this message to? (Required)

Community Development: Building & Planning

Add an attachment

Field not completed.

From: Jega A [REDACTED]
Sent: Tuesday, December 10, 2024 7:53 PM
To: Erin Walters <EWalters@losgatosca.gov>
Subject: Proposed building for 14789 Oka Road

[EXTERNAL SENDER]

To:

Erin Walters

Town of Los Gatos Associated Planner

I live on Oka Lane by the percolation ponds.

Saw a plan of the proposed building by Oka Road where the orchards are now.

I am writing to express my concerns regarding the proposed construction project in our town. As a resident of Los Gatos, I am deeply concerned about the potential impact this project will have on our community. Below are the key concerns I would like to bring to your attention:

1. Traffic Congestion:

Traffic in our area is already a significant issue. For instance, it often takes two cycles of traffic signals to get from Oka Road to Lark Avenue, particularly during peak hours when commuters are heading to Highway 17. The addition of a large construction project will exacerbate this congestion and create further delays and frustration for residents.

2. Safety Concerns:

Oka Lane has only one road for ingress and egress. In the event of an emergency, such as a fire or natural disaster, the limited access could jeopardize the safety of residents. This lack of alternative routes is a critical safety concern that must be addressed before approving such a project.

3. Construction Impacts:

We have already experienced significant disruption from the recently completed office complex construction at 1700 Dell Avenue, which is directly behind my house. Despite established regulations, the builders disregarded rules, resulting in excessive noise and environmental issues for Oka Lane residents. Despite petitions to both Campbell and Los Gatos, little action was taken. A larger construction project raises even greater concerns about the impact on the quality of life for residents in the area.

4. Town Character and Long-Term Vision:

When I purchased my home in Los Gatos, I was assured by real estate agents that the town's strict rules and regulations would prevent high-rise developments. However, projects such as the North 40 development and now this new proposal contradict the town's traditional character. Future homebuyers should be made fully aware of potential high-rise projects to make informed decisions.

5.State Mandates vs. Local Autonomy:

I understand that California's recent policies have limited local governments' ability to control such developments. However, it is disheartening to see the unique character of our town being eroded by state mandates that prioritize large-scale development over community input. This shift risks making Los Gatos less livable and may lead to affluent residents leaving the area, further altering the social and economic fabric of our community.

As a town planner, you have a vital role in safeguarding the norms and values that make Los Gatos a desirable and livable place. I urge you to carefully consider the long-term implications of this proposal and take a firm stand to prevent projects that negatively impact the quality of life for residents.

Thank you for your attention to this matter. I trust you will prioritize the well-being of our community in your decisions.

Jega Aravandy

██████ Oka Lane, Los Gatos

████████████████████

From: BONNIE VIEW PARK <[REDACTED]>
Sent: Thursday, December 5, 2024 10:25 AM
To: Erin Walters <EWalters@losgatosca.gov>; [REDACTED]; Rachel Hinojosa
[REDACTED]
Subject: 14789 Oka Road

[EXTERNAL SENDER]

Dear Erin and Mallory,

Attached is my letter of concern regarding the proposed 14789 Oka Road development. I am hoping you both can take the time to read the letter and consider the concerns addressed within.

Erin, I have corresponded with you on several occasions and I appreciate the time and swift feedback you have provided.

Mallory, we have yet to meet. My family owns Bonnie View Park right next door. I thank you in advance for reading my letter and I would love the opportunity to speak with you, receive your feedback and open the doors for future communication.

I hope you have a wonderful day.

Best Regards,

Rachel Hinojosa
Operations Manager
Bonnie View Park
[REDACTED]

December 3, 2024

Dear Town of Los Gatos Planning Department & Urban Catalyst

My family has owned Bonnie View Mobile Home Park since 1959. My grandfather bought it in 1959 after selling his orchard land on Harwood Road in San Jose. Our community abuts the proposed 14789 Oka Road development. We understand the need for development and importance of progress but find issue when it comes at the expense of those who surround the project. This complex, which will provide much needed housing opportunities for the area, is completely unsuitable on Oka road for many reasons.

The design creates the following issues for our community:

1. The Coastal Redwood trees located in the 5-foot landscape buffer adjoining our fence line create a host of major issues.
 - a. We have brand new sewer and water lines that are 1.5-3 feet deep located just 2 feet away from the shared fencing, less than 10 feet away from these proposed redwoods. A redwood tree's extensive root systems are extremely invasive and spread horizontally 60-80 feet. The top 3 feet of the soil is where most of the tree's root system exists. Planting them this close to our sewer system poses an inevitable disaster for our new infrastructure and our tenant's foundations, some of which are within 3-5 feet of the fence line. Within time, these trees will also pose issues for your development's underground infrastructure as well as sidewalks and the roads.
 - b. The sheer height of Redwood trees makes them difficult to maintain. The slightest breeze will drop leaves and branches, filling our tenant's yards with debris. The proximity of the redwoods to the homes bordering the fence line is also extremely dangerous. Inevitable weak branches that may fall during storms, will cause extensive damage to homes, property and potentially threaten tenant life. There are bedrooms and living quarters within 10 feet of the proposed tree locations.
 - c. The height of the trees and the proximity to the fence will take the natural light away from the homes & yards of the tenants.
2. The second tier of trees proposed in the development plan are California Black Oaks. Their root systems also extend up to 90 feet from the base of the tree and are considered shallow and invasive. To remain healthy, they should be planted 40-50 feet way from other trees as they grow very large. These trees will eventually become an issue growing into underground infrastructure and causing cracks in pavements, sidewalks, and roads.

In place of the Redwoods and Oaks, we would like to work with you to find a species of tree or large shrub that will create the privacy we need and aesthetic you are trying to create. I

have spoken to an arborist from Bartlett Tree Services about the issue and he recommended Italian Cypress or Carolina Laurels. In conducting my own research, trees with non-invasive root systems include Amur Maples, Serviceberry, Smoketree, Crepe Myrtles and Eastern Redbuds.

3. The proximity of the service road to the homes located in our community poses the potential for great risk to life and diminishes the quality of life for our residents.
 - a. Within 10 feet of the entrance to the complex is a child's bedroom. The street is narrow and the turn in to the complex is sharp, it is just a matter of time before it is misjudged by a driver and a vehicle ends up smashing into the child's bedroom. This is an avoidable tragedy.
 - b. There are bedrooms and living quarters within 10 feet of the street used to enter and exit your complex. Cars utilizing the road throughout the day will create noise, light and air pollution for our tenants. They will no longer be able to enjoy having their windows open. That "simple" experience will now be replaced by car exhaust, engine noises, music from cars and people passing by. Headlights coming in and out as well as turning from the feeder streets inside your complex will be shining into bedrooms and living areas throughout the night.

We recommend increasing the landscape buffer to 20 feet, installing privacy shrubs along the fence line, and creating a safety buffer of bollards and dense landscaping along the entrance of the complex to prevent misguided drivers from running into homes.

4. The insufficient amount of guest parking for your complex will create a major issue for the residents and businesses on Oka Road. According to your plans, each home has 2 car parking in a garage and there are only 22 guest spots available. This is a gross underserving of the parking necessary to accommodate a complex as large as you propose.
 - a. We are a 71-unit community, and every tenant also has two car parking at their home. We have 30 guest parking spots. Parking is a struggle in our community. Most of our guest parking is taken by residents who have multiple drivers.
 - b. It is safe to assume that over $\frac{1}{2}$ of the people moving into a 2–3-bedroom townhome will have more than two vehicles or more than two drivers occupying the home. This will create at least 65 cars need spots beyond the 2-car garage parking allotted. With 22 guest parking spaces utilized by whomever gets to them first, the are now 43 cars looking for a place to park.
 - i. If parallel parking is available along the front of the complex, 15 cars max will fit along the street. This creates many safety hazards by further narrowing the existing narrow street. The cars lining the road in front of your complex will restrict driver visibility and reduce driver reaction time for people driving on Oka. When you add vehicles entering and exiting your complex, our community and the Swim and Racquet Club, it creates a very dangerous situation. All our service roads are within 20-30 feet of one another. Accidents are inevitable.

- ii. The lack of parking your complex provides, then becomes the problem for our community, the LG Swim & Racquet Club and the JCC. Residents of your community, struggling to find a place to park, will use our parking as an alternative. This exacerbates the parking calamity facing Oka Road.
- 5. The addition of 138 units will create an estimated 200 additional vehicles using Oka Road daily. In 2017, The Bureau of Transportation Statistics, conducted a study on the average daily vehicle trips per household throughout the United States. In our area, each household generated 5-6 vehicle trips a day. With this figure, assuming only 1 car per household is in operation, we would have 828 additional car trips utilizing Oka Road and Lark Avenue daily.
 - a. Currently, there are issues for residents living on Oka Road turning onto Lark Avenue. Cars using Lark Avenue to access Los Gatos Boulevard block the intersection trying to make the light.
 - i. This generates a dangerous situation with people blocking Lark Ave and the shoulder of the road. This creates dangerous impacted traffic conditions that would make emergency vehicle passage virtually impossible. The cars are gridlocked.
 - ii. It takes several lights for a vehicle to turn on to Lark Avenue from Oka Road. This creates back ups down Oka Road which in turn block the ingress and egress for those trying to enter and exit the establishments and the apartment complexes at the top of Oka Road.
 - b. If there ever to be an emergency needing evacuation, the number of additional vehicles added by this complex, would create a dangerous evacuation process. There is one point of ingress and egress on Oka Road....there is NO alternate route. Currently, there are 241 households on Oka Road. This does not count any members at the LG Swim & Racquet Club, the JCC or the Legacy Church. There are schools and daycare centers at the JCC and the Legacy Church. The impact of trying to evacuate Oka Road as it is now would pose major life-threatening complications. Adding 138 additional homes would make evacuation disastrous.
- 6. The construction of the complex will diminish the quality of life for our residents and those living on Oka Road.
 - a. It will replace the existing greenery and open space with 45-foot-tall high-density housing. Not only will residents lose their view, but also lose their sense of privacy with windows from your complex looking into our yards and homes.
 - b. It will also block natural light in homes and yards. People will lose the ability to garden and enjoy their once sunny yards.
 - c. It will reduce the peace and tranquility of the homes in our community. The noise created by the cars, residents and homes in your proposed development will create an infringement on our residents.

- d. Any landscaping planted in the landscape buffer or along the fence line, now becomes a problem for our tenants who border the area. Debris from trees will fill their yards and during periods of heavy wind or rain, limbs from trees may threaten their homes and yard structures.
- e. Home values have already begun to suffer. I have a resident that lives along the orchard fence line. She is attempting to sell her home and buyers have been turned off by the potential development that may be looming over the home.

The points raised above are just some of the concerns my family and I share regarding the impact this development will have upon our community, our resident and the other citizens living on Oka Road. We understand development is inevitable and it is just a matter of time before this last remaining orchard is turned into homes. The major issues lie in the density at which you are wanting to build. It demonstrates blatant disregard for the obvious negative impact your proposal will have on those that live on Oka Road. This development makes sense on a major street, not on a quaint neighborhood with limited access and space.

I strongly hope you to reconsider some major aspects of the development plan and address the above concerns. I believe open communication and collaboration are essential to ensure the project benefits both the developer and the community. I would appreciate the opportunity to discuss these issues further and explore potential mitigation strategies that could minimize the negative impacts on our neighborhood.

Thank you for your time and consideration.

Sincerely,

Rachel Mirassou-Hinojosa

For the Mirassou Family, Owners of Bonnie View Park

From: Sashi Balasingam <[REDACTED]>
Sent: Tuesday, December 17, 2024 10:28 PM
To: Erin Walters <EWalters@losgatosca.gov>; [REDACTED]
Cc: Gitika Balasingam [REDACTED]
Subject: Issues with Oka Road housing development

[EXTERNAL SENDER]

Dear Ms.Walters, and Ms.Menne,

I am writing as a long time resident in Oka Lane (Los Gatos), highly concerned with the newly proposed housing development on Oka Road. There are numerous factors related to this project that will create significant negative impact to our small community here. However, I would like to at least emphasize the following -

1. Safety hazards - Entire Oka road community has only one entry off Lark Ave, and its a dead-end on the far side. As such, any natural disasters related evacuation could be significantly worsened by the extra 138 family adding to extreme congestion and inevitably causing a catastrophe, having to use only one exit from the neighborhood.
2. Traffic overload - Oka road is only a single lane, and this development will significantly increase the congestion, and again, can cause significant delays for emergency vehicle access for any medical or fire incident down this road.
3. Large development - I understand this was supposed to be only a 68 housing unit project that was initially approved, but somehow it got doubled to 138 units now. Was this increase properly approved by the Los Gatos town council ?

Please address the above concerns in a realistic manner, and do re-consider this large development in our small Oka road community.

Sincerely,

Balasisindran Balasingam and Gitika Balasingam

[REDACTED], Los Gatos, CA)

From: Jim Drozdiak [REDACTED]
Sent: Sunday, December 15, 2024 2:08 PM
To: Bonnie View [REDACTED] Erin Walters <EWalters@losgatosca.gov>;
[REDACTED] Jim Drozdiak [REDACTED]
Subject: My response to the 14789 Oka Road proposal

[EXTERNAL SENDER]

December 15, 2024

Dear Los Gatos Planning Department and Urban Catalyst,

As a resident of Bonnie View mobile home park and as someone who cares deeply about the future of our wonderful town of Los Gatos, I am responding to the 14789 Oka Road development proposal.

This potential development will severely impact the North Los Gatos community, and you will certainly receive substantial feedback. Please include the following three modifications to the development proposal.

1. The 14789 proposal includes the removal of a protected oak tree. This tree is part of what gives Los Gatos its special character of rustic beauty in an urban setting, and must be preserved. The plan should be modified, such as curving the sidewalk around the tree and having buildings a reasonable distance away from the tree.
2. All of the buildings in the Oka Road area are two-story buildings, but the 14789 proposal includes three-story buildings. This would block views, restrict natural lighting and could violate privacy for both Bonnie View and new townhouse residents. Please set a limit of two stories.
3. The 14789 proposal only has 22 spaces for guest parking. This is far less than what is needed.

Currently, on any given day, there are no available parallel parking spaces on Oka Road by the JCC and the Los Gatos Gardens apartment complex, or by Bonnie View. This situation is very inconvenient for residents and visitors, and since Oka Road is only two lanes wide, it is potentially dangerous, as people accessing cars, as well as delivery trucks, often obstruct traffic. This would be made much worse by the 14789 proposal.

Bonnie View has about 30 visitor parking spaces for 71 units, and even that is not really enough. The 14789 proposal should have at least 60 spaces. The best place for these would be along the edge of the north side of the 14789 property, next to Bonnie View, extending from Oka Road to the property boundary by Los Gatos Creek.

Furthermore, there should be a hedge between the parking stalls and Bonnie View, to provide a sound barrier and to preserve as much privacy as possible, for both Bonnie View and new townhouse residents. A landscape designer should recommend plants for the hedge, which should grow to a reasonable height and be maintained by gardeners employed by the townhouse complex. The current

proposal for redwood trees must absolutely be eliminated, as redwood roots extend widely and could damage existing Bonnie View sewer and water pipes.

This modification probably reduces the number of townhouse units, but that is a good thing. The traffic impacts from the townhouses would be severe; we must minimize this as much as possible. We are next to the Los Gatos Creek floodplain. For decades, we in Northern California have been used to moderate weather, but with global warming, we can expect more violent, quickly forming storms that might produce several inches of rain per hour, as often happens in the Midwest and other parts of our country. Flooding in our area would be disastrous, as Oka Road is the only exit route for residents of Bonnie View, the West Mozart Avenue neighborhood, and the potential new townhouse complex. It would be unconscionable to make this potentially terrible situation even worse.

In summary, this proposal is ideally better suited for a location on Winchester or Los Gatos Boulevard, which are major thoroughfares in our area, rather than on a quiet residential street by the Los Gatos Creek like Oka Road. With the reality of the Builder's Remedy law, it seems that the 14789 proposal will be developed in some fashion. However, it must be modified in a number of ways, including those I have specified.

Sincerely,

James Drozdiak

(Word file of this email is attached)

December 15, 2024

Dear Los Gatos Planning Department and Urban Catalyst,

As a resident of Bonnie View mobile home park and as someone who cares deeply about the future of our wonderful town of Los Gatos, I am responding to the 14789 Oka Road development proposal.

This potential development will severely impact the North Los Gatos community, and you will certainly receive substantial feedback. Please include the following three modifications to the development proposal.

1. The 14789 proposal includes the removal of a protected oak tree. This tree is part of what gives Los Gatos its special character of rustic beauty in an urban setting, and must be preserved. The plan should be modified, such as curving the sidewalk around the tree and having buildings a reasonable distance away from the tree.
2. All of the buildings in the Oka Road area are two-story buildings, but the 14789 proposal includes three-story buildings. This would block views, restrict natural lighting and could violate privacy for both Bonnie View and new townhouse residents. Please set a limit of two stories.
3. The 14789 proposal only has 22 spaces for guest parking. This is far less than what is needed.

Currently, on any given day, there are no available parallel parking spaces on Oka Road by the JCC and the Los Gatos Gardens apartment complex, or by Bonnie View. This situation is very inconvenient for residents and visitors, and since Oka Road is only two lanes wide, it is potentially dangerous, as people accessing cars, as well as delivery trucks, often obstruct traffic. This would be made much worse by the 14789 proposal.

Bonnie View has about 30 visitor parking spaces for 71 units, and even that is not really enough. The 14789 proposal should have at least 60 spaces. The best place for these would be along the edge of the north side of the 14789 property, next to Bonnie View, extending from Oka Road to the property boundary by Los Gatos Creek.

Furthermore, there should be a hedge between the parking stalls and Bonnie View, to provide a sound barrier and to preserve as much privacy as possible, for both Bonnie View and new townhouse residents. A landscape designer should recommend plants for the hedge, which should grow to a reasonable height and be maintained by gardeners employed by the townhouse complex. The current proposal for redwood trees must absolutely be eliminated, as redwood roots extend widely and could damage existing Bonnie View sewer and water pipes.

This modification probably reduces the number of townhouse units, but that is a good thing. The traffic impacts from the townhouses would be severe; we must minimize this as much as possible. We are next to the Los Gatos Creek floodplain. For decades, we in Northern California have been used to moderate weather, but with global warming, we can expect more violent, quickly forming storms that might produce several inches of rain per hour, as often happens in the Midwest and other parts of our country. Flooding in our area would be disastrous, as Oka Road is the only exit route for residents of Bonnie View, the West Mozart Avenue neighborhood, and the potential new

townhouse complex. It would be unconscionable to make this potentially terrible situation even worse.

In summary, this proposal is ideally better suited for a location on Winchester or Los Gatos Boulevard, which are major thoroughfares in our area, rather than on a quiet residential street by the Los Gatos Creek like Oka Road. With the reality of the Builder's Remedy law, it seems that the 14789 proposal will be developed in some fashion. However, it must be modified in a number of ways, including those I have specified.

Sincerely,

James Drozdiak

From: Laura Katicich [REDACTED]
Sent: Monday, December 30, 2024 11:06 AM
To: Erin Walters <EWalters@losgatosca.gov>; Laura Katicich <[REDACTED]>
Subject: Proposed development at 14789 Oka Road, Los Gatos

[EXTERNAL SENDER]

To: Erin Walters, Town of LG Associate planner:

I am writing to express my strong opposition to the proposed development, located at 14789 Oka Road, that is currently under consideration. As an effected resident of Oka Road, Los Gatos, I believe it is crucial to voice my concerns about this development project.

While I understand the importance of responsible urban planning and addressing the housing needs of our growing population, I am deeply concerned about the potential negative impact this development could have on the surrounding neighborhood and, specifically, my property, within the mobile home park at 14685 Oka Road.

My primary concerns are as follows:

"On a residential street, when an emergency vehicle is approaching with its lights and siren activated, all drivers must yield the right-of-way by pulling over to the right side of the road and stopping until the emergency vehicle has passed, even if there isn't a designated "emergency vehicle lane"; essentially, any lane becomes an "emergency vehicle lane" in this situation." -From Google Ai

* Unsafe Oka Road width, with no emergency lane, and with no sidewalks in some areas. Oka Road needs widening, to begin with, to allow for emergency vehicle entrance and exit, as it is narrow in some areas and has street parking in others.

* This is not the right location for this large of a residential multi-unit development, with inadequate proposed parking of 22 spaces. Residents and their guests would have to park along the street = no emergency lane.

* Traffic Signals or monitoring might need to be installed, at the development site, for safety reasons, as there is some speeding on Oka, and Lark and people entering, from the side-lots, periodically, driving into busy traffic, during peak hours.

* There's so much traffic coming in and out of Oka Road at Lark Ave, around a car every 2-5 minutes, and more during rush hours. The road is already inundated.

* In emergency situations, requiring evacuation of Oka Road, it would be virtually impossible to get out with the one point of ingress and egress.

- BVP (Bonnie View Park) = 71 homes

- Mozart (homes past BVP) = 74 homes

- Los Gatos Gardens Apts = 96 homes

- JCC & LG Swim and Racquet Club. Numbers will fluctuate depending on time of day = I am guessing at least 100+ cars during business hours.

* In emergency situations, an on/off-ramp could be installed in between Mozart and Lark, just past the water district property, that extends to Winchester Blvd. The off-ramp would be necessary as an additional exit route, if Oka to Lark Ave is blocked/impassable.

* People leaving Oka Road would also run into issues competing to evacuate with the people using Lark Avenue from LG Blvd and Winchester.

* Entrance is already negatively affected, near entrance/exit points for our BVP community and the swim & racquet club, as well as traffic coming to and from Mozart, where Oka dead ends.

* This will cause major congestion for all properties on a narrow section of road.

* Evacuations create a dangerous situation as drivers currently must nudge in the street to make sure cars are not oncoming, for example: Delivery trucks and US Mail vehicles.

* Unclear if there is any street parking along the front of the complex. If there is, this poses additional safety issues narrowing road and blocking entrance and exit viability.

* Cars congesting the intersection to try to make the light. This also makes it difficult for oncoming opposing traffic to go in the direction necessary and could potentially block the intersection for emergency vehicle access.

* Cars speeding and running lights to try to make the next light.

Alternative Solutions:

Development of this size makes sense on a major street (Example: LG Blvd, Winchester). Not on a quiet residential street with limited access.

I believe there are more suitable locations in the area where such housing developments could be built without compromising the existing quality of life for residents in our neighborhood. I urge the city to explore alternative options that better align with the community's needs and concerns.

In light of the above concerns, I kindly request that the city reconsider the approval of this housing development in its current proposed location. Thank you for taking the time to review my concerns. I hope that the city will carefully consider the potential implications of this development on our community's well-being and choose a course of action that best serves the interests of all residents.

Thank you,

Laura Katicich

██████████

Los Gatos, CA 95032

Other properties to consider, currently on the market:

<https://www.loopnet.com/Listing/550-Showers-Dr-Mountain-View-CA/32959830/>

<https://www.redfin.com/CA/Los-Gatos/54-Cleland-Ave-95030/home/1503382>

<https://www.loopnet.com/Listing/209-Milbrae-Ln-Los-Gatos-CA/33909541/>

<https://www.loopnet.com/Listing/1282-1300-White-Oaks-Rd-Campbell-CA/31482072/>

<https://www.redfin.com/CA/Los-Gatos/105-Forrest-Ave-95032/home/1421352>

<https://www.loopnet.com/Listing/16227-Maya-Way-Los-Gatos-CA/29451978/>

[REDACTED]

[REDACTED]

[REDACTED]

Prime mixed-use building with established tenant in Downtown Palo Alto, steps away from University Avenue. Well-maintained 12,300 sqft two-story building with 50 ft frontage on Waverley Street in the heart of Palo Alto Commercial District

<https://www.jeffreyhansen.com/homes/558-560-Waverley-St/Palo-Alto/CA/94301/158530889/>

<https://www.redfin.com/CA/San-Jose/3101-Starburst-Ct-95127/home/12180959>

<https://www.loopnet.com/Listing/20600-Aldercroft-Hts-Los-Gatos-CA/29992158/>

<https://www.mlslistings.com/property/ml81983618/5680-monterey-rd-gilroy-ca-95020>

<https://www.loopnet.com/Listing/2994-Huff-Ave-San-Jose-CA/31866067/>

From: BONNIE VIEW PARK [REDACTED]

Sent: Thursday, February 6, 2025 12:40 PM

To: Erin Walters <EWalters@losgatosca.gov> [REDACTED]
[REDACTED]

Cc: info@urbancatalyst.com

Subject: Request for Meeting Regarding Oka Road Development Near Bonnie View Mobile Home Park

[EXTERNAL SENDER]

Dear Mallory Menne & Team,

I hope this message finds you well. My family owns Bonnie View Park which abuts the proposed 14789 Oka Road development. I am writing on behalf of my family and the residents in regard to the proposed development.

We fully recognize and support the urgent need for additional housing in our area. However, in order to ensure that the development is mutually beneficial, we would appreciate the opportunity to discuss several concerns that we believe should be addressed for the benefit of both our community and the development project. These concerns include:

- 1 The potential impact on our new sewer system.
- 2 Proximity to our water main controls and backflow device.
- 3 The road's close distance to our homes.
- 4 The sharp left turn at the entrance, which could pose a safety hazard, particularly for the children in the corner houses, whose bedrooms are only a few feet away from the turn.
- 5 Insufficient guest parking.
- 6 Evacuation routes and emergency access.

We are confident that, by working together, we can identify solutions that will allow the development to proceed in a way that minimizes disruption and maximizes safety for everyone. We also have some ideas on how we can adjust the plans to address these concerns, and we would welcome the opportunity to discuss them with you directly.

We believe a collaborative approach is key to ensuring that this development works for all stakeholders. A site visit would provide the ideal forum to explore these issues in greater detail, and we would greatly appreciate the chance to meet with you at your earliest convenience.

Thank you for your time and consideration. We look forward to your response.

Best regards,

Rachel Hinojosa
Operations Manager
Bonnie View Park
[REDACTED]

From: Karen Ettinger <[REDACTED]>
Sent: Sunday, February 9, 2025 7:45 PM
To: Council <Council@losgatosca.gov>
Cc: Planning <Planning@losgatosca.gov>; msayoc@losgatosca.gov; Rob Rennie <RRennie@losgatosca.gov>; Mary Badame <MBadame@losgatosca.gov>; Matthew Hudes <MHudes@losgatosca.gov>; Maria Ristow <MRistow@losgatosca.gov>
Subject: SB330 & “Builder’s Remedy” Projects

[EXTERNAL SENDER]

Please do not succumb to developers with greedy eyes on our sacred local environment under State Bill 330 mandates with their “Builder’s Remedy” projects designated New Town, Ace, Blossom Hill, Capri, Union 76, etc.!

Town residents (& business owners who wisely know that our town’s unique village character draws tourism) are counting on you to disallow such inner-city style density and high-rise structures that close in our beautiful open skies and mountain vistas.

The imposition of universal density across our state is a threat to quality of life in California. The threats to our very existence were made obvious by the disastrous firestorms that have wiped out so much in our state’s southern communities recently.

Dense housing increases statistical risks:

- >that more accidents can occur (such as a fire in an apartment kitchen or garage)
- >that more innocent people can be affected (with closer and more numerous neighbors)
- >that emergency responses will be more difficult (to reach and provide)
- >that escape is hampered (by congestion)
- >that illnesses are more likely to spread
- >that garbage & sewage can back up
- >that water & power supplies can fail
- >that air quality can deteriorate
- >that natural animal & vegetal environments can be destroyed.

As Los Gatos homeowners since 1969 and town residents since 1968, my family values local uniqueness — as well as the different characters of **all** communities that contribute to our state's diversity of heritages and lifestyles.

We welcome neighbors of any culture, faith, ethnicity, sexuality or social status; but we ask you to defend local density and design restrictions that preserve the quality of life in which all of us have invested hard work and resources.

Although homelessness is a serious concern that I share, it has many causes other than “lack of housing supply.” Universal density development will not help those most vulnerable and needy (those disabled by mental illness and/or addiction, those untrusting of offered help, some who dislike structured living, etc.) — they need better public and charitable assistance programs.

For others, I believe the lack of affordable housing supply is caused more by the predominance of ownership by real estate investor groups and individuals — some out of state and country — whose only motive for ownership is to profit by renting or “flipping” sales of multiple properties **at “whatever the market will bear”**. In my opinion, such ownerships should be limited by law if we are really to solve the problem of housing monopoly and affordability.

Please stand up to state mandates on local zoning regulations and join other local governments in doing so.

With thanks for your service to Los Gatos,

Karen Ettinger

Sent from my iPhone

From: Jim Drozdiak <[REDACTED]>

Sent: Monday, February 17, 2025 4:49:09 PM

To: Matthew Hudes <MHudes@losgatosca.gov>; Rob Moore <RMoore@losgatosca.gov>; Mary Badame <MBadame@losgatosca.gov>; Rob Rennie <RRennie@losgatosca.gov>; Maria Ristow <MRistow@losgatosca.gov>; Jim Drozdiak <jimdrozdiak@yahoo.com>

Subject: For the Town Council: My response to the 14789 Oka Road proposal

[EXTERNAL SENDER]

Town Council members,

As a resident of Bonnie View mobile home park, I want to make sure the Town Council considers the input from those of us affected by the 14789 Oka Road proposal.

As I noted in my email to the Town Planner (see below), we have a number of concerns about this project. One of the most important involves the Strategic Priority of

Emergency Safety recently approved by the Town Council. Those of us in Bonnie View, as well as in the Los Gatos Gardens apartments and the West Mozart Avenue

neighborhood, are entirely dependent on Oka Road for entrance and egress to our homes. During a disaster, such as flooding at the nearby Los Gatos Creek (which is now

more likely due to increased risk of heavier rainstorms from global warming), we would be put in much greater danger because of the 14789 Oka Road development.

Ideally, there would be no such development on a two-lane road near Los Gatos Creek. But if, because the Builder's Remedy law, this project goes forward, it must be modified.

Currently, there are always - ALWAYS - cars parked on all parallel parking spaces on Oka Road near the Jewish Community Center, Los Gatos Gardens apartments and Bonnie View. The proposed plan for visitor parking

at the new development does not include enough spaces for visitor parking. It must be modified so that Hayden Lane (in the Revised Development Plan) is widened to include

more visitor parking spaces from Oka Road to Los Gatos Creek. This could be done by eliminating the end units on the 7A and 7B sections of the Plan.

We would still be greater potential danger because of the 14789 development, but this modification would at least lessen the danger.

Sincerely,

James Drozdiak

----- Forwarded Message -----

From: Erin Walters <ewalters@losgatosca.gov>

To: 'Jim Drozdiak' <[REDACTED]>

Cc: 'mmenne@urbancatalyst.com' <mmenne@urbancatalyst.com>

Sent: Monday, December 23, 2024 at 09:22:44 AM PST
Subject: RE: My response to the 14789 Oka Road proposal

Hello Jim,

Thank you for your email regarding the proposed project at 14789 Oka Road.

Application

The application is currently pending and under review. The project requires Environmental Review. Currently there are no scheduled public hearings at this time. The project materials and project status can be found at the Town's Pending Projects website page:

<https://www.losgatosca.gov/2388/O>

Public Comments

Your comments will be forwarded to the applicant and added to the public record. Your comments will be provided in the staff report packet when this item goes before the Planning Commission.

SB330 Applications

Information regarding the Town's Senate Bill 330 development process, as well as a comprehensive list of the Senate Bill 330 preliminary and formal development applications that the Town has received are available for public review online at the following link:

<https://www.losgatosca.gov/2875/Senate-Bill-SB-330>.

Persons with questions or wishing to provide public comments on a specific project may email them to Planning@losgatosca.gov.

Joint Study Session – State Housing Laws: Senate Bill (SB) 330, Builder's Remedy, and Density Bonus:

A Special Joint Town Council and Planning Commission Study Session was held to review State housing laws that apply to applications for housing projects in the Town, including:

- o Senate Bill 330
- o The "Builder's Remedy"
- o Density Bonus Law
- o The California Environmental Quality Act (CEQA)

The Staff Report and PowerPoint are available at the following link:

<https://mccmeetings.blob.core.usgovcloudapi.net/losgatos-pubu/MEET-Packet-0eba642b239048ed9537918c42769f0f.pdf>

You may also view the video recording on YouTube at the following link:

<https://www.youtube.com/watch?v=GpUCPtROw48>

Notify Me

If you are interested in being notified of upcoming Planning Commission and Town Council public hearings, please sign up through the Town's Notify Me information service: <https://www.losgatosca.gov/list.aspx>

Let me know if you have further questions.

Sincerely,



Erin Walters ● Associate Planner

Community Development Department ● 110 E. Main Street, Los Gatos CA 95030

Ph: 408.354.6867 ● 408-354-6872

www.losgatosca.gov ● ewalters@losgatosca.gov

COMMUNITY DEVELOPMENT HOURS:

Counter Hours: 8:00 AM – 1:00 PM, Monday – Friday

Phone Hours: 8:00 AM – 5:00 PM, Monday – Friday

TOWN CLOSURE NOTICE: Town offices will be closed from December 24, 2024, through January 1, 2025. Town offices will resume normal business hours on Thursday, January 2, 2025.

All permit submittals are to be done online via our Citizen's Portal platform. All other services can be completed at the counter. For more information on permit submittal, resubmittal, and issuance, please visit the [Building](#) and [Planning](#) webpages.

Confidentiality Disclaimer

This e-mail is intended only for the use of the individual(s) named in this e-mail. If you receive this e-mail and are not a named recipient, any use, dissemination, distribution or copying of the e-mail is strictly prohibited. If you have received this communication in error, please immediately notify us at the above e-mail address.

P Think Green, please consider the environment before printing this e-mail.

From: Jim Drozdiak [REDACTED]

Sent: Sunday, December 15, 2024 2:08 PM

To: Bonnie View <[REDACTED]> Erin Walters <EWalters@losgatosca.gov>;
[REDACTED] Jim Drozdiak <[REDACTED]>

Subject: My response to the 14789 Oka Road proposal

[EXTERNAL SENDER]

December 15, 2024

Dear Los Gatos Planning Department and Urban Catalyst,

As a resident of Bonnie View mobile home park and as someone who cares deeply about the future of our wonderful town of Los Gatos, I am responding to the 14789 Oka Road development proposal.

This potential development will severely impact the North Los Gatos community, and you will certainly receive substantial feedback. Please include the following three modifications to the development proposal.

1. The 14789 proposal includes the removal of a protected oak tree. This tree is part of what gives Los Gatos its special character of rustic beauty in an urban setting, and must be preserved. The plan should be modified, such as curving the sidewalk around the tree and having buildings a reasonable distance away from the tree.
2. All of the buildings in the Oka Road area are two-story buildings, but the 14789 proposal includes three-story buildings. This would block views, restrict natural lighting and could violate privacy for both Bonnie View and new townhouse residents. Please set a limit of two stories.
3. The 14789 proposal only has 22 spaces for guest parking. This is far less than what is needed.

Currently, on any given day, there are no available parallel parking spaces on Oka Road by the JCC and the Los Gatos Gardens apartment complex, or by Bonnie View. This situation is very inconvenient for residents and visitors, and since Oka Road is only two lanes wide, it is potentially dangerous, as people accessing cars, as well as delivery trucks, often obstruct traffic. This would be made much worse by the 14789 proposal.

Bonnie View has about 30 visitor parking spaces for 71 units, and even that is not really enough. The 14789 proposal should have at least 60 spaces. The best place for these would be along the edge of the north side of the 14789 property, next to Bonnie View, extending from Oka Road to the property boundary by Los Gatos Creek.

Furthermore, there should be a hedge between the parking stalls and Bonnie View, to provide a sound barrier and to preserve as much privacy as possible, for both Bonnie View and new townhouse residents. A landscape designer should recommend plants for the hedge, which should grow to a reasonable height and be maintained by gardeners employed by the townhouse complex. The current proposal for redwood trees must absolutely be eliminated, as redwood roots extend widely and could damage existing Bonnie View sewer and water pipes.

This modification probably reduces the number of townhouse units, but that is a good thing. The traffic impacts from the townhouses would be severe; we must minimize this as much as

possible. We are next to the Los Gatos Creek floodplain. For decades, we in Northern California have been used to moderate weather, but with global warming, we can expect more violent, quickly forming storms that might produce several inches of rain per hour, as often happens in the Midwest and other parts of our country. Flooding in our area would be disastrous, as Oka Road is the only exit route for residents of Bonnie View, the West Mozart Avenue neighborhood, and the potential new townhouse complex. It would be unconscionable to make this potentially terrible situation even worse.

In summary, this proposal is ideally better suited for a location on Winchester or Los Gatos Boulevard, which are major thoroughfares in our area, rather than on a quiet residential street by the Los Gatos Creek like Oka Road. With the reality of the Builder's Remedy law, it seems that the 14789 proposal will be developed in some fashion. However, it must be modified in a number of ways, including those I have specified.

Sincerely,

James Drozdiak

From: Aleks Gerasimov [REDACTED]
Sent: Wednesday, February 19, 2025 3:08 PM
To: Erin Walters <EWalters@losgatosca.gov>; Janette Judd <jjudd@losgatosca.gov>; Council <Council@losgatosca.gov>; [REDACTED]
Subject: Proposed Development on Oka Rd - not Oka Ln! Please don't confuse LG residents

[EXTERNAL SENDER]

Attached is my letter regarding concerns about the proposed development on Oka Road. I kindly ask you to review it and follow up at your earliest convenience.

Aleksandr Gerasimov

[REDACTED]

Los Gatos, CA

95032

From: Aleks Gerasimov [REDACTED]
Sent: Wednesday, February 19, 2025 3:16 PM
To: Erin Walters <EWalters@losgatosca.gov>; Janette Judd <jjudd@losgatosca.gov>; Council <Council@losgatosca.gov>; [REDACTED]
Subject: Re: Proposed Development on Oka Rd - not Oka Ln! Please don't confuse LG residents

[EXTERNAL SENDER]



On Feb 19, 2025, at 3:08 PM, Aleks Gerasimov [REDACTED] > wrote:

Attached is my letter regarding concerns about the proposed development on Oka Road. I kindly ask you to review it and follow up at your earliest convenience.

Aleksandr Gerasimov

[REDACTED]

Los Gatos, CA

95032

<Town Council Letter.pdf>

February 18, 2025

Urgent Safety Concerns Regarding Oka Road Development Proposal

Dear Ms. Walters, Mr. Judd, Los Gatos Town Council, and Ms. Menne,

I am writing to formally express my deep concerns regarding the proposed development of 138 homes on Oka Road. Today, at approximately 1:00 PM - outside of peak traffic hours - a car accident occurred near the Lark Avenue intersection, completely blocking the road. This serves as a stark reminder of the already critical safety and accessibility issues on Oka Road.

As you are aware, Oka Road functions as a single-entry, single-exit route, making it particularly vulnerable in emergencies. Currently, the number of homes (homes that are north from JCC end of property towards Mozart Ave not including LGSRC) along this stretch is roughly equivalent to the 138 homes proposed for development. This means the project would double the number of households relying on this limited access road. If a single accident during non-peak hours can cause a complete shutdown, what will happen when emergency vehicles, school buses, and residents all depend on this route daily?

Today's accident personally impacted me - I was stuck in traffic for an extended period and was late for an important business appointment as a result. If this is the reality with current traffic levels, adding 100+ more homes will only make matters worse.

Additionally, I am extremely concerned about the safety implications of the proposed turn that directly impacts my home. Not only is this turn not standard, but it is also extremely sharp, increasing the danger for drivers and dramatically raising the risk of an accident. With an estimated 150+ vehicles entering daily, that translates to 54,750 vehicle entries per year. This significantly increases the chances of a vehicle-related incident. For context, the Storefront Safety Council estimates that approximately 60 vehicle-into-building crashes occur daily in the U.S., resulting in about 500 fatalities annually. Given the projected traffic increase near my home, the estimated probability of a vehicle-into-building crash occurring at this location is approximately 1.19% per year.

That number may not sound high to any of you, but if this were your property, I am 100% sure you would all join me in opposition and demand immediate action if the risk was even 0.01%. This is not just a statistic-it is my family's upcoming daily reality.

The turn in question is located directly next to our backyard, where my three children play daily, and the bedrooms of my home. Any miscalculated turn, distracted driver, or unexpected vehicle malfunction could lead to a catastrophic impact on my property and, more importantly, put my family in immediate danger.

Forget about lost gorgeous views towards Los Gatos mountains, constant dust and construction related issues daily, closed windows, constant noise, and eventual daily car lights coming into our bedrooms and never ending noise, this will be a huge inconvenience but none of that beat the fact that we will be severely compromised in safety for our family and home.

I urge you to prioritize the safety and well-being of Los Gatos residents over simply fulfilling state-imposed quotas and remedies. Our community deserves thoughtful, responsible leadership and development practices that does not put families at risk. Below is a picture of my children and me - this is the reality of those directly impacted by this decision. Will you choose to protect the future of our town or push forward with a risky plan that compromises safety?

Sincerely,

Aleksandr Gerasimov

Aleksandr Gerasimov

Los Gatos, CA, 95032



-----Original Message-----

From: Molly McConville [REDACTED]

Sent: Tuesday, March 18, 2025 4:00 PM

To: bonnieview@comcast.net; Erin Walters <EWalters@losgatosca.gov>; [REDACTED]

Subject: Oka Development

[EXTERNAL SENDER]

Hi,

I am a neighbor and live on Mill Road off Lark. I hate to see this monster development go through. It will just ruin the area and also cause many safety risks. Lark is already a short street and dangerous, with 17 on ramps and off ramps and having the fire department and hospital at either ends of the street. There have been numerous car accidents on Lark and also bad Netflix traffic and people going to Courtside. Not to mention ruin the car wash.

I could not attend the meetings in Dec. and March.

Is there any news or hope?

Are there any other community meetings?

What is the current status please?

Thanks,

Molly

Sent from my iPhone

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, March 25, 2025 12:31 PM
To: Planning <Planning@losgatosca.gov>
Subject: Online Form Submission #15733 for Community Development Contact Form

[EXTERNAL SENDER]

Community Development Contact Form

First Name	Rachel
Last Name	Hinojosa
Email Address (Required)	[REDACTED]
Phone Number	[REDACTED]
Tell Us About Your Inquiry (Required)	Comment Regarding A Planning Project
Address/APN you are inquiring About (Required)	14789 Oka Road
Message (Required)	<p>The projects density is to high for the street. It would add upward of an additional 800+ vehicle trips a day on Oka Road. Accessing Lark from Oka is already very difficult at peak times. In the case of an emergency, the residents on our street would be trapped as accessing Lark would be impossible as Lark, Winchester and Los Gatos Blvd are all emergency evacuation routes laid out by the town. We only have one way in and out on Oka Road. There is no other possible alternative evacuation route. The proposed SB 330 builds within 1 mile of Oka road could add over 1,482 units to the area. This will impact the area significantly. I believe ALL of the projects need to be examined in a group EIR. These builds will create major safety hazards for all residents on Oka, Lark and surrounding streets.</p>
Add An Attachment if applicable	<i>Field not completed.</i>

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, April 1, 2025 1:29 PM
To: Planning <Planning@losgatosca.gov>
Subject: Online Form Submission #15767 for Community Development Contact Form

[EXTERNAL SENDER]

Community Development Contact Form

First Name	Carolyn
Last Name	Drozdiak
Email Address (Required)	[REDACTED]
Phone Number	[REDACTED]
Tell Us About Your Inquiry (Required)	Comment Regarding A Planning Project
Address/APN you are inquiring About (Required)	14789 Oka Rd
Message (Required)	<p>How in the world is this project (and others now proposed) allowed to transgress so many of the reasonable requirements of planned developments in Los Gatos? Surely we can look holistically at our town's traffic congestion (current & future) and meet our Housing Element requirement some other way! We are a town of bright, connected people--we should NOT allow a small group of financially motivated developers to ruin the entire character of our town!</p> <p>Are we STILL out of compliance with the H.E. modifications recommended by the HCD letter to Joel Paulson on Jan. 12, 2023?</p> <p>Are we still NOT in substantial compliance over two years later??</p> <p>Were the "necessary rezones" to put us in "substantial compliance" not completed YET?</p> <p>Were we actually sued by the attorney General and is that why NONE of the proposed HUGE developments now have to comply with any reasonable constraints???</p> <p>We have a town attorney, we have the smarts to look at the impact of GIANT developments (especially all clustered North</p>

of downtown) to wreak havoc on traffic & quality of life for our entire population!! Why are we not fighting harder??
Sen. Josh Becker said he/his staff had been able to work on a "technicality" angle in Menlo Park to mitigate the Builder's Remedy sledgehammer tactic there. PLEASE get serious about our unique town & be passionate & resourceful & relentless about fixing this problem!

Add An Attachment if applicable

Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, April 2, 2025 12:07 PM
To: Planning <Planning@losgatosca.gov>
Subject: Online Form Submission #15779 for Community Development Contact Form

[EXTERNAL SENDER]

Community Development Contact Form

First Name	Mingwei
Last Name	Lu
Email Address (Required)	██████████
Phone Number	<i>Field not completed.</i>
Tell Us About Your Inquiry (Required)	Comment Regarding A Planning Project
Address/APN you are inquiring About (Required)	14789 Oka Rd
Message (Required)	<p>Dear Town Council,</p> <p>This is Mingwei Lu who is a residence of ██████ Mozart Ave that lives inside the Oka enclosed neighborhood. I would like to raise some of my concerns about this project planning regarding the high density design, as it is addressing some big potential issues/situations:</p> <p>1. Hazardous concern. As you've already know, this neighborhood already has many residents, including the SFH beyond the overpasses of 17/85 junction, the Bonnie View Park houses, and the Los Gatos Gardens high density apartment, with only one ingress/egress of Oka Rd. By adding more planned unit beyond normal density into this already crowded and enclosure neighborhood, it would tremendously increase the potential hazardous risks if anything happens. I still clearly remember that several years ago when a fire incident occurred in the Los Gatos Gardens, the Oka Rd was blocked completely to yield enough working space for the fire department. All residents were blocked outside for more than 30min. I had to</p>

leave my wife and kids in car and carried a big grocery bag, walked 10min back home to avoid a melting ice cream. There're a lot of seniors living inside, and my next neighbor needs to go to hospital on regular basis for chemotherapy. Imaging what would happen if such situation happens and someone needs to head out for emergency. Also on 1/8/2025 a car rushed down the highway ramp, causing another road blocking under the overpass (picture attached), and I was held for 5min before the police let me go in. That's two incidents within just years. The beyond regular high density plan could raise the potential hazardous situation more frequently.

2. Traffic congestion concern. As you also know, traffic is already bad for our small town. Every morning I need to leave home no later than 7:50 to send my kids to Van Meter Elementary, which is merely 2.5 miles away to avoid tardy. On rainy days it takes even longer as everyone is sending kids via cars. Traffic is usually congested at the right turn from Lark to LG Blvg, and right before entering the school when there becomes only 1 lane. I see lots of car cuttings and rushes which also makes me hesitate to ride with the kids to school, as the road is already narrow, leaving very few room for the bike lane. There's also many traffic going in&out of this neighborhood for the JCC and racquet and swim club. If more high density units are added, it would make the commute like a nightmare even before merging into Lark Ave. I personally got t-bone during this February ski break, when I was making a left turn from Oka to Lark after the light turning green and the other guy just trying to rush the red light and hit me. I won't be surprise for more such dangerous rushing behavior if people are stuck in this only one egress/ingress road.

3. This project is right next to the LG creek which is a wild life active area. I'm not an expert here and am sure your environmental report will cover it well. I'm just curious what would be the potential future and long term impact with such a big high density project.

Thank you so much for your time reading my long comments and thoughts, and I really appreciate your time for considering my concerns. I totally understand the California and bay area housing crisis and our town also needs to comply with the state requirement. But this density is still too much for this small enclosed neighborhood. IMHO a more reasonable density

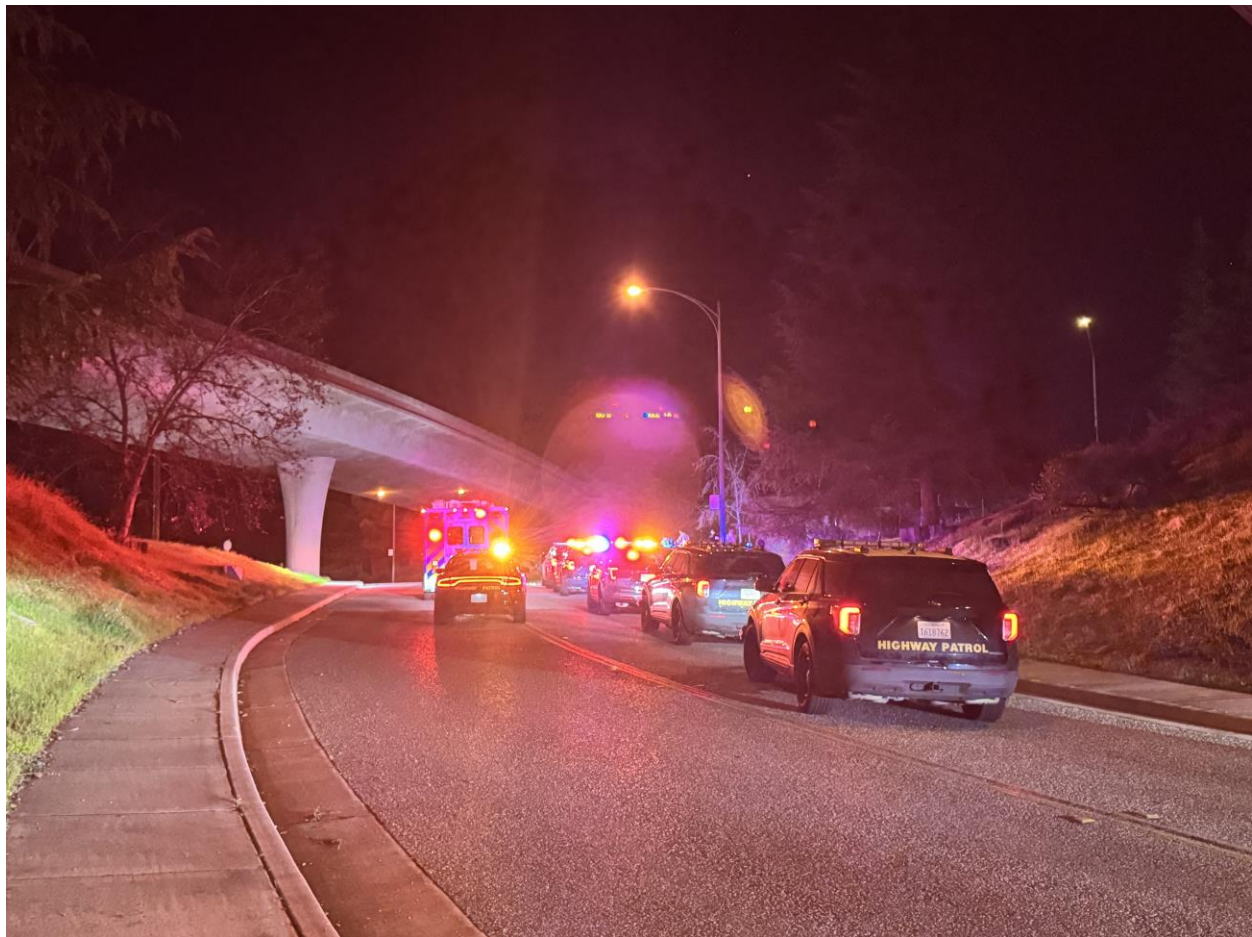
setup should help the town increase the housing development requirement while not overwhelming the residents living inside.

Sincerely,
Mingwei

Add An Attachment if applicable

[IMG_3684.jpeg](#)

Email not displaying correctly? [View it in your browser.](#)



From: [REDACTED]
Sent: Friday, April 11, 2025 2:35 PM
To: Erin Walters <EWalters@losgatosca.gov>
Subject: 138-unit proposal on Oka Rd and SB 330

[EXTERNAL SENDER]

Hi Erin, hope you are well. Attached is a letter regarding the proposed project. Please distribute to all interested parties. Thank you, Gerry Mirassou

April 8, 2025

To: Town of Los Gatos

From: Gerry Mirassou

Re: Proposed 138-unit Builder's Remedy residential development on Oka Rd.

I, and my brother Clovis, are owners of Bonnie View Park which abuts the above-mentioned property to the north. My daughter, Rachel, has written to you earlier regarding our concerns of how this project will negatively impact our property as well as all the properties on Oka Rd. We have owned and operated Bonnie View since 1959 and have cooperated with the Town to maintain Bonnie View as a well operated and maintained development for low-and-moderate income households. We are currently undergoing a substantial investment in the entire infrastructure to ensure the long-term existence of Bonnie View. The proposed 138-unit project will negatively impact our residents as well as all the residents of Oka Rd.

I would venture that Bonnie View provides the most low-and-moderate income housing (71 units) in one site than anywhere else in the Town. In the early 2000's we formed an ad hoc committee comprised of a Town representative, mobile home owners and ourselves to hammer out a mobile home park ordinance. The ordinance assures that the rents will remain consistent with CPI and that mobile home owners are protected upon resale. We have a well-maintained living environment and have always respected and worked with the Yuki family (owner of the parcel in question) on common issues throughout the years. Yet, we have not been contacted once by them or the developers regarding problems that may arise due to the construction of this project. In fact, we have reached out to the developer on at least two occasions and they have yet to respond.

I have zoomed in on both presentations with the joint Town Council and Planning Commission sessions regarding SB 330 and remained deeply concerned that the information presented by Ms. Kautz presumes that any SB 330 proposed project should be approved as a right with very few exceptions existing for denial or changes to submitted plans. It should be noted, however, that Ms. Kautz represents a law firm supporting affordable housing, and that there may be other opinions that may be less conclusive regarding outright approval of SB 330 projects. An opinion written by Christopher Elmendorf, a UC Davis School of Law Professor, points out the ambiguities of SB 330, especially those related to "development standards". What are quantifiable development standards and which may be applied to SB 330 projects?

During the sessions there was some discussion regarding SB330 projects and compliance with State regulations. If this is the case, then Oka Rd. is already not in compliance with State regulation regarding the length of dead-end roads (Ca. Code Regs. Title 14 subsection 1273.08). The maximum length far exceeds State standards for parcels less than one acre to 5-19.99 acres. Parcels on Oka Rd to the single-family Mozart area just north of the Hiway 85 overpass range from less than one acre to less than 10 acres. Thus, the maximum length for parcels under One acres should be 800 feet, and for those up to ten acres should be 2,640 feet. Oka Rd and the

dead-end Roads accessing Oka Rd. are far greater. Furthermore, Cal. Code Regs Title 14 subsection 1273.05 requires turnarounds of a minimum 40' in diameter and where parcels are zoned five acres are larger, turnarounds shall be provided at a maximum of 1,320 foot intervals. Oka Rd. has no turnarounds and should have at least 3. Thus, the proposal only further exacerbates the already existing nonperformance on Oka Rd.

Traffic and Parking are also substantial negative impacts of the proposed project. A 2010-2014 Weekday Traffic Volume chart for Los Gatos Streets indicates 3,634 vehicle per day on Oka. I could not locate a more recent study, but I would presume it has only increased due to the additional services provided by the JCC and church. This project will add an additional 828 units per day. When the remaining residentially zoned properties on Oka are developed an additional 1,140 trips will be generated, which will add a total of 1,968 trips per day on Oka, for a total of 5,602 trips per day. Trip generation data was derived from Institute of Traffic Engineers data. (see attached chart)

On-street parking is already an issue on Oka Rd. Anywhere along developed portions of Oka Rd., there are few vacant parking spaces. Bonnie View has 33 off-street parking spaces on site, yet the on-street parking in front of the swim and racquet club is always full. The proposed project is providing only 22 off-street spaces and will have about twice as many units. It is unclear if there will be any on-street parking in front of the proposed project for overflow parking, but even if there is, there will be few available legal parking spaces near the project. I just do not understand how traffic and parking impacts cannot be considered major impacts. They already are creating difficulties and the proposed project will only make it worse.

Other impacts that directly affect us include the driveway to the project being so close to mobile homes in our park that it creates a constant noise impact. Proposed tree planting so close to the north property line that will, over time, impact water and sewer lines along our south property line, and the visual and privacy intrusion of three stories so close to mobile homes is disconcerting. What is most concerning, as mentioned earlier, is that we have not been contacted by the property owner nor the developer about their project and how it might impact us. Even after we have reached out to them, they have not responded. Perhaps, they realize the negative impacts they will create and just don't care.

In closing, I wish to relate how disappointed and disillusioned we are regarding this entire situation with SB330 in general and to us in particular. Had the Town done its due diligence and submitted an acceptable and timely Housing Element, we would not be in this situation. Now, in order to accommodate low-and-moderate-income housing, it is in a reactionary mode with developers taking advantage of the development liberties provided to pad their bottom lines. Jurisdictions in Silicon Valley have known for decades that growth was imminent and that the inelastic demand for real estate would imminently drive up prices. Yet, jurisdictions only chipped away at the problem rather creating long-term proactive plans to confront the problem. Now that it is a major problem and situations like SB330 are in place to deal with the lack of affordable housing, surrounding neighborhoods have to deal with the negative consequences of these knee-jerk and impacting proposals.

Yes, it surely is helpful to local jurisdictions like Los Gatos, because it assists them, in a more timely manner, to meet their state mandated affordable housing goals. However, the surrounding residents bear the brunt of the impacts so that the jurisdictions can meet their mandated housing objectives. I certainly hope that the Town of Los Gatos will take into consideration our concerns and all the concerns related to you by its residents regarding the consequences of these SB330 projects. They violate sound planning and safety principles created over the years to avoid conflicting land uses and the problems they create. It appears developers recognize this and are using it to their advantage. The Town of Los Gatos is ultimately responsible for the health, safety and general welfare of its citizens, and I trust that will be foremost in your consideration of this matter. Thank you for your consideration.

Sincerely,

Gerry Mirassou
Co-owner, Bonnie View Park

OKA ROAD DAILY TRIPS ASSESSMENT

EXISTING

<u>Oka Rd. Residential</u>	<u>Existing Units</u>	<u>trips/day</u>
Bonnie View Park	71	5/unit = 355
Mozart	74	9/unit = 666
Los Gatos Gardens	<u>96</u>	<u>6/unit = 576</u>
TOTAL	241	1,597

Oka Rd. non residential

JCC, office, church, Los Gatos S&R 4 **2,037**

Total Existing Trips **3,634**

(Weekday traffic Volumes 2010-14)

TRAFFIC IMPACT WITH REMAINING RESIDENTIAL BUILD OUT

Oka Rd. Total units (Lark Ave. Area)

(Town Housing Element – proposed)

	<u>New Units</u>	<u>trips/day</u>
CalTrans Right of Way	69	6/unit = 414
Proposed project	138	6/unit = 828
East Side Parcels	121	6/unit = 726

Estimated Total Added Daily Trips **328** **1,968**

Total Daily Trips After Build Out **5,602**

The proposed project will add 828 daily trips to Oka Road which will increase the daily trips on Oka Rd. from 3,634 to 4,462. Also, when the CalTrans property is developed (the parcel between Bonnie View and Hiway 85) with 69 units and the orchard abutting and behind the apartments is developed with 121 units, The total Oka Rd. trips will increase to **5,602**.

Furthermore, in the North Forty development we can expect 800 total residential units that will create 4,800 vehicle trips/day and 81,000 square feet of commercial/office space that will create 3,708 daily vehicle trips. This totals **8,508** that will be beginning and ending trips on Lark Ave. and Los Gatos Blvd. If the Ace Hardware property is developed with 182 residential units, as proposed, another **1,092** vehicle trips will be added to the Lark Ave./Los Gatos Blvd. corridors. Thus, **9,600** vehicle trips will be added once the North Forty and Ace Hardware site are completed.

From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Thursday, May 1, 2025 9:55 PM

To: Planning <Planning@losgatosca.gov>

Subject: Online Form Submission #15863 for Community Development Contact Form

[EXTERNAL SENDER]

Community Development Contact Form

First Name *Field not completed.*

Last Name *Field not completed.*

Email Address
(Required)

[REDACTED]

Phone Number *Field not completed.*

Tell Us About Your
Inquiry (Required)

Comment Regarding A Planning Project

Address/APN you are
inquiring About
(Required)

143-151 E. Main St

Message (Required)

Letter to Council requesting EIR for SB 330 projects

Add An Attachment if
applicable

[scan0789.pdf](#)

Email not displaying correctly? [View it in your browser.](#)

LAW OFFICES OF
BRENT N. VENTURA
Inactive



April 30, 2025

Mayor Matthew Hudes and
Honorable Town Councilmembers
Town of Los Gatos
110 E. Main St.
Los Gatos, CA 95030

**Re: Every SB330 Builders Remedy Projects Currently Pending
Approval in Los Gatos**

101 S Santa Cruz Ave.
14288 Capri Dr.
15300- 15330 Los Gatos Blvd.
14849 Los Gatos Blvd.
15459-16392 Los Gatos Blvd.
15349-15367 Los Gatos Blvd.
15171 Los Gatos Blvd
14917-14925 Los Gatos Blvd
101 Blossom Hill Rd.
16492 Los Gatos Blvd.
143-151 E. Main St.
16250-16270 Burton Road
980 University Ave.
101 S. Santa Cruz Ave.
178 Twin Oaks Rd.
14789 Oka Rd.

Dear Mayor Hudes and Honorable Councilmembers,

Please accept this communication as a respectful plea to the Council to adopt a much more aggressive posture in reviewing all of these SB 330 applications. The current cautious and conservative review process, will fail to fully inform yourselves as decision makers of all the impacts and health and safety risks that these projects will impose on our community, especially when evaluated .cumulatively

The Town should demand and insist that an EIR be conducted to identify all the impacts posed by these projects, whether in reviewing each individual application, especially the more massive developments, or at a minimum, preparation of an EIR to review the cumulative impacts all these projects will impose on a community such as ours with very limited resources.

Some of the impacts that are not being reviewed in any depth at all during the current review process include the impacts on the Town's ability to fight urban wildfire, wildfire evacuation ability, building beyond the capacity of our urban waters supply system to sustain firefighting against wildfire, building beyond the capacity of our sewage system, building in known floodzones, cumulative impacts on our the capacities and service levels that can be sustained by our educational, roadway, emergency responders ,and capital improvement systems.

These items address health and safety issues directly affecting current residents and the Town as a whole. Health and safety issues as Town wide objective review standards. These are not issues affecting design or building standards. Health and Safety issues are protected review issues under the language of SB330 . That statutory language recited protects the Town in taking action to gain information to promote public health and safety.through the environmental review process.

SB330 does not preclude a California jurisdiction from requiring EIRs for builder remedy projects. I have completed some research, and I am unaware of any subsequent legislation that has been adopted by the State that specifcally prevents jurisdictions from requiring Environmental Impact Reports on any SB 330 development application. If I am misinfomed here, I apologize, But what I have heard is that the Governor's Emergency Declaration relating solely to the affected LA wildire area, somehow, now prohibits agencies from demanding EIRs be prepared for any builders remedy projects. I strongly disagree. I believe the legal representatives of these applicants are attempting to intimidate and threaten our elected officials by claiming legal rights that have not yet been granted.

So unless there is specific legislation changing the original scope and rights specified in SB 330, this Council should and must proceed to demand EIRs to protect public health and safety. I firmly believe whatever financial risks you fear, will be acceptable to your constituents. The people of this community want to protect our unique quality of life, and insure the ongoing health and safety of all residents. The very people you represent would rather the Town fight these projects undermining public health and safety, than have its elected leaders throw its hand into the air, saying "there is nothing we can do."

It is a time for strong leadership and accepting some risks for the future well being of all. Courage not fear. The people of this community will rally behind you!

Respectfully submitted,

A handwritten signature in cursive script that reads "Brent N. Ventura".

BRENT N. VENTURA

BNV/bt

LAW OFFICES OF
BRENT N. VENTURA
Inactive



RECEIVED

MAY 02 2025

**TOWN OF LOS GATOS
PLANNING DIVISION**

May 1, 2025

Mayor Matthew Hudes and
Honorable Town Councilmembers
Town of Los Gatos
110 E. Main St.
Los Gatos, CA 95030

**Re: Every SB 330 Builders Remedy Projects Currently Pending
Approval in Los Gatos**

101 S Santa Cruz Ave.
14288 Capri Dr.
15300- 15330 Los Gatos Blvd.
14849 Los Gatos Blvd.
15459-16392 Los Gatos Blvd.
15349-15367 Los Gatos Blvd.
15171 Los Gatos Blvd
14917-14925 Los Gatos Blvd
101 Blossom Hill Rd.
16492 Los Gatos Blvd.
143-151 E. Main St.
16250-16270 Burton Road
980 University Ave.
101 S. Santa Cruz Ave.
178 Twin Oaks Rd.
14789 Oka Rd.

Dear Mayor Hudes and Honorable Councilmembers,

Since the filing period for SB 330 projects has terminated, and while the review process has commenced and is underway, there have been two critically significant changes to the health and safety, as well as the sustainability of residential habitation in identified portions of Los Gatos. Both of these critically significant public health and safety changes occurred after January 1, 2025.

The first of these was two urban wildfires in the Los Angeles metropolitan area that manifested current Fire Codes and Standards are inadequate for emergency responders to save life or property. Firefighting resources proved woefully inadequate, and the urban/municipal water supply was exhausted briefly after the conflagration commenced. Also, the rapid spread of wildfire in the urbanized, densely populated areas, which occurred in quarter mile leaps, by windblown embers illustrated the extreme risk of wildfire spreading from wildfire risk zones into heavily urbanized, densely populated areas, once thought completely safe from the threat, creates entirely new threats and health and safety issues when considering community development.

The second critical change after 1/1/25 occurred when CALFIRE finalized its maps identifying in Los Gatos the zones of severe wildfire risk. As you are well aware, the land area of Los Gatos at risk of severe wildfire was greatly increased than what previous analysis had predicted. There are some SB 330 projects proposed that are either within, adjacent to or within a half mile a severe wildfire risk zone. The idea of greatly intensifying residential densities in areas identified as subject of severe wildfire risk is objective grounds to question the health and safety of proceeding with these projects.

Whether these facts alone give the Town valid legal grounds to deny these projects, is an open legal question. But it does seem prudent for the Town to make inquiry, and require the State and/or HCD to issue clear guidance to jurisdictions reviewing these projects, as to whether public health and safety are protected and satisfied by allowing the construction of high density residential towers immediately adjacent or within a half mile of severe wildfire risk zones. If the State mandates these projects despite the patent and severe risks, than at least the Town should be indemnified from liability. The State should immunize jurisdictions for compelling them to approve high density residential projects under SB 330 when doing so clearly raise very significant health and safety risks to both current and future residents of the community.

Regardless, while the Town seeks to gain clarity from HCD, the State or the Courts on these health and safety concerns. Los Gatos as an independent government entity in California can proceed independently without any prior authorization, to act, on an Emergency basis, and immediately protect the health and safety of its current residents

by enacting a new Fire Building Code.

My legal research indicates that the Town as its own independent legal government entity in California has the right to enact and adopt its own, specific fire building codes that reflect the specific risks, geography, climate, and topography of our jurisdiction. Los Gatos is not obligated to adopt and implement any national or Statewide Fire Code. The Town has the legal authority to draft, adopt, and implement its own Fire Code reflecting the very specific Firefighting risks facing the hillside community with 3 different severe wildfire risk zones within our borders.

The Town is currently endangering the health and safety of its citizens, to whom they have a sworn duty to protect, by delegating the Building Fire Permit authority to a Central Fire clerk, working with an outdated Fire Code that was drafted and implemented without absolutely any consideration of the health and safety issues::

- The zones of severe wildfire risk coming down from the hillsides directly into Downtown Los Gatos;

- That the LA wildfires showed the urban water supply system failed leaving firefighters without sufficient water pressure and adequate water supply to fight the wildfire;

- That emergency evacuation Notices failed, and first responders were unsuccessful in evacuating in the region exposed to fire resulting in extremely high deaths and injuries;

- That the Los Angeles conflagration was spread from burning areas to areas up to a half a mile away that were uninvolved in the initial firestorm by windblown burning embers which firefighters had no ability to contain;

- That to now build very high density, high rise residential towers within, adjacent to, or within a half mile of severe wildfire risk zones presents an imminent, clear and present danger to public health and safety;

Los Gatos needs to immediately adopt a new, current Fire Building Code that

incorporates and mitigates the harsh realities and lessons from the tragic LA wildfires, as well as the large area of the community identified as being located within a severe wildfire risk zone.

If Los Gatos does not act independently and immediately, it will take years for the administrative process to collaborate and develop a new statewide firefighting building code to incorporate the recent lessons learned. Los Gatos needs to immediately take the leash of this beast, and on an emergency basis, in light of the imminent and present threat to public health and safety, adopt a new Fire Building Code that all new construction projects in Los Gatos must satisfy in order to obtain necessary permits before any construction can commence.

I make note that from my review of some of the revised development plans submitted for some of the taller projects (6-13 story towers), to supply only the towers fire suppression needs, will significantly lower the water pressure available to the surrounding neighborhood!. The plans also indicate the specifics on their Fire suppression plans will be "deferred" until the time of submittal of the permits.. This appears to be an obfuscation and misleading the Town and Central Fire of the wildfire and firefighting risks addressed in this correspondence.

There is no requirement under state law that existing homeowners and neighborhoods should have their emergency water pressure reduced in order to facilitate these SB 330 projects. In fact, the underlying guidance in SB 330 is that these projects should proceed only where consistent with insuring the general health and safety of current residents.

While these residential towers with their fully sprinkled fire suppression systems and metal facades may be immune from wildfire risks, they accomplish same only by compromising the water pressure and water supply available for firefighters to suppress fire in the surrounding neighborhoods.

I urge the Town Council to immediately address this issue. From my limited research and without any specific expertise, can advise that the following measures must be incorporated into Los Gatos' new Fire Building Code

- Every new construction over 35' in height located within, or within one-half mile of any severe risk wildfire zone, must have an independent water supply system on site such that its fire suppression system is independent of the existing urban water system and will not affect either the available water supply or water pressure to any of the surrounding area. Such on site water supply system shall include dual gravity fed tanks and dual mechanically supplied water for its internal firefighting needs sufficient to suppress fire for 2 hours.
- Every new construction over 55' in height, more than one-half mile away from any severe wildfire risk zone, must have an independent water supply system on site such that its fire suppression system is independent of the existing urban water system and will not affect either the available water supply or water pressure to any of the surrounding area. Such on site water supply system shall include dual gravity fed tanks and dual mechanically supplied water for its internal firefighting needs sufficient to suppress fire for 2 hours.

Thank you for your courteous consideration of this matter.

Respectfully submitted,



BRENT N. VENTURA

BNV/bt

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, May 9, 2025 7:53 PM
To: Planning <Planning@losgatosca.gov>
Subject: Online Form Submission #15894 for Community Development Contact Form

[EXTERNAL SENDER]

Community Development Contact Form

First Name	Julia
Last Name	Morcos
Email Address (Required)	[REDACTED]
Phone Number	[REDACTED]
Tell Us About Your Inquiry (Required)	Comment Regarding A Planning Project
Address/APN you are inquiring About (Required)	14789 Oka Road
Message (Required)	Hello! I just wanted to let you know that I am in full support of this housing development! California needs more housing. I'll try to be at the meeting this Thursday to say this in person, but I wanted to send a message in case I can't make it. Thank you!
Add An Attachment if applicable	<i>Field not completed.</i>

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, May 14, 2025 4:19 PM
To: Planning <Planning@losgatosca.gov>
Subject: Online Form Submission #15926 for Community Development Contact Form

[EXTERNAL SENDER]

Community Development Contact Form

First Name	Brent
Last Name	Ventura
Email Address (Required)	[REDACTED]
Phone Number	[REDACTED]
Tell Us About Your Inquiry (Required)	Comment Regarding A Planning Project
Address/APN you are inquiring About (Required)	14789 Oka Rd
Message (Required)	Letter requesting EIR for project
Add An Attachment if applicable	scan0791.pdf

Email not displaying correctly? [View it in your browser.](#)

LAW OFFICES OF
BRENT N. VENTURA
Inactive



May 12, 2025

Mayor Matthew Hudes and
Honorable Town Council Members
Town of Los Gatos
110 E. Main St.
Los Gatos, CA 95030

Re: Every SB330 Builders Remedy Projects Currently Pending Approval in Los Gatos:

- 101 S Santa Cruz Ave.
- 14288 Capri Dr.
- 15300- 15330 Los Gatos Blvd.
- 14849 Los Gatos Blvd.
- 15459-16392 Los Gatos Blvd.
- 15349-15367 Los Gatos Blvd.
- 15171 Los Gatos Blvd
- 14917-14925 Los Gatos Blvd
- 101 Blossom Hill Rd.
- 16492 Los Gatos Blvd.
- 143-151 E. Main St.
- 16250-16270 Burton Road
- 980 University Ave.
- 101 S. Santa Cruz Ave.
- 178 Twin Oaks Rd.
- 14789 Oka Rd.

Dear Mayor Hudes and Honorable Council Members,

Please accept this communication as a respectful plea to the Council to adopt a much more aggressive posture in reviewing all of these SB 330 applications. The current cautious and conservative review process, will fail to fully inform yourselves as decision makers of all the impacts on health and safety risks that these projects will impose on our community, especially when evaluated cumulatively.

The Town should insist that an EIR be conducted to identify all the impacts posed by these projects, rather than reviewing each individual application, especially the more massive developments. Or at a minimum, preparation of an EIR to

review the cumulative impacts all these projects will impose on a community such as ours with very limited resources.

Some of the impacts that are not being reviewed in any depth at all, during the current review process, include: the impacts on the Town's ability to fight urban wildfire, wildfire evacuation ability, building beyond the capacity of our urban waters supply system (to sustain fire fighting against wildfire), building beyond the capacity of our sewage system, building in known flood zones, cumulative impacts on our the capacities and service levels that can be sustained by our educational, roadway, emergency responders, and capital improvement systems.

These items address Health and Safety issues directly affecting current residents and the Town as a whole. Health and Safety issues should be a Town wide objective review standard. These are not issues affecting design or building standards. Health and Safety issues are protected review issues under the language of SB330. That statutory language recited protects the Town in taking action to gain information to promote public health and safety through the environmental review process.

SB 330 does not preclude a California jurisdiction from requiring EIRs for builder remedy projects. I have completed some research and I am unaware of any subsequent legislation that has been adopted by the State that specifically prevents jurisdictions from requiring Environmental Impact Reports on any SB 330 development application. If I am misinformed here, I apologize. But what I have heard is that the Governor's Emergency Declaration relating solely to the affected LA wildfire area, somehow, now prohibits agencies demanding EIRs be prepared for any Builders Remedy Projects. I strongly disagree. I believe the legal representatives of these applicants are attempting to intimidate and threaten our elected officials by claiming legal rights that have not yet been granted.

So unless there is specific legislation changing the original scope and rights specified in SB 330, this Council should and must proceed to demand EIRs to protect public health and safety. I firmly believe whatever financial risks you fear, will be acceptable to your constituents. The people of this community want to protect our unique quality of life and ensure the ongoing health and safety of all residents. The very people you represent would rather the Town fight these projects undermining public health and safety, then have its elected leaders throw its hand into the air and say, "There is nothing we can do."

It is a time for strong leadership and accepting some risks for the future well being of all. Courage not fear. The people of this community will rally behind you!

Respectfully submitted,

BRENT N. VENTURA

Diane Dreher [REDACTED]

Sent: Monday, May 19, 2025 5:47 PM

To: Erin Walters <EWalters@losgatosca.gov>

Subject: Concern about the proposed Oka Road development

[EXTERNAL SENDER]

Dear Erin Walters and the Los Gatos Town Planning Department Members:

As a concerned Los Gatos citizen, I am writing to express my strong opposition to the proposed 14789 Oka Road development. I believe it is crucial to share my concerns about this development project.

While we need to increase our housing options to meet the needs of the growing population with thoughtful planning and responsible action, the proposed Oka Road project is not a viable option because of fire evacuation danger.

Oka Road would not allow the residents to evacuate in case of fire. They would be trapped on this narrow, two-lane road with no other way to escape. The danger of fire is a vital concern to Los Gatos major Matthew Hudes, and being addressed by the Los Gatos Town Council this week.

There are other proposed developments—15 total in fact—in Los Gatos, which would increase our town's population dramatically. I am concerned that the current infrastructure—water, sewage, etc—could not support such a dramatic rise in population. I'd like to see an environmental impact study conducted, with the results shared at a future Town Council meeting.

I appreciate your attention to this matter as we work together to create a better future for our town of Los Gatos.

Sincerely

Diane Dreher

[REDACTED]

Los Gatos, CA 95032

--

Diane Dreher, PhD
Professor Emeritus of English

Associate Director, Applied Spirituality Institute

[REDACTED]

Santa Clara University

500 El Camino Real
Santa Clara CA 95053

[REDACTED]

“Never doubt that a small group of thoughtful committed citizens can change the world. Indeed, it's the only thing that ever has.”

Margaret Mead

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Emma R. Kessler <[REDACTED]>

Sent: Monday, May 19, 2025 3:18 PM

To: Erin Walters <EWalters@losgatosca.gov>

Subject: Oka Rd Development Issues

[EXTERNAL SENDER]

Erin,

I am writing to express my opposition to the proposed development at **14789 Oka Road**. This project will impact public safety and the quality of life in our neighborhood and these concerns must be addressed:

- 1. Public Safety and Emergency Access:** The location of this project has only one viable point of ingress and egress from the neighborhood, posing a critical risk in the event of an emergency evacuation. This limitation could endanger the hundreds of residents who live down Oka Road, the patrons at the JCC (many of whom are children and seniors), and emergency responders alike. We have already seen this risk play out with the fire at the Los Gardens complex a few years ago, which resulted in Oka Rd being closed to residents in both directions on a school day.
- 2. Traffic Congestion and Safety:** We are all already familiar with the frustrating and dangerous traffic on Lark and Los Gatos Blvd. These issues would be even further exasperated with the addition of more condensed housing in this area. I have expressed my concern about this previously to the LG-Monte Sereno Police Dept, as I fear for my children's safety each time we cross Lark on the way to and from school. I see someone run that red light almost daily, even with a child waiting to cross at the crosswalk. We have already seen this risk play out in this neighborhood, with a father being killed after being hit by a car on the corner of Lark and Garden Hill several years ago.
- 3. Viable Alternatives:** There are more appropriate locations in the region that could accommodate new **affordable** housing without disrupting established residential areas or adding tons of overpriced units that will sit vacant for years (see North 40). I strongly encourage Los Gatos to consider these alternatives to preserve neighborhood integrity and public safety. I also would ask the town to push back on the number of units the developer can squeeze into this space, and require them to

pay to increase the traffic infrastructure nearby (such as paying to have red light cameras installed) as a condition of their development.

Given these issues, I respectfully urge the city to deny approval for this project in its current form and consider the alternatives above. The risks and consequences to our community are too great to overlook.

Thank you for your attention to this matter.

Sincerely,

Emma Kessler

[REDACTED]

Los Gatos, CA

From: S SERVER [REDACTED]
Sent: Sunday, May 18, 2025 11:37 AM
To: Erin Walters <EWalters@losgatosca.gov>; ehayden@urbancatalyst.com
Cc: Bonnieview@comcast.net
Subject: 14789 Oka Rd Development

[EXTERNAL SENDER]

May 18, 2025

To Whom It May Concern,

I hope this letter finds you well. I am writing to express my strong opposition to the proposed 14789 Oka Road development that is currently under consideration. As a concerned resident and taxpayer in our community, I believe it is crucial to voice my concerns about this development project. While I understand the importance of responsible urban planning and addressing housing needs of our growing population, I am deeply concerned about the potential negative impact this development could have on the surrounding neighborhood and, specifically, my property.

My primary concerns are as follows:

1. ****Safety Concerns** – In an emergency situation where an evacuation would be necessary on Oka Rd, there is one point of ingress and egress, at the intersection of Oka Rd and Lark Ave. In a situation where the road to Lark Ave is closed or blocked off, there would be no way for the residents of Bonnie View MHP to safely evacuate. The residents of Bonnie View Park have been told there is a locked gate at the back of our MHP we can climb, then walk roughly .75 mile to another locked gate near Lark Ave we can climb to escape. As a senior citizen with mobility issues, that would not be an option for me. I can neither climb a fence nor walk for .75 mile.
2. ****Traffic Impact** – In an emergency situation where an evacuation would be necessary on Oka Rd, there is one point of ingress and egress, at the intersection of Oka Rd and Lark Ave. In a situation where the road to Lark Ave is open, there would be so many residents trying to evacuate from the apartments on Oka Rd and the townhouse development on Oka Rd, it would be impossible for the residents of Bonnie View MHP to safely evacuate. Oka Rd is a one lane road, it can not

accommodate the number of vehicles that would need to evacuate in an emergency situation, especially if emergency vehicles were needed on the street at the same time.

3.**Alternative Solutions: – I believe there are more suitable locations in the area where such housing developments could be built without compromising the safety of residents in our neighborhood. I urge the city to explore alternative options that better align with the community's needs and concerns. In light of the above concerns, I kindly request that the city reconsider the approval of this housing development in its current proposed location. Thank you for taking the time to review my concerns. I hope that the city will carefully consider the potential implications of this development on our community's well-being and choose a course of action that best serves the interests of all residents.

Thank you,

Susan Server

██████████, Los Gatos

From: Brent Ventura [REDACTED]
Sent: Monday, May 19, 2025 2:57 PM
To: Council <Council@losgatosca.gov>
Subject: Attached Letter on need for Town to Consider adopting New Fire Building Code for projects exceeding 35; and 55'

[EXTERNAL SENDER]

Different code requirements depending upon building height and proximity to wildfire severity zone as determined by CalFire earlier this year.

--

Law Offices of BRENT N. VENTURA



[CONFIDENTIALITY NOTICE: THIS E-MAIL IS INTENDED ONLY FOR THE USE OF THE PERSON TO WHOM IT IS ADDRESSED. IT MAY CONTAIN INFORMATION THAT IS CONFIDENTIAL, PRIVILEGED OR EXEMPT FROM DISCLOSURE. ANY UNAUTHORIZED DISCLOSURE OR DISSEMINATION OF THIS E-MAIL IS PROHIBITED. IF YOU HAVE RECEIVED THIS E-MAIL IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY RETURN E-MAIL OR PHONE.]

LAW OFFICES OF
BRENT N. VENTURA
Inactive



May 13, 2025

Mayor Matthew Hudes and
Honorable Town Council Members
Town of Los Gatos
110 E. Main St.
Los Gatos, CA 95030

**Re: Every SB 330 Builders Remedy Projects Currently Pending
Approval in Los Gatos:**

- 101 S Santa Cruz Ave.
- 14288 Capri Dr.
- 15300- 15330 Los Gatos Blvd.
- 14849 Los Gatos Blvd.
- 5459-16392 Los Gatos Blvd
- 15349-15367 Los Gatos Blvd
- 15171 Los Gatos Blvd

- 14917-14925 Los Gatos Blvd
- 101 Blossom Hill Rd.
- 16492 Los Gatos Blvd.
- 143-151 E. Main St.
- 16250-16270 Burton Road
- 980 University Ave.
- 101 S. Santa Cruz Ave.
- 178 Twin Oaks Rd.
- 14789 Oka Rd.

Dear Mayor Hudes and Honorable Council Members,

Since the filing period for SB 330 projects has expired and the review process has first of which was two urban wildfires in the Los Angeles metropolitan area that manifested current fire codes and standards that identified inadequacies for emergency responders to save life and property. Firefighting resources proved woefully inadequate and the urban/municipal water supply was exhausted briefly after the conflagration commenced. The extreme risk of wildfire spreading in wildfire risk zones can be seen in the rapid spread of wildfire in the urbanized and densely populated areas that occurred in quarter-mile leaps by windblown embers. These areas, once thought completely safe from the threat, helped with the

consideration of community development by illustrating entirely new threats to health and safety issues.

The second critical change after 1/1/25 that occurred was when CALFIRE finalized its zone maps, identifying Los Gatos zones to be at severe wildfire risk. As you are well aware, the land area of Los Gatos indicated to be at risk for severe wildfire has greatly increased from what previous analysis had predicted. There are some SB 330 projects proposed that are either within, adjacent to, or within a half mile of a severe wildfire risk zone. The idea of greatly intensifying residential densities in areas identified as subject to severe wildfire risk is objective grounds to question the health and safety of proceeding with these projects. commenced, there have been two critically significant changes to the health and safety and the sustainability of residential habitation in identified portions of Los Gatos. Both of these critically significant public health and safety changes occurred after January 1, 2025.

Whether these facts alone give the Town valid legal grounds to deny these projects is an open legal question, but it does seem prudent for the Town to make inquiry and require the State and/or HCD to issue clear guidance to jurisdictions reviewing these projects. It must be brought into question and consideration whether public health and safety is protected and satisfied by allowing the construction of high density residential towers immediately adjacent to or within a half mile of severe wildfire risk zones.

If the State mandates these projects despite the patent and severe risks, then the Town should be indemnified from liability at least. The State should immunize jurisdictions for compelling them to approve high-density residential projects under SB 330 when doing so clearly raises very significant health and safety risks to both current and future residents of the community.

Regardless, Los Gatos as an independent government entity in California can proceed independently, without any prior authorization, to act on an Emergency basis and immediately protect the health and safety of its current residents by enacting a new Fire Building Code.

My legal research indicates that the Town, as its own independent legal government entity in California, has the right to enact and adopt its own specific Fire Building Codes that reflect the specific risks- geography, climate, and topography- of our jurisdiction. Los Gatos is not obligated to adopt and implement any national or Statewide Fire Code. The Town has the legal authority to draft, adopt, and implement its own Fire Code reflecting the very specific firefighting risks facing a hillside community with 3 different severe wildfire risk zones within its borders.

The Town is currently endangering the health and safety of its citizens, to whom they have a sworn duty to protect, by delegating the Building Fire Permit authority to a Central Fire Clerk working with an outdated Fire Code that was drafted and implemented without absolutely any consideration of the health and safety issues pertaining to:

- The severe wildfire risk zones coming down from the hillsides directly into Downtown Los Gatos;

- The LA wildfires that showed the urban water supply system failure, leaving firefighters without sufficient water pressure and adequate water supply to fight the wildfire;

- The emergency evacuation Notice failure and first responders being unsuccessful in evacuating the region exposed to fire, thus resulting in extremely high deaths and injuries;

- That the Los Angeles conflagration spread, burning areas up to a half a mile away that were uninvolved in the initial firestorm by windblown burning embers, which firefighters had no ability to contain;

- That building very high density high rise residential towers within, adjacent to, or within a half mile of severe wildfire risk zones presents an imminent, clear and present danger to public health and safety.

Los Gatos needs to immediately adopt a new Fire Building Code that incorporates and mitigates the harsh realities and lessons from the tragic LA wildfires. It must also account for the large area of the community identified to be located within a severe wildfire risk zone.

If Los Gatos does not act independently and immediately, it will take years for the administrative process to collaborate and develop a new statewide Firefighting Building Code to incorporate the recent lessons learned. Los Gatos needs to immediately take the leash of this beast on an emergency basis. In light of the imminent, clear, and present threat to public health and safety, Los Gatos should adopt a new Fire Building Code that all new construction projects in Los Gatos must satisfy in order to obtain necessary permits before any construction can commence.

From my review of some of the revised development plans submitted for some of the taller projects that are 6-13 story towers, they indicate that the supply of water is only to that tower's fire suppression needs and will significantly lower the water pressure available to the surrounding neighborhood. The plans also indicate the specifics on their Fire Suppression Plans will be "deferred" until the time of submission of the permits. This appears to be an obfuscation and is misleading the Town and Central Fire of the wildfire and firefighting risks addressed in this correspondence.

There is no need or requirement under state law that existing homeowners and neighborhoods should have their emergency water pressure reduced in order to facilitate these SB 330 projects. In fact, the underlying guidance in SB 330 is that these projects should proceed only where consistent with insuring the general health and safety of current residents.

While these residential towers, with their sprinkler fire suppression systems and metal facades may be less prone to wildfire risks, they compromise the water pressure and water supply available for firefighters to suppress fire in the surrounding neighborhoods.

I urge the Town Council to immediately address this issue. From my limited research and without any specific expertise, I can advise that the following measures must be incorporated into Los Gatos' new Fire Building Code:

- Every new construction over 35' in height, located within a half mile of any severe risk wildfire zone must have an independent water supply system on site. Its fire suppression system must be independent of the existing urban water system and will not affect either the available water supply or water pressure to any of the surrounding area. Such on-site water supply system shall include dual gravity fed tanks and dual mechanically supplied water for its internal firefighting needs sufficient to suppress fire for 2 hours.
- Every new construction over 55' in height, more than a half mile away from any severe wildfire risk zone must have an independent water supply system on site, such that its fire suppression system is independent of the existing urban water system and will not affect either the available water supply or water pressure to any of the surrounding area. Such on site water supply system shall include dual gravity fed tanks and dual mechanically supplied water for its internal firefighting needs sufficient to suppress fire for 2 hours.

Thank you for your courteous consideration of this matter.

Respectfully submitted,

BRENT N. VENTURA

BNV/bt

From: **Carolyn Drozdiak** [REDACTED]
Date: Fri, Jun 6, 2025 at 12:45 AM
Subject: Re: Safety suggestions for the 14789 Oka Road, Los Gatos, CA development proposal
To: BONNIE VIEW PARK [REDACTED], <council@losatosca.gov>, <ewalters@losgatosca.gov>, [REDACTED]

To: Los Gatos Planning Department , LG Town Council,
Urban Catalyst & Erin Walters

Cc: Rachel Hinojosa

From: Carolyn Drozdiak

Date: June 6, 2025

Re: Safety suggestions for 14789 Oka Road, Los Gatos, CA development proposal

Dear all,

I am a long time Los Gatan and currently reside on Oka Road in Los Gatos.

I support the building of “affordable” housing in Los Gatos & other CA municipalities. I also understand the economics of building conventional affordable housing here appear to demand higher densities for developers to make a profit. I even like much of the look of this proposed 14789 Oka Road development.

However, there are a few realities with respect to safety for all that I think we need to address as this project proposal goes forward:

- There is only one way for residents of Oka Road to get to their homes—that is through the intersection of Lark Ave. & Oka Road.
- Currently the single intersection of Lark Ave & Oka Road handles

1548 residential ingress & egress trips daily

And **1500 business** ingress/egress trips daily

Together that is over 3,000 entrances into that one intersection daily!

So managing vehicular volume (residential safety along a short narrow road where pedestrian residents walk to the Los Gatos Creek Trail along Oka Road daily) is CRITICAL.

SITUATION:

It is a given that we cannot legally object to the high (138 unit) density project based on the invocation of the Builder's Remedy, and the many allowed waivers re: setbacks, height constraints, parking spaces, etc. allowed under the State Density Bonus Law.

The 14789 Oka Road project will probably be built substantially as proposed.... However...

I do have a few suggestions which I believe could help this new development work MUCH better for the safety of all who live (and will live) on Oka Road.

ISSUE/CHALLENGE: ENSURING SAFETY FOR ALL OKA ROAD PEDESTRIANS

Residents of Oka Road & the Mozart neighborhood walk and bike to the Creek Trail along Oka Road daily. Many more from the new 14789 complex will likely also do so.

As there will be so much more traffic on this very short stretch of Oka Road daily, it will be important to ensure that the speed of all this additional car traffic is kept to a reasonable 25 mph or less. Where there is currently school traffic and probable foot traffic to the Los Gatos Creek Trail, it will be important to slow down traffic quite a bit.

SOLUTION 1-- SPEED BUMPS:

We will need to install speed bumps along Oka between Lark Ave and the 85 overpass. Sadly, not all currently follow the existing speed limit of 25, so it is really important to prepare for additional busy commuters and pedestrians who will be using this very small stretch of Oka Road daily (and often at dusk after work & school).

SOLUTION 2--WELL DESIGNED SIDEWALKS & BIKE LANES:

Even if cars drive more slowly, Oka Road is still only a single lane in and out for both current and future residents. Therefore, the proposed sidewalks should be wide, and allow safe passage for bikes (separate lane) and foot traffic all along the side where Bonnie View, the new 138 home 14789 Oka Road development, the JCC (Jewish Community Center) and Legacy Church are located.

ISSUE/CHALLENGE: POTENTIAL TRAFFIC ACCIDENTS, BOTTLENECKS

There is already traffic congestion in the morning and evening (during commute times especially) on Oka Road where patrons enter the LGSRC (Los Gatos Swim & Racket Club)

parking lot, residents enter & exit the Bonnie View complex and residents of the Mozart neighborhood drive along Oka Road heading to or from Lark Ave.

On the drawings I have seen, one leg of new 14789 development's "U shaped" road is currently placed very close to both the Bonnie View homes along the current orchard fence...AND **it is placed directly across from the vehicular entrance to the LGSRC.** This does not look very safe or wise to me.

It is very important to ensure that this new development does not worsen that congestion or create an unsafe pedestrian environment.

SOLUTION 1—DEVELOPMENT'S VEHICLE ENTRANCE/INGRESS PLACEMENT

To avoid a lot of congestion at that single point where the LGSRC and Bonnie View entrances already have enough traffic (especially during mornings and after work!) I suggest that **the entrance** to the new 14789 development (the ingress leg of the 14789 "U shaped" road) needs to run parallel to Lark Ave. **and be immediately adjacent to the JCC** parking lot. This logical adjustment prevents bottlenecks especially in the evening as vehicles seek to turn into both Bonnie View and the LGSRC at that same time.

SOLUTION 2—DEVELOPMENT'S VEHICULAR FLOW

The 14789 "U shaped" road needs to be one way and proceed in a **one-way clockwise direction** into (and through) the new 14789 complex. The one-way road should allow Urban Catalyst to minimize the width required for the "U shaped" road (perhaps allowing more park space within the complex).

SOLUTION 3—DEVELOPMENT'S EXIT/EGRESS: ADJUSTED PLACEMENT

I propose that the **placement of the "exit leg"** of the 14789 development's "U shaped" road be modified slightly. The last **egress/exit** leg of the 14789 development's "U shaped" road should run parallel to Lark Ave (and back out to Oka Road) **through the middle** of the new 14789 development. At a minimum, **at least one row** of the new 14789 buildings (from front to back) should be **put next to the Bonnie View complex's fence**, such that **at least one row of buildings would be between** the Bonnie View complex's fence and the new egress/exit leg of the 14789 complex's "U shaped" road.

This adjusted placement will **prevent vehicles** exiting from the 14789 complex from **running right into vehicles** turning left onto Oka Road from from the LGSRC driveway!

MODIFICATIONS A WIN/WIN-- FOR URBAN CATALYST & OKA ROAD COMMUNITY:

By implementing these modifications to the current 14789 development proposal, I believe Urban Catalyst development team will earn the appreciation of both current and future residents of Oka Road, as well as the patrons of the LGSRC and Mozart area residents.

Truly listening to and addressing these safety concerns can and will foster much good will and appreciation from the community AND help to brand the Urban Catalyst group as a preferred partner in future community development proposals.

Carolyn Drozdiak



From: Lana Gerasimova [REDACTED]
Sent: Monday, September 29, 2025 11:00 AM
To: ehayden@urbancatalyst.com
Cc: BONNIE VIEW PARK <[REDACTED]>; Erin Walters <EWalters@losgatosca.gov>; Gary Heap <GHeap@losgatosca.gov>; cconstantin@lostgatosca.gov; Joel Paulson <jpaulson@losgatosca.gov>
Subject: Proposal to Enhance Safety and Flow at Oka Rd Development Entrance

[EXTERNAL SENDER]

Dear Urban Catalyst,

I hope you're doing well. As current residents of the Bonnie View community, we've been following the plans for the Oka Rd development with a lot of interest and appreciation for the thoughtful work going into it. We also understand the unique challenges of this neighborhood from living here day-to-day, and we know you can bring the expertise and resources to make this project successful for everyone.

With that in mind, I'd love to share one idea that could improve both safety and the arrival experience for future residents. I've attached some images to illustrate it. The idea is to shift the entrance slightly to the left:

- This would soften what is currently a sharp 82-degree turn, making the entry safer and more natural for incoming traffic.
- It would also create a safer buffer for Bonnie View homes, where children's bedrooms, play area, electrical panel and water heater face the proposed entrance.
- The road would follow the angle of the first two buildings, reinforcing a natural flow into the community.
- It even opens the possibility for nicer landscaping, better visual separation between two communities and a future community name sign at the entry, if desired.

We truly appreciate your plan to add a concrete fence for safety. At the same time, because the fence will sit less than 5 feet from the corner of the first Bonnie View house (our house), we're concerned it might not withstand a heavy vehicle impact (such as delivery truck) and could pose risks to the home's electrical panel and water heater setting our house on fire, or running straight into our kids bedrooms. This small adjustment to the entrance location may help address that concern in a more lasting way.

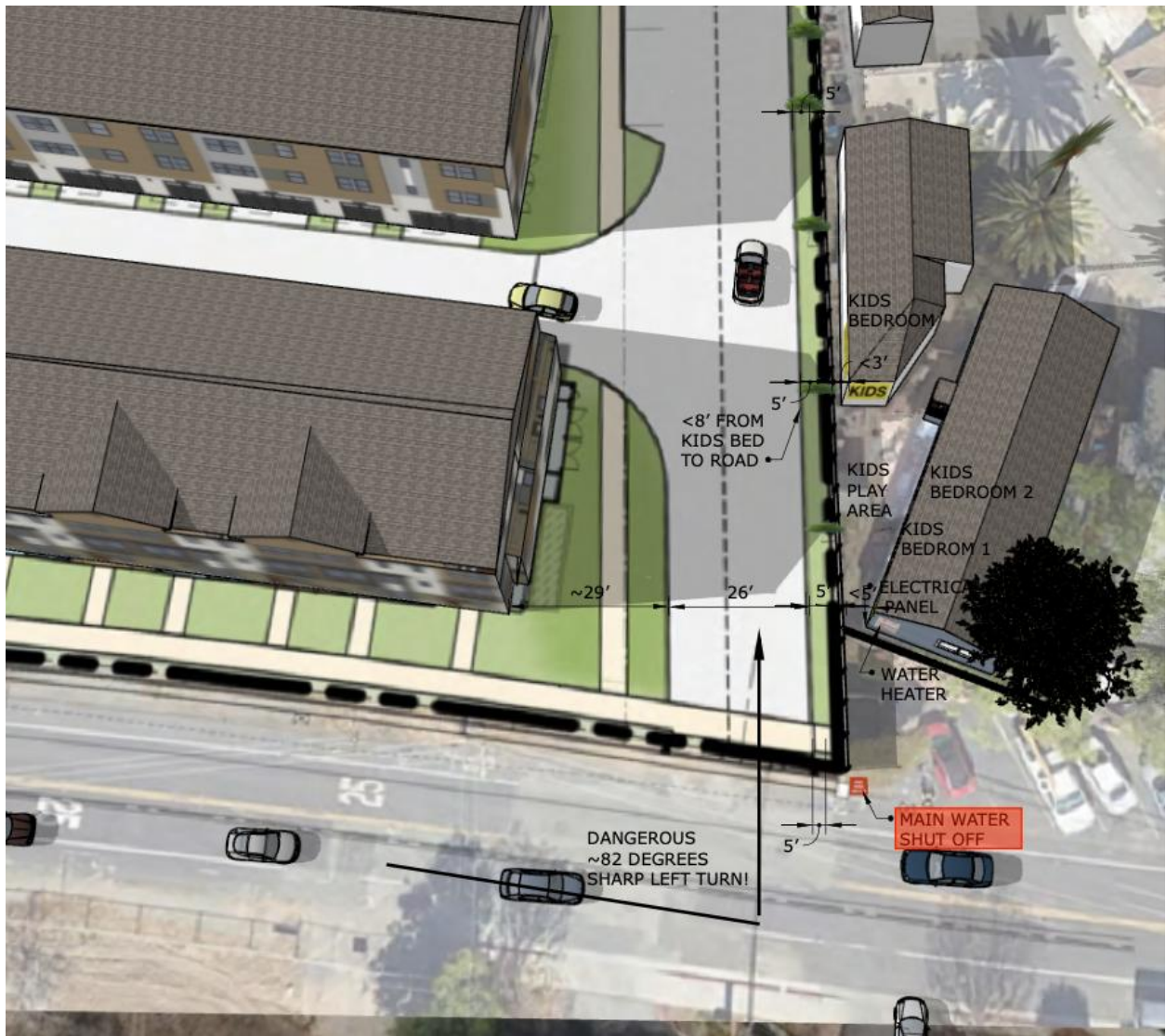
Overview of current proposed entrance:



Overview of safer entrance:



Currently proposed entrance design:





Safer Entrance Design:





Since this change doesn't impact unit count, it feels like a rare win-win! One of those moments where a slight design shift can dramatically improve both livability and safety. We'd love the chance to explore this together with you, combining your expertise with our local perspective to make the best outcome for everyone.

Thank you for your time and consideration. We look forward to working together on this.

Warm regards,

Lana

From: BONNIE VIEW PARK [REDACTED]

Sent: Tuesday, May 19, 2026 11:50 AM

To: Planning <Planning@losgatosca.gov>; Erin Walters <EWalters@losgatosca.gov>; Lana Gerasimova [REDACTED]

Subject: 14789 Oka Road Development.

[EXTERNAL SENDER]

Letter To Los Gatos Planning Commission & Town Council – 14789 Oka Road

Dear Members of the Planning Commission & Town Council,

I will be out of town for the next month beginning tomorrow and, unfortunately, will be unable to attend the May 27th meeting regarding the proposed development at 14789 Oka Road.

I looked for the meeting agenda so I could direct my comments to the appropriate agenda item and recipient, but I was unable to locate a posted agenda at this time. As a result, I am submitting the following comments in hopes they may still be included as part of the written public comment record for this project.

While I understand the Town is facing significant challenges related to Builder's Remedy projects, I do have concerns regarding the proposed development and its impacts on the surrounding neighborhood. I sincerely hope careful consideration is given to neighborhood safety, the effects on existing residents, and the practical impacts this project may have on the community. I also hope Urban Catalyst is held accountable for the commitments and representations it has made to us and the surrounding area.

I am writing regarding the proposed Builder's Remedy project at 14789 Oka Road, which is immediately adjacent to our mobile home community on Oka Road.

As the neighboring property owner/operator, I have met with the developer, Eric Hayden, to better understand the project and to discuss practical measures to help reduce impacts on

our residents. I appreciate his willingness to engage directly with both myself and one of our residents, Lana Gerasimova, on specific site-related concerns.

Through these discussions, several project adjustments and mitigation measures were presented by the developer:

Tree placement and infrastructure protection: Trees previously proposed in close proximity (approximately three feet) to our property line and near newly installed sewer infrastructure—originally identified as redwoods—have been discussed as being replaced with less intrusive species, specifically *Ginkgo biloba* ‘Princeton Sentry’ trees. This shift from redwoods to a more narrowly structured and less intrusive tree species is an important consideration given the close proximity to our property line and existing underground infrastructure. In addition, the developer indicated that in-ground root barriers would be installed along the shared property line to further protect underground utilities.

Perimeter buffering: A substantial concrete wall along the shared property line was proposed to serve as a buffer for noise and light between the two properties, helping to preserve the livability of our community.

Site access and safety improvements: In response to concerns about a potentially hazardous entry configuration—specifically the risk of vehicles making improper turns toward a nearby home and children’s bedroom—the developer reviewed and expressed support for a revised entry design concept prepared by our resident, Lana Gerasimova. This alternative design improves both safety and overall site aesthetics, and we understand it is intended to be incorporated into the project plans.

My intent in sharing this information is simply to document the coordination that has taken place and the measures that have been discussed as part of that process. These items are meaningful to our residents, as they directly affect safety, infrastructure protection, and day-to-day quality of life along the shared boundary. It is our understanding that these previously discussed measures would be incorporated into the project as part of any

approval by the Town, and we look to the developer to be accountable for their implementation.

Separately, I note that due to the nature of Builder's Remedy projects, the proposed development is not subject to typical local parking standards. As a neighboring property with already limited guest parking, we are mindful of the potential for overflow impacts. While I understand the broader regulatory context, this remains an important consideration for our community.

We are committed to being constructive neighbors and to maintaining open communication if the project moves forward. Thank you for your time and consideration.

Sincerely,

Rachel Hinojosa
Operations Manager
Bonnie View Park



*This Page
Intentionally
Left Blank*