



Joel Paulson • Community Development Director

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

Ph: 408.354.6879 • jpaulson@losgatosca.gov

www.losgatosca.gov • <https://www.facebook.com/losgatosca>

Community Development Department (CDD) Counter Hours: 8:00 AM – 1:00 PM, Monday – Friday

Please note the upcoming Town closure: February 17, 2020 – President’s Day



General Plan update, learn more at www.losgatos2040.com

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.

From: Zaky, James (Global Accounts Direct Sales) <jim.zaky@hp.com>

Sent: Wednesday, July 22, 2020 6:55 PM

To: Planning Comment <PlanningComment@losgatosca.gov>

Cc: Zaky, James (Global Accounts Direct Sales) <jim.zaky@hp.com>; Lora Lee Zaky <loralzaky@gmail.com>

Subject: 146 Robin Way - Site Application S-19-043 - Planning Commission Hearing

James & Lora Lee Zaky
140 Robin Way
Los Gatos Ca. 95032

23 July 2020

Dear Members of the Town of Los Gatos, Planning Commission,

We hope this letter finds you well.

In accordance with The Town’s Planning Commission encouragement for written comments relative to our appeal, we are writing you to request assurance that, section 11. Side Yard Screening, of the DRC’s Conditions of Approval are executed to ensure the erection of a no less than 8’ fence and our request for the planting of mature non-deciduous plants to provide sufficient privacy and to screen / block our views of the proposed structure from our north elevation rooms, as well as our views of the rear elevation of the proposed structure from our back yard.

After submitting our appeal, we were contacted by the Dekhordi’s via e-mail with acknowledgement of receipt of our appeal and an invitation to meet with their landscape architect (Tina) and Gary K. to resolve the fence and screening requirement. Following is a quote from Mehdad’s e-mail to me on 19 June 2020, “...will ask her to revise the landscape architecture to your liking, with choices of fence heights and planting that would satisfy your requirements.”

ATTACHMENT 9

We accepted an invitation to meet with the Dekhordi's, their landscape architect and Gary K the afternoon of 09 July 2020 at 1400 hrs.

When we arrived for the meeting and were introduced to the landscape architect (Tina, she did not provide a business card). We were shocked at her first comment, "I don't know why I am here." I considered suggesting the meeting be rescheduled, however decided to take the opportunity to explain to Tina myself why she was there. I reviewed the DRC hearing process and the conditions of approval direction as noted above. I am not confident Tina had a clear understanding of the Town process, nor do I believe it was incumbent upon myself to have to explain this (the newly required fence and screening requirement) to her. However, lack of clear concise and transparent communication is consistent with previous engagements with our neighbors the Dekhordis relative to this project.

Our first suggestion was for Tina, Gary K. and Leila and Mehrdad to come into our back yard and side yard to see the impact of the proposed structure and landscape plan on our privacy and views. For reasons I don't understand Mehrdad and Leila chose not to accept our invitation.

I built a story pole 12 feet in height marked at one foot increments from 8' to 12' to provide confirmation to Tina and Gray K. of the plant height that would be required to screen both our north elevation windows and back yard views.

We demonstrated to Tina and Gary K. the following: At our north elevation windows, at our elevation grade, the plants would need to be a minimum of 10' tall to screen the proposed structure. At our back yard area, at our elevations grade, the plants would need to be 12' tall to provide the same privacy we enjoy today with the existing Rhododendrons and Apple tree.

As 140 Robin Way elevation grade is 3' higher than 146 Robin Way the plant height would need to be 13' and 15' respectively at 146 Robin's elevation grade.

Subsequent to the physical assessment, with Tina and Gary K. we reconvened at the Dekhordi's driveway. We agreed in concept on an 8' fence (6' with 2' lattice). We deferred to the Dekhordi's, Tina and Gary on the type of plant for screening as long as it provided the required screening. They confirmed they would propose Podocarpus Gracilior. Gary commented to Tina she should consider 36" box plants to meet the needed height and width for appropriate screening.

Based on our agreement in concept we awaited the Dekhordi's proposal.

Following is an overview of the proposed revisions to the landscape plan to address our concerns.

- 1) 10 ea. 15 Gallon Podocarpus at our north elevation windows.
- 2) Keep the existing apple tree previously to be removed.

Upon receipt of the Dekhordi's proposal, that is in our opinion, is not in alignment with our agreement in concept, we contracted the services of a landscape expert (name and credentials can be provided) to come to our home to review the proposal relative to our requirements for the previously stated privacy and screening.

Based on our professional consultation, following are our observations, concerns and proposed solutions:

Observations:

- 1) 15-gallon Podocarpus plants are no more than 6 feet tall.
- 2) The existing apple tree, has a massive "surface root" system. Per the plans, the new proposed

foundation will encroach well into the canopy of this tree and over the exposed root structure.

3) The 20 lineal feet of 12' tall (at our elevation grade) Rhododendron to be removed was not addressed in the revised plan and leaves substantial exposure.

4) The required no less than 8' fence was not reflected in the revised plan.

Concerns:

1) Properly cared for 15 gallon Podocarpus may take 10 years to reach the height and girth for the required screening (i.e. 36" box size plants).

2) Gary K. repeatedly commented, that due to age and surface root structure, the apple tree would not survive. Our consultant commented that it would be highly unlikely that tree survive the demo and construction due to the surface root structure and encroaching foundation.

3) The Dekhordi's proposal is not in any fashion in alignment with our in-person discussion and conceptual agreement.

Proposed Solution:

1) Include in the revised plans no less than 8' fence (6' fence, 2' lattice).

2) Provide 20 ea. (2 ea. 8' section) 36" box Podocarpus along the fence line.

3) As previously planned, remove the apple tree.

4) Erect the fence and install the plants prior to the initiation of construction.

5) Guarantee the proper watering and care of the noted plants. Replace any failed plants within 30 days.

Lora Lee and I greatly appreciate The Town's due diligence and consideration. Thank you very much.

All the best,

Jim and Lora Lee Zaky

I Hewlett-Packard Company | Global Business Development Manager | Mobile 650 224 7071 | Office 360 212 4612 | UTC -8 | jim.zaky@hp.com |

2020
8/18

www.losgatosca.gov • <https://www.facebook.com/losgatosca>

Community Development Department (CDD) Counter Hours: 8:00 AM – 1:00 PM, Monday – Friday
Please note the upcoming Town closure: February 17, 2020 – President's Day

General Plan update, learn more at www.losgatos2040.com

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.

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

From: Darcie McNeil <darciemcneil16@gmail.com>

Sent: Tuesday, July 28, 2020 1:39 PM

To: Planning Comment <PlanningComment@losgatosca.gov>

Cc: tom McNeil <tmcneil@apple.com>; Zaky, James (Global Accounts Direct Sales) <jim.zaky@hp.com>

Subject: Architecture and Site Application S-19-043

To whom it may concern:

We are the residents that live directly behind the proposed new home on Robin Way in Los Gatos. I discussed our privacy concerns with the owners of the home about a month and a half ago. At the time they told me they would "try" to keep the pine tree and the other trees that currently serve as wonderful privacy shields between our two backyards. If these are cut down, which now I am hearing they may be, we will have a major privacy issue. Our home sits back on the lot and as we look out of our windows we stare directly at all of these trees. If they are removed, we will be staring right into the new windows of their new home and they will be looking right into ours. In alignment with the Zaky landscape recommendations, we would like the homeowners to also build the 8 foot fencing on the backside of their lot and plant the 32 gallon plants along the backside of the property so that the privacy shield remains. Can the homeowners please add that into their plans in writing so we can rest assured we will not lose the privacy we have had for so many years with the pine tree and persimmon trees that are currently there?

Thank you very much for your consideration.

Darcie and Tom McNeil

408-858-5828



August 22, 2020

Town of Los Gatos
Community Development Department

Town of Los Gatos
Town Council

Subject: 146 Robin Way (The Dehkordi Residence)
Appeal of Architecture and Site Application approval for proposed new home

Dear Council members,

As the property manager of 150 Robin Way, and on behalf of my mother the homeowner Dale S. Hill, I am writing in support of the approved design. I urge the Council to deny the appeal.

As an architect practicing in the residential realm I am generally supportive of development projects that comply with the zoning regulations as well as the subjective criteria of design review guidelines. Having viewed the story poles, the design plans and renderings – including the streetscape study and the evolution of the façade and massing elements - I am comfortable that the scale and character of the home will fit well in the neighborhood and will have no significant negative impacts on neighboring properties, including ours. In fact, I find it to be a welcome addition to the Stonybrook neighborhood in which I grew up.

I am aware how subtly the neighborhood has changed over the years since we arrived in 1965. Some homes have been rebuilt after fires, others expanded and remodeled, mostly within the prevailing ranch house style. The single-story covenant is largely responsible for this continuity of scale, but I think that incremental change within this framework can be positive.

The written covenant prohibiting two-story homes has certainly been an effective foil to upward development pressures over the years, and this consistency of scale has rewarded property owners and residents with a classic suburban environment that values privacy, the appreciation of landscaping, and the enjoyment of outdoor living spaces. Regarding any concerns about the size of the proposed home I think it is fair to allow homeowners to come close maximizing the potential of the allowable one-story buildable envelope.

Regarding specific concerns about views and privacy relative to 140 Robin Way, it is true that the proposed home will be somewhat closer to the shared property line and will be marginally taller in some areas. That said, the appellants' own observation about grade elevation differences actually mitigates the impact: the ground plane of 140 Robin Way is approximately three feet above 146, which is in turn a similar dimension above 150. (As I recall from playing in the backyard of 140 as a kid in the late 1960s - when it was the Smith residence - its garden is even higher than the main building pad).

In other words, due to the slope of the street, each home looks down upon its neighbor to the north. Historically this has been addressed with fencing and landscaping, tools that would apply well to this situation.

I am unaware of any significant views to the north that would be impacted by the proposal. The lateral views are just the roofscape of neighboring houses. The backdrop of large trees is unaffected.

Regarding specific critiques of the architectural elements of the design, the Residential Design Guidelines appear to have been narrowly reverse engineered to ensure a specific outcome: ranch house forever. In

my view that exceeds the purview of good guidelines, which should not tie the hands of adventurous but respectful homeowners working with a talented designer.

The ranch house style itself is an outgrowth of the broader mid-century modern aesthetic that also includes Eichlers, the Second Bay tradition, and eventually Sea Ranch and other site-specific vocabularies. While an Eichler would stick out like a sore thumb in Stonybrook, the appealing architectural forms and materials of the approved design are, in my view, complementary to the surrounding homes. (In fact, I actually prefer one of the earlier design options that predated a hip roof over the stone clad façade volume).

The standing seam metal roof will be tasteful, durable, and extremely fire resistant. In this ongoing period of dire fire risk, I cannot imagine any credible arguments against a high-quality metal roof. Chemically fire-treated wood shingles and shakes are not particularly environmentally friendly, and even Type A fire resistant composition asphalt shingles would be unlikely to afford as much protection against fire and wind-blown embers as does as a metal roof.

I understand that many folks are resistant to change, but I believe incremental change is beneficial – even crucial - to maintaining the vitality of the built environment. The Dehkordis have worked patiently and diligently with their architect and the neighbors throughout the process, respectfully playing by the rules all the way. They should be allowed to build this home.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Lorin Hill". The signature is fluid and cursive, with the first name "Lorin" written in a larger, more prominent script than the last name "Hill".

Lorin Hill, Architect
CA license #C23266

August 24, 2020

Town of Los Gatos
Town Council

Subject: 146 Robin Way – Request for approval for the proposed new house

Dear Council members,

As the property owners of 146 Robin Way, and on behalf of our children, we are writing in plea for your support of the approved project and to deny the appeal.

We request for your support because we hope to build ourselves a home – for the first time and most probably for the last time in our lives. As part of this community, we hope to build on the good faith relationship between the neighbors, remain fair and kind towards each other, and while respecting each other's opinion, honor each other's individuality.

In order to understand the sense of the neighborhood , we reached out to 32 families in the neighborhood on August 20-21, including the four (4) tenant families, and asked for their comments on our project – we did not reach out to the appellants nor the family who had come to their support in the previous public hearings. Also we did not reach out to one of the neighbors who is an elderly woman with no email; we wished not to compromised their privacy or health by showing up at their door, specially knowing she had been in and out of hospital in the past few months. Out of the 32 families we reached out to, 17 had no concerns with our project, three (3) chose to not comment, and 12 have yet not responded as of 8PM on Monday August 24th. Please find attached the supporting neighbors' signatures/comments.

All along in the project, we have consistently considered the existing neighborhood's characteristic while having an eye into the future. Early on, we communicated our plans with the 2+2+5 property owners plus their 3 tenants on Robin Way when we initially submitted our plan to DRC, followed up twice via mail, and heard no complaint. Instead, we received positive responses like "excited for you! good luck!" from all.

All along, based on the feedback, our sense was that our neighbors were supportive.

Right before the first DRC meeting, we were surprised by the rigor and caliber of complaints from a few of the neighbors. Following the DRC meeting and per the DRC recommendation, we revised the plans even though they were fully compliant with all governing codes, we reviewed the revisions with the concerned neighbors, which we believed addressed the issues that had been raised. Three of the concerned neighbors later notified us that they appreciated the modifications and were no longer in opposition. But there was one neighbor who was still not satisfied and appealed. The project was then sent to the Planning Commission. They too, approved our project. Yet the approval is appealed again. In the meantime, some other neighbors reached out to us to render their sympathy for the delays in the project. They also pointed out that they had been approached to oppose the project by those who were not in support.

All along the review meetings, we have consistently taken the high road, been responsive, and shown a willingness to compromise. All of those are particularly important, especially our willingness and

demonstration to modify our plans to meet folks halfway. We have been reasonable while a few just seem to be repeating the same demands without any willingness to meet us part way.

We come to you to plea for your help. We simply are planning to improve quality of life for ourselves and our children: Arman an honored freshman in Los Gatos High, Mana in 2nd grade at Blossom Hill, and Yara at Mariposa Montessori preschool (I, Leila, have been serving as a volunteer on their Board of Directors for the past two years); all along respecting the regulations and neighborhood spirit. We have further modified our compliant designs to satisfy concerns of the neighbors. At some point, and it seems like we are at that point, it appears no longer necessary or fair to attempt to satisfy unreasonable expectations.

Everyone has been given ample chances to show code violations. None have been shown. Instead, the complaints are repetitive, some of accusatory nature, some that invade our privacy, some dictating how we should spend our money or how the details of landscape design should be in our own backyard. In the face of the adversity we are all facing, it is important to support each other, infuse hope and plan for better futures for all, as Mayor Jensen had requested of all of us too. Our project of rebuild and hope for a better future, has become interrupted with heartbreaking encounters. Continuing with additional public hearings when nothing is illegal or out of code, and when all the hearings have been exhausted, is less than fair. Further unnecessary delays to beginning the project appear to be less than fair to us and our children. We believe the permit was rightfully due and we ask of you to please deny the appeal. We appreciate the Council's time and consideration.

Thank you!

Sincerely,

Leila Bahreinian and Mehrdad Eslami Dehkordi

PS: quick key facts:

- The house to our south, at 140 Robin Way, owned by the appellants, is on grounds higher than the grounds of our home at 146 Robin Way and has windows overlooking our home. Given these, the 140 house has direct view onto our property which can compromise our privacy; yet they are the ones complaining about their privacy!
- The house at 140 is the only house in the cul-de-sac that has tall gable ends that blocks sunlight to our property and the exterior design is full wood – these are unique features, different than the rest of the neighborhood.

Aug 20, 2020

Dear Honorable members of Los Gatos Town Council,

Please find below feedback from our neighbors with regards to our application (Architecture and Site Application S-19-043) requesting approval for construction of a new single-family residence on our property at 146 Robin way.


Neighbor's Name	Address	Signature		Additional comments
		I do not have any concerns on the project	I have concern(s) and have already submitted or will submit my comments to the Town	
Gordon Yamate Deborah Shiba	126 Robin Way Los Gatos, CA 95032	X 8/21/20 Gordon Yamate 8/20/20		
Tara Moseley Jacob Moseley	160 Robin Way Los Gatos, CA 95032	Tara Moseley Jacob Moseley		

Neighbor Name	Address	Signature		Additional comments
		I do not have any concerns on the project	I have concern(s) and have already submitted or will submit my comments to the Town	
Lorin Hill Dale Hill	150 Robin Way	See attached email please		
Paul and Carol Reid	156 Robin Way	See attached email please		
Mary Wolf	109 Cardinal Lane	See attached email please		
MARK SHAWEN	105 STONY BROOK Rd	Mark Shawen		

Aug 20, 2020

Dear Honorable members of Los Gatos Town Council,

Please find below feedback from our neighbors with regards to our application (Architecture and Site Application S-19-043) requesting approval for construction of a new single-family residence on our property at 146 Robin way.


<i>Neighbor's Name</i>	<i>Address</i>	<i>Signature</i>		<i>Additional comments</i>
		<i>I do not have any concern on the project</i>	<i>I have concern(s) and have already submitted or will submit my comments to the Town</i>	
<i>Marty and Deborah Johnson</i>	<i>150 Robin Way</i>			<i>This is a beautifully designed house that fits tastefully into our street. We do not have any concerns about the design of the house and believe that it will improve the overall quality of the neighborhood.</i>

Neighbor Name	Address	Signature		Additional comments
		I do not have any concerns on the project	I have concern(s) and have already submitted or will submit my comments to the Town	
Lori Shaheen	105 Stonybrook Road	Lori Shaheen		
Jake and Kelly Langer	112 Robin Way	Please see attached email print		

Aug 20, 2020

Dear Honorable members of Los Gatos Town Council,

Please find below feedback from our neighbors with regards to our application (Architecture and Site Application S-19-043) requesting approval for construction of a new single-family residence on our property at 146 Robin way.

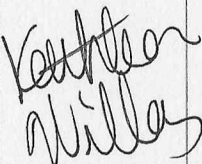
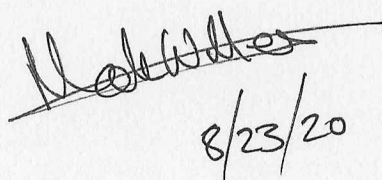
<i>Neighbor's Name</i>	<i>Address</i>	<i>Signature</i>		<i>Additional comments</i>
		<i>I do not have any concern on the project</i>	<i>I have concern(s) and have already submitted or will submit my comments to the Town</i>	
<i>John Gifford Trustee, Property Manager</i>	<i>112 Robin Way</i>			

<i>Neighbor Name</i>	<i>Address</i>	<i>Signature</i>	<i>Additional</i>
----------------------	----------------	------------------	-------------------

Aug 20, 2020

Dear Honorable members of Los Gatos Town Council,

Please find below feedback from our neighbors with regards to our application (Architecture and Site Application S-19-043) requesting approval for construction of a new single-family residence on our property at 146 Robin way.

Neighbor's Name	Address	Signature		Additional comments
		<i>I do not have any concern on the project</i>	<i>I have concern(s) and have already submitted or will submit my comments to the Town</i>	
Kathleen Willey	135 Cardinal Lane, Los Gatos, CA 95032			Best wishes in building your new home.
Mark Willey		 8/23/20		<p><i>I flagged my concerns as part of the 'public comment' phase of the S-19-43, APN 532-12-015 Application in writing to the town of Los Gatos Development Review Committee (DRC) on 17th May 2020. I do think the changes showed by Leila and Mehrdad on May23 with their architect (e.g. color change of roof, lowering of ceilings etc) were all positive.</i></p> <p><i>If the Town of Los Gatos is now satisfied that this new plan satisfies their requirements and guidelines, then I have no further concerns with this project, and wish Leila and Mehrdad well in building their dream home.</i></p>

Aug 20, 2020

Dear Honorable members of Los Gatos Town Council,

Please find below feedback from our neighbors with regards to our application (Architecture and Site Application S-19-043) requesting approval for construction of a new single-family residence on our property at 146 Robin way.

<i>Neighbor's Name</i>	<i>Address</i>	<i>Signature</i>		<i>Additional comments</i>
		<i>I do not have any concern on the project</i>	<i>I have concern(s) and have already submitted or will submit my comments to the Town</i>	
<i>Gerry and Rieko Browder</i>	<i>129 Cardinal Lane</i>	<i>X</i>		<i>Looks like a nice addition to the neighborhood.</i>

Aug 20, 2020

Dear Honorable members of Los Gatos Town Council,

Please find below feedback from our neighbors with regards to our application (Architecture and Site Application S-19-043) requesting approval for construction of a new single-family residence on our property at 146 Robin way.

Neighbor's Name Address Signature Additional comments

CAROLINE DEMPSEY
125 STONYBROOK ROAD
LOS GATOS
CA 95032.

I do not have any concern on the project

I have concern(s) and have already submitted or will submit my comments to the Town

C. Dempsey

Neighbor Name Address Signature Additional comments

Conall Dempsey
125 Stonybrook Rd
Los Gatos
CA 95032
(215) 518 0149.

I do not have any concerns on the project

I have concern(s) and have already submitted or will submit my comments to the Town

Home will be a great add to this neighborhood.

Conall Dempsey 8/21/2020



Leila Bahreinian <bahreinian@gmail.com>

project support

1 message

Lorin Hill <lhill@hillarch.com>*150 Robin Way*

Thu, Aug 20, 2020 at 4:28 PM

To: Mehrdad Dehkordi <eslami@gmail.com>

Cc: Gary <garyk@kohlsaataarch.com>, Leila Bahreinian <bahreinian@gmail.com>

Hi Mehrdad,

Thanks for providing the plans and documents for your proposed new home. As the property manager of 150 Robin Way, and on behalf of my mother the homeowner Dale S. Hill, I can authorize you to add my name to the list as having no objections or concerns about the proposed design and its impact on the neighborhood. If you prefer to include this email as an attachment that is fine with me.

I will elaborate on this in greater detail in a forthcoming letter of support.

regards,
Lorin

--

Lorin Hill | Principal

Lorin Hill, Architect
6573 Shattuck Avenue | Oakland, CA 94609

510.654.2552 please use 510-301-6911 during covid-19

lhill@hillarch.com | www.hillarch.com



Leila Bahreinian <bahreinian@gmail.com>

146 Robin Way

Mehrdad Dehkordi <eslami@gmail.com>

Thu, Aug 20, 2020 at 6:50 PM

To: Paul Reid <carmelitakp44@hotmail.com>

Cc: Carol Reid <carolonland@hotmail.com>, Leila Bahreinian <bahreinian@gmail.com>

Dear Paul and Carol,

Thanks a lot for your email and your support.

Best regards,
Mehrdad & Leila

On Thu, Aug 20, 2020 at 6:03 PM Paul Reid <carmelitakp44@hotmail.com> wrote:

156 Robin Way

Dear Mehddad and Leila,

We love the house plans; it fits in nicely with our neighborhood and we enthusiastically endorse the project.

As you are aware, we are both out of town and will not be able to attend the meeting.

We have no concerns with your project and support approval of it by the town council.

Best regards,

Paul & Carol Reid

156 Robin Way

From: Mehrdad Dehkordi <eslami@gmail.com>**Sent:** Thursday, August 20, 2020 3:56 PM**To:** Paul Reid <carmelitakp44@hotmail.com>**Cc:** Leila Bahreinian <bahreinian@gmail.com>**Subject:** Re: 146 Robin Way

[Quoted text hidden]



Leila Bahreinian <bahreinian@gmail.com>

Request for your help

Langner Jake <jjlangner@yahoo.com>

112 Robin Way

Sat, Aug 22, 2020 at 12:24 PM

To: Leila Bahreinian <bahreinian@gmail.com>

Cc: "Langner, Kelly" <kmlangner@yahoo.com>, Mehrdad Eslami <eslami@gmail.com>

To whom it may concern:

We live directly across the street from Mehrdad, Leila and their lovely family. Our address is 112 Robin Way. We are long-term renters of this house and plan to be in the neighborhood for many years - either as renters or eventual home owner. We have two young daughters in the local Los Gatos school system (5th and 7th grade).

After careful consideration of the project that they have proposed for their new home, we wanted to give our full support. It is our opinion that diversity of home design is a choice that every home owner should be able to make so long as it meets all legal requirements. Leila and Mehrdad have been very thoughtful with us (and others) throughout this process - stopping by personally several times to explain their plans, talk through the project, ask about our concerns, answer questions and ensure that we were comfortable with what was happening. We believe the construction of their new home will add value to our beautiful neighborhood.

Thanks,

Jake and Kelly Langner

[112 Robin Way](#)

[Los Gatos, CA 95032](#)

312-593-3282

312-863-1505

[Quoted text hidden]



Leila Bahreinian <bahreinian@gmail.com>

Request for your help

Jennifer Kim <jenkim@comcast.net>
To: Leila Bahreinian <bahreinian@gmail.com>
Cc: Mehrdad Eslami <eslami@gmail.com>

156 Robin Way

Sat, Aug 22, 2020 at 1:04 PM

Hi Leila and Mehrdad,

Thank you for sharing your proposed home construction plans. Provided the project meets and complies with all Town of Los Gatos requirements and approvals, we have no objections to it moving forward.

Best,
Jennifer & Edward Kim
156 Robin Way
Los Gatos, CA 95032

[Quoted text hidden]
[Quoted text hidden]
<NeighborsFeedback-AUG2020.docx>



Leila Bahreinian <bahreinian@gmail.com>

Request for support

Joe Sweeney <jsween@smwb.com>
To: Leila Bahreinian <bahreinian@gmail.com>
Cc: "eslami@gmail.com" <eslami@gmail.com>

110 Stony Brook

Mon, Aug 24, 2020 at 9:22 AM

Leila – I have reviewed the plans you sent me and appreciated the chance to talk to you about your project. I have no problem with the project and wish you good luck.

Joe Sweeney

110 Stony Brook Rd.

Los Gatos, CA

Joseph M. Sweeney, Esq.

Sweeney Mason LLP

983 University Avenue, Suite 104C

Los Gatos, CA 95032-7637

jsweeney@smwb.com

408-356-3000

sweeneymason.com

CONFIDENTIALITY: This email, and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail, you are hereby notified that any dissemination, distribution or copying of this e-mail, and any attachments thereto, is strictly prohibited.

If you have received this e-mail in error, please immediately notify me by telephone at (408) 356-3000 and permanently delete the original and any copy of any e-mail and printout thereof.

NOT INTENDED AS A SUBSTITUTE FOR A WRITING Notwithstanding the Uniform Electronic Transaction Act or the applicability of any other law of similar substance or effect, absent an express statement to the contrary hereinabove, this e-mail message, its contents, and any attachments hereto are not intended to represent an offer or acceptance to enter into a contract and are not otherwise intended to bind this sender, Sweeney, Mason LLP, any of its clients, or any other person or entity.

IRS Circular 230 disclosure: To ensure compliance with requirements imposed by the IRS, we inform you that any tax advice contained in this communication (including any attachments) was not intended or written to be used, and cannot be used, for the purpose of (i) avoiding tax-related



Leila Bahreinian <bahreinian@gmail.com>

Request for your help

Robyn Blum <robynnblum@yahoo.com>

To: Leila Bahreinian <bahreinian@gmail.com>

Cc: Greg Blum <gregsblum@yahoo.com>, Mehrdad Eslami <eslami@gmail.com>

120 Stonybrook

Mon, Aug 24, 2020 at 7:20 PM

Hi Leila and Mehrda:

Greg and I are supportive of your project. We look forward to seeing the wonderful outcome when finished.

All the best,

Robyn and Greg Blum

120 Stonybrook Rd.

Los Gatos, CA. 95032

Sent from Yahoo Mail for iPhone

[Quoted text hidden]



Leila Bahreinian <bahreinian@gmail.com>

Request for your review and help

PHILLIP R <phillipulrich@comcast.net>

140 Stonebrook

Mon, Aug 24, 2020 at 6:39 AM

To: "Ulrich, Nedra" <nedraulrich@yahoo.com>, Leila Bahreinian <bahreinian@gmail.com>

Cc: Mehrdad Eslami <eslami@gmail.com>

Leila and Mehrdad,

We have reviewed the designs and think you have done a wonderful job designing this home. We have no concerns. Please feel free to print this response as indication of our support.

Phil & Nedra Ulrich

Sent from Xfinity Connect App

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

[Quoted text hidden]



Leila Bahreinian <bahreinian@gmail.com>

Request for your support

MARY WOLF <mwolfig@comcast.net>*109 Cardinal Lane*

Fri, Aug 21, 2020 at 12:21 PM

To: Leila Bahreinian <bahreinian@gmail.com>

You may stop by, but the email was meant as your support. Covid fears has reduced my quests, but again I wish you and your husband much happiness in your new home.

Regards,

Mary

On 08/21/2020 11:05 AM Leila Bahreinian <bahreinian@gmail.com> wrote:

Dear Mary,

Thank you so very kindly for your support and for all the recommendations. We appreciate it all!!

May I please stop by at your door to get the form signed then? Or should we consider this email as your support for our project?

Much obliged!

Leila

On Fri, Aug 21, 2020 at 10:58 AM MARY WOLF <mwolfig@comcast.net> wrote:

Good morning Leila,

Let me just start off by saying what a beautiful home you and your husband have created. Since I don't know you, I felt like a voyeur looking at your plans. Thank you for considering your neighbors opinions.

If I may pass on a couple of suggestions for your comfort, I heated my bathroom floors. The mats were placed under the marble, and on cold mornings it is delightful. Also, I installed Sub-Zero refrigerator drawers in my kitchen.

My glass surround shower came from New Zealand. You pick a design, they make a mold, and press it into the hot glass. To me, it is a piece of art.

Since you were courteous enough to share your plans, I know you would consider your neighbors peace of mind when installing a generator for rolling blackouts. This issue has raised its ugly heading since last Sundays loss of power. Neighbor installed solar and a Generix generator. It is mind numbingly loud. I'm 400 feet away, and it was excruciating. In fact, the worst day I have spent in my home of 38 years. The neighbors right next door to the generator are just sick over the situation the generator has put them in.

Just a heads up, good luck with your project. I built a house in the 80's and what I learned from that experience was "just stop and breathe."

Respectfully,



Leila Bahreinian <bahreinian@gmail.com>

Request for your help

Harte Thomas <hartetiii@gmail.com>*150 Cardinal Lane*

Mon, Aug 24, 2020 at 2:28 PM

To: Leila Bahreinian <bahreinian@gmail.com>

Cc: Harte Thomas <hartetiii@gmail.com>, Marsh <marshathomas95120@gmail.com>

Hi, Leila. Thanks for connecting with us about your situation.

With respect to your proposed plan for the Dehkordi Residence, we reviewed the plan materials you shared and artistic depictions of your new home. We fully support your application for construction to the Planning Commission of the Town of Los Gatos in connection with your plan. We have no concerns over the aesthetic or size of your planned residence and feel it will be a complement to our beautiful neighborhood.

Good luck with your efforts.

-Harte and Marsha Thomas

150 Cardinal Lane
Los Gatos, CA 95032

Harte Thomas
408.394.3096

[Quoted text hidden]

Stonybrook neighborhood map and neighbors feedback



- ✓ Supportive/no concern
- Responded but decided not to comment
- ✗ oppose
- [blank] No response as of 8/24/2020.