

Paul and Pamela Pasma  
[REDACTED]  
Los Gatos, CA. 95030

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MAY 25 2023

TOWN OF LOS GATOS  
PLANNING DIVISION

May 20, 2023

Sean Mullin  
Senior Planner, Los Gatos Planning Department  
110 E Main St.  
Los Gatos, CA 95030

Dear Sean,

I wanted to follow up our earlier conversation with a letter summarizing the conversations I had with yourself and Gary Kohlsaas, the architect for the proposed development at 45 Reservoir Road. I discussed everything with my wife and there are a couple points I hope you consider as the project moves through the planning and building approval processes.

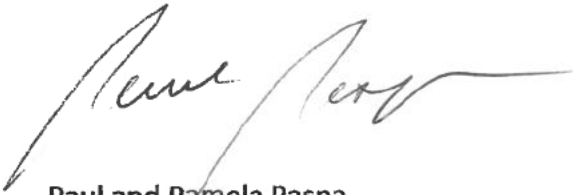
In terms of the house design our only takeaway is the project is oversized for the lot. I think it should be implicit when anyone purchases a small property that they should expect to build a home that is proportional to the property and complies with local code. Instead the plans are for a substantial home with an ADU that exceeds the required setbacks on at least 3 sides and possibly height too. I told Gary the size of the home and setbacks are mostly a concern for the adjacent neighbors and do not directly impact us so not something I will 'complain' about, but something I think should be considered with any other feedback you receive.

What does concern us is the project is large and challenging due to access via the private drive with little to no parking on the property for construction vehicles. The required excavation, trucking of materials in and out for construction of retaining walls, foundation, and concrete work will all negatively impact everyone that lives along the private drive for a long time. Trucking dirt off site alone will require between 70-80 trips for large dump trucks to haul off dirt. Then importing concrete, gravel, lumber and other building materials will likely double or triple that number of trucking trips. That's a lot of traffic for a very small road and property and will impact everyone with noise, dust, and traffic. I discussed this with Gary he understood this would be a unique issue due to the property size and location and at the time Gary didn't have an answer as to how the owners planned to manage this and only said it would be something to discuss with the contractors. I told him I disagreed with that approach as contractors will do what's easiest to get their jobs done and not necessarily what works best for the people living in the area. I had a similar issue when I built our home 20+ years ago and personally had to be on top of the workers on a daily basis or they would park anywhere that was convenient, even blocking the public road and/or private drive. I'd urge you, due to the access and location, that

you make it a condition of approval that the application include a clearly stated plan for how vehicles should enter and leave the jobsite, and where builders are allowed park their vehicles if there is insufficient parking available on the construction site. The private drive should not be blocked for any extended periods of time or double as a contractor parking lot while the work is performed.

And the last thing I'd ask is there should be an understanding that any damage or wear and tear to properties or landscaping from all the vehicle traffic through the properties along the private drive be mitigated and repaired within a defined period of time after occupancy is granted. The private drive was just resurfaced less than a year ago and I expect after this project the resurfacing may need to be redone to restore it to the current condition.

Best regards,

A handwritten signature in black ink, appearing to read "Paul and Pamela Pasma". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Paul and Pamela Pasma

