

March 2, 2025

**Sean Mullin**

*Planning Manager*

Town of Los Gatos

110 E. Main Street

Los Gatos, CA 95030

Respected Mr. Mullin..

**10 CHARLES STREET, LOS GATOS, CA 95030 – FENCE HEIGHT EXEMPTION [FHE-001]**

I am writing for your and the Planning Commission’s kind consideration to grant exemption in response to your letter dated 03/23/23 issued by your office regarding the fence being in the Town’s right of way.

I would like to bring to your attention, through this submission, the **unique characteristics & circumstances** surrounding the property, the **specific concerns** we have had around safety & security, the principal **goals** we established for the design & construction of this fence, and, finally, the **diligent steps** we undertook to meet these goals, both for ourselves and the community at large.

**UNIQUE CHARACTERISTICS & CIRCUMSTANCES SURROUNDING THIS PROPERTY**

1. Charles is a quiet, dead-end street, with just five neighbors living on the entire street! Accordingly, there is little or no traffic on the street.
2. The subject home (10 Charles St), though located at the corner of Los Gatos Blvd & Charles, has its entry door and address sign on Charles St,
3. The main living room, and the secondary bedroom – typically and often occupied by our elderly mother, or our grandchildren when they visit us – opens on the main Boulevard through a large pair of French doors.
4. While egressing from Charles St to the Boulevard, there is a legal **STOP** sign that ensures the exiting cars come to a complete stop before turning in either direction.
5. The home exactly across from the subject property has a fence that is identical in height and form, except for the specific shape of the lattice.
6. The yard fronting the Los Gatos Boulevard side is the primary yard area that is being used for kids’ play area and outdoor leisure activities, and has vegetable beds and other floral decorations planted.
7. Access to the front yard is slightly tight as the front, right hand side corner of the home has been blessed with a cluster of heritage oak and other trees. **(See picture attached).**
8. The subject property was under major renovation and repair for a period of almost 2 years during the pandemic, and there was a 6-foot tall, opaque construction fence surrounding the property that did not result in any concerns that we were aware of.

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### SPECIFIC FACTORS IN THE DESIGN & CONSTRUCTION OF THE FENCE

1. Safety & Security: It is clear that the safety & security was of key concern. This was amplified multi-fold when we had two distinct incidents of an intruder loitering around at the door leading to the front bedroom, in one instant to be warned of alerting the police unless the person left immediately. No threat was imposed, nor an imminent danger to life or property.
2. Visibility: We were equally concerned about the visibility whilst existing Charles St, until we spoke with some of the neighbors, and carefully analyzed the facts contained in (1) through (8) above. Letters from a couple of neighbors expressing their unequivocal support for the fence and its zero impact on the visibility has been attached for your reference. **(See Letters from Neighbors, duly attached)**
3. Access to the Front Yard: We needed to make sure that access to the front yard, the principal outdoor area for kids' play, is easily available. **(See picture attached)**.

### DILIGENT STEPS UNDERTAKEN TO DESIGN AND CONSTRUCTION OF THE FENCE

The custom-built fence is a combination of a 26" tall, lower opaque section, overlaid with a 38" lattice work. The lattice work is custom designed to provide maximum visibility by its orientation and size of the openings (5"). **See picture attached.** This allows a clear sight or visibility to any south-bound traffic from Los Gatos Boulevard. In fact, the fence was designed and built in consultation with some of the neighbors, and we are working closely to establish their comfort level.

Inadvertently, part of the fence was built in the public right of way, and this has helped provide a reasonable and fair access to approach the first yard. Had we built the fence along the property line, such access would have either been impractical, or would have required removal of a cluster of heritage oak trees.

### CONCLUSION

I hope we have been able to demonstrate that the specific goals and concerns of the community have been met, and while we may have been short in meeting the letter of the code, we have clearly met the spirit of the law.

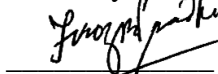
### REQUEST

We once again humbly request you to grant us the exception. To this end, we are willing to provide the Town any necessary documentation to protect itself as well as to create an explicit and formal understanding that such concessions may be reversed at will as deemed necessary by the Town.

Finally, please feel free to reach out to me in case you may have any questions or concerns.

Thank you for your consideration.

Sincerely,



Firoz Pradhan

Tel: [REDACTED]

Email: [REDACTED]

Enclosures: (1) Fence design details with dimensions (2) Letter(s) from Neighbors (3) Fence photos (4 pgs)



View egressing from Charles St. Notice cluster of trees that block some of the visibility, while the wide, open lattice work provides clear visibility of oncoming cars and pedestrians.



Close-up view at the STOP sign at Charles St while egressing onto Los Gatos Blvd providing clear visibility.



View of the fence adjacent to the neighbor towards downtown. Notice that the fence has been clipped, and was done in consultation with this neighbor (Michelle).



Similar fence belonging to the neighbor across the subject home.

From: Saeed and Mahtab Nejad  
[REDACTED]  
[REDACTED] Los Gatos, CA 95032

To: Planning Department  
Town of Los Gatos  
110 E Main St.  
Los Gatos, CA 95030

Dear sir or madam, I am writing this letter in reference to our new neighbors at 10 Charles St. Los Gatos.

Mr. and Mrs. Firoz Pradhan, the new owners/residents of 10 Charles St., have done an incredible and tasteful remodeling work on this property. They have added value and a beautiful look to our neighborhood.

Herby, we would like to share our opinion regarding the fence wall of Mr. and Mrs. Pradhan's residence. We do not think there are any visibility issues or safety concerns when driving from Charles St. to Los Gatos BLVD.

I hope this letter can be helpful in clarification of current fence wall concerns.

Regards,



Saeed & Mahtab Nejad

300 Charles St

Los Gatos, CA 95032

28 December, 2022

Town of Los Gatos Planning Department

110 East Main St

Los Gatos, CA 95030

Re: the new fence of our neighbors the Pradhans

Our neighbors the Pradhans who live at 10 Charles Street have informed us that the Town has concerns about the new fence which they have put up around their property at the corner of Charles Street and Los Gatos Boulevard, that it perhaps blocks the view of a motorists entering this intersection from Charles St. When I heard about these concerns I asked all of our neighbors on Charles Street whom we knew, those who live at addresses 125 and 1 Charles St and across the street from the Pradhans on the corner of Charles and Los Gatos Boulevard and have exits from their homes onto Charles Street if they had any concerns about this fence and none of them did, and nor do we.

Let me try to point out some facts about this intersection, the fence, and our neighbors the Pradhans which I hope will lead you to grant them an extension. First of all, one must come to a full stop when approaching the Boulevard from Charles Street (See picture #1). There is a crosswalk at the intersection which is frequently used by pedestrians especially school children coming to and from Los Gatos High School and Van Meter Elementary School and bicyclists and the word "STOP" is painted on the asphalt right in front of the marking for the crosswalk (See picture #1). When your car stops before this crosswalk you can see clearly in both directions up and down the Boulevard for traffic and bicyclists (See pictures #2 and 3). Traffic that is stopped before the light at the intersection of the Boulevard with the Los Gatos Saratoga Road must not block the space marked for cars to exit onto the Boulevard from Charles but a driver must still look in both directions before entering the Boulevard even if traffic appears to be stopped because traffic may be coming up the hill on the Los Gatos Saratoga Road and turning right onto the Boulevard. The fence does not block this view in either direction. The upper part



of the fence near the intersection is lattice with large spaces not solid so that in fact you can see approaching traffic even before you reach the intersection. (See picture #4). The Pradhans' fence is the same height as the existing fence around the property across the street from them at the intersection of Charles and the Boulevard, which also has a lattice for its upper part permitting greater visibility to motorists entering the intersection (See Picture #5)

The quality of the new fence is very high as is the quality of the completely rebuilt house which had been for years left unimproved and in a decrepit state. The old fence had no lattice and provided little or no visibility to motorists entering or exiting the intersection. The new fence and this rebuilt house have raised the quality and value of our whole neighborhood which we have lived in since 1978.

Please contact me at [REDACTED] or email address [REDACTED] if you have any questions about my comments.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Douglas Q. Cott", with a long horizontal flourish extending to the right.

Douglas Q. Cott, PhD Stanford, M.S. Computer Science & Engineering and M.A. GIS/Remote Sensing San Jose State University

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