

From: Joseph Gemignani <[REDACTED]>
Sent: Wednesday, December 27, 2023 11:32 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: 50 Los Gatos Saratoga road

[EXTERNAL SENDER]

Hi Sean

I want to express my support for the development proposal at 50 Los Gatos Saratoga road. I love the Mission Revival feel for the buildings. I think the style is timeless and Will age well. This period style architecture fits well with the look and feel of our small town.

I hope this project gets the proper support and approval from the town planning and council members.

Joseph

From: Steve <[REDACTED]>

Sent: Sunday, March 3, 2024 2:59 PM

To: Council <Council@losgatosca.gov>

Cc: Joel Paulson <jpaulson@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Town Manager <Manager@losgatosca.gov>; Nicolle Burnham <NBurnham@losgatosca.gov>

Subject: Development of the Los Gatos Lodge site and the Post Office site

[EXTERNAL SENDER]

Mayor Badame, Vice Mayor Hudes and Councilmembers Moore, Rennie and Ristow,

1) Summerhill/Los Gatos Lodge project needs to be redesigned

The Los Gatos Lodge is a great site for higher density residential because the grade difference below Bella Vista Way ensures that the project is minimally visible from the adjacent single family neighborhood. However, the proposed Summerhill project is poorly designed, unattractive, and doesn't benefit the surrounding community. The following are some thoughts that I believe can significantly enhance the proposal:

A. Vehicle Circulation (provide through public access from Main Street to Los Gatos/Saratoga Road)

The 154 unit Summerhill project and the nearby 60 unit 405 Alberto Way development should mitigate their traffic impact by providing through public access from Main Street and the high school parking lot out to Los Gatos/Saratoga Road. Currently, the only north/south street to serve the South East quadrant of Town is Los Gatos Blvd. Los Gatos Boulevard remains congested throughout large portions of any given day due to high traffic demands and limited road capacity. Also, the high school parking lot sits at the end of a dead-end street and is difficult to access.

Summerhill should dedicate a newly aligned public street that connects from Main Street to Los Gatos/Saratoga Road. This connection will provide relief for Los Gatos Blvd. and access for high school students currently using Bella Vista Avenue in their morning commute to the high school. It will also provide an evacuation route directly to Highway 17 in the event of an emergency. The design of the Alberto Way/Los Gatos/Saratoga Road intersection should consider a roundabout and/or dedicated freeway access lanes to facilitate movement throughout the area. ***We can't let this opportunity go by because once the Los Gatos lodge is redeveloped the opportunity will never come again.***

B. Open Space (Enlarge and locate the open space along Los Gatos/Saratoga Road)

The project includes a token open space area tucked-up next to the freeway offramp. It is too small and not visible to the public. The open space should be three to four times larger and located along Los Gatos/Saratoga Road where it is highly visible for all to see and enjoy, (similar to the open space on the Summerhill project on Blossom Hill Road). Open space along Los Gatos/Saratoga Road will buffer the units from the traffic and provide an attractive entry into Town. The open space needs to be publicly accessible to better integrate the project into the neighborhood and provide much needed open space in this quadrant of Town.

C.

Site Plan and Building Form

As currently designed a visitor's experience to the site will largely consist of garage door lined streets and jammed-in building forms. The "Spanish" architecture theme is poorly done and should be discarded if this is the best the applicant can do. The applicant should consider custom fitting several building forms onto the site and provide a clean well designed architectural treatment. This might include units arranged into podium buildings along the freeway to block noise similar to the plan for the 405 Alberto Way development. Single family or duet units should be considered next to the embankment on the east side of the project site to mask the cuts into the hillside and minimize tree removal.

2) The Town should purchase the Post Office site

If the owner of the Post Office site decides to sell the property, I suggest the Town find a way to purchase the site to expand the downtown park. The downtown park is the most visible and highly used park facility in Los Gatos and is the cornerstone of the downtown. Imagine coming into Town from Highway 17 with an expanded green/recreation space extending from the freeway offramp to Main Street.

If we don't have sufficient reserve funds, then the Town needs to get creative. The Town could continue to lease the site to the Post Office to offset costs in the short run and/or possibly reuse the post office building for a community/recreation center to complement the expanded park and sell the existing recreation building and site across from the Civic Center to raise funds. The Town could also subdivide a few lots on existing parks and sell the lots to raise funds for the downtown park and any other needed park areas. While we have a lot of park acreage it is not evenly distributed and accessible to all residents, and in many cases the park land is not easily visible to surrounding residents. The newly created residential parcels should be located to provide eyes and ears on the park which is the best way to deter vandalism. This strategy of selling some park land for residential sites can also be used to raise funds to purchase open space in those neighborhoods deficient in usable park area.

In summary, the Summerhill project needs significant redesign and the Post Office site needs to be purchased by the Town for open space. I am happy to discuss these ideas by phone or in person. Please contact me at the number below to arrange a time that works for you.

Thank you for your consideration.

Steve Piasecki



Thanks for indicating your interest in meeting with the developers of the new housing complex at the Los Gatos Lodge.

The developers have agreed to meet, 5 or 6 pm, on site next week or the following week.

I am proposing the following dates for you to let me know your availability; March 27 or 28, or April 3 or 4 so we can settle on one date for our meeting with them

Two topics will be discussed - number of units and safety on/near the site:

1) Phil Koen will focus on the developer proposing to NOT build to the number of units the Town has identified for this site - only a total of 155-units at a gross density of 17.4 DU per acre with the distribution of units of 28 BMP (very-low and low) which compares to the 169 BMP units in the site inventory. This suggests the development will produce 41% less units in total and 83% less BMP units. The net loss of BMP units is 141 units which is substantial.

2a) Emergency access to and from the site - Santa Clara County Fire requires a minimum of 2 passages with 100 housing units or more. The developer only proposes to keep the single entrance there now. Attached below is the SCCF code regarding this requirement.

2b) To provide a safe and more convenient route to/from the high school, I am proposing a fenced concrete/asphalt bike and pedestrian pathway adjacent to to the new development connecting the school with LG Saratoga Rd. This will help not only the residents on this site accessing the school, but other neighbors who would have to walk or ride a much longer and convoluted route going onto Main Street, significantly impacting traffic.

Let me know which date works best for you and I will set it up with the developers.

Call with any questions - Lee [REDACTED] cell

See also the information from the FIRE DEPARTMENT SANTA CLARA COUNTY

[14700 Winchester Blvd., Los Gatos, CA. 95032-1818 \(408\) 378-4010 • \(408\) 378-9342 \(fax\) • www.sccfd.org](http://www.sccfd.org)

STANDARD DETAILS & SPECIFICATIONS (A-1)

SUBJECT: Fire Department Apparatus Access

Section D107.1 in the 2022 edition of the California Fire Code.

REQUIREMENTS for Access roads

1. **Minimum clear width:** The minimum clear width of fire department access roads shall be 20 feet
2. **Multi-Family Residential Developments (R-1 & R-2 occupancies)**
 1. Multi-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

REQUIREMENTS FOR SECONDARY ACCESS ROADS

3. **Separation of access roads.** Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses (from centerline to centerline).
4. **Connection to other roads:** Where a secondary access roadway connects to a public or private street there shall be either; no curb, a rolled curb or a driveway cut as approved by the fire code official.
5. **Easements:** Only lands owned or in control of the property owner, held in common with adjacent properties or publicly owned may be used for secondary access. Secondary access roadways shall not be located in easements through private property unless specifically approved by the fire code official. When easements are required for secondary access roadways, they shall be recorded as Emergency Vehicle Ingress Egress Easements (E.V.I.E.E) granted to the Fire Department.

From: David Nielsen <[REDACTED]>
Sent: Wednesday, April 3, 2024 10:59 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: 50 Los Gatos Saratoga Road

[EXTERNAL SENDER]

Sean--

I was reviewing the submission by Summerhill Homes for the project located at 50 Los Gatos Saratoga Road. I am a second generation area resident, graduate of LGHS, and am raising my family in the local school district.

Summerhill is seeking multiple significant waivers of development requirements or standards that were thoughtfully enacted by the town. These all have the net effect of crowding more units on site.

The narrowing of access roads is a safety issue. 20 ft roads barely wide enough to allow two full size vehicles to pass. There is no sidewalk and no room for pedestrians. Any kind of delivery vans (Amazon), emergency vehicles, or other larger vehicles will immediately create congestion.

The parking is being modified, which will create congestion.

The lessening of the rear set-back between the site and the high school by 17 feet will crowd the rear units on the perimeter of the high school, which is both a safety and quality of life issue for both parties. These units abrupt against sports fields, including the baseball field.

The reduction of open space is against the requirements of the town and will lower the quality of life of the units. Open space requirements exist for aesthetic, health and safety reasons, shrinking them is profit driven.

The removal of the commercial portion of the mixed use zoning of the site goes against the town's plan.

Further, I would encourage you and your team to review the ingress and egress as proposed from Highway 9 into the property. The proposed "A street" is very short, and presumably has a stop sign as it intersects into B street. Vehicles leaving highway 9 into the property will back-up on A street and into the road. I don't believe A street has capacity to support a full turn lane of cars turning left from west bound highway 9 into the property. A and B streets will see congestion as cars are coming and going at peak times (8am). As you well know, this area of Highway 9 is already overburdened, especially during the morning commute and school starts/ends. This project as proposed will make that issue much worse.

I'm happy to provide formal comment on the project when appropriate.

Thank you for your time.

Regards,
---Dave

Dave Nielsen

Cell: [REDACTED]

From: Leigh Henderson [REDACTED] >
Sent: Wednesday, May 29, 2024 10:04 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: 50 Los Gatos Ave development

[EXTERNAL SENDER]

Dear Project Planner Mullin,

I am a current resident of Campbell looking to buy a house. I was considering a house on Treseder Court. I looked into the route my kids would take to school (Van Meter Elementary, Fisher Middle, and Los Gatos High). The shortest path goes up Maggi Ct to Bella Vista Ave... but there is a locked gate in the way. I asked the realtor about it and discovered that the residents of the HOA including Treseder have keys. However, the gate leaves me feeling like the residents at the top of the hill and at the bottom of the hill do not trust one another. I can understand if they don't want cars going through the small streets, but kids walking to school? It just feels unfriendly. How long has the gate been there, are there plans to get rid of it, and why is it there at all? My hesitation on moving to Los Gatos is its greater reputation for unfriendly policies like this, where current residents don't want others walking through their neighborhoods or moving into new construction.

As you are planning 50 Los Gatos Avenue, I hope you take walking routes into consideration. There may be students who would walk to the high school visible from their windows in the development... but who are forced to hop the fence because of a lack of other options (besides the 30 min route that goes all the way around on Los Gatos Ave). What if you could put in a connector trail behind the fields to get over to both the high school and Los Gatos Creek Trail? Residents would love walking downtown and being able to bike safely from their houses to the trail. It would be a HUGE draw for people, like me, to want to live there. It would also benefit neighbors living across the street in the Treseder Court neighborhood, who could cross the street to access the path. It would raise the quality of life and with it, desirability of the development and with that, property values. As it stands, the plans for 50 Los Gatos Ave trap the residents in the neighborhood, just like residents who live near Treseder Court but are not a part of that HOA are trapped by the gate at the top of Maggi Ct.

Thanks for hearing my concerns,

Leigh

Leigh Henderson

From: Babette Ito [REDACTED] >
Sent: Monday, July 1, 2024 9:36 AM
To: Planning <Planning@losgatosca.gov>
Subject: 50 LG-Saratoga Road second point of access

[EXTERNAL SENDER]

Hi Joel - Re Site Application S-23-042,

Thank you for supporting this second point of access to protect and serve our kids in the schools and the elderly community. It feels like the best time to do so and a no brainer. Thank you!

From: Kathy Anderson <[REDACTED]>

Sent: Sunday, June 30, 2024 7:19 PM

To: Planning <Planning@losgatosca.gov>

Subject: LGHS Second Entrance/Exit

[EXTERNAL SENDER]

Joel Paulson,

Please , for the safety of our community at large and the safety of the high school students, develop a second entrance/exit for the High School using the Los Gatos Lodge property.

Now is the time for this to happen.

Thank you,

Kathy, Don Anderson

[REDACTED]

Los Gatos

Sent from my iPad

From: Mike Castro <[REDACTED]>

Sent: Monday, July 1, 2024 5:35 PM

To: Planning <Planning@losgatosca.gov>

Subject: Los Gatos Lodge Property-Site Application S-23-042: Need to add second access road for Los Gatos High School for Public Safety and Traffic improvement

[EXTERNAL SENDER]

Dear Planning Department/Joel Paulson

With the upcoming development of the former Los Gatos Lodge Property at 50 Los Gatos-Saratoga Road, it is the right time for the LG Town Planning Department require that a 2nd Access Road for Los Gatos High School be required as part of the Site Application S-23-042. With the current bottlenecks and narrow roads used by high school students and parents, our town is often brought to a standstill by traffic congestion around the high school.

The development at 50 Los Gatos Saratoga Road opens directly to the 4 lane section of road and an intersection with existing signals which also gives direct access to Highway 17. This is an ideal place to have an alternate access road to the high school and provide an entrance/exit for safety and to improve traffic flow. It is time for the town to address the increased traffic that will come with the increased housing at this site and others around town. Please do the right thing for Los Gatos and mandate this new access road as part of the plan for this property.

Thank you for your support

Michael L Castro

[REDACTED]

From: Kathy Anderson [REDACTED] >

Sent: Monday, July 1, 2024 11:55 PM

To: Planning <Planning@losgatosca.gov>

Subject: LGHS Second Entrance/Exit

[EXTERNAL SENDER]

Joel Paulson,

I would like to add to my original email the following:

The LGHS entrance-excit using the Los Gatos Lodge property should be the main entrance-exit used daily for the LGHS.

Joel Paulson,

Please , for the safety of our community at large and the safety of the high school students, develop a second entrance/exit for the High School using the Los Gatos Lodge property.

Now is the time for this to happen.

Thank you,

Kathy, Don Anderson

[REDACTED]

Los Gatos

Sent from my iPad

From: Henry Richards <[REDACTED]>

Sent: Tuesday, July 2, 2024 2:56 PM

To: Planning <Planning@losgatosca.gov>

Cc: [REDACTED]

Subject: Site Application S-23-042

[EXTERNAL SENDER]

Dear Joel Paulson, Community Development Director

I share the concerns of many Los Gatos citizens regarding the unique opportunity to improve access to LGHS with regard to development associated with the “Los Gatos Lodge property”.

It is imperative that Los Gatos Town leadership take action to create a secondary access to Los Gatos High School in order to provide for the public benefit, improve safety, relieve traffic congestion, and secure school safety with additional access for emergency evacuation.

This is a “once-in-a-lifetime opportunity which requires immediate action. I will be following these developments closely hoping that our elected officials will make every effort to remedy this serious problem.

R.H.Richards, M.D.

[REDACTED]

From: Jeanne Beliveau-Dunn [REDACTED] >

Sent: Wednesday, July 3, 2024 11:16 AM

To: Planning <Planning@losgatosca.gov>

Subject: Los Gatos Lodge property - LGHS second access

[EXTERNAL SENDER]

To Joel Postman, Community development director

In regards to providing a second access to LGHS on the lodge property, I do not support this. We already have a big traffic jam on the route 9 access road to the highway and to downtown. LGHS already has several points of entry and return and creating one more traffic problem on route 9 is not the answer. The businesses in downtown will suffer tremendously if traffic already backed up on 17 cannot get through to route 9 and return home or to the highway.

Please look for other solutions if there is a real need for an additional access point.

Best,

Jeanne Beliveau-Dunn

[REDACTED], Los Gatos, California Sent from my iPad

From: THOMAS J. FERRITO [REDACTED] >

Sent: Thursday, July 4, 2024 12:52 PM

To: Planning <Planning@losgatosca.gov>

Cc: Rob Stump <[REDACTED]>; Mary Badame <[REDACTED]>; Matt Hudes <[REDACTED]>; Matthew Hudes <[REDACTED]>; Maria Ristow <MRistow@losgatosca.gov>; Rob Rennie <RRennie@losgatosca.gov>; Rob Moore <RMoore@losgatosca.gov>

Subject: Los Gatos Lodge, S-23-042

[EXTERNAL SENDER]

Joel:

The proposed re-development of the Los Gatos Lodge property presents the Town with the only, final opportunity to solve the serious health and safety problem posed by insufficient access into and out of Los Gatos High School.

Main Street is clogged with traffic several times a day with cars entering into and exiting from the High Scholl grounds, making it impossible for first responders to timely respond to emergencies. This also occurs when traffic on Highway 17 and other access roads experience congestion.

The potential of fire resulting in traffic congestion is also a real threat.

An access road along the eastern edge of the High School property and through the Los Gatos Lodge property would significantly mitigate the current traffic congestion problem.

I suggested that such an access road be constructed more than forty years ago when I served on the Town Council, but neither the High Scholl nor my colleagues on the Council were interested in pursuing the issue.

The High School may now finally be willing to consider this proposal, and now that the Los Gatos Lodge property is in the process of re-development, it is time to consider and implement this significant proposal.

Once the Los Gatos Lodge property is re-developed, the cost of implementing this proposal would be prohibitive.

THOMAS J. FERRITO

Attorney at Law

[REDACTED]

From: Pam Fitzhenry <[REDACTED]>

Sent: Monday, July 8, 2024 8:42 AM

To: Planning <Planning@losgatosca.gov>

Cc: Rob Stump <[REDACTED]>; Pam Fitzhenry <[REDACTED]>

Subject: Second point of access Los Gatos High School

[EXTERNAL SENDER]

Joe Paulson Community Development Director Los Gatos Lodge Property

50 Los Gatos Saratoga Rd.

Site Application S23 042

Now is the time for the town to take leadership in securing a second point of access to Los Gatos High School, for public safety and to address traffic congestion, school safety and emergency evacuation.

I have lived off Foster Road for over 30 years and routinely drive down to Main St. when Los Gatos High School students are arriving and leaving. It is a nightmare and it's getting worse. I dropped off and picked my four children at Los Gatos High School from 1991-2007. I can tell you from my 16 years of experience that something needs to be done to alleviate the congestion on Main St. The Town has the perfect opportunity to create another access to the High School and should not hesitate for the safety of the community to create such an access. Please make this happen.

Pam Fitzhenry

Sent from my iPad

Speaking as Long time Town resident and NOT representing any group

Regarding the Los Gatos lodge Project on LG Saratoga Rd.

It has been so positive to see the Developer, Summerhill Homes, the LGSUHSD, Santa Clara County Fire and the Town work on the safety issues for our high school and the new residents that will move into this new housing site with 155 new housing units. And, this is also for the betterment of all folks in the area who will now have a safe passage for emergency vehicle entry and exits and a separate pedestrian and bike route to the school from Rt. 9, which Summerhill has agreed to help fund both on their site as well as on the high school property. Note though the ped and bike passage along the western perimeter of the new housing will only be gated and only opened at the beginning and of the school day by high school staff.

This is very good collaboration for all impacted by this development, however I would suggest that to reduce noise to residents very near the bike path in the Summerhill site, that the bike and pedestrian path be on the eastern border and fenced all the way from Rt 9 to Pleasant street and therefore could be open all the time, being further from the housing and provide easier access for events on campus or to allow folks to travel to/from Main street to Rt. 9.

Besides reducing noise and making it more convenient for both students and local citizens in the area to travel, it eliminates the cost for school staffing to manage any gates.

Council, please provide direction to Town staff to work with both the developer and the district for this solution. Thanks, and more citizens will benefit and the net operating cost for all will be less.

Thanks

A handwritten signature in cursive script that reads "Lee Fayt".

From: Susan Sporleder [REDACTED] >

Sent: Thursday, October 10, 2024 5:15 PM

To: Erin Walters <EWalters@losgatosca.gov>; Jocelyn Shoopman <jshoopman@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Ryan Safty <RSafty@losgatosca.gov>; Maria Chavarin <MChavarin@losgatosca.gov>; Jocelyn Fong <JFong@losgatosca.gov>; Suray Nathan <SNathan@losgatosca.gov>; Henry Read <HRead@losgatosca.gov>

Subject: Do you realize how many people do not know about this?

[EXTERNAL SENDER]

I cannot believe that you are going to tear down one of the most beautiful iconic parts of Los Gatos, California

It has been a staple for decades, and it should be deemed historical

There is nothing left in Los Gatos because of the catering to the elitist and wealthy

I was born and raised in Monteo. I left the area in 1997 and I cannot visit without breaking out into tears so clearly, I don't.

It is beautiful and for the uppity expensive Silicon Valley it is the most reasonable and the most lovely place to stay and actually relax

I'd like to say that I don't know why you're doing it but those little pockets of yours just must be just bulging

Susan Sporleder

From: THOMAS J. FERRITO [REDACTED] >

Sent: Thursday, July 4, 2024 12:52 PM

To: Planning <Planning@losgatosca.gov>

Cc: Rob Stump <[REDACTED]>; Mary Badame <[REDACTED]>; Matt Hudes <[REDACTED]>; Matthew Hudes <[REDACTED]>; Maria Ristow <MRistow@losgatosca.gov>; Rob Rennie <RRennie@losgatosca.gov>; Rob Moore <RMoore@losgatosca.gov>

Subject: Los Gatos Lodge, S-23-042

[EXTERNAL SENDER]

Joel:

The proposed re-development of the Los Gatos Lodge property presents the Town with the only, final opportunity to solve the serious health and safety problem posed by insufficient access into and out of Los Gatos High School.

Main Street is clogged with traffic several times a day with cars entering into and exiting from the High Scholl grounds, making it impossible for first responders to timely respond to emergencies. This also occurs when traffic on Highway 17 and other access roads experience congestion.

The potential of fire resulting in traffic congestion is also a real threat.

An access road along the eastern edge of the High School property and through the Los Gatos Lodge property would significantly mitigate the current traffic congestion problem.

I suggested that such an access road be constructed more than forty years ago when I served on the Town Council, but neither the High Scholl nor my colleagues on the Council were interested in pursuing the issue.

The High School may now finally be willing to consider this proposal, and now that the Los Gatos Lodge property is in the process of re-development, it is time to consider and implement this significant proposal.

Once the Los Gatos Lodge property is re-developed, the cost of implementing this proposal would be prohibitive.

THOMAS J. FERRITO

Attorney at Law



From: Zarevich, Tricia <[REDACTED]@[REDACTED].org>
Sent: Tuesday, January 14, 2025 1:30 PM
To: Chris Constantin <CConstantin@losgatosca.gov>; Janette Judd <jjudd@losgatosca.gov>
Cc: Joel Paulson <jpaulson@losgatosca.gov>; Ebrahimi, Kevin <[REDACTED]>;
Heath Rocha <[REDACTED]>
Subject: 50 Los Gatos-Saratoga Road

[EXTERNAL SENDER]

Good Afternoon Mr. Constantin,

On behalf of our Acting Superintendent, Heath Rocha, I have attached a letter of support for your consideration.

Appreciatively, Tricia

Tricia Zarevich
Executive Assistant to the Superintendent and Board of Trustees
Los Gatos-Saratoga Union High School District

[REDACTED]

[REDACTED]

[REDACTED]

[Click here to receive District news](#)

From: Sara E Walker <[REDACTED]>
Sent: Friday, January 31, 2025 11:58 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: 50 Los Gatos Saratoga

[EXTERNAL SENDER]

The 155 unit town house project should not be allowed at this time due to lack of adequate traffic controls in the town. Traffic to and from the residential historic downtown and Glenridge area to 17 is bottlenecked even on average days. Anticipation, construction, good beach weather, holiday already causes congestion causing residents in the Glenridge area unable to leave home or reach home. Emergency access time to take a loved one to Good Samaritan Hospital or to escape a fire is inadequate. The town council and the state of California are liable for any injuries to residents caused by compliance with state forced housing construction .

I owned a business in the Good Sam area for many years. By 2016 on a Thursday or Friday all routes to Glenridge took up to an hour for a one-two mile ride. Several years before around the late 80s I worked at what is now El Camino Los Gatos. We had a fire in the Lexington area and I had difficulty getting down Winchester to Santa Cruz to reach my children and home , it was bumper to bumper all the way.

I think the town needs to accept liabilities and the council needs to be honest with the state by informing them in writing that these buildings and others have already jeopardized our emergency preparedness, overloaded or streets.

Sent from my iPhone

From: LISA SIEBER [REDACTED] >
Sent: Friday, January 31, 2025 11:25 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Los Gatos Lodge

[EXTERNAL SENDER]

I strongly object to the destruction of the Los Gatos Lodge for multiple reasons. The Lodge has been a nostalgic landmark in our community for years, offering local residents and visitors, a venue for parties, high school reunions and a cozy affordable retreat for guests- a reminder of our towns history. In addition, the beautiful trees and lawn areas that surround the lodge not only enhance the landscape, but they contribute to the ecosystem by providing protection for wildlife and bring tranquility to the area. I understand the housing demands the state is making upon our town, but feel as though our elected officials are not seeking alternatives and caving to the demands of the state rather than listening to the residents of the community. These demands by the state upon our community will negatively impact our everyday life by increasing traffic congestion and putting stress on both our public & private facilities and services which will detract from the attractiveness of our small community. It is vital that we consider the long-term effect of our development choices on both our environment and the charming character of our town.

Lisa Sieber

Sent from my iPhone

From: Melissa Barragan <[REDACTED]>
Sent: Saturday, February 1, 2025 1:54 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Los Gatos Lodge

[EXTERNAL SENDER]

I am writing to express my concern about the new proposed complex that could possibly replace Los Gatos Lodge. As a resident of Los Gatos for over 10 years, LG-Saratoga/Highway 9 has always been a contested issue when trying to get from one side of the town to the other.

We live on the Daves side and with two kids in sports and one at Fisher, we are constantly driving back and forth through LG. Because LG Saratoga Rd is always so backed up, we have to constantly use other roads to get us to LG Blvd.

With the new proposed complex, this traffic will only get worse. Not to mention the impact it will have on our already full schools.

We moved to this town due to its quaint small town feel, away from the hustle and bustle of San Jose, and are beyond nervous and disappointed to think it will turn into a congested area of multi complex after multi complex.

I hope this does not pass and that my input helps ensure that.

Melissa Barragan

The Bugatto Group, Inc.

Phone: [REDACTED]

Email: [REDACTED]

Via Email: smullin@losgatosca.gov

February 4, 2025

Sean Mullin
Planning Manager
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030

RE: 50 Los Gatos-Saratoga Road
Application Nos. S-23-042, U-23-017, M-23-009

Dear Mr. Mullin,

I am writing on behalf of the owners of Los Gatos Lodge, located at 50 Los Gatos-Saratoga Road. SummerHill Homes LLC is currently in contract with the owners of the Lodge to purchase the property, which SummerHill proposes to redevelop with 155 new townhome-style condominiums. The owners strongly support SummerHill's proposed project and urge the Town to approve it.

Los Gatos Lodge was built in the late 1950s and early 1960s. Given the facility's age, the evolution of the hospitality industry, and the critical housing shortage in the region, the owners decided in 2023 to explore redevelopment opportunities. After receiving multiple offers, the owners selected SummerHill Homes due to the company's strong reputation for developing high-quality communities on challenging infill sites while maintaining the character of the site and the surrounding neighborhood.

As expected, SummerHill has designed the project to carefully balance the Town's need for new housing with the character of the surrounding neighborhood, using townhome-style homes and classic architecture well-suited to Los Gatos. Additionally, SummerHill has worked with the Town and Los Gatos-Saratoga Union High School District to develop creative solutions that address the community needs, the School District, and the project.

Specifically, SummerHill has worked with the Town and the School District to address the Town's desire for a new public bicycle/pedestrian trail, the School District's desire for a secondary emergency vehicle access route for Los Gatos High School, and SummerHill's desire for a secondary emergency vehicle access route to serve the project. Not only will the new bicycle/pedestrian trail give students another way to get to the High School — thereby reducing traffic on E. Main Street — but it will do so without adversely impacting neighborhoods to the north of Los Gatos-Saratoga Road. This is the type of cooperative, productive approach that the owners anticipated when they selected SummerHill.

Mr. Sean Mullin
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February 4, 2025

Once again, the owners of the Lodge strongly support SummerHill's proposed development, which will deliver 155 much-needed homes and other public benefits and we urge the Town to approve the project as proposed.

Please include this letter with the agenda reports for the Planning Commission and the Town Council regarding this project.

Sincerely,

A handwritten signature in blue ink that reads "David J. Bugatto". The signature is stylized and cursive.

David J. Bugatto
President
The Bugatto Group, Inc.

Cc: John Hickey, SummerHill Homes LLC
Jared Brotman, SummerHill Homes LLC

From: Cathleen Bannon <[REDACTED]>

Sent: Friday, February 7, 2025 9:05 AM

To: Sean Mullin <SMullin@losgatosca.gov>

Subject: 50 Los Gatos Road Development

[EXTERNAL SENDER]

Hello - I wanted to voice our concern as a local resident to 50 Los Gatos Road. While we understand the need for development at this location, we are very concerned about the traffic that will happen at that intersection that is already backed up several times throughout the day. There needs to be two entrances/ exits to the development. If there is a connection to the high school from the back side it will also help elevate the town traffic around school drop off and pick up.

While development is happening, it is imperative that the town takes a strong lead in ensuring flow of traffic, safety and the amount of construction that happens at the same time in neighborhoods.

We are also very concerned about losing protected trees. The town needs to require the developers to replace any trees that have to be taken down and keep trees that are along the road to help mitigate noise and keep the look of the town.

Thank you

Cathleen & Grant Bannon

[REDACTED]

[REDACTED]