

Erin Walters  
Associate Planner  
Town of Los Gatos Community Development Department  
110 E. Main Street  
Los Gatos, CA 95030  
(408) 354-6834

RECEIVED  
AUG 12 2015  
S-14-056  
TOWN OF LOS GATOS  
PLANNING DIVISION

**RE: Proposed New Residence- 18151 Overlook Road**

Dear Ms. Walters:

I/we are residents of Los Gatos residing near the proposed new residence located at 18151 Overlook Road.

I/we have reviewed the architectural site plan, floor plans, and elevations of the proposed new residence in our neighborhood.

Respectfully,

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Info: \_\_\_\_\_

EXHIBIT 14

Erin Walters  
Associate Planner  
Town of Los Gatos Community Development Department  
110 E. Main Street  
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Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Info: \_\_\_\_\_

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AUG 17 2015  
3-14-056  
TOWN OF LOS GATOS  
PLANNING DIVISION

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Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Info: \_\_\_\_\_

*[Handwritten Signature]*  
GARY K ASHFORD  
16641 MHDRONE AVE 95030  
408-656-3853

*Sad to see a total demo. So wasteful*  
*AKG*

RECEIVED  
5-14-056  
AUG 17 2015

TOWN OF LOS GATOS  
PLANNING DIVISION

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Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Info: \_\_\_\_\_

*Orla MacLean*

ORLA MACLEAN

18550 OVERLOOK RD, LOS GATOS

408 691-0888

RECEIVED  
5-14-056  
AUG 20 2015

TOWN OF LOS GATOS  
PLANNING DIVISION

Erin Walters  
Associate Planner  
Town of Los Gatos Community Development Department  
110 E. Main Street  
Los Gatos, CA 95030  
(408) 354-6834

**RE: Proposed New Residence- 18151 Overlook Road**

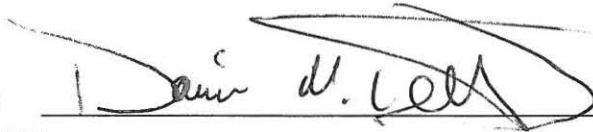
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Respectfully,

Signature:



Name:

DAVID KELLY

Address:

9 Chestnut Ave

Contact Info:

408 718 5976

RECEIVED  
S-14-056  
AUG 20 2015

TOWN OF LOS GATOS  
PLANNING DIVISION

Erin Walters  
Associate Planner  
Town of Los Gatos Community Development Department  
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RECEIVED  
S-14-056  
AUG 21 2015

TOWN OF LOS GATOS  
PLANNING DIVISION

**RE: Proposed New Residence- 18151 Overlook Road**

Dear Ms. Walters:

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I/we have reviewed the architectural site plan, floor plans, and elevations of the proposed new residence in our neighborhood.

Respectfully,

Signature:



Name:

Suzanne Weiss

Address:

18301 OVERLOOK RD

Contact Info:

408-395-3666

RECEIVED  
S-14-056  
AUG 21 2015

Erin Walters  
Associate Planner  
Town of Los Gatos Community Development Department  
110 E. Main Street  
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TOWN OF LOS GATOS  
PLANNING DIVISION

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Respectfully,

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Info: \_\_\_\_\_

*Inadequate info supplied to review properly!  
See attached*

*18000 OVERLOOK RD.*

**Planning commission and planning dept.  
Erin Walters  
Re: new residence 18151 Overlook Rd.**

**The plans sent to us are difficult to read, but from what I can surmise I present the following concerns:**

**Fencing:** There is an existing 3-foot high fence on the east side. This is the only front yard, solid fence, on this side of the block. The addition of a second solid fence (hopefully only 3 foot high) is out of the norm to this cluster of homes. The entire block has an open landscape feeling blending into each other's property including this one which enhances the neighborhood. It would be friendly to have no fences from the street to the garage or at least similar to the rest on that side of the street.

**One Car Garage:** Not adequate for a 5-bedroom home, which is being proposed by this developer who is catering to a large family buyer. A home this size requires at least a two-car garage, with storage.

**On Site Parking:** The proposed on site parking is nothing more than what exists now: a parking lot. It is clear that the hard surface to the right of the drive way is for additional vehicles.

**Street Parking:** Two multi unit properties are directly across the street and usually about 5 cars



**park on the street adjacent to these. There is little street parking on this new projects side due to driveway configurations and landscaping. I point this out as cars squeeze into existing landscape areas on this side of the block creating a narrowing of the usable space to drive safely on the street. This street is now a raceway for the hundreds of homes in the Rancho Condo's and the mountain beyond.**

**I notice a number of police notices being issued from Overlook Rd property owners parking long term on Wisahicken , around the corner. There will be more complaints with current infill and density. So it is important to get every project right.**

**Architecture: The recent remodels of existing homes on this block have faithfully adhered to low roof lines and excellence in design, even without tearing the existing structure down. You have seen better from this architect, just ask him to do better instead of adhering to the constraints of the developers budget.**

**Larry Justo Arzie**

A handwritten signature in black ink, appearing to read 'Larry Justo Arzie', positioned below the printed name.

Erin Walters  
Associate Planner  
Town of Los Gatos Community Development Department  
110 E. Main Street  
Los Gatos, CA 95030  
(408) 354-6834

RECEIVED  
S-14-056  
AUG 26 2015  
TOWN OF LOS GATOS  
PLANNING DIVISION

**RE: Proposed New Residence- 18151 Overlook Road**

Dear Ms. Walters:

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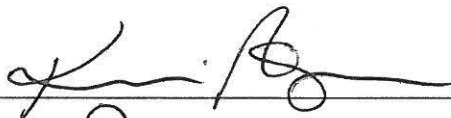
Respectfully,

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Info: \_\_\_\_\_



Kim Roper

15 Chestnut Ave.

408-348-3004

RECEIVED

S-14-056  
AUG 27 2015

Erin Walters  
Associate Planner  
Town of Los Gatos Community Development Department  
110 E. Main Street  
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(408) 354-6834

TOWN OF LOS GATOS  
PLANNING DIVISION

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Respectfully,

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Info: \_\_\_\_\_

- Questions -
- When do you present before planning com.
  - Foot print, height, duration of project, new fencing -
  - House looks lovely -

KT

Erin Walters  
Associate Planner  
Town of Los Gatos Community Development Department  
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Respectfully,

Signature:



Name:

Jason Sincich

Address:

18501 Overlook Rd

Contact Info:

408 205 7143

**RECEIVED**

**5-14-056**

**AUG 28 2015**

**TOWN OF LOS GATOS  
PLANNING DIVISION**

**Erin M. Walters**

---

**From:** D. Goddard <d64goddard@hotmail.com>  
**Sent:** Sunday, August 30, 2015 11:05 AM  
**To:** Erin M. Walters  
**Subject:** 18151 Overlook - Proposed new construction

**RECEIVED**  
S-14-056  
AUG 30 2015

TOWN OF LOS GATOS  
PLANNING DIVISION

Erin,

Our neighbors shared with us the plans for new construction at 18151 Overlook Road, which were recently sent out for comment. We didn't receive these plans directly, I assume because we live 2 houses up the street.

It will of course be nice to have a new house at that location - the existing one is pretty run down. That said, we do have some concerns.

It looks at if the new house is intended to be 5 bedrooms, but with only a 1 car garage - 3500 sq ft including cellar and garage if I am not mistaken.

Our block of Overlook Road is narrow, has limited street parking and no sidewalk on this side, and when people try to park on the street, they cram cars into the side and onto the properties as best they can. With the Rancho de Los Gatos townhouse complex further up, as well as all of the homes in the mountains, all of whom use Overlook Road for access, we already have enough trouble with speeding traffic and limited road space as is. Not to mention this stretch of Overlook Road has no speed bumps, stop signs or traffic lights. Overlook Road is unique in this regard in our neighborhood. Chestnut is a short street with speed bumps and is not straight (and also has larger lots). Wissahickon is a short, wide street with stop signs at each intersection - Overlook, Pennsylvania, and Hernandez. Unfortunately, building a large home with an inadequate garage on this stretch of Overlook would probably only contribute to the existing traffic problems.

The roof on the plans looks shallow - like now - not too steep an angle. If that's the case and it is not higher than the existing roof, that would be ideal.

Even though the lots here on our side of Overlook aren't large - roughly 7000 sq. ft., all of the homeowners have succeeded in maintaining a good degree of privacy, in part because the homes aren't too large and generally have low rooflines. In addition, we all have adequate garage space so that none of us needs to park on the street. Personally, we would think a 4 bedroom house with a 2 car garage house would fit in well and help maintain the integrity of our neighborhood.

Thank you in advance to taking our concerns into consideration.

David and Anita Goddard  
18251 Overlook Road  
Los Gatos  
408 802 2041

Erin Walters  
Associate Planner  
Town of Los Gatos Community Development Department  
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Los Gatos, CA 95030  
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Respectfully,

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Info: \_\_\_\_\_

  
Mark Anderson  
16611 Madrone Ave, Los Gatos, CA  
manderson@palobalto.com

Great job !!

RECEIVED

AUG 31 2015

TOWN OF LOS GATOS  
PLANNING DIVISION

RECEIVED  
S-14-056  
AUG 31 2015

TOWN OF LOS GATOS  
PLANNING DIVISION

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Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Info: \_\_\_\_\_

RECEIVED

S-14-056

AUG 31 2015

TOWN OF LOS GATOS  
PLANNING DIVISION

**From:** Larry Arzie [mailto:larryarzie@gmail.com]  
**Sent:** Sunday, December 06, 2015 2:29 PM  
**To:** Town Manager  
**Subject:** Tear down on Overlook Road

RECEIVED  
S-14-056  
DEC 06 2015

Att: Director of Planning

TOWN OF LOS GATOS  
PLANNING DIVISION

Re: 18151 Overlook Road

A number of weeks ago I received a letter regarding this property from the developer, Urban West. I presumed it was from your offices or would be part of the packet when received by planning commission. I questioned parking, and compatibility to surrounding homes. I brought the project to my neighbors attention who are closer to the project and they had not received any notice. Did you receive my comments or any other neighbors

I got a more recent letter saying that the project was approved.

I am surprised that there is not a planning commission hearing on this project. There are further issues planning commission needs to review such as excellence in design for allowing a tear down to happen.

Please do not let this project slip through without planning commission review.

Larry Arzie  
18000 Overlook Rd.  
95030



## Erin M. Walters

---

**From:** Larry Arzie <larryarzie@gmail.com>  
**Sent:** Tuesday, January 05, 2016 2:34 PM  
**To:** Nicole Cave  
**Cc:** Lance Tate; Erin M. Walters  
**Subject:** Re: 18151 Overlook Road-Revised Plans

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

RECEIVED  
5-14-056  
JAN 05 2015

TOWN OF LOS GATOS  
PLANNING DIVISION

Nicole,  
Thank you for your E-mail. Yes I did receive a packet last Nov. re: your project. I no longer have the packet as I gave it to the neighbors who did not receive one. I see no difference from what you sent me originally.  
Larry Arzie

On Tue, Jan 5, 2016 at 2:24 PM, Nicole Cave <[nicole@urbanwest.com](mailto:nicole@urbanwest.com)> wrote:  
Hi Larry,

We are your neighbors at 18151 Overlook Road in Los Gatos. I wanted to check in and make sure you received our package we sent you on November 24th, 2015. We never heard from you, and wanted to make sure you were OK with our revised plans.

See attached for the latest plan set we are submitting to the City tomorrow. Hoepfully everything looks good to you. If not, let's meet in person. A lot of these changes and requirements were put upon us by the City to meet their requirements.

We have also installed story poles on the home that you can see when you walk/drive by. This will give you a picture of where the new building will sit. Attached is the certification letter from our surveyor.

Below are some pictures of previous homes we have built that are craftsman



style:



We look forward to hearing from you, and hope for your approval on our project so we can move forward with the Town.

Thanks,

**Nicole Cave (King)**  
Project Manager

P: [408-399-4950](tel:408-399-4950), xt. 4  
C: [707-484-1335](tel:707-484-1335)

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

From: David Stonesifer [mailto:larryarzie@gmail.com]

Sent: Tuesday, January 12, 2016 1:03 PM

To: Erin M. Walters

Subject: Status of 18151 Overlook Road Project

RECEIVED  
S-14-056  
JAN 12 2016

TOWN OF LOS GATOS  
PLANNING DIVISION

Re: S-14-056

Dear Erwin,

Can you advise me of the status of this project. One issue that has not come up is the encroachment of the planting areas in front of most the houses on this side of the street. Due to storm water issues, berms and raised planting levels on the town right of way hinder parking on this side of the street. I hope you gave consideration to this as 5 bedrooms will create extra parking needs. The street has been narrowed quite some distance up the block creating dangerous parking problems, by property owners. When cars are parked on both sides it virtually makes Overlook a one way street. This may not be a problem in other areas of town but because this is a main artery roadway for the entirety of Overlook Road mountain homes etc. this issue needs to be addressed. Especially during construction. Workers auto's need to park on the extra wide Wissahicken street just a few feet away. But a final solution needs to be accomplished for safety reasons. Street improvements should be done on the entire north side of the block.

Larry Arzie



RECEIVED  
S-14-056  
FEB 22 2016

TOWN OF LOS GATOS  
PLANNING DIVISION

This letter is in regards to the remodel plans for 18151 Overlook Road, Los Gatos by Urban West, LLC.

We live at 9 Chestnut Ave., Los Gatos, the property directly behind the property that Urban West is planning to remodel. I am very upset by the proposed plans as it will have a severe impact on my personal privacy and will change the character of our neighborhood due to its large size and increased height.

Our privacy has already been diminished since they have purchased the property as two very large trees have been removed. We remodeled our house 2 years ago and spent a great deal of money to open our home to our backyard so that we could enjoy it. We were also very considerate of the impact that we made on our neighbors and our community---essentially we had no impact on any of our neighbor's privacy and did not change the look/feel of our house from the outside.

The proposed plans, by Urban West, LLC, add what looks like an additional level to the existing structure. It will allow the new owners, whom we don't know since it is being built to "flip", to peer directly into my backyard, guest cottage, and right into my family room. I was sitting on my sofa in my family room when they added the story poles and looked up to find the crew looking right at me—it was unnerving to say the least. I have attached pictures so that you can feel the impact. The plywood boards represent the windows for the new house.

I would like to be supportive of the remodel and builder but the house will be taller than all the other houses in the area and I feel there was little consideration given to the people that already live here. I have been talking with my neighbors and they are also unhappy with the height and privacy impacts on their properties.

It seems to me that the builder could remodel the house maintaining its current height. I expect houses like this in Campbell and San Jose (which is why we didn't move there) but I resent someone coming in and destroying my privacy and neighborhood character. The builder has reached out and tried to come up with solutions to mitigate our privacy concerns but planting new trees and putting up screens will not limit the view into our back yard. The house is just too tall and offers no consideration for our privacy, or that of our neighbors, and doesn't match the feel of our neighborhood.

As designed, the structure represents Urban West, LLC's interest in flipping the property versus that of a neighbor.

Thank you for your consideration,  
Rita and David Kelly





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**RECEIVED**

**FEB 22 2016**

**TOWN OF LOS GATOS  
PLANNING DIVISION**







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**FEB 22 2016**

**TOWN OF LOS GATOS  
PLANNING DIVISION**





TOWN OF LOS GATOS  
PLANNING DIVISION

FEB 22 2016

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Associate Planner  
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RECEIVED  
5-14-056  
MAR 22 2016

TOWN OF LOS GATOS  
PLANNING DIVISION

**RE: Proposed New Residence- 18151 Overlook Road**

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I/we have reviewed the architectural site plan, floor plans, and elevations of the proposed new residence in our neighborhood.

Respectfully,

Signature:



Name:

SITARI OCAMPO

Address:

18505 OVERLOOK RD.

Contact Info:

(408) 529-2877



# MEMORANDUM

## COMMUNITY DEVELOPMENT DEPARTMENT

---

**To:** Project File

**From:** Erin Walters, Associate Planner

**Subject:** 18151 Overlook Road  
Architecture and Site Application S-14-056

**Date:** March 29, 2016

---

Kay Thompson, next door neighbor at 18121 Overlook Road expressed the following concerns to staff regarding the proposed two-story house at 18151 Overlook Road:

- The lot is narrow and the proposed house is too big for the lot;
- Concerned with parking, only one car garage provided;
- Proposed two story house is overpowering;
- The proposed height is taller than the existing two story house; and
- The house is too large for the neighborhood because of the lot width.



**Erin M. Walters**

---

**From:** Larry Arzie <larryarzie@gmail.com>  
**Sent:** Tuesday, March 29, 2016 12:33 PM  
**To:** Erin M. Walters  
**Subject:** Re: 18151 Overlook Rd. Tear down.

RECEIVED  
5-14-056  
MAR 29 2016

TOWN OF LOS GATOS  
PLANNING DIVISION

Dear Planning commissioners.

Despite the revised plans this proposed house is bigger in mass and scale than the 2 story homes on the same block. On this lot is an existing two story house, but the orange netting show what seems to be almost 4 more feet in height than the original building. The ubiquitous cookie cutter design does not blend with anything on the block with hardly any attention paid to existing low slung roof lines and set back second stories. Even the garage which dominates the architecture has an unusually high roof line.

Excellence in design is a key factory in allowing for demolition of an existing home. The existing home is a classic mid-century low slung 2 story house. It blends nicely in our neighborhood. It is one of the few redwood clad homes left in Los Gatos and should have been saved by raising it up and putting a basement below.

I realize that the developer has a right to develop his property and hope he can find a solution by softening his design.

Larry Arzie

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TOWN OF LOS GATOS  
PLANNING DIVISION

JAN 06 2018

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