

COMMENTS RECEIVED AFTER CUTOFF FOR 9/1  
MEETING AND BEFORE CUTOFF FOR 9/15  
MEETING.

From: PAUL Biber <lgaireinc@msn.com>  
Sent: Monday, August 31, 2020 8:05 PM  
To: PlanningComment@losgatos.gov  
Subject: Public Comment Item #1 (101 Broadway)

We visited 101 Broadway and viewed the story poles.

Conclusions:

1. Because of the very limited parking on Broadway Extension, the house would be better served by moving upwards. There seems to be plenty of space to move up the lot.
2. The proposed house completely shuts off the morning light and view of the house to the right, boxing the neighbors in. The house that has its view taken away is historic and this town and block have been dedicated to preserving our heritage.
3. This proposed house which has no historic restrictions will devalue the livability and monetary value of the several houses involved.

We recommend redesign.

Sincerely,

Paul Biber and Carol Ferro  
84 Broadway

Sent from my iPad

**From:** Larry Brandhorst <lbrandhorst@thearchitectsalliance.com>  
**Sent:** Tuesday, September 1, 2020 7:55 AM  
**To:** Sean Mullin <SMullin@losgatosca.gov>  
**Cc:** Joel Paulson <jpaulson@losgatosca.gov>; Sally Zarnowitz <SZarnowitz@losgatosca.gov>; Robert Schultz <RSchultz@losgatosca.gov>  
**Subject:** RE: 101 Broadway, Los Gatos

Sean,

The Architect for the 101 Broadway House contacted me yesterday and tried to tell me the 93 Broadway view was shielded by the existing fence.

He proceeded to send me the attached drawing section showing the existing wall/fence hiding the view. I proceeded to send him the other attached photo showing the view to 93 Broadway with elevations from the Civil drawings.

As you can see the main floor elevation of 101 Broadway is higher than the block wall between our properties; almost level with the lower roof line of 93 Broadway.

I felt compelled to send you these, because the Architect for 101 Broadway apparently doesn't even know what he designed or else doesn't know how to read his civil drawings.

I also mentioned to him my concern about the **storm drainage** over the walls etc. onto 93 Broadway. He said that wouldn't happen because there wasn't that much difference in grade level between the two houses.

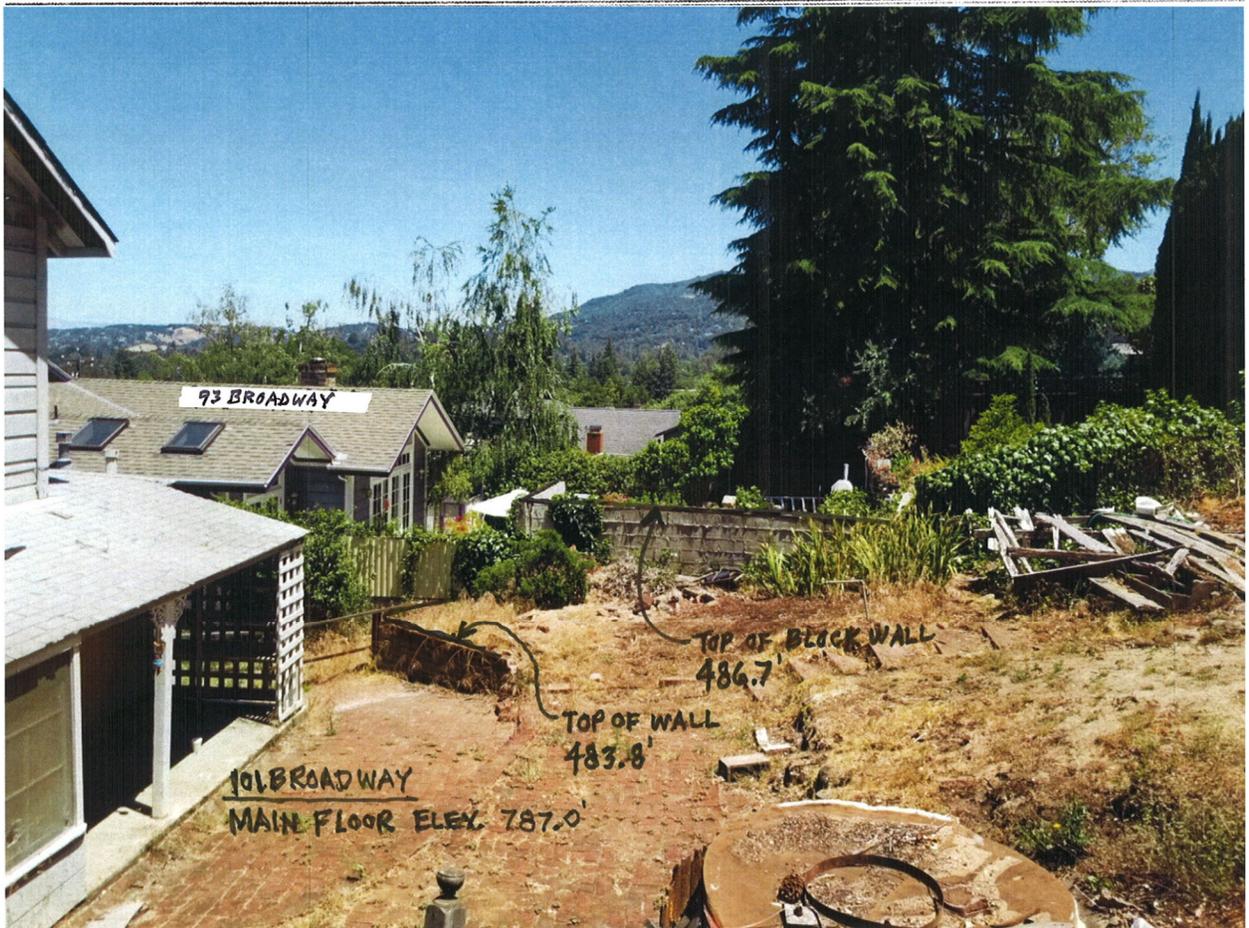
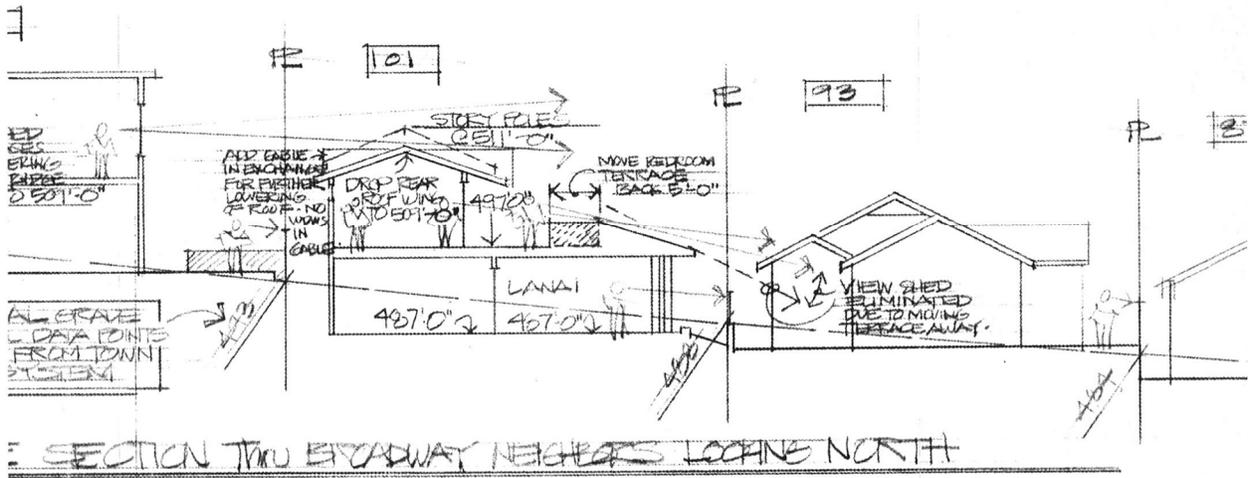
Sorry for the last minute send, but I felt you should know, in case he tries present that argument at the meeting today.

Thanks,

**Larry D Brandhorst, AIA**



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**From:** jay <jay@plett-arc.com>

**Sent:** Tuesday, September 1, 2020 8:29 AM

**To:** Mark De Mattei <markd@demattei.com>; Sean Mullin <SMullin@losgatosca.gov>

**Cc:** Joel Paulson <jpaulson@losgatosca.gov>; Sally Zarnowitz <SZarnowitz@losgatosca.gov>; Robert Schultz <RSchultz@losgatosca.gov>

**Subject:** Re: 101 Broadway, Los Gatos

Sean - here is summary of my conversation with Larry yesterday.

1 - I asked him if we moved upper terrace back 5' would he accept it?  
His answer - equivocation.

2 - I asked him again. Equivocation.

3 - I then asked him what we could do to satisfy him - he said 'nothing' would satisfy him.

4 - we talked further, he said to send him the site section, which I did.

T/S has since emailed him to clarify, but Larry is not responding, other than sending that communication to you.

-Jay

Sean,

Forwarding my attached spoken comments to the DRC Committee.

Thanks,

**Larry D Brandhorst, AIA**



I am Larry D Brandhorst, Administrator and therefore, now Owner of my brother's House at 93 Broadway.

I am here to speak in Opposition to the Proposed House at 101 Broadway.

My brother, Lynn Brandhorst, bought the deteriorating House at 93 Broadway in the mid 1970's

After the major earthquake of 1989 the House had significant damage, which would require rebuilding the House in the early 1990's.

During the process of design and approval from the Town of Los Gatos, Lynn was told the 93 Broadway House, built in 1887 was considered a Historic House, one of the first houses built in Los Gatos and within a Historic neighborhood on Broadway, one of the first streets in Los Gatos.

Therefore, Lynn went through months and months, over a year meeting with Los Gatos Town Committees trying to meet pages and pages of requirements placed upon his Historic House.

Lynn needed some additional floor space in the less than 1000 sq. ft. house, but the Los Gatos Town committees wouldn't allow him to add a second story, and he wasn't allowed to extend much further back on the property. Basically, Lynn had to stay within the footprint of the existing Historic House and he was required to salvage and retain, in place, parts of three walls/facades of the original Historic House.

However, the Overpowering **Proposed House at 101 Broadway** has a second story, several feet higher than the existing house, and it extends twice as far back on the property as the existing house on the property.

Well my question now is, why if this Neighborhood and the House at 93 Broadway, is of such Historic Value to the Los Gatos Community; would the Town of Los Gatos, allow the building of an Overpowering House next door, that completely eliminates the Privacy and Historic Value of the Historic House at 93 Broadway and therein the Historic and possibly Monetary Value of all the other Historic Houses on Broadway.

As noted in the Town of Los Gatos, Hillside Development Standards and Guidelines the Town Encourages architectural **“Design to be Neighbor Friendly”** and **“Sight lines shall be studied so that windows and outdoor areas are placed to maintain privacy.”**

As you can see from the documented information, I sent to the Town of Los Gatos there would be absolutely No Privacy left in the entire back property of 93 Broadway. **Anything but “neighbor friendly” and very disrespectful!**

Most of the lots on Historic Broadway are very narrow lots allowing only the minimum required 5 ft. side yards and therefore, the Houses are designed with the doors, windows, patios and balcony areas facing the front and back of the House and property; **Not facing your Neighbors House!**

**In Closing, the Design of the House at 101 Broadway completely destroys the way of life at 93 Broadway, destroys the significance of having Historic Houses, Historic Street and Historic Town, by infringing on the Value of our Historic House at 93 Broadway and other Historic Houses in the neighborhood and devalues the investments Home Owners on Broadway Street and the Historic Los Gatos Town have invested to preserve that History.**

**From:** Karen Kurtz <kurtzk@comcast.net>

**Sent:** Thursday, September 3, 2020 3:33 PM

**To:** Sean Mullin <SMullin@losgatosca.gov>; Sally Zarnowitz <SZarnowitz@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>

**Subject:** for file of 101 Broadway... copy of my talk at the DRC meeting on Sept 1st.

Sean,

Please add this talk that I gave at the DRC meeting on Sept 1<sup>st</sup>. to the file of 101 Broadway

Thank you, Karen

I am Karen Kurtz, a resident of Los Gatos for 53 years, the owner of 107 Broadway for 32 years, next door up-hill from 101. My home is 133 years old and is part of the Bell Ringer project.

1. We all want a new home at 101, one that blends in, enhances, adds value, creates privacy and is in harmony with our important Historical neighborhood. All stated as requirements in the towns design guidelines in various sections.
2. Unfortunately, I do not believe this project meets these requirements. As it would adversely affect its relationship with the Historical characteristics, aesthetics, values and profile of the District leading to more tall and imposing structures.
3. For me, this project takes away major characteristics from my historical home
  - a. Blocks all of Mother nature, sunlight, trees, hills, breeze, town lights, sounds, views and a whole lot more.
  - b. I will no longer see the sky from my kitchen window
  - c. It greatly devalues the financial value
  - d. Takes away privacy from my outdoor living area.
  - e. I have concerns about fire safety with a building so close and tall. This is a High-Risk Fire District. I have lived through 2 major fires in the past 32 years. Fire here is a reality.
4. Some examples from the design guidelines say:
  - a. Page 11 Design is to blend into the neighborhood rather than stand out.
    - i. Relate a structure's size and bulk to those in the immediate neighborhood.
  - b. Pages 54/55 Historical Resources -New Construction.. **From the Historical section it is to**
    - i. Respect the **established site patterns** and harmonize with neighboring buildings...
    - ii. New construction should be in keeping with the existing neighborhood. It should be **especially** sensitive to the height and scale of the homes on immediate adjacent parcels.
    - iii. When a new project has more square footage than the surrounding structures, reduce the scale of the structure with sensitive design

treatments. (I do not believe it is appropriate to consider or compare with 4 plex's or apartment houses across the street, or a house on a half-acre)

5. I have had visits from neighbors and others in construction who all have been flabbergasted by the scope and scale of this project when they see it from my backyard.
6. I have sent a photo of the shadow effects from Sunday, August 30, 2020. I already would be using artificial light. We are supposed to be working toward using less energy.
7. **Please** do this right!

**From:** Jay Plett <jay@plett-arc.com>

**Sent:** Tuesday, September 8, 2020 2:05 PM

**To:** Sean Mullin <SMullin@losgatosca.gov>; lbrandhorst@thearchitectsalliance.com; Mark De Mattei <markd@demattei.com>

**Subject:** 101 Broadway | Fwd: Section 9.5.20 for 93

Hi Sean - Mark and I spoke with Larry Brandhorst earlier today to discuss the attached modifications to 101 Broadway.

We have agreed to...

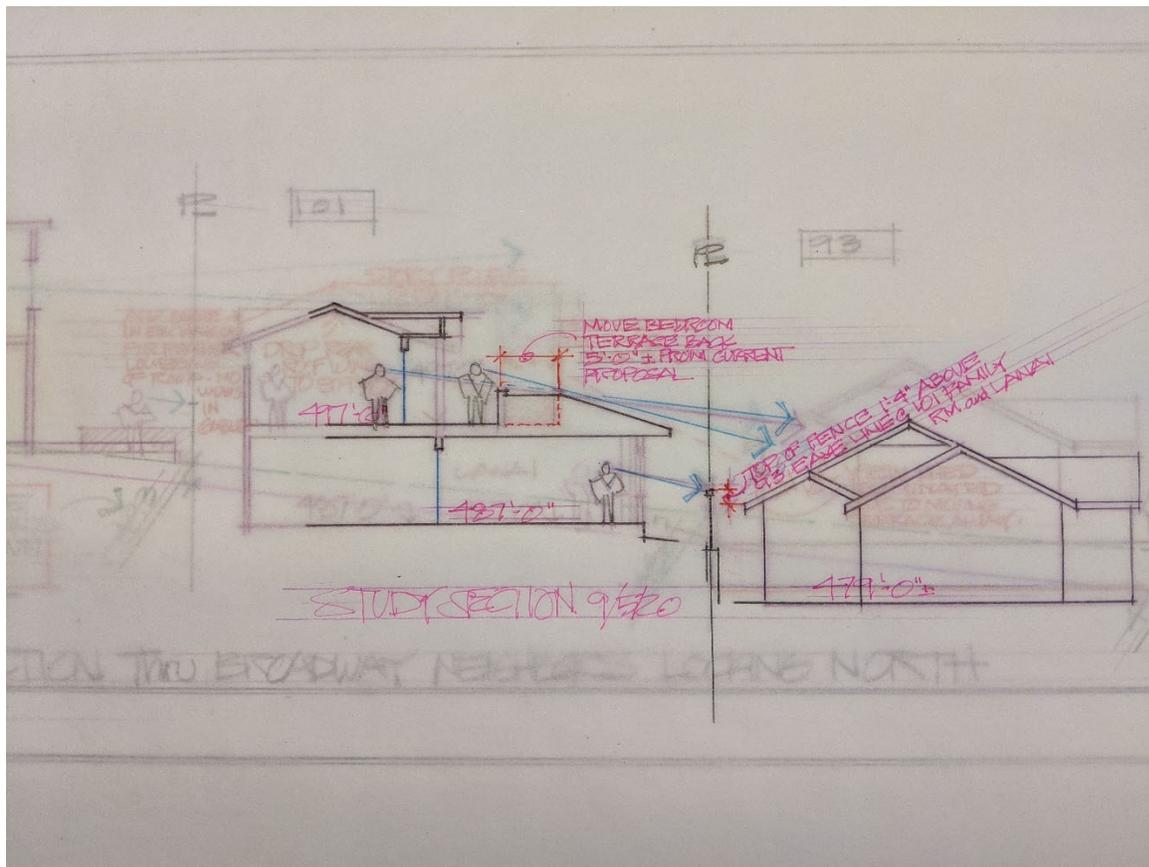
Move upper Terrace farther away from 93 by 5 feet.

We will build a fence between the properties to a height of 1.33' above the level of 93's roof eave line.

Larry - Please confirm to Sean - the project planner - that you are in agreement, thanks.

Mark and I will propose to Karen Kurtz a reduction in height of Master Bed ridge by 2' from where storypoles are currently set.

Regards, Jay



**From:** Jay Plett <jay@plett-arc.com>

**Sent:** Thursday, September 10, 2020 1:04 PM

**To:** Sean Mullin <SMullin@losgatosca.gov>; Mark De Mattei <markd@demattei.com>

**Subject:** 101 Broadway | exchange with 107

Hi Sean - Mark offered to lower the ridge 2'-0" from where the storeypoles are currently set - Mark's offer was completely rejected by Karen Kurtz.

Our response back was as follows -

Hi Karen - it is unfortunate you found the proposal to lower the Ridge by 2'-0" unacceptable. Moving forward, we will abide by our prior agreement with you to modify the windows on the West Elevation and lower the ridge 6".

Regards, Mark and Jay

The last set of plans sent to you reflect the agreed-to windows. We can make the lowering of the Ridge by 6" a condition of approval.

Please call with any questions. Is there anything further you need from us prior to Tuesday's DRC meeting?

Thanks, jay

--

JAY PLETT ARCHITECT

[jay@plett-arc.com](mailto:jay@plett-arc.com)

office 408 354 4551

mobile 408 585 8787

**From:** Larry Brandhorst <lbrandhorst@thearchitectsalliance.com>  
**Sent:** Thursday, September 10, 2020 11:23 AM  
**To:** Sean Mullin <SMullin@losgatosca.gov>  
**Cc:** Jay Plett <jay@plett-arc.com>; 'Mark De Mattei' <markd@demattei.com>  
**Subject:** 101 Broadway vs. 93 Broadway

Sean,

After conversation with Mark DeMattei and Jay Plett and review of their corrected elevation section at the back of 101 & 93 Broadway, it was agreed that they would add an acceptable screening fence to at least 1.33 feet above the level of 93 Broadway's West eave line, between the properties as shown in Jay Plett's attached drawing.

Thereby, providing not perfect, but improved and agreeable privacy between the properties.

The fence would be along the property line, possibly on top of the existing block/concrete walls and would include removal of the existing short fence on the west side of the existing wall at 93's patio area.

The fence would be required, at a minimum, along 93's patio area and the second level terrace area; not less than 40 ft. in length.

They also agreed to move the east edge of the upper level M. Bedroom Terrace back 5 feet from their original drawing location (at approx. 17 ft. from the property line), per attached drawing.

If acceptable to the Town of Los Gatos Development Review Committee, we are in agreement with these modifications and additions to resolve the Sight Line issues, we raised in previous submitted documents and at the previous DRC meeting.

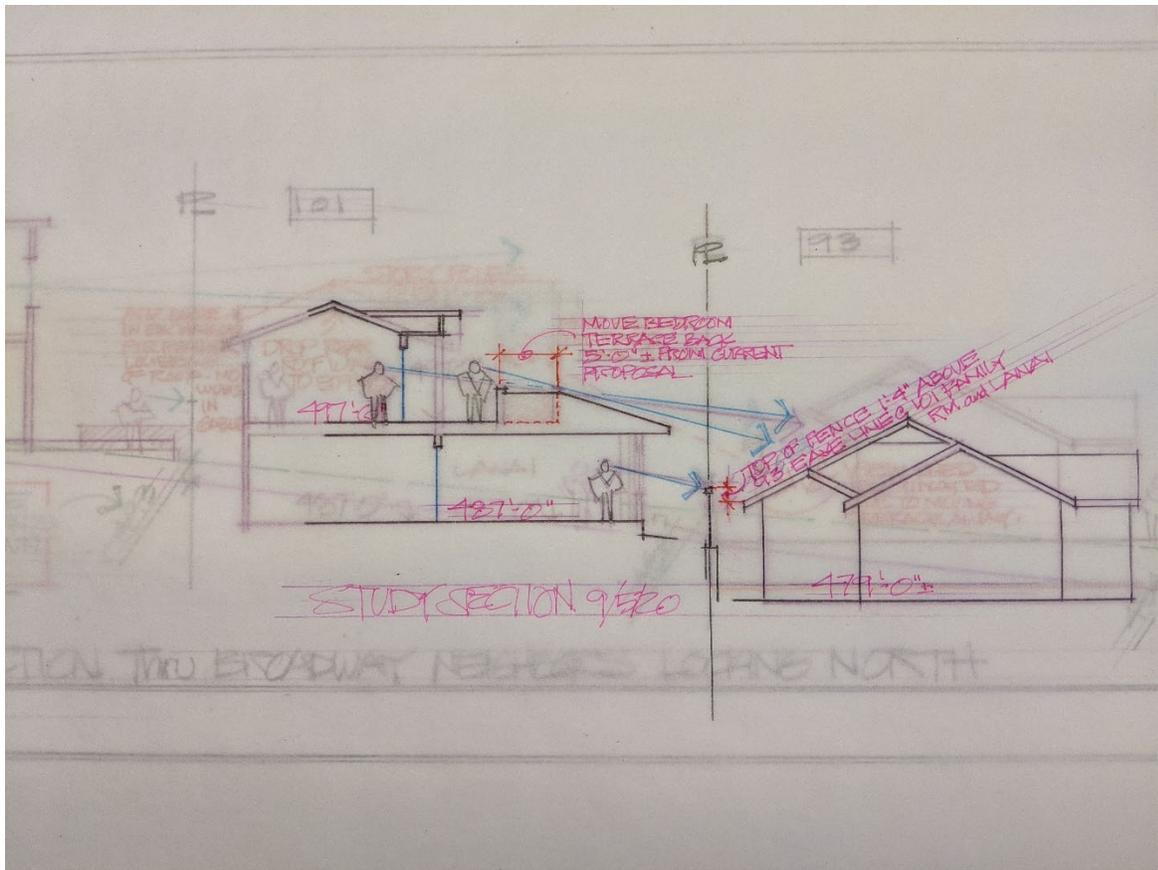
We do still have some concern about the storm drainage runoff between the two properties and onto 93 Broadway, because of the height difference; but I assume this will be addressed between the Civil Engineer and approved by the Town of Los Gatos.

Also, we do still object to this project in relation to the Historical Aspect of the project, as it relates to the Historic significance of the House at 93 Broadway and the Historic significance of the entire Broadway Neighborhood.

However, we feel this is a matter best resolved between the current residence in the Broadway Neighborhood and Town of Los Gatos. Just keep in mind, the decisions by the Town of Los Gatos could also set a precedence for future development in the Historic areas of Los Gatos.

Thanks,

**Larry D Brandhorst, AIA**



**From:** Robert Moore <85gaucho@gmail.com>  
**Sent:** Sunday, September 13, 2020 6:44 PM  
**To:** Sean Mullin <SMullin@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>  
**Subject:** 101 Broadway Ave

Development Review Committee

RE: 101 Broadway Ave

I am a neighbor on Hernandez Ave and have lived in Los Gatos for almost 30 years. During this time, I have had a very good experience working with the Town of Los Gatos and neighbors on re-building and restoring two homes, 59 Ellenwood Ave and 40 Hernandez Ave.

The multi-family rental unit at 101 Broadway Ave that recently burned is a blemish on this beautifully historical street. The proposed home is consistent in size, height, mass, and design with other homes on Broadway Ave. Broadway Avenue is diverse in home design and size, and the proposed project's size is roughly the median. The proposed home is under 2,500 sf of living space. Roughly half of the non-rental homes on the Broadway are larger in square footage, with some of those larger homes on smaller lots than 101 Broadway Ave. There are a handful of craftsman homes on the street, along with other materials and finishes not of Victorian vernacular.

The neighbor on the uphill side at 107 Broadway, has claimed the design will obstruct her views. There are no recorded view easements involving the properties. Many of the neighbors, including the letters of opposition, have stated these are tight lots. The expectation of side views and total privacy is unreasonable and currently not common on Broadway. This neighbor has two structures, on or over the joint property line not in compliance with Town zoning or regulations. This neighbor also was involved in recently removing a large tree between the properties, where her view was improved. This neighbor has been looking down on 101 Broadway Ave for years, just as the neighbors on Clifton Ave have been looking down on 81-93 Broadway Ave (other complainants). These conditions are not brand new and not created by the proposed home at 101 Broadway. The objection letter from 107 Broadway Ave contending compatibility, scale, site patterns and harmony smacks of hypocrisy, as she has benefitted from her own property ignoring zoning compliance for decades.

The lower neighbor at 93 Broadway does not live in Los Gatos. This home is currently for sale. It is my understanding he has been generally satisfied by a productive meeting with Jay and Mark. This meeting resulted in fencing changes and size reduction of upper decks.

These adjacent homes are the only two that will be affected by the new proposed home on 101 Broadway Ave. The dead-end location is two lots up from the West Main Street and Broadway Ave intersection, literally meaning there will be only seven families driving by this proposed home. The visual from Broadway has been addressed through well thought out front elevation stepped massing, less impact than the burned rental unit in place. Ironically, comparing the Floor Area Ratio of the neighbors in opposition, three of four appear to have higher floor area ratios and lot coverage than the proposed property. I'm not sure how the Town can reasonably consider a neighbor down the street complaining about the size of a home when their ratios exceed the proposed.

Regardless, Mark DeMattei has taken the neighbors and historical street character into consideration with many revised design elements. Stepping back the front and side elevation mass, designing the

garage and some living subterranean, and moving, reducing, or eliminating windows. Reducing the land use to a single residence as proposed will help with the street traffic seen on lower Broadway. The time and effort (and dollars) of Mark DeMattei and Jay Plett should be commended.

Not only have I lived in the wonderful Town of Los Gatos for 30 years, raised four grown adults here and built two homes, I am also in contract to purchase this proposed home from Mark DeMattei if approved intact. This is personal, as it was to be my last home. I have friends on the street that have voiced only positive opinions and support of the project. This is a project that complies with all the Town's guidelines and requirements, and a swift approval should be expected.

Frankly, the "not in my back yard" attitude of the opposing neighbors is concerning. To oppose a proposed project in total compliance with Town zoning and requirements, while ignoring said zoning on their own property, is appalling.

When buying property, you should expect that the clear, reasonable and transparent governance of the Town of Los Gatos would enable you to swiftly enjoy the property right freedoms that go along with that purchase.

Sincerely,

Robert Moore

40 Hernandez Ave

Los Gatos, CA 95030

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