

September 10, 2020

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

Sent: Tuesday, September 08, 2020 4:05 PM

To: Sean Mullin <smullin@losgatosca.gov>; Larry Brandhorst <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