

From: Larry Brandhorst <lbrandhorst@thearchitectsalliance.com>
Sent: Wednesday, November 18, 2020 3:08 PM
To: Jay Plett <jay@plett-arc.com>
Cc: Sean Mullin <SMullin@losgatosca.gov>; Ilona Merli <ilonamerli@gmail.com>; Karen Kurtz <KurtzK@comcast.net>
Subject: 101 Broadway House

Jay,

Forwarding attached letter relating to review of your submitted Revised Plans for 101 Broadway House.

I have also included an attachment of an optional revised upper floor plan that I worked on last weekend, that addresses most of the privacy issues, for your consideration.

Thanks,

Larry D Brandhorst, AIA



November 18, 2020
Jay Plett, Architect
213 Bean Avenue
Los Gatos, CA 95030
Re: 101 Broadway House
Jay,

We had the opportunity to review the latest plan revisions you submitted to the Town of Los Gatos and glad to see some improvements by slightly lowering the house and deleting the large upper level balcony.

However, we still have some major concerns, and offer solutions as follows:

1) The revised house plan has a smaller upper level balcony, but the balcony is closer to the property line and still faces East towards 93 Broadway and 89 Broadway Historic Houses leaving major concerns for privacy issues, especially overlooking the patio at 93 Broadway.

Solution: Eliminate balcony or move balcony to the South side of the house, facing the back yard and patio area of your own house.

2) The revised house plans still have about 50 percent of the windows and glass doors facing East towards 93 Broadway and 89 Broadway Historic Houses leaving major concerns for privacy issues, especially with the upper level windows overlooking the patio at 93 Broadway.

Most of the houses located on narrow lots (only 50 feet wide) on Broadway have the majority of windows facing to the front and back of the house; so as not to have privacy issues for the occupant and neighbors.

Solution: Use high clerestory windows in the lower level Family Room and upper level Master Bedroom areas to allow natural light into the rooms; but provide more privacy to

the neighbors houses; similar to what you provided on the West side of the house to provide more privacy.

3) The revised plans lower the house about 1.5 feet which is good, but not enough to help with the privacy issues towards 93 Broadway Patio and upper level terrace.

Solution: Consider lowering the house an additional 1-2 feet. The driveway from Broadway to the garage has about a 4.5-6 feet rise in about 20 feet length which is a fairly steep drive; which would allow lowering the house. Plus, the house main floor level is 1.5 feet higher than the existing house main floor level, requiring about 1-2 feet of fill at the back part of the house, which would allow lowering the house.

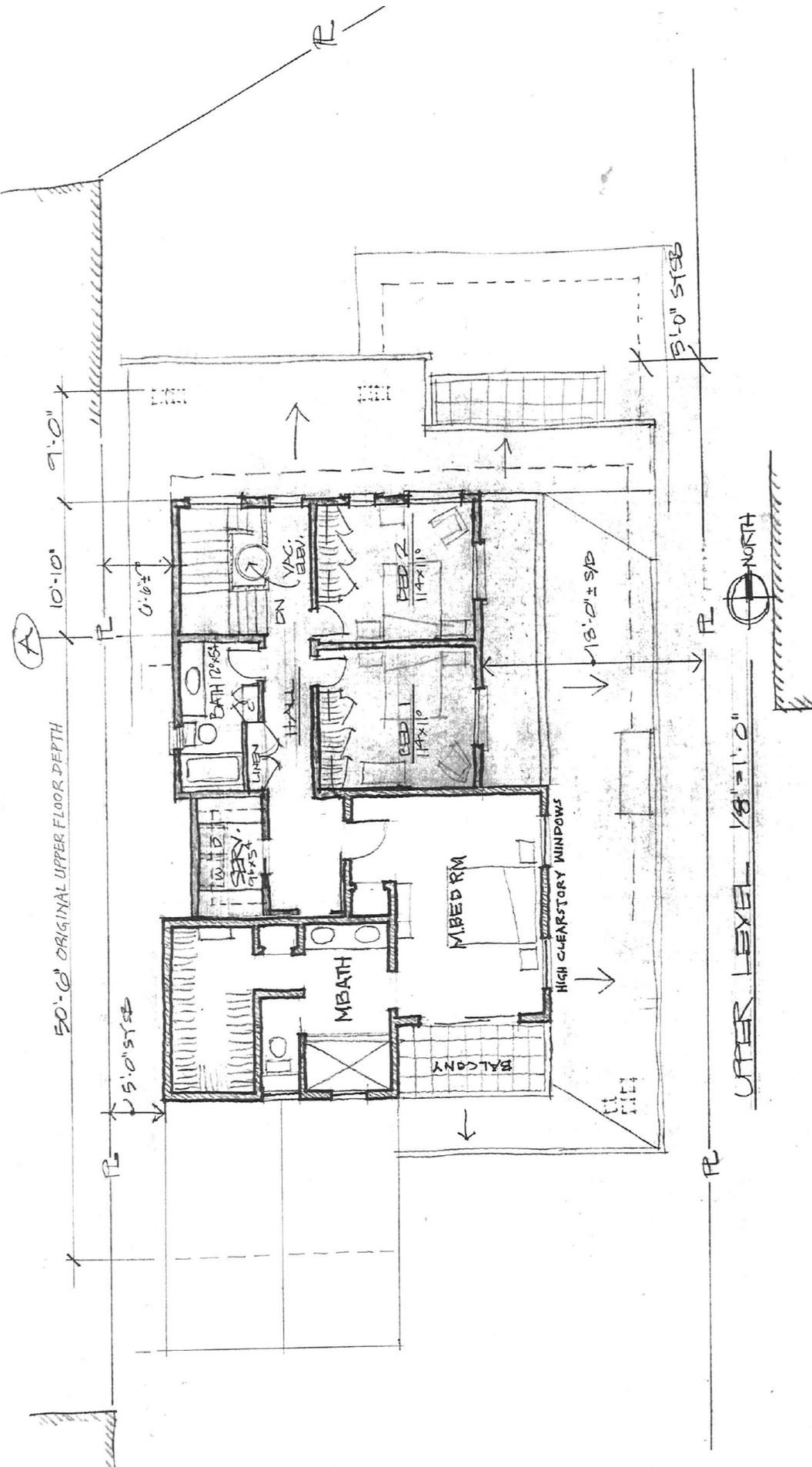
4) Lowering the house and back patio area 1.5 feet helps with some minor privacy view overlooking the back patio and terrace towards 93 Broadway Historic House, however, it is still 6.5 feet above and overlooking the back patio at 93 Broadway Historic House.

Solution: Lowering the house more, as mentioned above, would continue to help with privacy and also installing a privacy screen fence along the East property line, to at least 4 feet above the 101 Broadway house back patio and would help with privacy screening towards 93 Broadway Historic House. Also, the only 4-foot high fence above the patio level would allow some privacy, but also allow some vision over the top of the fence to the horizon.

I am also providing the attached optional revised Upper Level House Plan for 101 Broadway, which I had drawn last weekend, that would solve many of the above problems and privacy concerns towards the 93 Broadway and 89 Broadway Historic Houses. This optional plan keeps the same size master bedroom and master bathroom as the original house plans; but moves the upper level balcony towards the back of the house for more privacy, and the use of high clerestory windows on the East to provide natural light but also privacy. It also opens up more light and vision for the West 107 Broadway house.

Thanks,

Larry D Brandhorst, Architect
93 Broadway Historic House, Administrator
1035 Satinwood Court
Jefferson City, MO 65109
Attachment
cc: Planning Commission
c/o Sean Mullin, AICP, Associate Planner



From: Karen Kurtz <kurtzk@comcast.net>

Sent: Thursday, November 19, 2020 4:49 PM

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

Cc: 'Jay Plett' <jay@plett-arc.com>; 'Mark De Mattei' <markd@demattei.com>; 'Larry Brandhorst' <lbrandhorst@thearchitectsalliance.com>; ilonamerli@gmail.com

Subject: 101 Broadway revised plans

November 19, 2020

Sean, Jay and others,

I have looked over the revised plans for 101 Broadway. I see very little change that would lead to making the improvements that the Planning Commission asked for regarding the surrounding neighbors. If Jay or Sean want to list any benefits for 107 Broadway, I would be welcomed to hearing them. Maybe I have missed something important. As I read the plans, it seems some changes create a negative effect for other situations that the original plans did not. I don't know if that is something you considered. I realize this lot and neighborhood provide challenges.

As someone who is trying to preserve the Historical neighborhood for future generations, this is not about me, as this property will be here long after I am gone. Restoring properties to their original state has been my passion for many years. I will continue to request that only a one story addition in the back be allowed which would be in keeping with the surrounding neighborhood characteristics and massing. It would also most likely solve all of the issues rather than by piece meal here and there. In addition it would be more within the Towns Design Guidelines of blending in, harmonizing, preserving views and sunlight and providing more privacy for everyone, including the subject property. As I and others have also stated in the past, the property at 93 Broadway had to lower their profile and put the bedrooms in the basement without two stories in the back. I would expect that 101 Broadway be required to do the same or at least something very similar in order to reduce the proposed massing? These current plans are not appropriate for this lot or neighborhood and do not in many ways meet the Towns Design Guidelines or the General Plan.

I believe I may have found the issue I've had with the shadow study. I have looked over other shadow studies done for other projects in town, that for some

reason made more sense to me. But, regardless of that, I do not believe that these studies take into consideration the existing trees and buildings of the surrounding area. The property at 107 is in complete shade by 11:15 AM as of last week, November 16th. All properties in this neighborhood are generally in the shade during the fall and winter months, something that was disclosed to me when I purchased this house. With new trees and others that have grown larger over the last 32 plus years, sunny days have gotten even shorter. This is why it is so important for the exposure to the east be kept open for any kind of light for 107 Broadway since it is the only source of light because of the many tall trees and mountains. It is very likely the same for the neighbors on the other side and the subject property regarding the light from the west. Again, one story in the back would solve this issue on all sides.

I would look forward to working with the developers on appropriate plans in an honest and respectful manner that will enhance the neighborhood not just for now but for future residents. Please consider this offer and suggestion seriously so we can all move forward on this project.

Thank you,

Karen Kurtz
107 Broadway

December 3, 2020

Planning staff and Commissioners,

I am Karen Kurtz resident at 107 Broadway.

In regards to the meeting December 9, 2020 to review the revised plans for 101 Broadway I am writing to invite you to visit the changes from my backyard at 107 Broadway. I will have the gate on the left side unlocked from Friday-Wednesday, (Dec. 4-9) between 9:00am-5:00pm. You are welcomed and encouraged to just come into the backyard during those times. As I have mentioned before, the project really needs to be viewed from my backyard in order to see the real impact on the entire neighborhood.

They have proposed to lower it by approximately 1 ½ feet. If you recall they had already offered to lower it by 6 inches so essentially lowering it by only an additional 1 foot. If you recall, they had previously offered to me, to lower it by 2 feet at one point. Since that did not address my height concerns, I asked that we continue talking. No further conversation has occurred to date. However, we are currently working on trying to get a meeting together.

The small height changes do little for me in regards to views or light. It rises too close to my property boundary for that amount to make a difference. They did push it forward which gives me a view of the center of my neighbor's tall pine tree leaving the sun and views still blocked. By pushing it forward and leaving all the windows in the back, it takes away even more privacy than previously from me, they also added another window or two on my side. They will look right into my kitchen and see right onto my outdoor living areas and I into their master bathroom! With the upper terrace pushed back it appears that will also look onto my yard at the end and most likely 3 other neighbor's yards.

I want see a design that is respectful of the neighbors in this small-scale neighborhood, and that will blend in and will not dominate the entire neighborhood profile. It will only lead to other tall structures in this historical neighborhood and other neighborhoods across our town.