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**From:** Tran, Lara <lara.tran@pln.sccgov.org>  
**Sent:** Wednesday, February 6, 2019 4:52 PM  
**To:** James Szmak <james@szmak.com>  
**Cc:** Mikhail, Leza <leza.mikhail@pln.sccgov.org>; Connolly, Mark  
<Mark.Connolly@PLN.SCCGOV.ORG>  
**Subject:** RE: File: 10972 - 18SP

Dear Mr. Szmak,

Thank you very much for taking the time to provide comments regarding the Special Permit application (File 10972-18SP) for the property located at 14632 Stonebridge Court, Morgan Hill.

Your comments are valuable and will be included in the public record and provided to the Zoning Administrator during the public hearing.

Sincerely,

**Lara Tran**

Associate Planner

County of Santa Clara

70 W. Hedding Street, East Wing 7<sup>th</sup> Floor

San Jose, CA 95110

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*Please visit our website at [www.sccplanning.org](http://www.sccplanning.org)*

*To look up unincorporated property zoning information: [www.sccplanning.org/gisprofile](http://www.sccplanning.org/gisprofile)*

*Questions on Plan Check Status?, please e-mail: [PLN-PermitCenter@pln.sccgov.org](mailto:PLN-PermitCenter@pln.sccgov.org)*

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**From:** James Szmak <[james@szmak.com](mailto:james@szmak.com)>  
**Sent:** Tuesday, February 5, 2019 10:17 PM  
**To:** Tran, Lara <[lara.tran@pln.sccgov.org](mailto:lara.tran@pln.sccgov.org)>  
**Subject:** File: 10972 - 18SP

Dear Ms. Tran,

I am in receipt of the Notice of Public Hearing for the above planning Record Number .

Sadly, this project has adversely affected our property value as we look directly into the back yard where the owners have destroyed the natural vegetation, erected structures that are abhorrent to the neighborhood and now ask for approval for a Game Room they will likely turn into a VRBO or AirBnB after they receive this gifted permit to have eight (8) plumbing fixtures. (If you wonder what I am referring to see [VRBO.com](https://www.vrbo.com) or [Airbnb.com](https://www.airbnb.com) and search for Morgan hill locations. You may be surprised or disappointed.)

Considering the fact that I have visited the planning office multiple times to explore development options for my property across the street and haven't received any such generous overtures, I am frankly, quite appalled and concerned about the apparent prejudiced and random treatment this office has toward owners of adjacent properties.

While I appreciate the offer to attend the public hearing to air my grievances, it has not been provided with enough notice for me to change my travel schedule to attend.

I, therefore, post to you, my most strongly worded disagreement with this proposal. It is not acceptable to me, as a neighbor of good and long standing, to have this property further blemished with more unsightly and inconsiderate development. And via an exception that will, very possibly, result in random guests using the "Game Room" as a guest apartment.

Perhaps if the developers considered the neighbors on **all** sides of them, they might have a different and more thoughtful approach to their unsightly and arrogant development of land in our neighborhood. At the very least, they could make an attempt to develop something that is less of an eyesore. In doing so, they at least can hide the abuse of this graciousness offered by the planning department, and perhaps allow their neighbors to no longer stare into the ugliness that is this sprawling monument to excess and abuse.

I look forward to your reply Ms Tran.

Sincerely,

**James**

James Szmak  
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Morgan Hill, CA 95037  
+1.408.306.7100