Neighbor Outreach Submission

Application MR-26-007 | June 29, 2026

Property: 100 Jamie Court, Los Gatos, CA 95032
Owner: Jaimin K. and Khushbu S. Desai
Submitted to: Suray R. Nathan, Assistant Planner — Town of Los Gatos Planning Division
Outreach period: June 8 – 29, 2026

Family Context

> Our household consists of 8 family members: Jaimin, Khushbu, our children, and our parents who will be living with us permanently. This is a multigenerational family home. The addition is a necessity to accommodate our extended family under one roof — not a discretionary upgrade.
>
> *This directly addresses the neighbor concern about why additional space is needed beyond the current 4-bedroom configuration.*

Outreach Summary

The table below summarizes all neighbors on the Town's notification list and their outreach status:

Name	Address	Status
[redacted]	[redacted]	**Extremely Supportive — Formal Endorsement**
Occupant	[redacted]	**Extremely Supportive**
[redacted]	[redacted]	**Extremely Supportive**
[redacted]	[redacted]	**Extremely Supportive**
[redacted]	[redacted]	**Extremely Supportive**
[redacted]	[redacted]	**Concerns Raised**
[redacted]	[redacted]	**Extremely Supportive**
Occupant	[redacted]	**No answer, attempted**
[redacted]	[redacted]	**Out-of-area, unreachable**
[redacted]	[redacted]	**Extremely Supportive**
[redacted]	[redacted]	**No answer, multiple attempts**
[redacted]	[redacted]	**Extremely Supportive**

Neighbor Concerns — Analysis and Response

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One neighbor ([redacted]) raised concerns both verbally and via formal letter. The table below categorizes each concern and summarizes how it has been addressed — or why it falls outside the scope of planning review.

Concern Raised	Type	Status / Response
"Just buy a new house instead"	**Personal opinion**	Not a planning criterion. Outside scope of Town review.
"You already have 4 bedrooms"	**Personal opinion**	Not a planning criterion. Family space needs are a private matter.
"Why didn't you plan ahead 5 years ago?"	**Personal opinion**	Not a planning criterion. Outside scope of Town review.
Children's afternoon noise	**Personal opinion**	Not a planning criterion. Unrelated to construction or design.
8 family members on small lot is too crowded	**Personal opinion**	Not a planning criterion. Family living arrangements are private. The addition is specifically designed to address the space needs of this multigenerational household.
Balcony overlooking rear backyard	**Planning concern**	ADDRESSED: Bedroom balcony removed entirely — replaced with windows. Remaining balcony enclosed with solid walls on both sides facing neighbors; open face toward main road only. Taller fence on rear boundary.
Ceiling height / sky view obstruction	**Planning concern**	ADDRESSED: Height reduced ~3-4 ft per Consulting Architect guidance. Net increase over existing ceiling height is ~2 ft. Sun path (east-west) is unaffected — backyards are north/south facing.
Second-story setback from rear boundary	**Planning concern**	EXCEEDED: Second story is 30 ft from rear boundary — 10 ft beyond the required 20 ft R-1:8 setback. Built into the design from the start. Second floor also does not cover full first-floor footprint.
Construction nuisance (temporary)	**General concern**	ACKNOWLEDGED: Will adhere to Town-permitted hours. Proactive neighbor communication planned throughout build.

Summary: Of the 8 concerns raised, 4 are personal lifestyle opinions not subject to planning review. The remaining 4 — all legitimate planning and design matters — have been proactively addressed in the current design.

a. Neighbors Spoken To

1. [redacted]

Date: June 2026 | Response: Extremely Supportive — Formal Written Endorsement

Expressed they would miss us during the renovation but fully support our growing family needs. Believes the updated home will be a positive addition to the neighborhood. Has offered a formal written endorsement of the project.

2. [redacted]

Date: June 2026 | Response: Extremely Supportive

Expressed warmth about our family's growing needs and full support for how the updated home will benefit the neighborhood.

3. [redacted]

Date: June 2026 | Response: Extremely Supportive

Acknowledged they would miss us during the renovation and expressed full support for the addition as a natural response to our family's needs.

4. [redacted]

Date: June 2026 | Response: Extremely Supportive

Voiced strong encouragement for the project and its benefit to both our family and the neighborhood.

5. [redacted]

Date: June 2026 | Response: Extremely Supportive

Expressed support for the addition and noted that updated housing benefits the neighborhood overall.

Common theme across all supportive neighbors:

"We will miss you while you are away renovating, but we fully support your growing family's needs and believe the updated home will make the neighborhood better."

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6. [redacted]

Date: June 2026 | Response: Concerns Raised (formal letter also submitted to Town)

Personal / lifestyle opinions (not planning criteria):

- Suggested we consider purchasing a new home rather than adding on
- Questioned why we need additional space given our current 4-bedroom configuration
- Asked why we did not anticipate needing more space when we purchased the home 5 years ago
- Noted that our young children occasionally create noise during afternoon hours

We respect their perspective on these personal matters, though we note these fall outside the Town's planning and design criteria.

Planning concerns and our design responses:

i. Balcony privacy and second-story setback

- **Second-story footprint:** Deliberately pushed as far as possible from the shared rear property boundary. Does not fully cover the first-floor footprint — providing a natural setback that reduces visual mass and overlooking.
- **Front/road-facing balcony:** Will be enclosed on the two sides facing the neighbor's backyard. Open face oriented toward the main road only — no sightlines into any adjacent rear yard.

- **Rear balcony area:** Taller fence to be installed along the shared property line to eliminate any potential sightlines into their backyard.

ii. Ceiling height and sky view obstruction

- **Sun orientation:** Sun rises from the side road (east); backyards face each other north/south. East-west sun path is entirely unaffected by this addition.
- **Height reduction:** Per Consulting Architect guidance, overall height has been reduced from 26.5 ft to 22 ft — a reduction of 4.5 feet. This brings the profile significantly closer to the single-story neighborhood context.
- **Incremental sky view impact:** Net increase over existing ceiling top height is approximately 2 feet — the neighbor's sky view is not meaningfully different from what exists today.

iii. Construction nuisance

- **Commitment:** Will adhere strictly to Town-permitted construction hours and proactively communicate with neighbors about major work milestones.

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b. Neighbors Not Yet Reached

Name	Address	Reason / Status
Occupant	1[redacted]	No answer after multiple attempts. Will continue to try.
[redacted]	[redacted]	No answer after multiple attempts. Will continue to try.
[redacted]	[redacted]	Owner resides out of the area. No local contact available.

Note: We will supplement this submission with results of remaining outreach once completed.

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c. Timeline of Outreach

All neighbor conversations took place between approximately June 8 and June 29, 2026. Outreach to remaining neighbors is actively ongoing as of the date of this submission.

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d. Our Commitment to the Neighborhood

We have made every good-faith effort to speak with our neighbors. The response has been overwhelmingly positive — the large majority of neighbors are supportive and understand this reflects our growing family's genuine needs. One neighbor has volunteered a formal written endorsement.

All legitimate planning and design concerns raised have been proactively addressed in the current design. We welcome continued dialogue with both our neighbors and the Town throughout the approval process.

Respectfully submitted,

Jaimin K. and Khushbu S. Desai
100 Jamie Ct, Los Gatos, CA 95032

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