Project Description

100 Jamie Court, Los Gatos, CA 95032 Minor Residential Application MR-26-007

To: Suray R. Nathan, Assistant Planner — Town of Los Gatos Planning Division From: Jaimin K.

Desai & Khushbu S. Desai (Property Owners) Date: May 4, 2026

1. Project Overview

We are submitting this Project Description in support of our application to construct a second-story addition to our existing single-family residence at 100 Jamie Court, along with a first-floor reconfiguration that converts a portion of the existing footprint into an Accessory Dwelling Unit (ADU) under a separate ministerial permit.

100 Jamie Court has been our primary residence and we are committed to it as our long-term home. The proposed renovation is not a speculative project — it is the work we need to do to keep our family in this neighborhood for the next 20+ years. We have been deeply invested in this community: our children attend Noddin Elementary School, we have personally donated to the Los Gatos school district, and we are active in the broader Los Gatos community life.

Beyond the formal community institutions, we have built a small community of our own within this neighborhood — close, day-to-day relationships with the families on Jamie Court and the surrounding streets. Our children grew up alongside their kids, our households share meals and milestones, and our daily lives are woven into this specific block. That community is one of the central reasons we are choosing to invest in renovating this home rather than moving elsewhere.

2. Why This Renovation Is Necessary

Our family's needs have meaningfully outgrown the existing home. Three drivers shape this project: Multigenerational living and care for aging parents. Khushbu's parents live with us full-time, and as they age they need a self-contained environment with privacy, accessibility, and the dignity of their own space — while still being under the same roof so we can provide care. The ADU we are proposing on the first floor is designed specifically for this purpose: it allows our family to age in place together, which is the housing pattern California's recent ADU and multigenerational-housing policies have explicitly encouraged.

A growing family with full-time work-from-home needs. Like many households in Los Gatos, both of us regularly work from home, and our children need bedrooms and study space that the existing footprint cannot provide. The current layout forces compromises that are not sustainable for the long horizon we are planning around.

A long-term commitment to this property and community. We are not renovating to sell. We are renovating because we want this house to be the home our family lives in, ages in, and welcomes extended family in for the next two decades. Every design decision in our application is filtered through that horizon.

3. Why a Second Story (Rather than Ground-Floor-Only Expansion)

A ground-floor-only expansion is not a viable alternative for our parcel for two reasons:

R-1:8 setback constraints. The R-1:8 zoning district requires 25 ft front, 8 ft side, 15 ft street-side, and 20 ft rear setbacks. Given the existing footprint of 100 Jamie Court relative to its lot lines, the buildable ground-floor envelope cannot absorb the additional square footage needed for both the family expansion and the ADU. The setbacks effectively force any meaningful expansion to go vertical.

Preservation of outdoor space. Even if a sliver of ground-floor expansion were possible within the setbacks, doing so would substantially consume the rear yard — outdoor space that our aging parents, our children, and the household more broadly use every day. Building up rather than out is the design choice that preserves the livability of the lot.

A second-floor addition is, on this parcel, the only path that simultaneously delivers the needed interior space, accommodates the ADU for Khushbu's parents, and protects the outdoor environment that our family depends on.

4. Privacy standards and guidelines

Rather than creating a sheer two-story wall, the second floor is substantially set back from the ground-floor wall line **(30'-5" vs 20'-0")**, reducing perceived visual bulk from the adjacent properties and street.

5. Height Profile

Keeping the peak roof height at **22'-0"** provides a gentle transition between single-story and two-story structures in the immediate area. The proposed home is not the highest structure in the neighborhood. The tallest structure is across the street (102 JAMIE |2 story|) at **25’-5”**.

6. Privacy-Conscious Orientation

Pushing active second-story spaces (like the balcony) inward ensures the design respects the scale, solar access, and privacy expectations of the surrounding neighborhood context.

7. Closing

We are committed to delivering a home that fits this neighborhood, supports our multigenerational family — including the day-to-day care of Khushbu's aging parents — and reflects the long-term investment we are making in 100 Jamie Court. Our companion Letter of Justification (submitted alongside this Project Description) addresses neighborhood compatibility, height, privacy, and Residential Design Guidelines compliance in detail.

We are happy to meet with the Planning Division or the Consulting Architect to walk through any of this in person.

Thank you for your continued review of our application.

Sincerely,

Jaimin K. Desai Khushbu S. Desai Property Owners — 100 Jamie Court, Los Gatos, CA 9503

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