[redacted]
Los Gatos, CA 95032

September 28, 2026

To: Los Gatos Town Planning Commission
Subject: Supplementary supporting information for **Appeal** of **100 Jamie Court,** Minor Residential Application **MR-26-007**

Without disputing or doubting our neighbors' desire, rationale, and reasoning for wishing to expand their home, we object to this project on the grounds that the project plan is itself ill conceived, poorly executed, and inappropriate for the location and circumstances of their home. Had we been asked, our advice would have been to look over a period of months for a larger home in this neighborhood; turnover here has been significant in recent years, and there are often larger homes on the market. This approach would likely be more expedient and probably less expensive than a major expansion, even if a number of months of searching were required.

We first learned of the project from a neighbor, who saw it online, and noticed around this time that the residents of 100 Jamie Ct. had vacated their home; we also observed excavation around portions of their existing foundation, which we learned was yet to be permitted. Only later did we encounter our neighbors one afternoon, entirely by chance, on a walk through the neighborhood, at which point they informed us of their "small" project. Our concerns, guided by the *R-1 Residential Design Guidelines*, are as follows:

1. Neighborhood Incompatibility: Mass, Scale, and Character. The modified floor plan would place a **3650 square foot** (indoor living space) **2-story** home among a cluster of 9 single-story homes with an average living-space area of under **2400 sq. ft**. This immediate cluster of nine homes displays consistent, single-story local neighborhood character with similar overall architectural design and visual unity. Outside the immediate cluster, nearby two-story homes all feature larger lot sizes and **deeper setbacks to compensate for their greater massing and height**. The plan appears inconsistent with the Residential Design Guidelines' requirement to respect the immediate architectural context, height, and scale of surrounding homes.
2. Loss of Light and Sky View to 4 of Our Habitable Rooms and Yard. Due to the proximity of our properties, the new roofline and limited balcony/bedroom setback along our northern exposure will significantly obstruct the amount of natural light and our view of the open sky in our backyard and **in four major living spaces of our home**: the home office, family room, kitchen, and primary bedroom. The *Residential Design Guidelines* mention that there should be protection from **unreasonable natural light deprivation**.
3. Privacy Intrusions from proposed Windows and Balcony.
    a. An expanse of 2nd story, clear-glass bedroom windows, 9 ft wide x 4 ft tall, directly overlooks our patio, our outdoor dining table, the path to/from our hot tub, and provides a view directly into our family room (see photo, "***View from INSIDE family room***").
    b. Our neighbors' and our abutting backyards are just 20 feet from structural walls to the shared property line. With the 10-ft planned setback of the balcony and its opening's 5 ft sill height, this proximity enables an adult viewer over 5 ft 5" tall (or a curious child on a chair) to see much of our backyard and look directly into the windows of our family room. A scaled diagram, below, shows the relevant sight lines. Comparing it to a diagram

copied from Secn. 3.11.2 of the LGRG, further below, illustrates that the proposed development duplicates **precisely what the Guidelines state should NOT be done.**

c. Using bamboo to remedy the privacy intrusions is highly unsatisfactory, a non-permanent solution to a permanent problem. The proposed (non-invasive) species typically grows to 30 ft in height if not pruned; this would obscure our sky view and remove significant indirect lighting from 4 of our rooms (see below). Another common behavior of bamboo is to die – leaving no privacy screen. We were told by staff that either problem could be addressed by reporting a code violation. We find it a **fantastic and unrealistic assumption that a combination of our neighbors' gardeners' diligence and our own repeated calls to report code violations will provide durable, reliable privacy screen.**

4. Potential solutions. While we do not presume to know how our neighbors may wish to modify their project, our own thoughts, as well as discussions with staff (Sean and Suray), led to a couple of ideas we offer here, hoping they might lead to a more mutually agreeable plan.

   a. *Solution 1.* Initiate a comprehensive search, over the course of months, in the immediate neighborhood for a larger home that meets the growing family's needs.

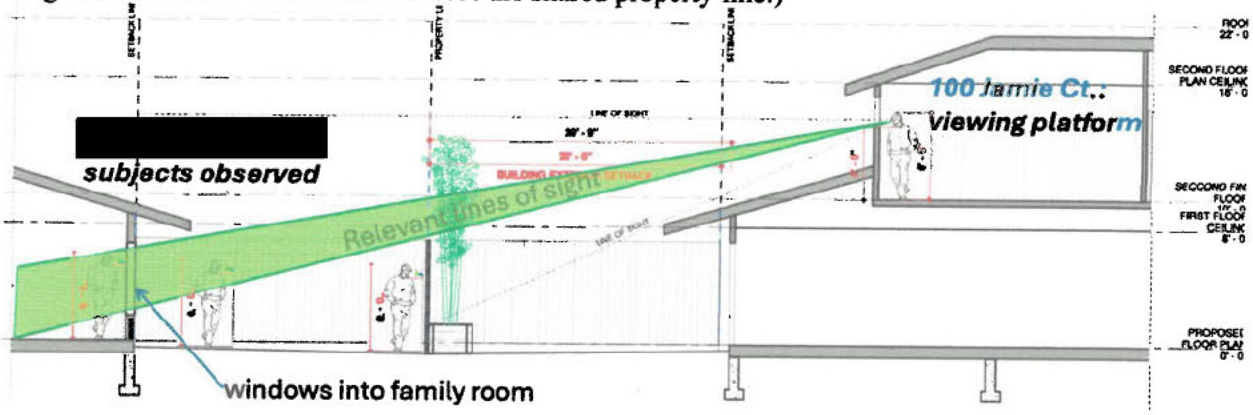
   b. *Solution 2.* Consider an architectural reconfiguration to **shift the focus** of important window areas **from the south and west** (backyard neighbors' yard and next-door neighbors' windows) **toward the north and east: there are no immediate neighbors** in those directions.

   c. *Solution 3 (Potentially in concert with Solution 2).* Increase the current 10-ft setback of the 2nd floor significantly, using space above the north-side ground-floor rooms and garage, to change the sight lines (we imagine structural enhancements could be needed to support this). Combine with a request for a code variance for a taller fence-plus-lattice: **with the larger setback, a total height of about 10 ft.** could address privacy concerns by changing sight lines without the bamboo fantasy.

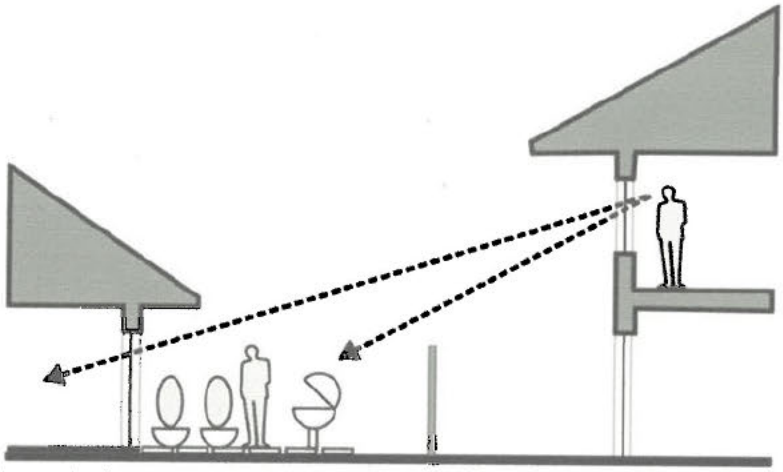
   d. *Solution 4.* If the balcony and bedroom are to retain their planned locations and limited setbacks, the south-facing balcony opening should be eliminated (note: the east-facing side is fully open). Also, the south-facing bedroom windows should be mostly moved to the east-facing wall, where they would look into the occupants' own patio, rather than that of their neighbors. Any windows still on the south wall should be clerestory to provide light without overlook.

Invitation to Members of the Planning Commission: We are aware that Planning Commission members may choose to visit the site of the project, and are happy to invite them, individually or in one or more groups, to arrange to **view the site from our backyard to best understand the implications, layout, proximity, and potential impact.** To do so, please contact us at the email or mobile phone numbers at the bottom of this memo.

SHOWN BELOW: Sight lines from 100 Jamie Ct proposed balcony currently look directly into family room of [redacted] (Diagram was scaled from the online project plans and the respective heights and distances of the homes from the shared property line.)



Drawing and caption, below, from the Los Gatos Residential Guidelines. Note similarities to our actual situation.



Avoid placing windows in locations that would look into adjacent neighbors' windows or active private yard spaces.



ABOVE: View from INSIDE the family room of [redacted], showing how the proposed balcony (to be located above chimney at right) and the proposed bedroom windows (upper left) have views directly into our home.



ABOVE: View from patio of [redacted] looking to the north towards existing roofline of 100 Jamie Ct., showing story poles and netting.

Sincerely yours,

[redacted]

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