

Ryan Safty  
Planning Department  
Town of Los Gatos  
110 E Main St.  
Los Gatos, CA 95031

Project Name: Doctorow Residence  
Project Address: 15960 Rose Ave.  
Date: 10/30/2019  
Response to Appeal Dated 09/05/2019.

Mr. Safty,

The purpose of this letter is to respond to and address concerns raised by the neighbor located at 15980 Rose Ave. in the appeal dated 09/05/2019. The following responses are in order as they appear in the appeal.

- 1) The stated Gross Lot Size of 25,469 SF was derived from the survey completed by WEC & Associates, Licensed Land Surveyors and dated October 1, 2015. Additionally, County records show the Gross Lot Size as 26,683 SF and a 1972 parcel map indicates the Gross Lot Size to be 25,395 SF. On May 5<sup>th</sup>, 2015 the property was purchased and the MLS listing indicated the Gross Lot Size as 21,000 SF. It is unclear as to how the MLS information was calculated considering three other official sources state otherwise and are fairly similar. Using the lesser of the Gross Lot Sizes, the proposed structure is still within allowable floor area and coverage limits.
- 2) The original attached garage was converted to livable space in October of 2015 under permit B15-0910. The photograph in the appeal as Exhibit E which shows a garage in this location predates this construction.
- 3) According to the Town's zoning ordinance, the allowable size of a detached garage on this property is approximately 1,151 SF. We are proposing 616 SF detached garage.
- 4) The proposed windowed dormers in question which overlook the roof of a structure in the neighbor's front yard, provide access and light to an enclosed attic storage space. Our response to this concern was to offer to use obscured glass or remove the windows from the dormer. These offers went without response from the appellant. During an October 25<sup>th</sup> meeting with the appellant in our office, these options were again presented but were again turned down.
- 5) We are currently working with a Civil engineer who is preparing a drainage plan which will be submitted as part of the building permit application. The plan will propose a drainage system that is in accordance with Town codes.

Additionally, no work is proposed on the appellants' property.

Please feel free to contact me with any questions.

Regards,  
Jim Whitney  
De Mattei Construction  
1-408-350-4200

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