

March 7, 2022

Planning Commission
Town of Los Gatos

Subject: Comments on 289 Marchmont Project

Dear Sirs;

I am one of the backyard neighbors, located at [REDACTED]. I am not objecting to the concept of adding a second floor, but I believe it can be done with more sensitivity to the neighbors. My lot is low enough that I will not really see the proposed second floor addition.

The drawings show a nine-foot-high ceiling on both the first and second floors. There is no need to have a nine-foot ceiling in all the bedrooms being added. Lowering the ceiling will help drop the roof line. The plans show a 5/12 roof slope. This can easily be lowered to further reduce the ridge line height. My own addition thirty years ago went through this planning process, and I was required to reduce my partial second floor roof to a 3/12 slope, while the first story roof is at a 4/12 slope. You cannot tell that I have different sloping roofs.

The second floor plan shows four bedrooms, each with its own bath. It seems excessive, and more like a boarding house than a single family home. Sharing bathrooms is part of family life. Rooms for rent in the future?

A back extension of the existing home is being demolished, apparently to maximize the second floor area without exceeding the FAR formula. Leaving the existing part of the home in place will reduce the allowable size of the second floor addition.

There seems to be an error in the shadow outline shown on the plans. It appears to show that the adjacent lots are at the same elevation, while they are not. The Jamieson property is three foot lower, while the other side yard is higher. The shadow lines should show a jog at each property. This will result in the shadow falling further onto the lower Jamieson house.

The second story front balcony overlooks the Jamieson house, and impacts their privacy. It seems to me that cutting back the second floor west wall about ten feet from what is drawn will improve their privacy and eliminate the morning shadow problem on their house. There can still be four bedrooms upstairs, perhaps with less bathrooms wasting water. Cutting the roof slope down and lowering top floor by one foot will reduce the mass of this addition and the shadow line.

Given the major construction that will happen, it is time for their roof and hard surface runoff to be captured and delivered to the gutter. A sump pump will be required, as the

289 lot appears to be below the road elevation. I do not want their runoff flowing onto my lower property, and I am sure the Jamiesons feel the same way.

Sincerely, C. Edward Meserve
Retired structural engineer SE1995