

**16497 S Kennedy Rd. – Reply by owner to the appealing parties questions**

1. The maximum height of the proposed house is less than allowed within the hillside standards guidelines. The proposed residence isn't more than 25ft high at any location. And it is not more than 35ft high from the lowest point around the perimeter to the highest ridge line.
2. The bolt in the wall has been addressed. The story pole installer is going to install a metal pole in front of the wall on my property and attach the wire to the pole taking the pressure off the historic wall. I will then have the bolt carefully removed after consulting an engineer.
3. I have never stated the driveway is my driveway or ever told anyone I was going to install a gate and lock. This is an open driveway and has been so since I owned the property. And I am not going to install a gate or lock now.
4. The fire department has made it a requirement to upgrade the road and while this is being done, I will repair the damaged concrete at the bottom of Vivian drive.
5. All trees will be protected by fencing according to the plans and hillside standards and guidelines.
6. All the construction workers will be given appropriate parking instructions, and a sign will also be installed at the upper driveway of the concerned neighbors.
7. The construction workers will keep the jobsite clean and will sweep weekly as requested.
8. The house design meets all the hillside standards and guidelines other than the fire apparatus turnaround. The only exception granted is the fire apparatus turn around which is a hard requirement by Santa Clara County Fire.
9. There is a long 75ft retaining wall being installed to support the driveway which borders both downhill neighbors. Also, the house will be built on piers and not require an additional retaining wall as stated by the person appealing. The new house is all built to the latest structural and geotechnical standards. And the lower level is right down at grade, therefore there is no need for an additional retaining wall.
10. At this point in time it doesn't appear water tanks will be required. The only reason they would be if there is inadequate water pressure. With the new water lines being installed to supply the fire hydrant we expect water pressure to be an issue.
11. A licensed geotechnical engineer and geologist has been hired, and their formal report will be submitted in mid-May.
12. I spent time with Apoorva and Rohit reviewing their privacy concerns on April 1<sup>st</sup>, 2025. During this meeting Rohit and I walked to my property to get the vantage points from each of the three floors. As you can see in the photos provided by the appealing party there is a small opening in the very large oak tree that covers and blocks almost all the vantage points coming from my new proposed residence. I have taken their concerns seriously and have addressed them by reducing the window coverage by 20% percent. I have also removed the balcony coming off the living room/dining room. And I have reduced the other balcony to a minimum size. I also removed one large set of glass doors. And I also reduced the 16' glass doors to 12' in the family room. And lastly, I am going to plant native 6' tall evergreen trees along the entire basement floor which will create privacy for both residences on the bottom of my property and the top of the appealing parties.
13. Photos provided by the appealing party: The photos below show that the appealing parties oak trees block 99% of the orange netting of the story poles.

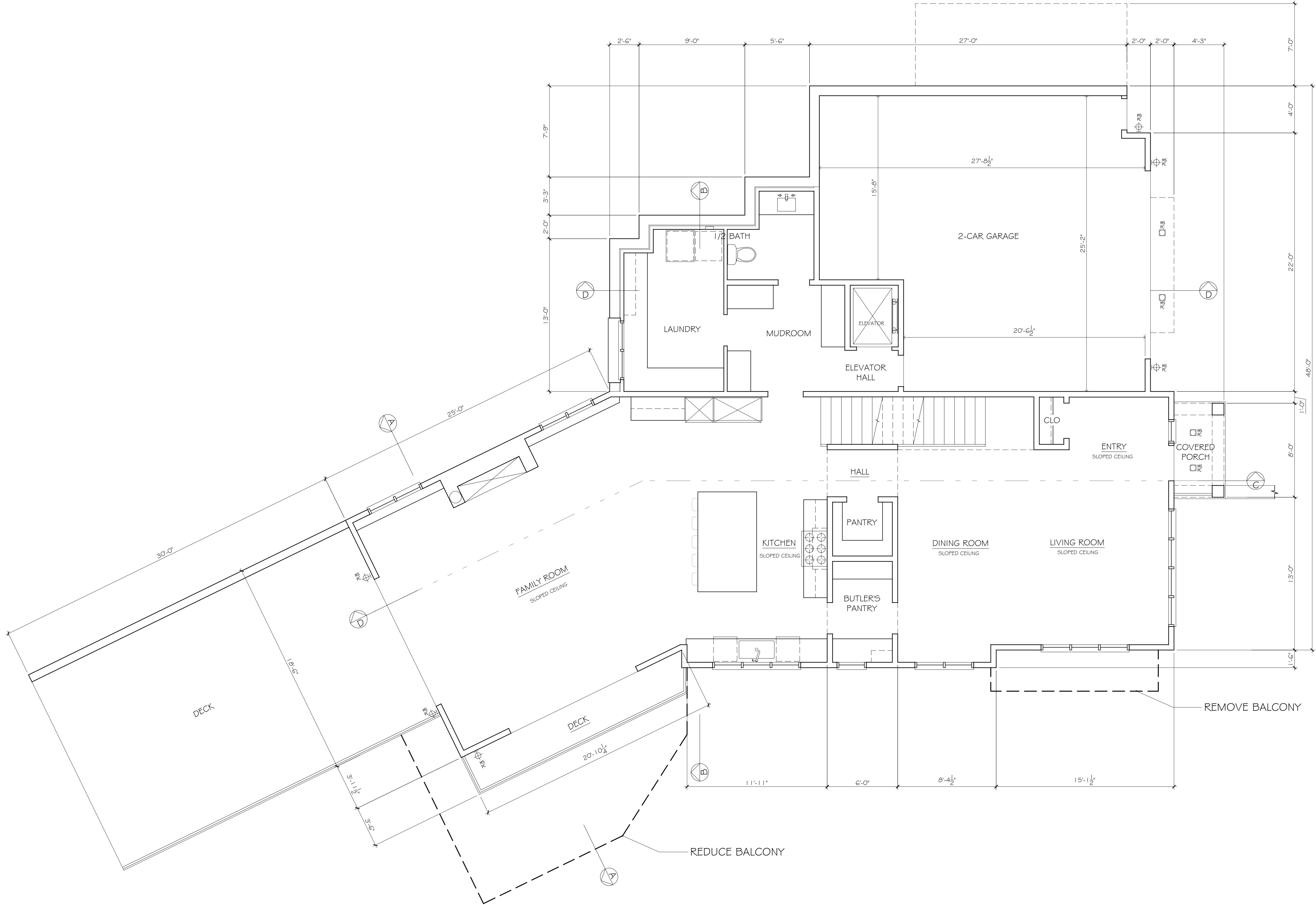












1ST FLOOR PLAN

DRAWINGS PREPARED BY

CHRIS SPAULDING  
ARCHITECT

801 CAMELIA STREET SUITE E  
BERKELEY CALIFORNIA 94710  
(510) 527-5997 FAX (510) 527-5999

REVISIONS	BY
9-18-24	
11-18-2024	
12-18-2024	
12-30-2024	
4-30-2025	

PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

A PROPOSED NEW HOME FOR

NICOL RESIDENCE

16497 S KENNEDY RD

LOS GATOS CALIFORNIA

DATE:	6-6-2024
SCALE:	AS NOTED
DRAWN:	CS/DB
JOB:	NICOL
SHEET	

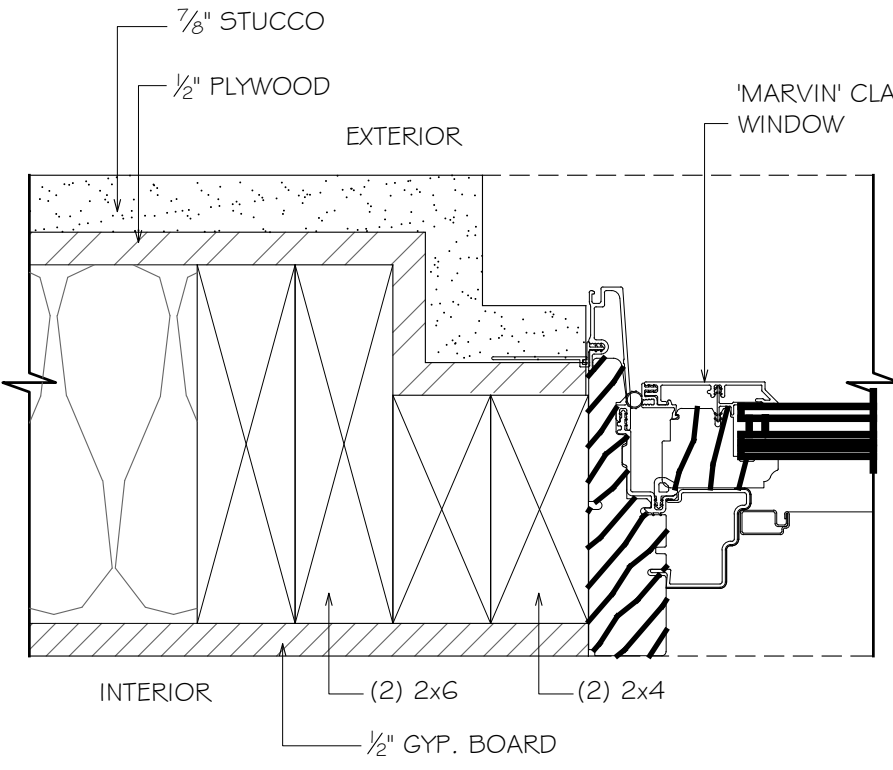
A6

OF 29 SHEETS

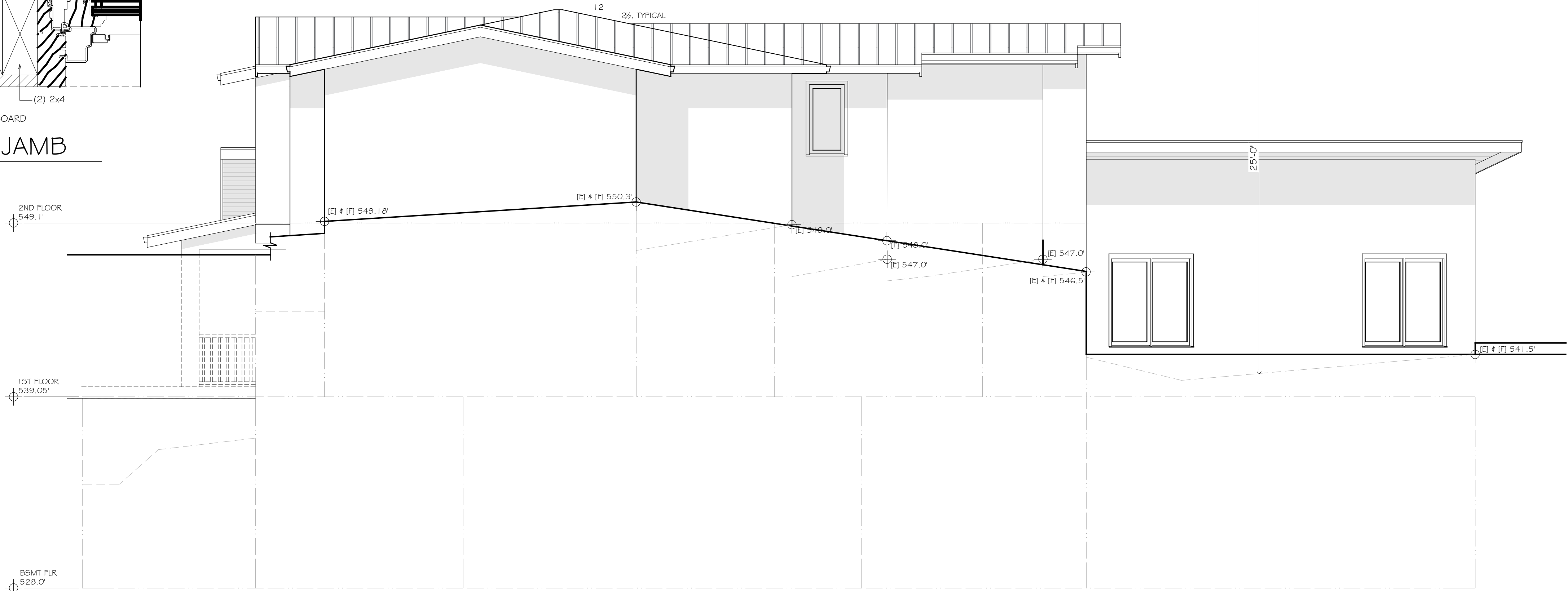
PREVIOUS GLAZING = 627.75 SQ.FT.  
PROPOSED REDUCED GLAZING = 498.25 SQ.FT.  
(OR CHANGED TO OBSCURE GLASS)  
= 21.4% REDUCTION



SOUTHWEST ELEVATION



1 WINDOW JAMB  
NTS



NORTHEAST ELEVATION

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