

*Shlomi Caspi*  
*Architectural Design*

2360 Carlton Avenue, San Jose , California 95124

December 27, 2021

To:  
Town of Los Gatos  
Director of Planning Division

**Re: Application for Second Floor Addition, 280 Carlton Avenue**

Hello,

Thank you you for reviewing our application for this second floor addition. We worked hard on the design and we believe it would be a good fit for the neighborhood. The homeowners are very excited about their project, which will allow them to have the additional space they need while keeping their back yard as is.

We do understand that a second floor addition is a sensitive issue and we want to let you know that we've taken several measures to address bulk and mass, as well as privacy. As you review your drawing, please note the following:

1. We kept the plate heights for both floors at 8 feet. As a result, the highest ridge is at 22 feet above floor (roughly 23'-6" above grade), more than 6' lower than the maximum allowable height.
2. Facing the street, the 2<sup>nd</sup> floor is mostly buried under the extension of the existing roof, with just a couple of dormers indicating the 2<sup>nd</sup> floor. This makes the house smaller than it actually is and reduces bulk. It is also consistent with the design of the 2<sup>nd</sup> floor at the nearby 264 Carlton Avenue, 4 houses to the west along the same block.
3. Despite being allowed per city code, we did not extend the existing non-conforming wall to the 2<sup>nd</sup> floor along the east side of the property. Instead, we pushed back the 2<sup>nd</sup> floor wall to comply with the current setback. Furthermore, all 2<sup>nd</sup> floor windows along the east side have a 50" sill height, to respect the neighbor's privacy. We designed all 2<sup>nd</sup> floor egress windows to face other directions.

As shown on the area map, there are 3 nearby two-story houses, included right across the street from our project. Also, please consider the fact that this property is sub-standard to R-1:8 (being only 6,425 SF), and as mentioned above, the only way to add the necessary space the homeowners need without compromising the already-small backyard, is to add a second floor.

Thank you for your consideration. We're looking forward to receiving your feedback.

Sincerely,

Shlomi Caspi,  
Architectural Designer  
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Mihailo Despotovic [REDACTED]  
Sun 3/20/2022 4:04 PM

Hi Savannah/Ryan/Jennifer,

as discussed, please find attached a simple survey of the locations of 2nd story houses in our wider neighborhood. The consulting architect had a narrower study and you mentioned something like this might be helpful. The survey was done by me (and my bicycle :) ) this morning.

BTW, almost all of these houses seem to me to have bigger and taller (some much bigger and taller) 2nd stories than what we are proposing and all of them have perfectly normal large windows on almost all sides with no special privacy trees planted anywhere. Most of the windows seem to have standard inside blinds. From those windows many surrounding backyards can be seen. We can send more real pictures of those houses if you think it would be useful. **We attached one picture (264 Carlton) as an example but all of them look very similar — see down below the survey.**

Let us know if Shlomi needs to upload this into the system or this email is enough.

Cheers,  
Mihailo.

