

Dale and Monique Drumm

8/19/2026

Town of Los Gatos
Community Development Department
Planning Division
110 E. Main Street Los Gatos CA 95031

Project PRE25-01176
695 Bicknell Road

After reading the letter submitted by the Eddington's in response to our filing an appeal on the proposed addition to their home, we felt we should make a few comments on their letter.

First, we have lived next to the Eddington's for the past 12 years and have spoke to them on various occasions, we see them when walking in the neighborhood and interact with their two children when balls and items come over our fence. Their letter references that they have been considering doing an addition for a long time. I am discouraged that they never mentioned this or asked us our opinion of the plans prior to submitting it to the town. It wasn't until the required notice of the proposed application was posted in their yard that we were informed of it. The application drawings submitted represent everything that **they** would like to have in their newly remodeled home for **their** use but does not take into account the impacts or its effect on the neighborhood or us as adjacent neighbors.

At any point they could have discussed what their plans were and we could have given them our opinion on what are thoughts were. That didn't happen. Once we were notified of the application and were able to review the plans, the high second story wall was our main concern. We emailed them of our concerns and I even sketched up a drawing on how the wall facing our property could be greatly improved by inseting the second floor instead of one flat towering stucco wall as indicated on their plans. They dismissed the idea.

If this were changed, we would not be filing this appeal. (see email of 5/15/26 and sketch attached).

They have made some of changes to the plans that we requested but the major item affecting us is not having this large 2 story element towering directly above our pool and back yard area. Our houses are not side by side, ours sets closer to the street such that their home directly overlooks our backyard and pool. We will get the full impact of the addition not only from our home's windows but significantly from our rear outdoor backyard where it will be in full view. Our useable backyard is limited to the side yard and about 15 feet from the rear of the house due to the large hill rising up behind our home, so most of our entertaining area is on that side of the house.

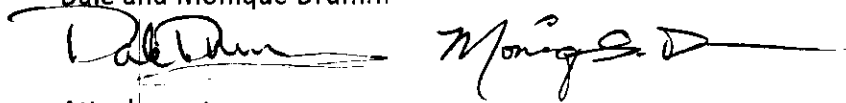
We are not asking them to not have a second story but are only requesting that the second story be inset so that it is not one giant flat stucco wall. This would reduce its towering effect, minimize its mass and also gives it some design elements and features, so it is at least pleasing to look at on a

daily basis. The rooms that would be affected by this change to the second story would be the office and bedroom #5. Any reduction in room size would not significantly disrupt the use of the rooms especially with all the other rooms within the existing and proposed home. The Town's own Residential Guidelines section 3.3.2 specifically recommends this technique to minimize the second story visual impact.

We urge the commission to see this project from our point of view and ask yourself would you like to look at this if you lived in our home as it is now proposed or would you rather see it as shown in the attached sketch as option number two with the second floor inset?

Thank-you

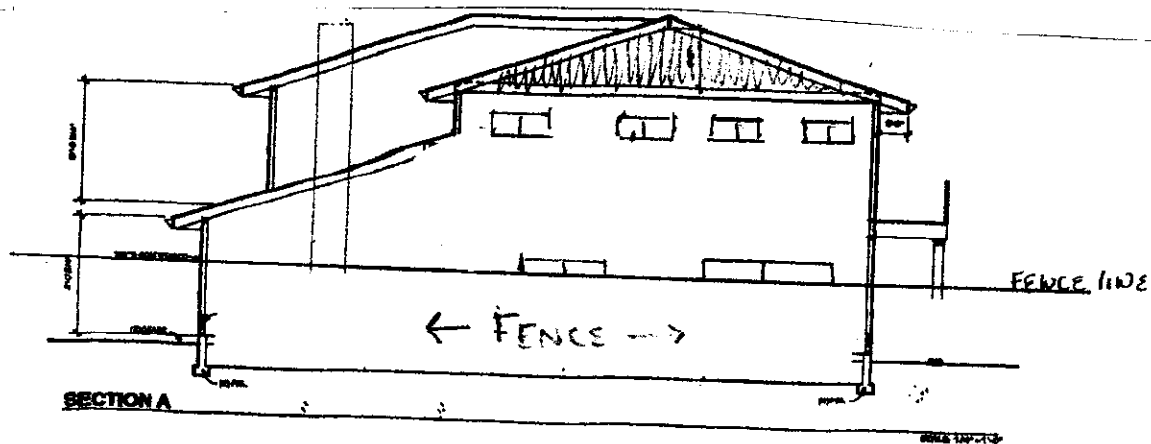
Dale and Monique Drumm

The image shows two handwritten signatures in black ink. The first signature, on the left, is 'Dale Drumm' and the second, on the right, is 'Monique Drumm'. Both signatures are written in a cursive, flowing style.

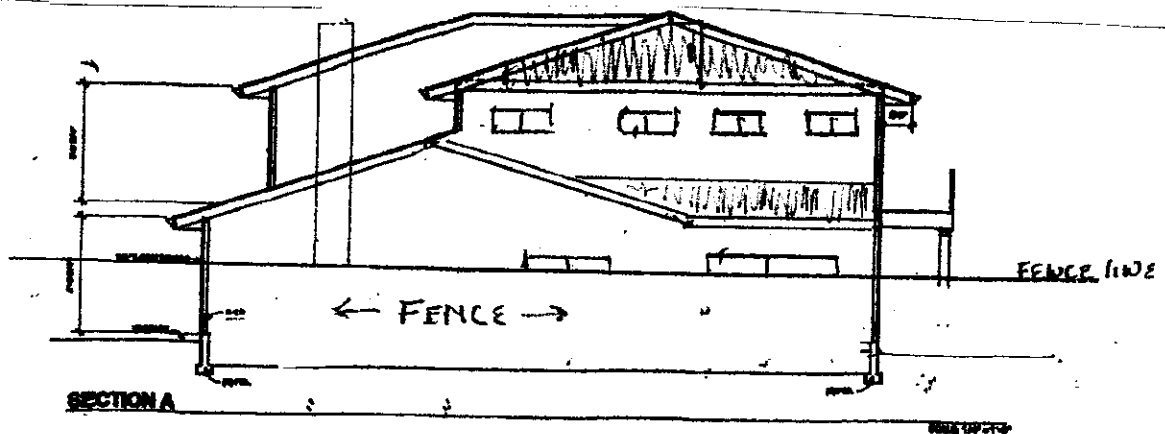
Attachments;

Email of 5/15/26 and attached sketch

Google map view of subject property and the Drumm's property



CURRENT ELEVATION
option 1



REVISED ELEVATION WITH 2ND STORY SETBACK
2 TO 3 FEET

option 2

SENT WITH EMAIL DATED 5/15/26
TO THE EDDINGTONS

From: Dale Drumm
Subject: Re: Latest plans for review dated 5/13/2026
Date: May 15, 2026 at 4:46 PM
To: Margie Eddington

Hi Margie and Chris,

Thanks for sending the plans over. I took a look at the new plans and here's my comments.

1) Removing the stairs is great, moving the deck back is a definite improvement, and the adding of a privacy lattice another good idea. Thank you for that. I would have liked it moved farther back but we can live with that.

2) Yes, reducing the size and raising the second floor windows is acceptable.

3) The bottle brush tree should remain and be left as large as possible to screen the structure from view. There's not much room for additional planting but once the structure is up we could review what could be planted to help.

4) I'm disappointed that your architect did not provide an elevation of the south side, especially since this is where all the new construction will take place and we are the only neighbor affected.

I have attached a quick sketch of your current plan Option 1, and a second one Option 2, with the second story set back 2-3 feet so another roof element is added and the front gable comes down so it gives a uniform look.

I definitely would prefer looking at Option 2 with the set back. Previously would have been standard treatment by all the cities for second floor additions next to neighbors and the standard was always 5 feet for the setback. Surprised this did not come up.

Sorry to say but I think this needs to happen if I'm going to stare at this from my living room windows for the rest of my life.

One other item in reviewing the notes, on the site plan page it references a composition roof, on the elevation page it references a metal roof and yet your current roofing material is S-tile. So which is correct?

Thanks,
Dale Drumm