



PACIFIC BLUE DEVELOPMENTS

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**May 15, 2026
Response Letter**

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

PLAN CHECK CORRECTIONS

Project.: 695 Bicknell Road Review Date: 02/05/2026

Project Description: A rear addition on an already second level and on first level

Permit Center:

Ms. Samina Merchant/ Sean Mullin

Response to CDG - Larry L. Cannon (707) 843-5747

I (we) have responded to the recommendation from Larry at CDG. I have added my responses in red following each comment. If you have any question please call or email me.

Comments:

1. There is something missing and not coordinated at the second floor addition over the home entry. The floor plans call for an open space to the floor below but does not show an exterior wall. **Ans: The plans have been corrected to fix this on sheet A-2 and A-4.**
2. New windows and doors have sizes and proportions compatible with the existing house but do not show surrounding trim to match the existing openings as required by the Residential Design Guidelines. **Ans: Have added trim to doors and windows on sheets A-2, A-2.1.**
3. The new rear balcony across the full width of the rear facade is missing a supporting column at one end and has an unnecessary and awkward added single column at the second floor. **Ans: We have removed unnecessary column on second level. The missing column on round level at end is missing due to location to swimming pool and has been engineered for not having column.**
4. The rear balcony lacks a beam over the columns which would not be consistent with Residential Design Guideline 3.10.1. **Ans: Per RDG 3.10.1 and 3.10.2 This balcony extends past the roof line and this does not allow for columns to roof. We have made the design change to wood to comply with RDG 3.10.1 and 3.10.2**
5. The metal railing at the rear balcony would not be consistent with Residential Design Guideline 3.10.1. **Ans: We have made the design change to wood to comply with RDG 3.10.1 and 3.10.2 on sheet A-2.**

6. There is one other substantial concern that has some visual design issues but may be more of an issue of the applicant's construction detailing. The current proposal has an awkward front first floor roof form caused by the desire to have front-facing windows on the Bedroom 5 facade that match the existing second floor windows on Bedrooms 3 and 4. This would have some impact on the roof form view from the street but might not be critical. This roof form could be a potential construction roof drainage and waterproofing issue for the owner since it directs roof drainage into the adjacent wall rather than away from it which is usually the preferred solution. **Ans: After review of the two options provided by Larry at CDG we have decided that option "A and B" would cause structural changes and modify the lower living room ceiling. However we have changed the design to extend the existing roof to the new exterior wall for better weather proofing. Changes to sheets A-2 and A-4 as windows sizes have been reduced.**

Thank You,
Michael Radu - Pacific Blue Developments
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