



**TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
110 E. Main Street
Los Gatos, CA 95030**

**APPEAL OF THE DECISION OF
DEVELOPMENT REVIEW COMMITTEE**



PLEASE TYPE or PRINT NEATLY

I, the undersigned, do hereby appeal a decision of the DEVELOPMENT REVIEW COMMITTEE as follows:

DATE OF DECISION: 6/28/2026

PROJECT/APPLICATION: MR-26-001

LOCATION: 885 Bicknell Road, Los Gatos

Pursuant to the Town Code, any interested person as defined in Section 29.10.020 may appeal to the Planning Commission any decision of the Development Review Committee.

Interested person means:

1. **Residential projects.** Any person or persons or entity or entities who own property or reside within 1,000 feet of a property for which a decision has been rendered, and can demonstrate that their property will be injured by the decision.
2. **Non-residential and mixed-use projects.** Any person or persons or entity or entities who can demonstrate that their property will be injured by the decision.

LIST REASONS WHY THE APPEAL SHOULD BE GRANTED:

See attached letters sent to the planning department on 3/16 and 6/11/2026. We are the only adjacent home that is affected by this large two story addition that will be towering over our property. We have requested that the second story portion be moved back so it is not just a large flat stucco wall that will tower over our home and back yard area. No one seems to care about what the adjacent homeowner has to see, therefore we are appealing.

IMPORTANT:

1. Appeal must be filed not more than ten (10) days after the decision is rendered by the Development Review Committee. If the tenth (10th) day is a Saturday, Sunday, or Town holiday, then the appeal may be filed on the workday immediately following the tenth (10th) day, usually a Friday. Appeals are due by 4:00 P.M. ***If an appeal is filed on a Friday, they must be submitted by 1:00 P.M.***
2. The appeal shall be set for the first regular meeting of the Planning Commission which the business of the Planning Commission will permit, more than five (5) days after the date of the filing of the appeal. The Planning Commission may hear the matter a new and render a new decision in the matter.
3. You will be notified, in writing, of the appeal date.
4. Contact the project planner to determine what material is required to be submitted for the public hearing.

RETURN APPEAL FORM TO COMMUNITY DEVELOPMENT DEPARTMENT

PRINT NAME: Dale Drumm SIGNATURE: _____

DATE: 7/1/2026 ADDRESS: [REDACTED]

PHONE: [REDACTED] EMAIL: [REDACTED]

OFFICE USE ONLY

DATE OF PLANNING COMMISSION HEARING: _____

COMMISSION ACTION:	1. _____	DATE: _____
	2. _____	DATE: _____
	3. _____	DATE: _____

PLAPPEAL \$ 271.00 Residential
PLAPPEAL \$ 1,081.00 Commercial
PLAPPEAL \$ 110.00 Tree Appeals



Town of Los Gatos
CDD
110 E Main St
Los Gatos, CA 95030
+1 (408) 354-6835
Town of Los Gatos

07/01/2026 10:28AM HMenicucci
Receipt Number: BPD-000003186
000867-0003
Payment effective date 07/01/2026

MISCELLANEOUS

APPEALS (PLAPPE)

2027 PLAPPE

1 @ \$271.00

\$271.00

\$271.00

Subtotal

\$271.00

Total

\$271.00

Tenders

CHECK

\$271.00

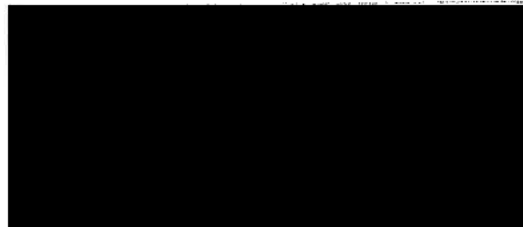
Check Number 2620

Change due

\$0.00

Paid by: DALE M DRUMM MONIQUE S DRUM

Comments: MR-26-001 695 BICKNELL RD
APPEAL



Thank you for your payment

Town of Los Gatos COPY
DUPLICATE RECEIPT

Dale and Monique Drumm

6/11/2026

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

Project PRE25-01176
695 Bicknell Road

We see on the Town's online portal that our neighbors have submitted new plans for their proposed remodel at 695 Bicknell Road, seeking approval from the Town to construct a 1122 square foot addition to their home.

We have reviewed the new plans from the Town's website and are not happy with the plans and how it impacts our home which is directly adjacent and to the south. Our home is ***the only*** home directly affected by the new addition since all of the proposed addition is on the rear south building corner of their house. The proposed addition would directly overlook our pool, and the main entertaining area of our backyard.

We have met with the Eddington's several times and see that some of our concerns referenced in our letter of 3/16/26 were made, smaller second story windows, removing the staircase adjacent to us and shortening the rear deck. Our main problem is that the design is still one giant flat stucco wall going from single story at the front to two story at the back with no architectural elements, or design features at all to break up the large flat surface that we will be looking at on a daily basis. We had suggested, in our previous letter referenced above that the second story be inset so it is not just one giant flat stucco wall. This would allow the front living room to have its rear roof line come down towards the back yard and a roof element would be formed over the new inset second story area. This also sets the second story element back so it doesn't seem so close and tower over our property. Thus, achieving a design that's attractive in appearance and mass, and not overwhelming the one story portion of our home and dominate our views and backyard area.

In reviewing the Town's Residential Guidelines this approach is specifically noted in section 3.3.2 Take care in the placement of second floor masses. Unless the architectural style traditionally has the second floor front wall at or near the first floor wall, set the second floor back from the front facade a minimum of 5 feet.

- _The design of two story homes constructed adjacent to one story houses should include techniques to minimize their visual impact and provide transitions in scale.

Some techniques include:

- Step down to one story elements near the side setbacks
- Provide substantial side setbacks for the entire house
- Provide substantial second floor side setbacks
- Use hip roofs at the sides rather than gables

There are other references in the guidelines that also reference respect for adjacent neighbor's views and sensitivity to the bulk and mass of any new construction (1.4, 2.3.1, 2.3.6, 2.5.2) The current design just fills in the back rear vacant area with a square box and stacks a larger box on top of it and then they attach a large 46.5 foot deck across the rear. The large second story element is the dominating feature that negatively impacts our property. The current design is not what I deem very architecturally attractive, it just achieves maximum interior square footage at no consideration for what it looks like from the exterior.

We purchased our home because of the privacy it offered and the serene backyard views and would like to keep it somewhat that way and being senior citizens, we don't plan on moving. We are not opposed to them increasing the square footage of their home, we just don't need to have it negatively impact the privacy and views of our property. Right now, the two story element of their home is about 50 feet from the property line, has no windows and blends in so its not dominating. Building the proposed addition out to the side setback makes it tower over our property and dominates our views to the north and makes our area feel crowded in by the impact of the height of the structure. The more the second story is setback the less the impact. Yes, they have the right to build an addition, but we also have rights too.

In addition, we would also like to see on whatever plan is approved, that the bottlebrush tree adjacent to the living room be saved. And, that a new tree be planted in the area between the fence and new first floor game room and not put directly against the fence but more toward the new addition. We request that these changes be considered before the project is approved.

Sincerely,
Dale and Monique Drumm

Dale and Monique Drumm

3/16/2026



Project PRE25-01176

695 Bicknell Road

We were just informed by our neighbor who just put up a sign in their front yard that they were seeking approval from the Town to construct a 1122 square foot addition to their home.

We have reviewed the plans from the Town web site and are not happy with the plans and how it impacts the privacy of our property which is directly adjacent, and to the south of their property. Since the majority of the proposed addition is on the rear south building corner it has a major impact on our privacy. The proposed addition would directly overlook our pool, backyard area and living room windows. Furthermore, the setback referenced on the side yards is shown as 8 feet when the zoning references 15 feet and some of the structure and staircase are encroaching this setback.

Their plans do not show the south elevation for some reason, except for a cross section, but it appears we would be looking at a large flat 2 story stucco wall with 2 large windows and an exceptionally tall living room chimney on the south wall. The plans also show a large deck that goes all along the rear of the house with a staircase at the south side directly adjacent to our property, again invading our privacy.

If this addition is approved this would be one of the larger homes in the neighborhood and we question how this meets the Town's Residential Design Guidelines specifically section 3.11.2 as to intrusions on adjacent residences.

We are definitely opposed to the addition as it is currently proposed. Some of the items of main concern are:

- 1) No 2nd story windows facing our property
- 2) Inset the 2nd story on the south side so it is not one big flat stucco wall. This would allow a roof element to break up the wall at the top of the first floor.
- 3) No deck on the rear south side of the house past the proposed bathroom and move the staircase to the middle or other end.
- 4) We also question the need for all the square footage.
- 5) The improvements are not to encroach the 15 foot setback.

Sincerely,

Dale and Monique Drumm

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