



PACIFIC BLUE DEVELOPMENTS

35 Colleen Way
Campbell CA 95008
radu@mac.com

(408) 504-6826 Cell

May 17, 2026
Letter of Justification

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

Project.: Minor Residential Application Michael Radu-26-001 at 695 Bicknell Road

Review Date: 02/02/2026

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

Permit Center:
Samina Merchant / Sean Mullin

- A. This project complies with Town of Los Gatos - Single and Two Families Residential Guidelines
- B. As shown on the architectural design sheets A-1 through A-6 this design for the addition meets the current Zoning standard, FAR, square feet, height and setbacks.
 - i.) The design follows the Residential Guidelines with careful attention to match the existing residence. The second level addition is simply an extension of the existing second level. It stays at the same height as the current house. We use the same materials.
 - ii.) For providing privacy for the neighbors we altered the design:
 - a.) We have removed the rear set of stairs to the rear balcony.
 - b.) In addition, after meeting with the neighbors, we shortened the rear balcony to greater than 21 feet away from the property line. The fact is that the balcony is 21 feet 2.5 inches away.
 - c.) And, we have reduced and raised the window sizes that face the neighbor.
 - d) Homeowners also obtained an official survey of the property to verify setbacks. Their property setbacks are greater than originally shown on the drawings, which are noted on the design. So, the project in no way interferes with setbacks 15-foot side setbacks, which would be the only ones in consideration.
 - iii.) Neighborhood context:
 - a) This current design will not increase the existing overall height of the residence. It stays the same. It is not the tallest building in the neighborhood. 693 neighbor height is taller.

EXHIBIT 4

b) This design does not bring the square footage and FAR to the maxim allowed, and it is not the largest FAR. See table on sheet A-1.

c) This design does not result in the largest square footage: See table on sheet A-1.

C. Included is the response to the Consulting Architect recommendations.

Note regarding the columns in the back yard: Because we have changed the design to shrink the balcony to move it farther away from 697 Bicknell in order to increase privacy, we had to change the columns. As shown on the rear elevation, they are not perfectly centered. However, they are equidistant from each other. We worked to find the ideal locations to increase safety and improve sight-lines out of the way of foot traffic for doorways and out of sight-lines from inside the kitchen and family room. We even moved sliding glass doors in the new addition game room to increase the wall space between the two sets of doors so that we could visually block it from view from inside and keep it out of the foot path to the doors.

D. The town arborist came by and said there were no issues with the trees. We are not adding the stairs, so nothing touches the trees. He said he would submit his letter to the town.

E. Homeowners Margie and Chris Eddington's neighborhood outreach:

i., ii., iii.) We have spoken to the neighbors on either side of us – Bob and Sue Beck at 693 Bicknell and Dale and Monique Drum at 697 Bicknell. We have spoken on and off to Bob and Sue for over 5-10 years, and they helped us in Dec 25-Jan 26, letting us know what slope their lot was and their square footage. We spoke occasionally with Dale Drum, and told him mid Feb that we have permits in. We also mentioned it to neighbors down the street as well – 689 Bicknell. There was a remodel two doors down (691 Bicknell) that took considerable time. We have a remodel going on above us (probably on Karl). We have spoken about it with neighbors on Smith Creek. We did not knock on doors because no one has knocked on ours and did not know that was customary. But since the comment letter, Margie and Chris have talked with the Drums (see next response).

F. In relation to the second floor balcony:

i., ii. Addressed:

Once we received the letter to the town from Monique and Dale Drum (697 Bicknell) stating their opposition to the plans as proposed regarding privacy in the backyard, Margie and Chris reached out (March 22) and set up a time to meet. March 26, they came over to their house to look at the plans from our backyard. They listened to their concerns and proposals and discussed options.

As a result of this meeting, homeowners elected to do the following:

a) Remove the rear stairs from the balcony/deck.

b) Decrease the rear balcony total length, moving it 4 feet farther away from their property (as well as from the pool side to make it architecturally harmonious). So the distance from the fence and property line is now greater than 21 feet. The first comment letter from the town says the balcony needs to be 10 feet from side property. So the balcony meets the requirements. It is even greater than the 15-foot side setback.

c) Increase privacy by adding lattice. Without the input or suggestion from the Drums, the homeowners asked the architect and contractor about adding lattice. So we have elected to install lattice on the 5-ft side of the balcony that faces 697 Bicknell from the railing to the roof line in order to block the view looking towards their backyard.

c) Decrease the size of the windows facing their house. They will be smaller (only 18 inches) and are now located higher so we can't look out, for better privacy, but still maintain our desire for light and cross breeze.

d) Plant trees if desired. We discussed and are happy to plant trees along our shared fence on our side to create more privacy. But given they have a pool there, we have asked to work together to decide which type of trees are best.

e) Friday, May 15, Margie emailed the plans to Dale and Monique to ask what they thought about the changes they made. Margie will email the response separately.

Thank You
Michael Radu - Pacific Blue Developments
radu@mac.com
(408) 504-6826

This Page Intentionally Left Blank