

Zahra Hajihashemi, and Moha Hajirostam

Mailing Address:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

9/4/2026

Town of Los Gatos Planning Commission

c/o Community Development Department — Planning Division

110 E. Main Street, Los Gatos, CA 95030

Re: Comments and objection regarding the proposed second-story addition at 16717 Chirco Drive (APN 424-20-014), Minor Residential Application MR-24-018 — from the adjacent property owner at [REDACTED]

Dear Chair and Members of the Planning Commission,

As the property owners at [REDACTED], adjacent to 16717 Chirco Drive, we are writing to express our concerns regarding the proposed second-story addition at that address (MR-24-018). We respectfully request that the Commission refrain from approving the project as currently designed until revisions are made to address these concerns.

Our concerns and some suggestions are outlined below:

A. Privacy: The proposed second story includes two windows on the east and southeast and one window on the north elevations. These windows provide a direct line of sight into our backyard and swimming pool. Given that our family frequently utilizes the pool and backyard, these windows raise significant privacy concerns. (Figure 1)

B. Height and Shadowing: The proposed second story addition is among the taller structures in the immediate neighborhood, and current shadow study exhibits do not clearly depict the true effect on our property. Our backyard relies on direct sunlight to warm our pool and sustain the trees and landscaping. The addition of the second story will increase the shadow cast over our

backyard, particularly in fall and winter when sunlight is most crucial for maintaining the yard and pool's warmth. This will restrict our use of the backyard and pool during those seasons. The residential design guidelines emphasize the significance of minimizing shadows. A comprehensive study that evaluates the shadow impact of both the planned ADU and the second story would provide a clearer understanding of the sunlight loss our property will experience once the entire project is completed. While a shadow study is not mandatory for the ADU, considering the impacts of both the ADU and the second story structures together would reveal the extent of sunlight loss. A redesign of the second floor would significantly reduce both shadows and privacy concerns.

C. Character and Mass: A further concern is the character and mass of the second-story addition. This addition is completely out of character to the existing one-story house. It is not well integrated as the massing is completely lopsided. This goes against the residential design guidelines (Chapter 3). From our backyard perspective, it will appear as a substantial, uninterrupted two-story wall. The addition should be oriented along the length of the house, rather than the current perpendicular direction. Many of these points are highlighted in the peer architectural review conducted by Cannon Design Group (Figure 2). Additionally, in the town's own review comments to the applicant (Figure 3), it is mentioned that the project exceeded the maximum allowable floor-area ratio (FAR) by 79 square feet. The applicant disputes this, so the FAR remains unresolved in the record.

D. Suggestion #1 to reduce mass and address privacy concerns: To address both mass and privacy impacts, we identified an open area (area A in Figure 4) adjacent to the living area on the second floor (area B in Figure 4). The living area B could be constructed within area A, adjacent to the street-facing windows, thereby utilizing the street-facing windows and eliminating the necessity of having two windows facing our backyard (marked with red crosses in Figure 4). The third window can be eliminated by constructing a window on the west-facing wall (indicated by the green arrow in Figure 4). These modifications would address privacy concerns by eliminating the unwanted windows, while simultaneously reducing mass by eliminating the unoccupied area (area B).

E. Suggestion #2: Another suggestion to address mass and privacy concerns is to construct the second story closer to the main house (Figure 5). For this option to be effective, it should be combined with relocating area B to area A, eliminating the side windows, and removing the additional space. This comprehensive approach would effectively address both the excessive mass and privacy issues.

F. Suggestion #3: Figure 6 presents additional modifications that address our concerns without reducing the square footage. Please note that, all the above-mentioned suggestions are merely preliminary proposals to demonstrate that our concerns can be addressed with reasonable

modifications to the current plan. The precise changes and details should be determined and provided by the project owner.

G. Notice of the second story: In the limited text-message communications we received from our neighbor regarding his project (Figure 7), the scope of the project was explicitly stated as the addition of an ADU for his parents. Notably, no mention was made of a second-story addition. We became aware of the second-story addition only when the story poles were erected and the town's project sign was installed. This clarification serves to explain the timing of our comments.

We respectfully request that the Commission refrain from approving the project as currently designed until revisions are made to address our concerns as outlined above. We have proposed several design modifications to demonstrate that addressing our concerns is feasible with making reasonable changes to the current design.

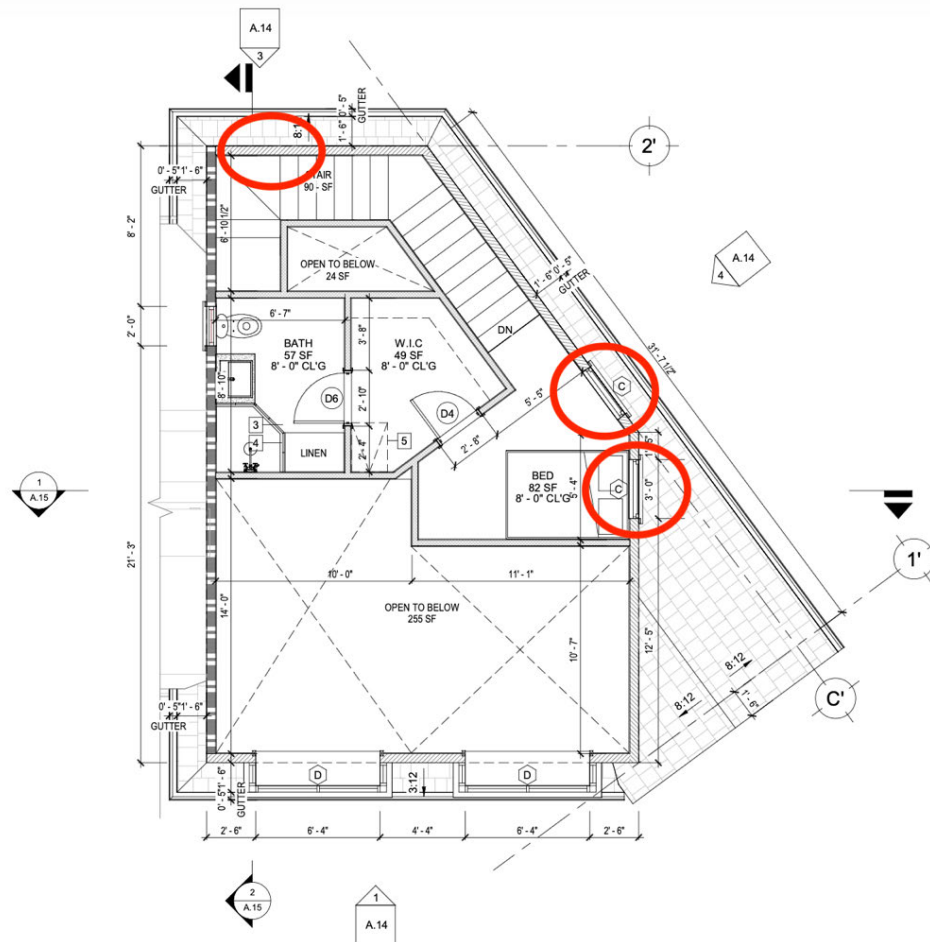
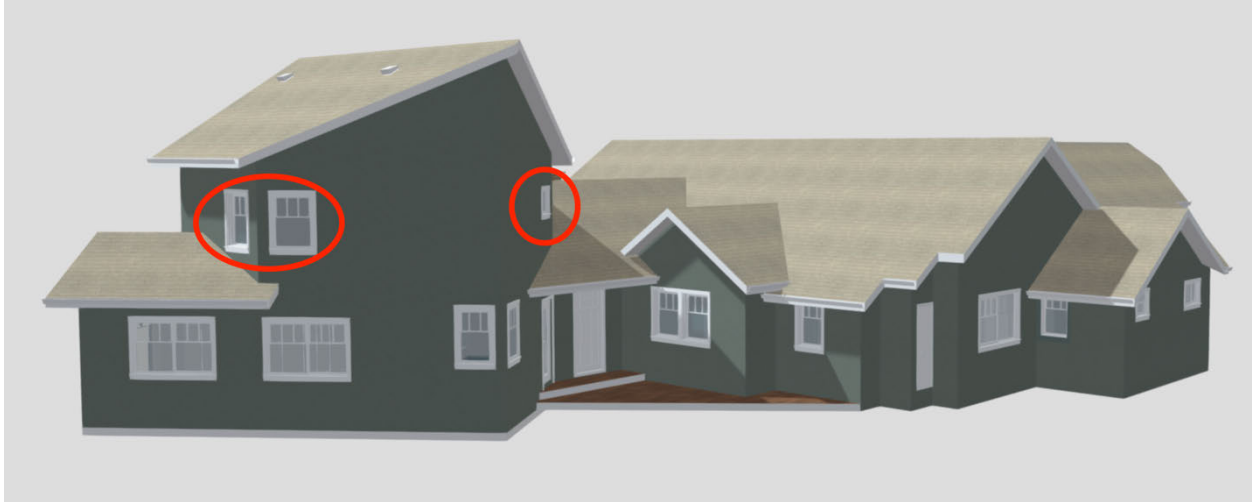
Thank you for your time and attention to this matter. We respectfully ask the commission to consider the concerns and suggestions described above and to notify us of any hearing or decision on this application and of the applicable comment and appeal periods, so that we may participate. We remain willing to work constructively with the Commission, Town staff, and the applicant toward a fair and reasonable resolution.

Respectfully,

Zahra Hajihashemi

Moha Hajirostam

cc: Maria Chavarin, Assistant Planner, Town of Los Gatos (mchavarin@losgatosca.gov)



1 PROPOSED 2 ND FLOOR PLAN
1/4" = 1'-0"

Figure 1: Windows facing [REDACTED] Backyard, providing direct sight into the backyard and pool.

The proposed garage and second floor bedroom addition are not consistent with several Residential Design Guidelines.

1. The addition is very awkward and not consistent with the Residential Design Guideline 3.1 Principles.



Figure 2: Findings by Cannon Design Group.



**TOWN OF LOS GATOS
PLANNING DIVISION
SECOND REVIEW COMMENTS**

street parking requirement is no longer be applicable.

- The proposed project currently exceeds the maximum allowed Floor Area per Town Code.
Response: The Floor Area was reduced by 2sf to 3619 and now meets the Town Code.
- As currently designed staff would not be able to support the project. The application would require review at the Planning Commission public hearing level and require additional fees. The Planning Commission will review the applicant's Letter of Justification for not meeting the Consulting Architect's recommendations, not meeting the required on-site parking, and exceeding the maximum allowable FAR. To approve an application the Planning Commission must make findings that the project meets the Town Code and Residential Design Guidelines.
Response: as itemized and explained above, the project was revised to meet the Town Code and Residential Design Guidelines.
- Staff recommends that the applicant's team schedule an in-person meeting with staff to discuss the proposed project and options.
Response: Property owner and Design Team members met with Ms. Erin Walters and Mr. Sean Mullin on 12/17/25 by Zoom. A subsequent email exchange was noted. The valuable feedback was wholly incorporated into the revised design. Previous meetings also included 7/23/25 and 11/21/25 with LG planning staff.

DEVELOPMENT PLAN DEFICIENCIES:

Development Plans

- 1) Sheet A.00:
 - a. Revise the Floor Area listed in the Project Data to read as follows:
 - i. Residence
Allowed (0.29) 3,619 S.F.
Response: We have revised the Floor Area in the Project Data.
 - b. The proposed project is over the maximum allowed floor area by 79 square feet. When adding 309 sq. ft. (second floor) plus 77 sq. ft. (stairs – should be counted for the second floor only) this totals to 386 sq. ft. When adding the existing square footage of the residence (3,312) plus 386 this number totals to 3,698 sq. ft., which is over the maximum allowed FAR by 79 sq. ft. Reduce the square footage by 79 square feet. Please revise FAR accordingly.
Response: The proposed second-floor area of 307 sq. ft. already includes the stair area. Therefore, the total floor area of the residence is calculated as the existing floor area of 3,312 sq. ft. plus 307 sq. ft., which equals 3,619 sq. ft.
 - c. Revise the required front yard setback to read, 25 ft.
Response: The required front yard setback has been revised.
 - d. How many parking spaces exist on site? Add the interior dimensions of the existing detached garage.

Figure 3: FAR exceeding the max allowed in town's communication to the applicant.

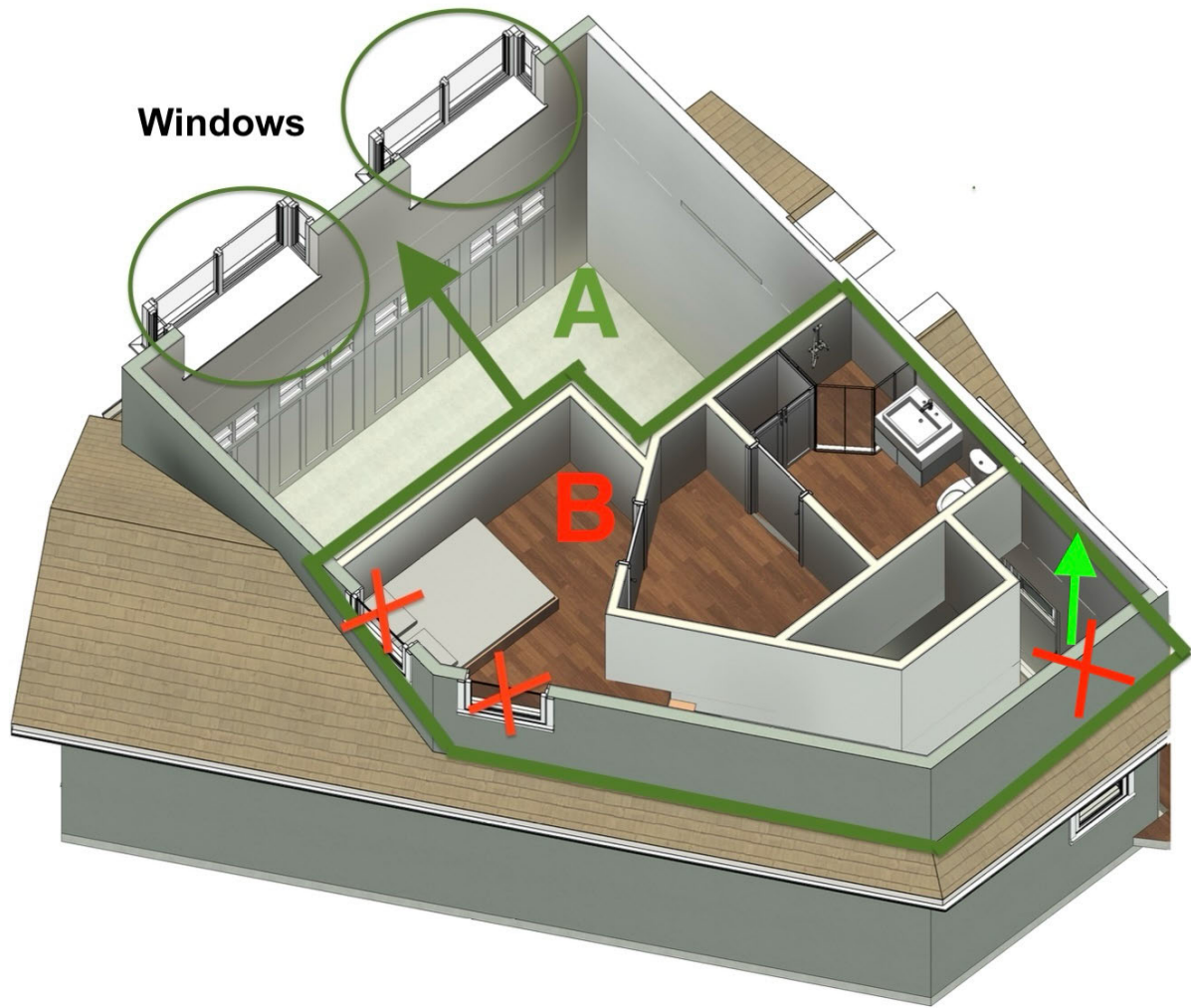


Figure 4: Proposal to construct the living area in A and eliminate the side windows and area B.

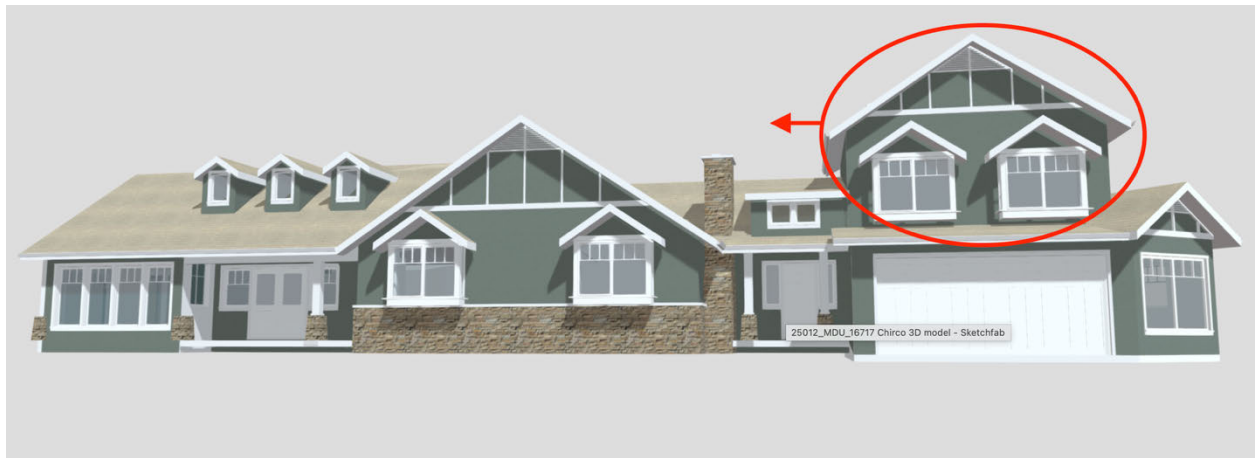


Figure 5: Proposal to construct the second story unit adjacent to the existing house.

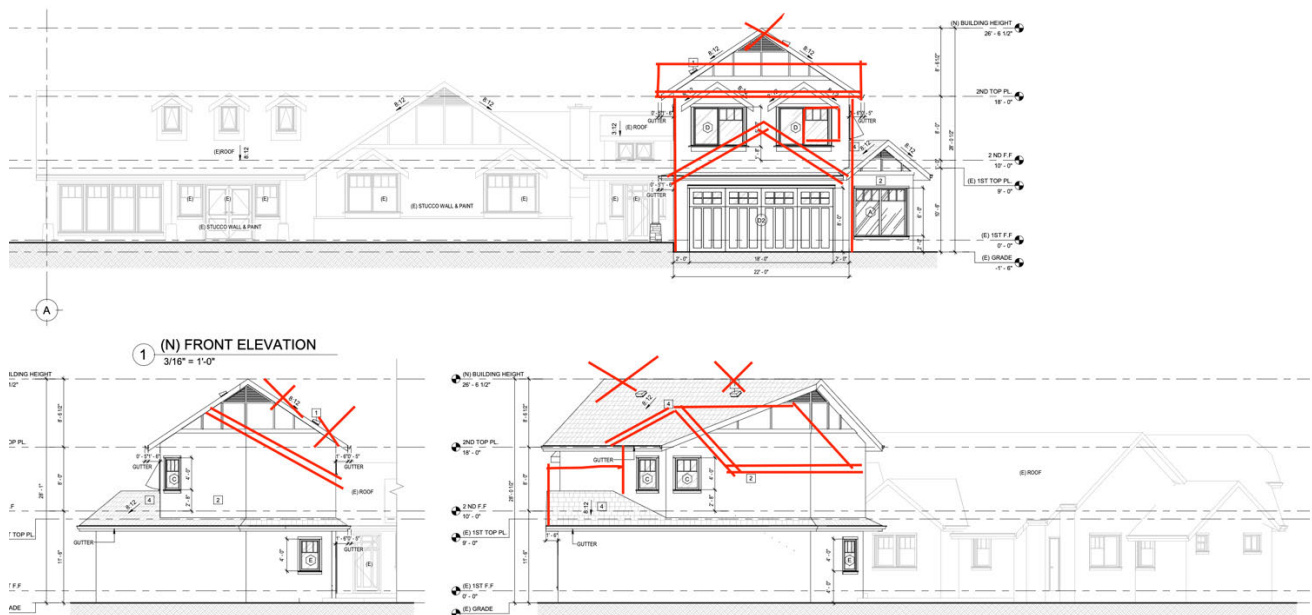
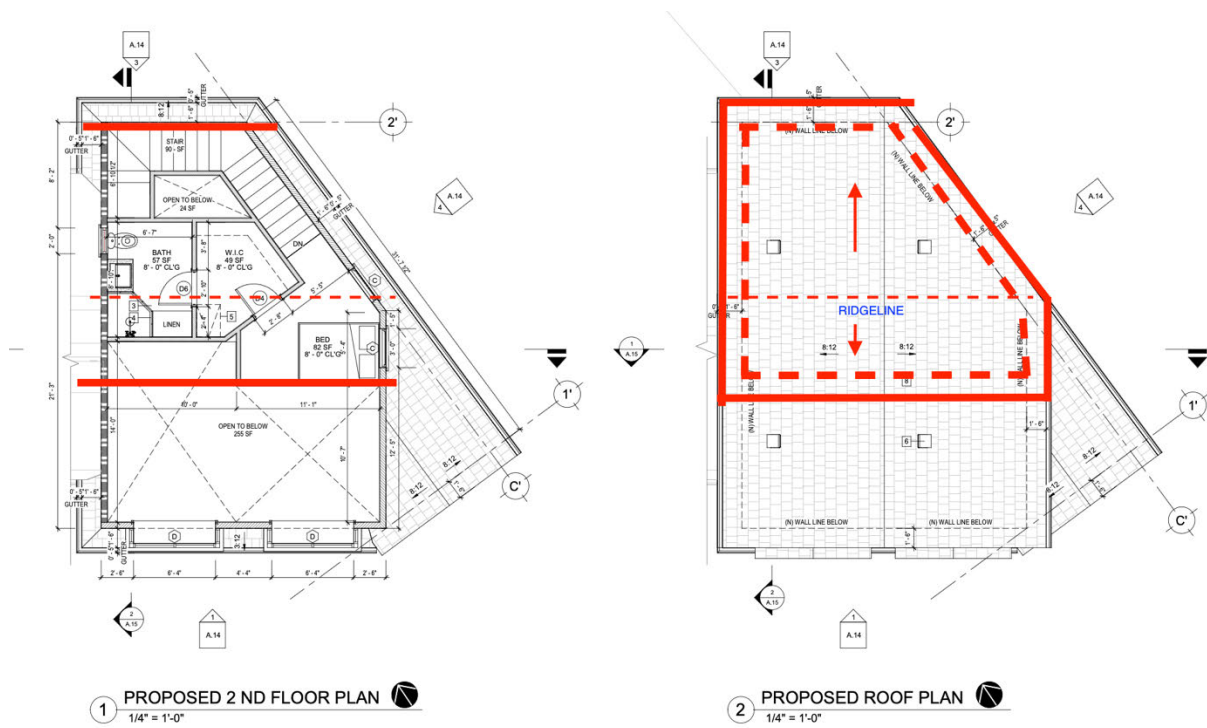


Figure 6: Design modifications to address mass, height and privacy concerns.

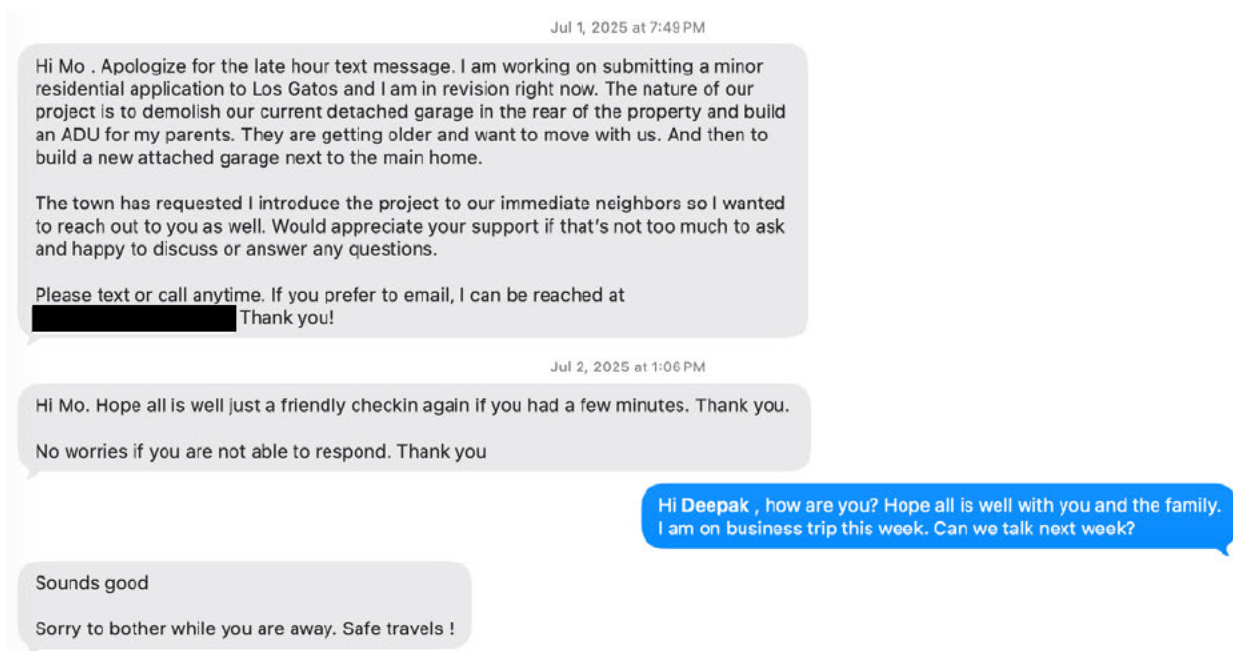


Figure 7: Text message communication regarding the project.