



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

800-3187

PAID

JUL 01 2026

APPEAL OF THE DECISION OF
DIRECTOR OF COMMUNITY DEVELOPMENT TOWN OF LOS GATOS

PLEASE TYPE or PRINT NEATLY

I, the undersigned, do hereby appeal a decision of the DIRECTOR OF COMMUNITY DEVELOPMENT as follows:

DATE OF DECISION:

6/29/2026

PROJECT/APPLICATION:

MR-24-018

LOCATION:

16717 Chirco Dr, Los Gatos, CA 95032

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 Director.

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:

Concerns of Privacy, shadowing, Height & mass,
and Reduced side-yard setback.
Please see attached letter for details.

IMPORTANT:

1. Appeal must be filed not more than ten (10) days after the decision is rendered by the Director of Community Development. 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. 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 anew 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: Zahra Hajhashemi

SIGNATURE:

DATE: 6/25/2026

ADDRESS:

PHONE:

EMAIL:

OFFICE USE ONLY

DATE OF PLANNING COMMISSION HEARING:

COMMISSION ACTION:

1. _____
2. _____
3. _____

DATE: _____
DATE: _____
DATE: _____

PLAPPEAL \$ 271.00 Residential
PLAPPEAL \$ 1081.00 Commercial
PLAPPEAL \$ 110.00 Tree Appeals

Zahra Hajihashemi and Moha Hajirostam
Mailing Address:
Zahra Hajihashemi



Town of Los Gatos

Community Development Department — Planning Division
Attn: Maria Chavarin, Project Planner
110 E. Main Street
Los Gatos, CA 95030

Re: Objection to Proposed Two-Story Addition at 16717 Chirco Drive, Los Gatos, CA 95032 (APN 424-20-014) — Application No. MR-24-018 / Revised Plans dated 02/23/26 (Bay Area Project Pro)

Dear Ms. Chavarin,

I am the owner of [REDACTED] which is immediately east of, and shares a side property line with, the property at 16717 Chirco Drive. I am writing to formally object to the proposed project at that address as currently designed, and to ask that the Town not approve it without significant revisions. My concerns are: (1) loss of privacy from new second-story windows, including direct views onto my family swimming pool; (2) shadowing and loss of the sunlight my pool, trees, and landscaping depend on, and the inadequacy of the applicant's shadow study; (3) the height and mass of the new second story; and (4) the reduced side-yard setback combined with the new attached garage, both placed on the line shared with my home.

I recognize that several of the project's dimensions fall within the maximum limits of the R-1:8 zone. Compliance with maximum permitted standards, however, does not establish that the design is compatible with this neighborhood or that it adequately protects the adjoining properties. Because the project includes a new second story, it is subject to discretionary review under the Town's Residential Design Guidelines (Minor Residential Development). Those guidelines direct, among other things, that windows be placed to minimize views into the living and yard space of adjacent properties, and that new construction be compatible with the scale and character of the immediate neighborhood. I respectfully ask the Town to exercise that discretion and require the changes described below.

Specific Concerns

1. **Privacy — new second-story windows overlooking my property.** The project converts a single-story home into a two-story home, and that new second story is located on the east side of the house — the side directly facing my home, only eight feet from our shared property line. The east-facing second-story windows would look directly over the existing fence and into my rear yard and pool. In particular, my rear yard contains a swimming pool used by my family, and the elevated second-story windows would look directly down onto the pool and pool area — eliminating the privacy of an outdoor space my family uses and relies on. This is precisely the impact the Town's design guidelines are meant to prevent. I request that the second-story windows facing my property and pool be removed, relocated, reduced in size, fitted with permanently obscured (frosted) glazing, and/or raised to a minimum sill height of five feet, so they do not provide direct views into my home, yard, and pool.
2. **Shadowing, loss of sunlight, and an inadequate shadow study.** The applicant submitted a shadow (solar) study on Sheets A.18–A.20, modeling December 21 and June 21 at several times of day. That study depicts only the building masses of the surrounding homes. It does not show my swimming pool, my mature trees, or my rear-yard landscaping, and therefore does not evaluate the project's

actual shadow impact on the features of my property that depend on sunlight. I do not believe it accurately represents the impact on my yard. Because my home lies to the east of the new second story — and the applicant has placed the new second-story mass on the east side of the house, closest to my property — the added height would cast afternoon shadows, and especially long, low-angle winter-afternoon shadows, eastward across my rear yard, pool, and trees (a conceptual illustration of this afternoon shadow is attached as Exhibit A). This matters for two specific reasons: (a) I rely on direct sunlight to warm my swimming pool, and shading the pool would reduce the water temperature and the months it is usable; and (b) sunlight is necessary to sustain my rear-yard landscaping and the mature trees in my back yard, which would decline if they are overshadowed by the new second story. I ask the Town to require an independent, verifiable plan-view shadow study, including the winter solstice, that specifically locates and evaluates the impact on my pool and my trees and landscaping, and to require that the second-story massing be revised to reduce shadowing on my property.

3. **Height and mass.** The existing house is a single story, approximately 21'-9" tall. The proposal raises the structure to a full second story at roughly 28 feet (Sheets A.00 and A.14). As shown on the applicant's own Streetscape and Solar exhibits (Sheets A.05 and A.18–A.20), the homes immediately adjacent to the site are single-story and substantially shorter — including my own home at [REDACTED] (single-story, approximately 15 feet) and the neighboring 15625 Benedict Lane (single-story, approximately 14 feet). The proposed structure would be among the tallest on the block, and its tallest new mass is placed directly along my property line. The added height and bulk would loom over my home and rear yard and feel out of scale with the immediate streetscape. I request that the second-story massing be reduced and stepped back from my property line.
4. **Reduced side-yard setback and new attached garage.** The plans reduce the side-yard setback from the existing 16'-6" to 8'-0" and add a new 679-square-foot attached garage along the east property line my home at [REDACTED] shares with the subject (Sheets A.00 and A.01). Even if 8 feet meets the bare minimum, this change removes more than half of the existing separation between our structures, increasing the sense of enclosure and compounding the privacy and shadow impacts described above. I request that the existing greater setback be maintained, or that the garage be relocated or reduced in size and bulk.

Requests

For the reasons above, I respectfully request that the Town:

- (a) not approve the project as currently submitted;
- (b) require revisions to the second-story windows to protect the privacy of my home and yard;
- (c) require an independent, verifiable shadow study that accounts for my pool, trees, and landscaping, and a reduction in the second-story mass and setback impacts;
- (d) add me to the notification list for this application as an interested adjacent property owner, and notify me of any staff decision, hearing, or comment deadline;

Thank you for considering these concerns. Please confirm receipt of this letter and let me know the date of any decision or hearing and how I may participate.

Sincerely,

Zahra Hajhashemi & Moha Hajirostam

6/25/2026

Enclosures: Exhibit A — Conceptual Shadow Diagram;

