

July 20, 2026

Chair and Members of the Los Gatos Planning Commission

Re: Appeal of MR-26-005 – 127 Belhaven Drive

Dear Chair and Members of the Planning Commission,

I am the owner of the adjacent property at 123 Belhaven Drive and the appellant for this project.

Since filing my appeal, I have continued working with Town staff and the project architect in an effort to resolve my concerns prior to the hearing. I appreciate the willingness of both to engage in that process.

Those discussions have resulted in several revisions to the project materials. The shadow study underwent multiple revisions, and the project architect subsequently acknowledged errors in earlier shadow study submissions before providing revised analyses and additional perspective views. While I appreciate those efforts, two concerns remain unresolved.

1. Window 02 – Privacy

Window 02 is proposed as a clear-glazed clerestory window serving a second-floor restroom.

The architect has proposed interior window coverings as a means of addressing my privacy concerns. While I appreciate that proposal, interior blinds or shades are occupant-controlled features that may be opened, removed, or replaced over time. As such, they do not provide a permanent architectural privacy solution.

Although the window is a high clerestory, its orientation provides outward views that include portions of my front patio. That site-specific relationship is the reason I have requested permanently obscured or frosted glazing rather than interior window coverings.

Because the window serves a restroom while also providing outward views toward a neighboring outdoor living space, permanently obscured or frosted glazing would preserve the functional purpose of the window while providing a permanent architectural privacy solution that appropriately balances the needs of the project with neighboring privacy.

2. Supporting Project Information

During the review process, the shadow study underwent multiple revisions to address the issues identified in earlier submissions. Although the revised analyses represent an improvement, I continue to believe the project record lacks sufficient objective, dimensioned information for neighboring property owners and the Planning Commission to independently understand and evaluate the analyses supporting the proposal.

Specifically, I have requested dimensioned drawings illustrating the relationship of the proposed second-story addition to the existing residence. Those drawings would provide an objective basis for evaluating both the proposed addition and the revised supporting analyses.

Requested Action

I respectfully request that the Planning Commission:

1. Require permanently obscured or frosted glazing for Window 02.
2. Request dimensioned plans and supporting drawings sufficient to independently evaluate the revised project analyses, including the shadow study and the relationship of the proposed second-story addition to the existing residence.
3. If additional plans or supporting materials are submitted in response to these requests, provide an opportunity for public review before the Commission takes final action on the project.

Thank you for your time and consideration.

Sincerely,

Sharad Gandhi

Attachment A – Supporting Analysis

Project: MR-26-005 – 127 Belhaven Drive

This attachment provides supporting information for the concerns summarized in my accompanying letter.

1. Window 02

Background

Following my June 18 comments, the project architect contacted me to discuss my concerns regarding Window 02.

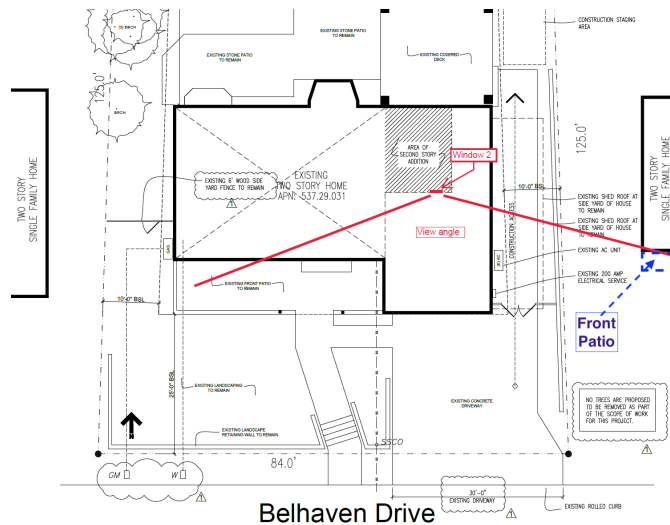
The proposed mitigation was the use of interior window coverings in lieu of permanently obscured glazing.

Remaining Concern

Although the window is a high clerestory, its orientation provides outward views that include portions of my front patio. Because that patio is a frequently used outdoor living space, the proposed clear glazing raises an ongoing privacy concern.

Interior blinds or shades are occupant-controlled features that may be opened, removed, or replaced over time. They therefore cannot provide a permanent architectural privacy mitigation.

Because the window serves a restroom while also providing outward views toward a neighboring outdoor living space, permanently obscured or frosted glazing would preserve the functional purpose of the window while providing a permanent architectural privacy solution.



2. Shadow Study Review

The shadow study underwent multiple revisions during the review process.

In subsequent correspondence, the project architect acknowledged errors in earlier shadow study submissions and provided revised shadow studies together with additional perspective views. I appreciate those efforts and recognize that the revised materials represent an improvement over the earlier submissions.

My remaining concern is not that revisions occurred. Revisions are a normal part of the planning process. Rather, after multiple revisions, the supporting materials still do not provide sufficient objective, dimensioned information for neighboring property owners or the Planning Commission to independently understand and evaluate the underlying project geometry used in the analyses.

For that reason, I continue to believe additional dimensioned drawings would materially improve the transparency and evaluability of the project record.

3. Supporting Information Requested

To facilitate an objective review of the project, I requested dimensioned drawings illustrating the relationship between:

- the proposed second-story addition;
- the existing residence;
- the existing garage; and
- the principal building edges relevant to the supporting analyses.

These drawings would provide an objective basis for understanding both the proposed addition and the revised analyses.

4. Project Review History

Project materials reviewed include:

June 3, 2026 Development Plan Set.

Revised shadow study submissions.

Revised perspective views.

Window Study.

Correspondence with Town staff.

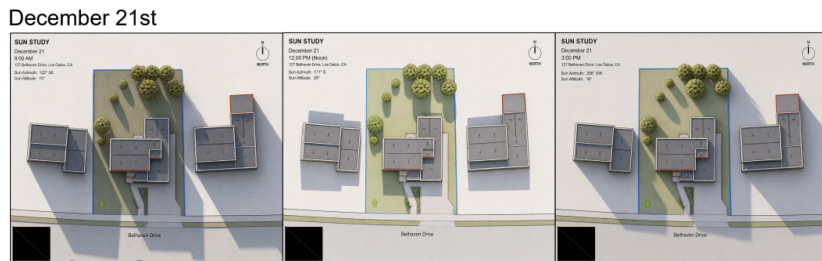
Correspondence with the project architect.

Attachment B - Timeline

Timeline of Revisions

2026-05-15

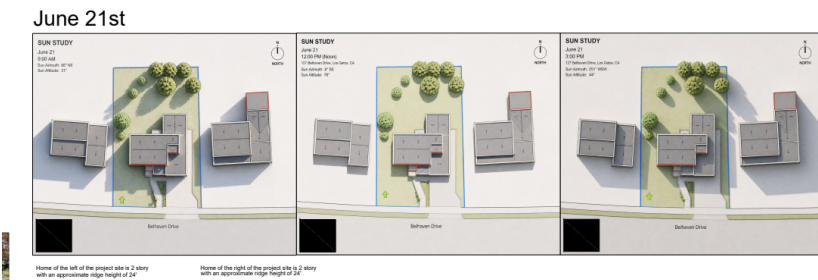
- Revision 1 of the shadow study which depicts shadows are oriented to the south which is not possible in the northern hemisphere and are seemingly impervious to movement of the sun from east to west.



- Unable to determine impact of project on my property
- Provided feedback to the planner

2026-05-19

- Revision 2 of the shadow study which is still incorrect and depicts shadows oriented to the south which are not possible in the northern hemisphere.



- Unable to determine impact of project on my property

- Provided feedback to the planner
- Provided photographs that confirm the incorrect depiction of shadows

2026-05-21

- Revision 3 : Received satellite images showing the current shadow patterns which confirm that shadows specially on Dec 21 at 3PM are oriented to the north east and into my backyard. However these do not include the proposed additions and their impact.



- Unable to determine impact of project on my property
- Provided feedback to the planner

2026-05-27

- Phone discussion with neighbor highlighting my concerns about the privacy impact of Window 02 and the incorrect shadow study that do not allow review of expected impact of the project.
- The neighbor mentioned that he expects Window 02 to use frosted glass for privacy as it is in the toilet area of the bathroom and intended to provide light.
- Phone discussion only.

2026-05-29

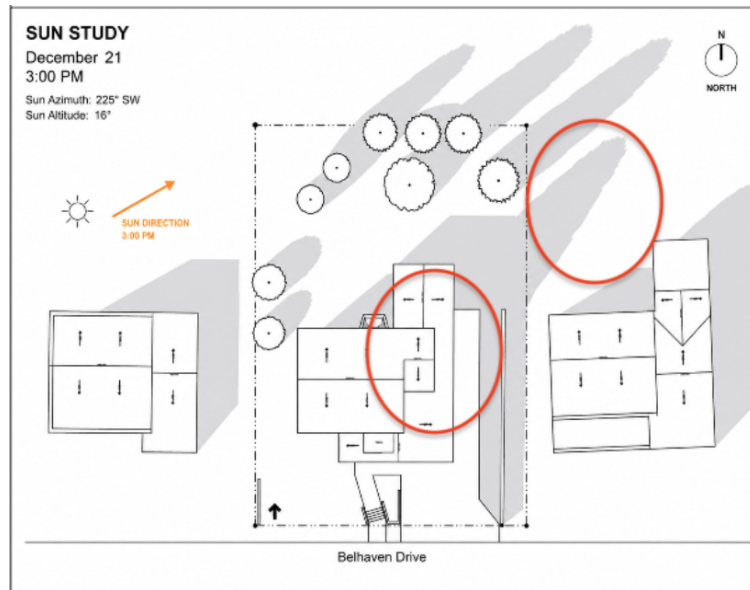
- Met with the Planning Director to discuss my concerns around the privacy impact of the project and also discuss the errors in the plan with the shadow study and depiction of Windows 03 and 04 as clerestory when they are not.
- Filed formal appeal as there was still no accurate shadow study provided and the questions around the privacy impact remained unresolved.
- Received updated documents from the applicant via planner that included
 - Revision 4 of the shadow study
 - Plans which show Window 02 as clear glass which was not aligned with the phone discussion on 2026-05-27

2026-06-02

- Deadline to file formal appeal

2026-06-03

- Revision 4 of the shadow study
 - Does not show any shadows cast by the proposed new addition
 - Depicts ghost tree shadows that significantly overlap where the shadow impact of new addition to my property would be.
 - Satellite images submitted in revision 3 confirm there is no such shadow
 - Additional errors like driveway casting shadow, some features casting shadows both towards and away from the sun



127 BELHAVEN DRIVE, LOS GATOS, CA
SHADOW STUDY
December 21st (Winter Solstice) – 3:00 PM

LEGEND
 [Grey box] EXISTING SHADOWS
 [White box] EXISTING BUILDINGS
 [Dashed line box] SUBJECT PROPERTY 127 BELHAVEN DRIVE



- Unable to determine impact of project on my property
- Provided feedback to the planner

2026-06-04

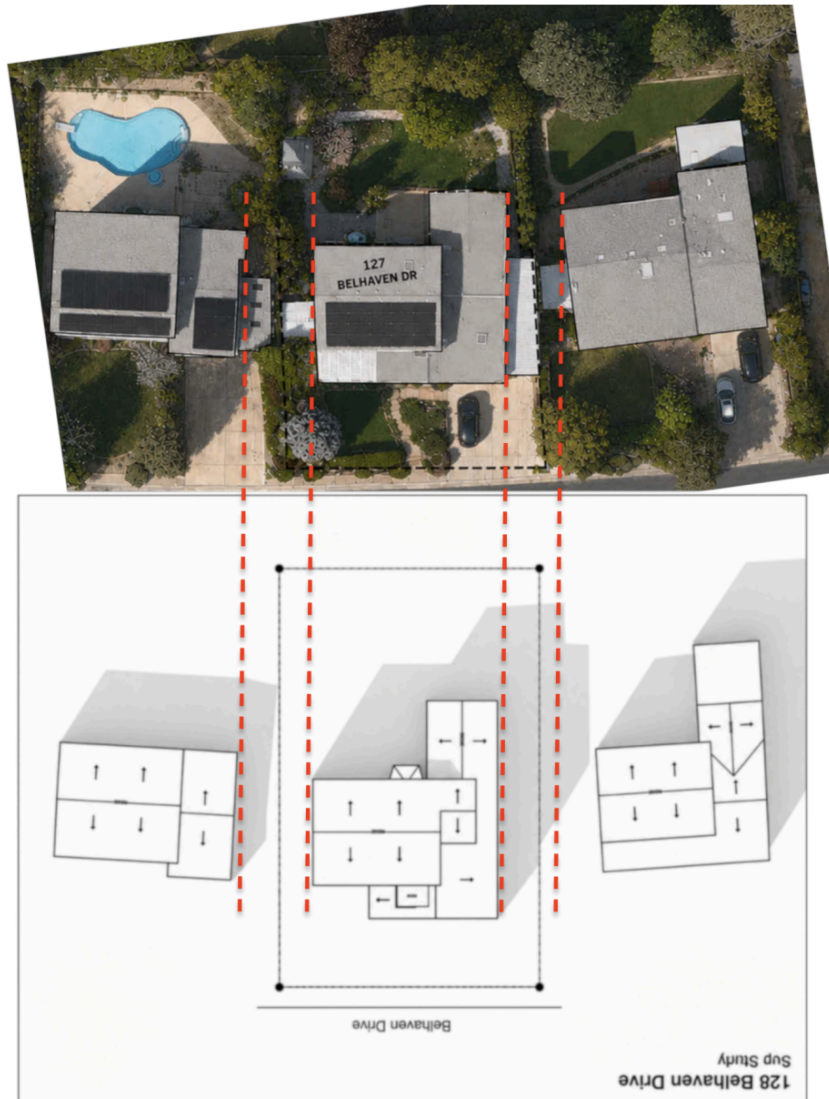
- The project plan is corrected to show Windows 03 and 04 as non clerestory.
- The applicant mentioned the reason for Window 02 clear glass is to have a view of the hills.
- Provided initial feedback to the planner regarding privacy impact of window 02. The intent for the window to provide outside views also includes views into my front patio and thus the privacy concerns.

2026-06-04 > 2026-06-18

- Discussion over email regarding my initial feedback and request from the applicant for my complete analysis and feedback via the planner.

2026-06-19

- Provided detailed feedback to the planner after doing an analysis of the submitted docs via the document titled "MR-26-005 Feedback - 2026-06-18.pdf"
- Revision 5 of the shadow study
 - The underlying site layout depicting the relation between 127 belhaven dr and 123 belhaven dr appears to show a much larger distance between the properties affecting my ability to evaluate the resulting privacy, shadow and massing analyses



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2026-06-24

- Received confirmation from the planner of receipt of my feedback
- The planner mentioned that they encouraged the applicant to reach out directly to discuss

2026-06-26

- Received email from the applicant
 - The applicant acknowledged the errors with the shadow studies
 - The applicant offered the use of window coverings on window 02 to try and address my privacy concerns
 - The applicant provided new renderings of perspective views of the proposed addition and Revision 6 of a shadow study.

2026-06-30

- Responded to the applicant
 - Requesting permanently obscured or frosted glazing for Window 02 to solve the privacy concerns as window coverings can be opened, removed, or changed over time.
 - The additional perspective views and revised sun study help illustrate the design intent. However, they do not address the primary concern I raised in Item 2 of my June 18 letter regarding the underlying spatial relationship between the properties.
 - Because the perspective views and sun study do not include dimensioned site information, I am unable to independently verify that the physical layout used in the model accurately reflects the existing conditions. To better understand and evaluate the study, I would appreciate a dimensioned 2D site plan showing the proposed second-story addition relative to the existing structures, including the relevant distances from the proposed addition to the existing exterior walls and other building edges.
 - Once the underlying site geometry is clear, it will be much easier to evaluate the shadow analysis with confidence.
 - The shadows depicted in Revision 6 do not appear to be aligned with what is shown in the satellite images provided on 05/21. However the lack of dimensioned site information makes it hard to evaluate impact.

Summary

The timeline demonstrates that the shadow study underwent repeated revisions, culminating in the project architect acknowledging earlier errors and providing revised analyses. Despite those improvements, my request for dimensioned supporting information remains outstanding.

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