

Michelle Miner Design

18488 Prospect Road, Suite 6

Saratoga, CA 95070

(408) 396-0984

May 29, 2026

Planning Commission

Town of Los Gatos, Community Development Department

110 E. Main Street

Los Gatos, CA 95030

Via: Ryan Safty, Associate Planner

**Re: Response to Public Comment from James and Maria Dover (Bicknell Road, May 11, 2026)
regarding Architecture and Site Application S-25-046, 116 Vallecitos Way**

Dear Chair and Members of the Planning Commission,

This letter responds to the comment letter from James and Maria Dover (Bicknell Road) dated May 11, 2026.

The project design has been revised since the May 13 hearing in direct response to the Commission's continuance direction. The revisions include: overall building height reduced by 19 inches (from 27'-5" to 25'-10"); total program area (residence, garage, and ADU combined) reduced by 115 square feet; the attic over the right portion of the garage reduced and a midway roof added to further reduce mass and bulk; the upper-floor balcony wall on the side toward 112 Vallecitos closed in; consideration of native screening species (Toyon and/or California Bay Laurel) per Commissioner Thomas's specific suggestion; and an offer to install 8-foot privacy shrubs immediately after demolition where needed. The applicants will also host a neighborhood open house at 116 Vallecitos on Thursday, June 4, 2026. I will be present along with our landscape designer, and the revised plans will be on display.

1. Scale, massing, and neighborhood character. The June 2026 revision directly responds to the Commission's continuance direction on mass and bulk (amended motion of May 13, 2026, item 4: "reduce the overall bulk of the proposed residence"). Specifically: maximum building height was reduced by 19 inches (from 27'-5" to 25'-10", against the 30-foot Code cap), achieved by lowering the first-floor height by 6 inches and reducing the roof pitch; total program area (residence, garage, and ADU combined) was reduced by 115 square feet; the attic over the right portion of the garage was reduced; and a midway roof was added to break up the taller wall and further reduce apparent bulk. These are concrete, measurable reductions made in direct response to the Commission's order. The project also continues to meet every R-1:10 standard in Town Code §§ 29.40.395–29.40.415 without exception, and the Town's "How to Read Your Neighborhood" workbook on file documents 3 of 10 immediate cul-de-sac homes as two-story.

2. Privacy from second-story windows, decks, and elevated living. The rear (south) elevation has no balcony, deck, or elevated outdoor space. Eight mature trees along the shared rear fence are designated Protect-in-Place by the Town Arborist (Walter Levison, RCA #401, report dated December 16, 2025). Beyond those, the existing shrubs and trees on the site that are not planned for removal already provide ample screening between 116 Vallecitos and 902 Bicknell, as documented in the on-site photographs and the project's 3D computerized model included in the June 2026 submittal. The applicant additionally offers to install 8-foot privacy shrubs immediately after demolition where needed.

3. Lighting from windows and exterior fixtures. Sheet 15 plan note restricts outdoor lighting to a minimum, down-directed fixtures, with no flood lights except where demonstrated necessary for safety or security. This note is offered as a binding condition of approval.

4. Traffic, parking, and construction-related impacts. Construction activities will observe Town standard hours (Mon–Fri 7:30 AM – 6 PM; Sat 9 AM – 4 PM) and Construction Best Management Practices on file. Long-term traffic is single-family-residential to single-family-residential replacement.

5. Grading, drainage, mature landscaping, and aesthetics. Site is essentially flat; no grading is required for the building pad. Grading and Drainage Plan dated January 27, 2026 is on file. Mature canopy along the shared rear fence is preserved per the Town Arborist's Protect-in-Place designation.

6. Neighborhood character and Town Residential Design Guidelines. Project complies with R-1:10 zoning and the Residential Design Guidelines. The second-floor plate height was voluntarily reduced from 10 feet to 9 feet in response to the Town Consulting Architect's observation about overall height. Town Planning Staff recommended approval at the May 13 hearing.

7. Cumulative precedent from demolition + larger replacement. Approval of a code-compliant project does not preset a precedent for future variances. Each application is reviewed on its own merits.

8. Story poles for a minimum of 30 days. Town Planning Staff addressed this question on the record at the May 13, 2026 Planning Commission hearing, in direct response to a question from Commissioner Stump. Staff stated, as discussed in the hearing, that "the policy says they're exempt from the story pole requirement in this instance." The same determination is documented in writing in the PLN Combined Response Letter (item 5).

9. All consulting architect recommendations as mandatory conditions of approval. The most consequential consulting architect recommendation (plate-height reduction under Guideline 3.3.2) has been voluntarily implemented. The remaining three recommendations were addressed in the applicant's written response on file (Exhibit 10).

10. Building height, window placement, balcony orientation, setbacks, and landscaping buffers. All setbacks and height meet R-1:10 standards. The south elevation has only bedroom windows; no balcony or deck. The June 2026 revision closed in the upper-floor balcony wall on the side toward 112 Vallecitos.

11. Monte Sereno comparable photographs. The larger-lot photographs in the Letter of Justification were offered as architectural style precedent, not as massing precedent. The compatibility basis is the immediate R-1:10 cul-de-sac documented in the Town's "How to Read Your Neighborhood" workbook on file.

12. Screening measures, reduced second-story massing, and window modifications. The June 2026 revision reduced the total program area (residence, garage, and ADU combined) by 115 square feet, reduced overall height by 19 inches, reduced the attic over the right portion of the garage, added a midway roof to break up the taller wall, and closed in the upper-floor balcony wall on the side toward 112 Vallecitos. The applicant offers to install 8-foot privacy shrubs immediately after demolition where needed, in addition to the supplemental plantings along the property lines.

Respectfully submitted,

Michelle Miner

Michelle Miner Design

Applicant on behalf of Eyal and Annat Tokman

cc: Eyal and Annat Tokman, Property Owners

Ryan Safty, Associate Planner, Town of Los Gatos

Michelle Miner Design

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May 29, 2026

Planning Commission

Town of Los Gatos, Community Development Department

110 E. Main Street

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Via: Ryan Safty, Associate Planner

**Re: Response to Public Comment from Dave and Dianne Forster (Bicknell Road, May 12, 2026)
regarding Architecture and Site Application S-25-046, 116 Vallecitos Way**

Dear Chair and Members of the Planning Commission,

This letter responds to the comment letter from Dave and Dianne Forster (Bicknell Road) dated May 12, 2026.

The project design has been revised since the May 13 hearing in direct response to the Commission's continuance direction. The revisions include: overall building height reduced by 19 inches (from 27'-5" to 25'-10"); total program area (residence, garage, and ADU combined) reduced by 115 square feet; the attic over the right portion of the garage reduced and a midway roof added to further reduce mass and bulk; the upper-floor balcony wall on the side toward 112 Vallecitos closed in; consideration of native screening species (Toyon and/or California Bay Laurel) per Commissioner Thomas's specific suggestion; and an offer to install 8-foot privacy shrubs immediately after demolition where needed. The applicants will also host a neighborhood open house at 116 Vallecitos on Thursday, June 4, 2026. I will be present along with our landscape designer, and the revised plans will be on display.

1. New plantings inadequate to provide privacy from a tall two-story house. The June 2026 revision directly responds to the Commission's continuance direction on privacy (amended motion of May 13, 2026, item 1: "compromise on the privacy issues with the neighbors"), native screening (item 2), and mass and bulk (item 4): overall building height was reduced by 19 inches (to 25'-10"); the supplemental planting list incorporates consideration of Toyon and California Bay Laurel per Commissioner Thomas's specific suggestion, alongside the proposed podocarpus and pittosporum plantings along the property lines; and the applicant offers to install 8-foot privacy shrubs immediately after demolition where needed. Eight mature trees along the shared rear fence are designated Protect-in-Place by the Town Arborist, and the existing 6-foot wood fence along that line remains.

2. Lot size inconsistency (10,000 vs. 11,000 vs. 12,000 sq ft). The correct, authoritative lot area is 12,491 square feet, established by the Wilson Land Surveys boundary and topographic survey dated June 4, 2025. The "less than 10,000 square feet" reference in the Town Arborist's report (Walter Levison, RCA #401, December 16, 2025) appears in a document prepared independently of the applicant and not under the applicant's control; that figure relates to the Town's 15-gallon replacement-tree allowance and is not a statement of the lot's surveyed area. The controlling lot area for all zoning and planning purposes is 12,491 sf.

3. Second-floor bedrooms with view into 906 Bicknell yard; balcony enabling residents to look down. The south (rear) elevation facing the Bicknell properties has no balcony, deck, or elevated outdoor space; only second-story bedroom windows. Eight mature trees along the shared rear fence are designated Protect-in-Place by the Town Arborist, and the broader population of existing on-site shrubs and trees that are not planned for removal already provides ample screening between 116 Vallecitos and the Bicknell properties, as documented in the on-site photographs and the project's 3D computerized model included in the June 2026 submittal. The applicant additionally offers to install 8-foot privacy shrubs immediately after demolition where needed.

4. Story poles requested. Town Planning Staff addressed this question on the record at the May 13, 2026 Planning Commission hearing, in direct response to a question from Commissioner Stump. Staff stated, as discussed in the hearing, that "the policy says they're exempt from the story pole requirement in this instance." The same determination is documented in writing in the PLN Combined Response Letter (item 5).

5. Removal of the 90-foot Douglas fir denigrates the neighborhood. The Town Arborist's report dated December 16, 2025 (Walter Levison, RCA #401) recommends removal of the Douglas fir (Tree 33) on professional grounds: the existing residence foundation is approximately 9.5 feet from the trunk; the proposed foundation will be approximately 6 feet from the trunk with a concrete walk encroaching to zero feet. The structural root system on the east side of the tree is visibly compromised. The removal recommendation is the Town Arborist's professional judgment, not the applicant's preference.

6. Request that multiple arborists be consulted. The Town's contract Arborist conducted the site visit and prepared the report on which the removal recommendation rests. The applicant defers to the Town Arborist's professional judgment.

7. Smaller footprint or different placement to save the fir. The lot is a cul-de-sac bulb lot (Town Code § 29.40.400(1)). The buildable envelope is constrained by R-1:10 setbacks and by existing easements on the property. The Town Arborist reviewed the proposed plan and recommended removal of the Douglas fir based on the root-system compromise the proposed foundation and walkway placement would cause. The applicant defers to that professional judgment.

8. Outreach record characterization (only discussed the Douglas fir). The Neighbor Outreach Summary filed with the February 2026 submittal accurately records the Forster conversation as it occurred. The applicants had the 3D rendering of the house and the floor plans in hand and were prepared to discuss the broader project; each neighbor naturally directed the conversation toward their own primary interest, and in the Forster conversation that interest was the Douglas fir. The expression of support noted in the Summary reflects what Mr. Forster said during that conversation; the Summary does not assert any broader endorsement.

Respectfully submitted,

Michelle Miner

Michelle Miner Design

Applicant on behalf of Eyal and Annat Tokman

cc: Eyal and Annat Tokman, Property Owners

Ryan Safty, Associate Planner, Town of Los Gatos

Michelle Miner Design

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Planning Commission

Town of Los Gatos, Community Development Department

110 E. Main Street

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Via: Ryan Safty, Associate Planner

**Re: Response to Public Comment from Aileen and Sam Gulesserian (Vallecitos Way, May 12, 2026)
regarding Architecture and Site Application S-25-046, 116 Vallecitos Way**

Dear Chair and Members of the Planning Commission,

This letter responds to the comment letter from Aileen and Sam Gulesserian (Vallecitos Way) dated May 12, 2026.

The project design has been revised since the May 13 hearing in direct response to the Commission's continuance direction. The revisions include: overall building height reduced by 19 inches (from 27'-5" to 25'-10"); total program area (residence, garage, and ADU combined) reduced by 115 square feet; the attic over the right portion of the garage reduced and a midway roof added to further reduce mass and bulk; the upper-floor balcony wall on the side toward 112 Vallecitos closed in; consideration of native screening species (Toyon and/or California Bay Laurel) per Commissioner Thomas's specific suggestion; and an offer to install 8-foot privacy shrubs immediately after demolition where needed. The applicants will also host a neighborhood open house at 116 Vallecitos on Thursday, June 4, 2026. I will be present along with our landscape designer, and the revised plans will be on display.

1. Two-story structure looms 30 feet; modern aesthetic contrasts with neighborhood. The June 2026 revision directly responds to the Commission's continuance direction on mass and bulk (amended motion of May 13, 2026, item 4): project height is now 25'-10" (a 19-inch reduction from 27'-5", against the 30-foot Code cap); the attic over the right portion of the garage was reduced; a midway roof was added to break up the taller wall; and the total program area (residence, garage, and ADU combined) was reduced by 115 square feet. The project also meets all R-1:10 standards, and the Spanish Revival vocabulary used is documented as present within one block of the site (Letter of Justification, Exhibit 5).

2. 5,272 square foot "behemoth." The 5,272 sf figure is the total program (main residence + garage + ADU). Per the June 2026 revision, total program area (residence, garage, and ADU combined) was reduced by 115 square feet. The Town's maximum allowable floor area for this lot is 3,622 sf; the project's main living area is below that cap. The ADU is permitted by separate state-law authority (Government Code § 65852.2).

3. Square footage inconsistencies across documents. The correct, authoritative lot area is 12,491 square feet, established by the Wilson Land Surveys boundary and topographic survey dated June 4, 2025, and the project's living, garage, and ADU areas are those shown on the planset. Where independent third-party documents, such as the Town Arborist's report, reflect different reference figures, those documents are prepared outside the applicant's control and serve unrelated regulatory purposes (the arborist's "<10,000 sf" figure, for instance, relates to the Town's 15-gallon replacement-tree allowance, not the surveyed area). The controlling values for zoning and planning review are the surveyed lot area (12,491 sf) and the planset project areas.

4. Project exceeds the 40% FAR. Respectfully, this is a factual error. Town Code § 29.40.415 caps lot coverage (building footprint), not floor area, at 40%. The project's lot coverage per the May 2026 planset is 3,110 sf, or 24.9% of the 12,491 sf lot, well under the 4,996 sf cap. The 5,272 sf figure cited in the letter is total floor area, which § 29.40.415 does not regulate.

5. Massing obstructs sunlight, view of the mountains, and privacy. Sheet 20 Shadow Study renders sun impact at three times of day on June 21 and December 21. Sheet 21 Privacy Study addresses sight lines. 116 Vallecitos sits in a developed R-1:10 cul-de-sac of single-story and two-story homes; the 25'-10" maximum height per the June 2026 revision is well within the 30-foot Code cap and within the range of existing two-story homes in the immediate cul-de-sac.

6. CEQA categorical exemption inappropriate; MND should be required. CEQA Guidelines § 15303(a) expressly exempts new construction of one single-family residence in a residential zone. The Town's CEQA determination on the Notice of Hearing relies on this provision.

7. Failure of mandatory findings under General Plan. Town Planning Staff's May 13, 2026 staff report included Required Findings and Considerations (Exhibit 2) and Recommended Conditions of Approval (Exhibit 3), reflecting Staff's determination that the required findings under Town Code § 29.20.150 are makeable.

8. Outreach was a 5-minute door exchange with macaron cookies ("disingenuous" portrayal). The applicants (Eyal and Annat Tokman) made in-person introductions to the immediate neighbors prior to filing, with the 3D rendering of the house and the floor plans in hand and prepared to discuss the

broader project. Each neighbor naturally directed the conversation toward their own primary interest. The Neighbor Outreach Summary filed with the February 2026 submittal accurately reflects what was said in each conversation, including Ms. Gulesserian's request that construction personnel maintain a clean jobsite. The Summary stands as a truthful record of those conversations.

9. Where are the story poles? Town Planning Staff addressed this question on the record at the May 13, 2026 Planning Commission hearing, in direct response to a question from Commissioner Stump. Staff stated, as discussed in the hearing, that "the policy says they're exempt from the story pole requirement in this instance." The same determination is documented in writing in the PLN Combined Response Letter (item 5).

Respectfully submitted,

Michelle Miner

Michelle Miner Design

Applicant on behalf of Eyal and Annat Tokman

cc: Eyal and Annat Tokman, Property Owners

Ryan Safty, Associate Planner, Town of Los Gatos

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Planning Commission

Town of Los Gatos, Community Development Department

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Via: Ryan Safty, Associate Planner

Re: Response to Public Comment from David and Sally Baum (Vallecitos Way, May 12, 2026) regarding Architecture and Site Application S-25-046, 116 Vallecitos Way

Dear Chair and Members of the Planning Commission,

This letter responds to the comment letter from David and Sally Baum (Vallecitos Way) dated May 12, 2026.

The project design has been revised since the May 13 hearing in direct response to the Commission's continuance direction. The revisions include: overall building height reduced by 19 inches (from 27'-5" to 25'-10"); total program area (residence, garage, and ADU combined) reduced by 115 square feet; the attic over the right portion of the garage reduced and a midway roof added to further reduce mass and bulk; the upper-floor balcony wall on the side toward 112 Vallecitos closed in; consideration of native screening species (Toyon and/or California Bay Laurel) per Commissioner Thomas's specific suggestion; and an offer to install 8-foot privacy shrubs immediately after demolition where needed. The applicants will also host a neighborhood open house at 116 Vallecitos on Thursday, June 4, 2026. I will be present along with our landscape designer, and the revised plans will be on display.

1. Project would more than double the existing size. The June 2026 revision directly responds to the Commission's continuance direction on mass and bulk (amended motion of May 13, 2026, item 4): the total program area (residence, garage, and ADU combined) was reduced by 115 square feet; overall height was reduced by 19 inches (to 25'-10"); the attic over the right portion of the garage was reduced; and a midway roof was added to break up the taller wall. The existing residence is 2,150 sf living + 540 sf garage; the proposed is 3,499 sf living + 636 sf garage + 998 sf ADU. The project's main living area is below the Town's maximum allowable floor area for this lot, and every R-1:10 standard is met without exception.

2. Not consistent with existing one- and two-story homes in the area. The Town's "How to Read Your Neighborhood" workbook on file documents 3 of 10 immediate cul-de-sac homes as two-story. Two-story is part of the established neighborhood pattern. The June 2026 revision (height reduction, mass reduction, attic and roof modifications) further aligns the project with the immediate context.

3. Tree removal concerns. Removal of the Douglas fir (Tree 33) is the Town Arborist's professional recommendation (Walter Levison, RCA #401, December 16, 2025) based on root-system compromise from the existing and proposed foundation proximity. Eight other mature trees along the rear fence are designated Protect-in-Place. The applicant defers to the Town Arborist's professional judgment.

4. Balconies compromise privacy. The Baum property is across the cul-de-sac, north of the project. The Juliet balcony on the front (north) elevation faces the cul-de-sac. The upper-floor balcony wall on the side toward the neighboring property has been closed in per the June 2026 revision. No balcony faces the Baum property.

5. No outreach was made. The applicants' pre-filing outreach covered the immediate-neighbor range: two houses to the right and two houses to the left of 116 along Vallecitos Way, plus the directly affected rear-yard neighbors on Bicknell Road. The Baums at 105 Vallecitos are outside that range. In addition, a project notification sign following the Town's template, and showing a 3D rendering of the proposed home, has been posted on-site for many months, providing public visibility of the project to all cul-de-sac neighbors. The Baums and any interested neighbor are welcome at the open house being held at 116 Vallecitos on Thursday, June 4, 2026.

6. Wish to continue working with Town and neighbors as the proposal moves forward. The applicants will host a neighborhood open house at 116 Vallecitos on Thursday, June 4, 2026. I will be present along with our landscape designer, and the revised plans, a 3D rendering, and the landscape concept will be on display. The Baums and any interested neighbor are welcome.

Respectfully submitted,

Michelle Miner

Michelle Miner Design

Applicant on behalf of Eyal and Annat Tokman

cc: Eyal and Annat Tokman, Property Owners

Ryan Safty, Associate Planner, Town of Los Gatos

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Planning Commission

Town of Los Gatos, Community Development Department

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Via: Ryan Safty, Associate Planner

Re: Response to Public Comment from Cliff Foerster (Vallecitos Way, May 12, 2026) regarding Architecture and Site Application S-25-046, 116 Vallecitos Way

Dear Chair and Members of the Planning Commission,

This letter responds to the comment letter from Cliff Foerster (Vallecitos Way) dated May 12, 2026.

The project design has been revised since the May 13 hearing in direct response to the Commission's continuance direction. The revisions include: overall building height reduced by 19 inches (from 27'-5" to 25'-10"); total program area (residence, garage, and ADU combined) reduced by 115 square feet; the attic over the right portion of the garage reduced and a midway roof added to further reduce mass and bulk; the upper-floor balcony wall on the side toward 112 Vallecitos closed in; consideration of native screening species (Toyon and/or California Bay Laurel) per Commissioner Thomas's specific suggestion; and an offer to install 8-foot privacy shrubs immediately after demolition where needed. The applicants will also host a neighborhood open house at 116 Vallecitos on Thursday, June 4, 2026. I will be present along with our landscape designer, and the revised plans will be on display.

1. Project is huge and will loom over 112 Vallecitos. The June 2026 revision directly responds to the Commission's continuance direction on mass and bulk (amended motion of May 13, 2026, item 4):

overall height was reduced by 19 inches (to 25'-10", against the 30-foot Code cap); the total program area (residence, garage, and ADU combined) was reduced by 115 sf; the attic over the right portion of the garage was reduced; and a midway roof was added to break up the taller wall. 112 Vallecitos itself contains a two-story structure (Supplemental Exhibits B and C).

2. Balcony looks into 112's front door, courtyard, pool, and backyard. The upper-floor balcony wall on the side toward 112 Vallecitos has been closed in per the June 2026 revision, directly responding to the Commission's continuance direction on privacy (amended motion item 1: "compromise on the privacy issues with the neighbors") and on the balcony specifically (item 3: "ensure the balcony situation is addressed"). Sheet 21 Privacy Study includes drone photography from the planned balcony elevation showing the existing reciprocal upper-floor view relationship (Supplemental Exhibit C).

3. Windows opposite the garage windows. The Privacy Study (Sheet 21) addresses sight lines from the upper-floor openings on the side toward 112 Vallecitos.

4. Obstruction of mountain views. 116 Vallecitos sits in a developed R-1:10 cul-de-sac of single-story and two-story homes. The 25'-10" maximum height per the June 2026 revision is well within the 30-foot Code cap and within the range of existing two-story homes in the immediate cul-de-sac, including the two-story portion at 112 Vallecitos itself (Supplemental Exhibits B and C).

5. Traffic, vehicles, and noise from bedrooms plus ADU. The proposed use remains single-family residential to single-family residential. ADUs are ministerial under state law (Government Code § 65852.2) and Town Code, meaning they are not subject to discretionary review at the Planning Commission level, though Town standard conditions on parking, noise, and construction hours apply. As a factual matter, the applicants have no plan to rent the ADU; it is intended for multi-generational family use, with no expected increase in street traffic or parking demand. The applicants are committed to being respectful neighbors throughout construction and occupancy.

6. 6-foot trees inadequate; would prefer mature trees retained. Eight mature trees along the shared rear fence are designated Protect-in-Place per the Town Arborist. The applicant offers to install 8-foot privacy shrubs immediately after demolition where needed, with consideration of native screening species (Toyon and/or California Bay Laurel) per the Commission's specific suggestion.

7. Maintain existing fence sizes and dimensions. This concern was directly addressed by the applicant's designer on the record at the May 13, 2026 Planning Commission hearing in response to a Commissioner question. Ms. Miner stated that the side-yard and back-yard fences (6-foot wood with 1-foot privacy lattice) will remain as they are. The only fence change is the removal of a small picket-fence section that sits in the public right-of-way and must be removed per Town requirement.

Respectfully submitted,

Michelle Miner

Michelle Miner Design

Applicant on behalf of Eyal and Annat Tokman

cc: Eyal and Annat Tokman, Property Owners

Ryan Safty, Associate Planner, Town of Los Gatos

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May 29, 2026

Planning Commission

Town of Los Gatos, Community Development Department

110 E. Main Street

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Via: Ryan Safty, Associate Planner

Re: Response to Public Comment from Marjorie Eddington (Vallecitos Way, May 12, 2026) regarding Architecture and Site Application S-25-046, 116 Vallecitos Way

Dear Chair and Members of the Planning Commission,

This letter responds to the comment letter from Marjorie Eddington (Vallecitos Way) dated May 12, 2026.

The project design has been revised since the May 13 hearing in direct response to the Commission's continuance direction. The revisions include: overall building height reduced by 19 inches (from 27'-5" to 25'-10"); total program area (residence, garage, and ADU combined) reduced by 115 square feet; the attic over the right portion of the garage reduced and a midway roof added to further reduce mass and bulk; the upper-floor balcony wall on the side toward 112 Vallecitos closed in; consideration of native screening species (Toyon and/or California Bay Laurel) per Commissioner Thomas's specific suggestion; and an offer to install 8-foot privacy shrubs immediately after demolition where needed. The applicants will also host a neighborhood open house at 116 Vallecitos on Thursday, June 4, 2026. I will be present along with our landscape designer, and the revised plans will be on display.

1. Excessive size: 500 to 3,000 sf larger than neighbors. The June 2026 revision directly responds to the Commission's continuance direction on mass and bulk (amended motion of May 13, 2026, item 4): the total program area (residence, garage, and ADU combined) was reduced by 115 square feet; overall height was reduced by 19 inches (to 25'-10"); the attic over the right portion of the garage was reduced; and a midway roof was added to break up the taller wall. The Town's maximum allowable floor area for this lot is 3,622 sf; the project's main living area is below that cap. The ADU is permitted under state-law authority. Comparable two-story homes within one block include 108 Via de Tesoros (3,735 sf) and 119 Via de Tesoros (3,764 sf).

2. Master balcony looks into 112's interior courtyard, front door, ADU bedroom window, and bay window. The upper-floor balcony wall on the side toward 112 has been closed in per the June 2026 revision, directly responding to the Commission's continuance direction on privacy (amended motion item 1: "compromise on the privacy issues with the neighbors") and on the balcony specifically (item 3: "ensure the balcony situation is addressed"). Sheet 21 Privacy Study includes drone photography documenting the existing reciprocal upper-floor view relationship (Supplemental Exhibit C).

3. Floodlights and surveillance cameras. Sheet 15 plan note restricts outdoor lighting to minimum, down-directed, no flood lights except as necessary for safety or security. This note is offered as a binding condition of approval. Surveillance cameras are not regulated under the planning code.

4. Obstruction of mountain views from 2nd-story ADU. 116 Vallecitos sits in a developed R-1:10 cul-de-sac of single-story and two-story homes. The 25'-10" maximum height per the June 2026 revision is well within the 30-foot Code cap and within the range of existing two-story homes in the immediate cul-de-sac, including the two-story portion at 112 Vallecitos itself (Supplemental Exhibits B and C).

5. Elimination of trees; 6-foot / 24-inch box replacements inadequate. Mature canopy along the shared property line with 112 Vallecitos is preserved per the Town Arborist's PIP designation. The applicant offers to install 8-foot privacy shrubs immediately after demolition where needed, with consideration of native screening species (Toyon and/or California Bay Laurel) per Commissioner Thomas's specific suggestion at the May 13 hearing.

6. Shorter fence proposed between properties in the front. This was directly addressed by the applicant's designer on the record at the May 13, 2026 Planning Commission hearing in response to a Commissioner question. Ms. Miner stated that the existing picket fence between 116 and 112 Vallecitos sits in the public right-of-way and must be removed per Town requirement. The side-yard and back-yard fences (6-foot wood with 1-foot privacy lattice) will remain as they are.

7. ADU traffic, parking, and noise concerns. ADUs are permitted under state law and Town Code; no discretionary review is available on the ADU as a use. As a factual matter, the applicants have no plan to rent the ADU; it is intended for multi-generational family use, with no expected increase in street traffic or parking demand relative to the existing single-family use.

8. Outreach with tenant "Kris" was meaningless because Kris is moving OUT, not in. The applicant conducted outreach by knocking on the immediate-neighbor doors as instructed. The applicant does not choose who is living behind those doors at the time of outreach or when they are moving. Kris was the tenant who answered at the left entrance of 112 Vallecitos and engaged with the applicant in person;

the applicant met with her and recorded what was discussed. The applicant's contemporaneous outreach notes recorded her as leaving in May 2026, consistent with this comment letter. The Neighbor Outreach Summary on file contains a clerical transposition of "leaves" to "moves in" in the Kris entry. The substantive fact, that the applicant made in-person contact with the then-current tenant at the left entrance and that the tenant expressed no concerns about the project, is accurate.

9. Long-term ADU tenant "Heather" was not contacted. The applicant attempted in-person contact at the second unit at 112 Vallecitos and the tenant was not home. Kris (the tenant at the other entrance) confirmed during the applicant's in-person conversation that the second tenant was out of town at the time. Whether a tenant is home or in town on a given day of outreach is not within the applicant's control. Ms. Aikin and any interested neighbor are welcome at the June 4, 2026 open house at 116 Vallecitos.

10. Public hearing notice was sent only to brother in Southern California. The Town's public-notice process is administered by the Town and is not within the applicant's control. Property-of-record notice is sent by the Town to the property owners as listed in the Santa Clara County Assessor's records.

11. Remove the master/primary balcony. The upper-floor balcony wall on the side toward 112 Vallecitos has been closed in per the June 2026 revision, directly responding to the Commission's continuance direction (amended motion of May 13, 2026, item 3: "ensure the balcony situation is addressed"). This substantially reduces the line-of-sight overlook from the balcony toward 112's interior courtyard.

12. Frost/temper sliding glass doors and other windows opening to 112's courtyard or pool (items 12 and 13 of comment letter, treated together). There is no line of sight from these windows into 112 Vallecitos's interior courtyard or pool area, as documented in the Privacy Study on Sheet 21.

13. Keep mature trees that provide natural privacy block. Eight mature trees along the shared rear fence are designated Protect-in-Place per the Town Arborist's report.

14. Newly planted trees should be at least 12-14 feet tall when planted. The applicant's offer is to install 8-foot privacy shrubs immediately after demolition where needed, with consideration of native species (Toyon and/or California Bay Laurel) per Commissioner Thomas's specific suggestion at the May 13, 2026 hearing.

15. Reduce overall height, square footage, and mass. This request aligns directly with the Commission's continuance direction (amended motion of May 13, 2026, item 4: "reduce the overall bulk of the proposed residence"). Per the June 2026 revision: overall height reduced 19 inches to 25'-10"; total program area (residence, garage, and ADU combined) reduced 115 square feet; attic over the right portion of the garage reduced; midway roof added to break up the taller wall.

16. Keep fences as they are. See response 6 above. The side-yard and back-yard fences will remain as they are; the only fence change is the Town-required removal of the picket section in the public right-of-way.

Respectfully submitted,

Michelle Miner

Michelle Miner Design

Applicant on behalf of Eyal and Annat Tokman

cc: Eyal and Annat Tokman, Property Owners

Ryan Safty, Associate Planner, Town of Los Gatos

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(408) 396-0984

May 29, 2026

Planning Commission

Town of Los Gatos, Community Development Department

110 E. Main Street

Los Gatos, CA 95030

Via: Ryan Safty, Associate Planner

**Re: Response to Post-Hearing Public Comment from Aileen Gulesserian (Vallecitos Way, May 14, 2026)
regarding Architecture and Site Application S-25-046, 116 Vallecitos Way**

Dear Chair and Members of the Planning Commission,

This letter responds to the comment letter from Aileen Gulesserian (Vallecitos Way) dated May 14, 2026 (post-hearing).

The project design has been revised since the May 13 hearing in direct response to the Commission's continuance direction. The revisions include: overall building height reduced by 19 inches (from 27'-5" to 25'-10"); total program area (residence, garage, and ADU combined) reduced by 115 square feet; the attic over the right portion of the garage reduced and a midway roof added to further reduce mass and bulk; the upper-floor balcony wall on the side toward 112 Vallecitos closed in; consideration of native screening species (Toyon and/or California Bay Laurel) per Commissioner Thomas's specific suggestion; and an offer to install 8-foot privacy shrubs immediately after demolition where needed. The applicants will also host a neighborhood open house at 116 Vallecitos on Thursday, June 4, 2026. I will be present along with our landscape designer, and the revised plans will be on display.

1. Correction regarding 116 Vallecitos having a two-story home next door. Respectfully, 112 Vallecitos Way, the property next door, contains a two-story structure. The main residence at 112 is single-story, but the garage was converted to a unit with a second story above. The two-story portion is clearly visible from Vallecitos Way (Supplemental Exhibit B: Google Street View, August 2022), including a second-floor bay window facing 116 at approximately the same elevation as the planned master-bedroom balcony (Supplemental Exhibit C: drone photograph from 116's backyard at the planned balcony elevation). MLS records reflect the primary dwelling only; the property as a whole contains both single-story and two-story elements.

2. Rendering inaccurately shows a mature tree on the 115 Vallecitos side that is actually the Douglas fir to be removed. Respectfully, the rendering is accurate. The mature tree depicted on the 115 Vallecitos side is Tree 21 in the Town Arborist's report (Walter Levison, RCA #401, December 16, 2025), a Town-owned street sweetgum (*Liquidambar styraciflua*) that is designated to remain. The Douglas fir designated for removal is a separate tree (Tree 33).

3. The 115 Vallecitos comparison was misleading (single-story, larger lot). The 115 Vallecitos approval was for 4,264 sf of living area plus an 854 sf garage (5,118 sf total), as a single-story structure with 31.31% lot coverage. The comparison was offered as a scale comparison: a home of materially comparable overall scale has been approved by the Town in the immediate cul-de-sac. The single-story vs. two-story distinction is a separate matter and does not undermine the scale comparison.

4. Square footage inconsistencies must be corrected; will neighbors see corrected numbers? The controlling figures are the surveyed lot area (12,491 sf per the Wilson Land Surveys boundary and topographic survey dated June 4, 2025) and the project's living, garage, and ADU areas as shown on the planset. Independent third-party documents, such as the Town Arborist's report, are prepared outside the applicant's control and may reflect reference figures specific to their own regulatory purpose (the arborist's "<10,000 sf" figure, for example, relates to the Town's 15-gallon replacement-tree allowance, not the lot's surveyed area).

Respectfully submitted,

Michelle Miner

Michelle Miner Design

Applicant on behalf of Eyal and Annat Tokman

cc: Eyal and Annat Tokman, Property Owners

Ryan Safty, Associate Planner, Town of Los Gatos

Michelle Miner Design

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May 29, 2026

Planning Commission

Town of Los Gatos, Community Development Department

110 E. Main Street

Los Gatos, CA 95030

Via: Ryan Safty, Associate Planner

Re: Response to Post-Hearing Public Comment from Marjorie Eddington (Vallecitos Way, May 22, 2026) regarding Architecture and Site Application S-25-046, 116 Vallecitos Way

Dear Chair and Members of the Planning Commission,

This letter responds to the comment letter from Marjorie Eddington (Vallecitos Way) dated May 22, 2026 (post-hearing).

1. Douglas fir should remain (visible from Bicknell, tall, majestic, healthy, provides privacy). The Town Arborist's report dated December 16, 2025 (Walter Levison, RCA #401) recommends removal of the Douglas fir (Tree 33) on professional grounds: the existing residence foundation is approximately 9.5 feet from the trunk; the proposed foundation will be approximately 6 feet from the trunk with a concrete walk encroaching to zero feet. The structural root system on the east side of the tree is visibly compromised. The removal recommendation is the Town Arborist's professional judgment, not the applicant's preference. The applicant defers to that professional determination.

Respectfully submitted,

Michelle Miner

Michelle Miner Design

Applicant on behalf of Eyal and Annat Tokman

cc: Eyal and Annat Tokman, Property Owners

Ryan Safty, Associate Planner, Town of Los Gatos

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