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To: **Town of Los Gatos, Planning Department**
110 E Main St
Los Gatos, CA 95030

Address: **15825 Edmund Dr**
Los Gatos, CA 95032

App. No.: **MR-25-014**

Project Description and/or Letter of Justification

- Is the proposed home the largest in terms of FAR in the immediate neighborhood? Please be aware that staff may not be able to support a project that is the largest in the immediate neighborhood.

NO 15825 Edmund remodel and extension project is not the largest building in the neighborhood. The proposed project Floor area is 2895 SF. Based on the Redfin record, 15838 Edmund Dr & 15806 Edmund Dr have larger floor area (see images below)

15838 Edmund Dr, Los Gatos, CA 95032

OFF MARKET — SOLD AUG 2022 FOR \$3,200,000
\$3,725,594 Est. refi payment \$19,811/mo—See my rate
5 bd • 3.5 ba • 3,046 sq ft
15838 Edmund Dr, Los Gatos, CA 95032

15806 Edmund Dr, Los Gatos, CA 95032

OFF MARKET — SOLD JUN 2024 FOR \$4,600,000
\$4,349,913 Est. refi payment \$24,236/mo—See my rate
5 bd • 3 ba • 3,136 sq ft
15806 Edmund Dr, Los Gatos, CA 95032

- Is the proposed home the tallest in the immediate neighborhood?

No, 15825 Edmund remodel and extension project is proposed to be 26 ft 4 in high at the pitch, after refine the roof slope to 6'/12'. Estimated from streeescape (G003). 15855 Edmund Dr, 15806 Edmund Dr, and 15838 Edmund houses are all higher than the proposed SFH.

- How does the proposal comply with the RDG?

Residential Design Guidelines Compliance Statement

Neighborhood Compatibility

The proposed remodel and addition at 15825 Edmund Drive is designed to be compatible with the surrounding residential neighborhood in terms of scale, height, massing, and building style. The project preserves the existing first-floor side setback while complying with required second-floor setbacks and maintaining open space, consistent with the established development pattern along Edmund Drive.

Architectural Design

The addition is integrated with the existing residence through updated exterior materials and coordinated window proportions, resulting in a cohesive architectural expression that aligns with nearby homes.

Scale and Massing

The building addition is carefully articulated to reduce perceived bulk and provide appropriate transitions between existing and new construction, minimizing visual impacts on adjacent properties and the public right-of-way.

Landscaping and Site Design

Landscaping is incorporated to soften building edges, enhance the streetscape, and reinforce neighborhood character in accordance with the Residential Design Guidelines.

Privacy and Light

Window placement and building orientation are designed to respect neighboring privacy and minimize potential privacy impacts on adjacent properties.

- How is the proposed compatible with the immediate neighborhood as defined by the RDG?

According to the Neighborhood Plan / Streetscape (G002–G003), the proposed project is compatible with the surrounding properties at 15805, 15855, and 15806 Edmund Dr in terms of size, stories, and floor area. Architectural features—including gable and hip roof forms, stucco exterior, 2-car garage, shed-style central entry porch, asymmetrical front elevations, shingle roofing, and sliding and casement windows—are consistent with those commonly found in the neighborhood.

- Please address privacy between the properties. How do the proposed second-story windows meet the privacy standards and guidelines in the Town's Residential Guidelines?

There are no second-floor windows that allow views into adjacent properties. All second-floor windows facing west side neighbors have a minimum sill height of 6 feet.