



Gordon Wong, AIA, Architect, LEED GA, CSLB  
710 E. McGlinchy Lane, Suite 109  
Campbell, CA 95008  
408-315-2125 | Gordonkwong@Gkwarchitects.com  
www.gkwarchitects.com

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

**Project:** 25 W Main St.  
Los Gatos, CA 95030

**Owner:** Steven Leonardis  
steve@blvdfinancial.com  
(408) 813-3098

**From:** Gordon Wong

RECEIVED  
S-19-005  
OCT 11 2019  
V-19-002  
TOWN OF LOS GATOS  
PLANNING DIVISION  
U-19-001

#### Scope of Work Letter

The development is proposing a remodel/tenant improvement and addition to the historic building located on 25 W Main St., Los Gatos, CA 95030. The proposed application is requesting variances to exceed FAR and driveway length requirements. The application is requesting an exception for a reduction of on-site guest parking spaces. The existing two-story building consists a retail space on the first floor with a living space on the upper floor. The existing building will undergo a tenant improvement, demolition, and addition (please refer to the list below). The proposed addition includes a new 3-car garage, new bedroom apartment above garage, and a circulation space with stairway.

- Tenant Improvement in existing building
  - Relocating entrance door to make ADA compliant (please see attached image)
  - Adding accessibility bath and trash enclosure in retail space
  - Adding two new living spaces on second floor of existing building
    - One studio apartment: 404 SF
    - One 1-bedroom apartment: 562 SF
  - Removing back porch/deck
- Addition to existing building
  - New 3-car garage: 710 SF
  - New 1-bedroom apartment above garage: 696 SF
  - New circulation space with stairway (first floor / second floor): 86 SF / 250 SF
  - New shared & private open space for residential use 530 SF / 81 SF
- Application for Variance
  - For non-compliance to the following (please see updated "Letter of Justification"):
    - FAR from 0.69 to 1.38 (C-2 zone requires 0.6 or less)
    - Variance from garage driveway length requirement
- Exception
  - Reduction of on-site guesting parking spaces resulting - 2 on-site guest parking spaces

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