



Planning Department
Community Development Department, Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030

January 19, 2026

**Re: The Caballero Residence A&S, 16135 Cerro Vista Dr
Grade Height Exception- Letter of Justification**

To Whom it May Concern:

On behalf of Ruben and Joy Caballero, I hereby present this request for a Finish Floor/Patio Height Exception at the outdoor kitchen 16135 Cerro Vista Drive. The kitchen is included in a current A&S application and is being constructed along with a detached ADU and patio.

DESCRIPTION

A detached ADU and a covered outdoor kitchen are proposed to be constructed adjacent to an existing swimming pool and patio. Each structure is a 24 foot square, with a third 24ft x 24ft open patio connecting the two. The structures are centered on the pool and an existing oak tree, and the front faces align with the upper walkway near the main residence.

This new accessory structure for a covered outdoor kitchen/BBQ will have one small sliver of floor area that is higher than 3 feet above the adjacent grade. The adjacent open patio that connects the ADU also has a small piece that extends more than 3 feet about grade. Both of these areas are highlighted on the Grading Plan (Sheet A-5), the Cross Sections (Sheet A-6) and the Exterior Elevations (Sheet A-7).

HDS&G

Chapter V, Section E.4 states that finished floor elevations should not be more than 3 feet out of grade. The kitchen level is 3'-2" above the lower grade. The patio elevation ranges from 3'2" to 4'-3" above grade. The counter lines are not exactly parallel to the downhill face of the improvements and create a small triangular area (4ft by 24ft) that is out of compliance. The architecture really calls for straight alignments and creating an offset would severely limit the usability of the patio. This elevation is not visible from the neighbors or any public route, and landscaping will be installed to further reduce any potential visual impacts.

Respectfully yours,

A handwritten signature in blue ink, appearing to read "Gary Kohlsaat".

Gary Kohlsaat
Architect C19245

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