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City of Los Gatos
Planning Division
110 E. Main Street,
Los Gatos, CA 95030

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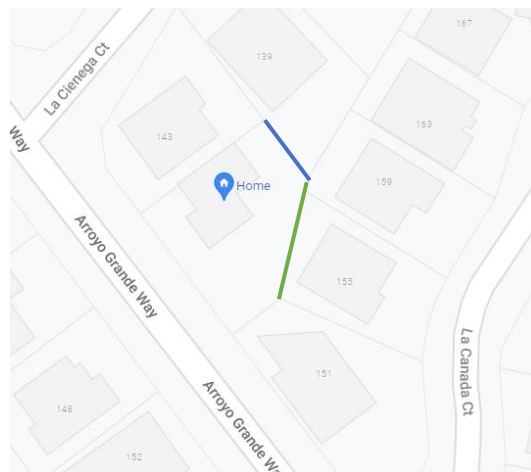
Project Justification – 147 Arroyo Grande Way

Dear Sean:

We purchased our home in February 2017, and have been living in the neighborhood since then. This is a great location right next to Vasona park and we do love our neighbors. However, the existing house has become too small to accommodate our needs. In 2017, we started as three, now we are five people with two kids and a grandma. Our parents visit us every year for more than 4 months which makes accommodation a challenge. Therefore, we decided to add and remodel the house to provide convenient accommodation for us, our kids, grandma and our guests.

Our initial goal was to go with one story remodel, however due to the land shape and PG&E easement limitations, we could not come up with a structure that would accommodate our size needs and leave some yard space for the kids. Hence, we decided to go with a two story. While we are coming up with the current plan, we have consulted with our immediate neighbors, showed them initial drawings, and tried to address their demands and questions. We believe we had come to a mutual understanding with all the neighbors. We feel lucky to live in such wonderful neighborhood and with great neighbors/friends. Their support helped us to bring this project into its final form.

Below are the details of our communication/interaction our neighbors.



- Neighbors sharing fence
 - Mark & Linda Brine (139 La Cienega Ct): Our neighbors in the back. Discussed & reviewed the project plan, provided the first version of the drawings. Pushed the second story forward as a result of our discussions, will add shrubs or mid-size trees on our side of the fence (blue line) to ensure privacy. Discussed the mezzanine balcony (5ft from the ground) no issues were raised. They were supportive of our project.

- You & Yiru Zhang (143 Arroyo Grande): Our neighbors on the left side. Discussed & reviewed the project plans, provided multiple versions. Initial concerns regarding the morning sunlight during winter solstice was addressed by pushing second floor forward and providing the solar study of the existing as well as the new structure. Overall, they supported our project.
- Kirk & Sandra Baker (151 La Canada): Our neighbors on the right side. Provided the project plans, told them that there was no second story window facing the side except small bathroom window. No concerns were raised.
- Ramiro & Wendy Reyna (155 La Canada): Our neighbors on the right side. Provided the project plans, told them that there was second floor window facing their side except small bathroom window. Will add shrubs or mid-size trees on our side of the fence in open areas (green line) to ensure privacy. No concerns were raised.
- Vincent & Jo Venezia (159 La Canada): Our neighbors on right-back side. Provided the project plans. Currently there is a tree in between our properties. No concerns were raised.
- Other Neighbors on the street: Shared the plans/drawings with neighbors on 109/115/116/124/140/144/148/152/156 Arroyo Grande Way. In general, all of them have been very supportive. Their recommendations have been considered/implemented in the final version.

During the design, we tried our best to consider the design guidelines provided by the City, and we do believe the proposed project would blend well into the neighborhood with its architecture. The living space of our proposed home is within the allowable limits set forth by the City of Los Gatos. There are homes in our neighborhood, similar in size as compared to our proposed home. Some examples are given below:

1. 156 Arroyo Grande Way, Los Gatos, CA 95032 – 2,034 sqft
2. 216 Arroyo Grande Way, Los Gatos, CA 95032 – 2,534 sqft
3. 220 Arroyo Grande Way, Los Gatos, CA 95032 – 2,455 sqft
4. 223 Arroyo Grande Way, Los Gatos, CA 95032 – 2,043 sqft
5. 209 Arroyo Grande Way, Los Gatos, CA 95032 – 1,929 sqft
6. 139 La Cienega Ct, Los Gatos, CA 95032 – 2,395 sqft
7. 260 El Cajon Way, Los Gatos, CA 95032 – 2,627 sqft

Los Gatos, with its wonderful community, is one of the best places to live in the Bay Area. Many Los Gatos neighborhoods are going through similar remodeling/rebuilding transitions improving the curb appeal of the area, we hope to do the same with our project.

Sincerely,

Sevda & Ayhan Mutlu