



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

February 3, 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, and was reviewed by the Planning Commission on January 28, 2026. What is different for this application is the addition of an oversized crawl space directly under the outdoor kitchen. This space was removed at the last minute after staff noticed the depth of the required cut exceeded the 4 feet max. The depth of cut needs an exception to be granted by the commission, and at the time, we decided to forego it. However, after more careful thought, the client would like to respectfully request permission to be allowed to dig the crawl space after all.

A new paragraph has been added at the end of this letter that addresses the full request.

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 above 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.

NEW CRAWL SPACE

The proposed crawl space/mechanical space will be almost entirely below grade. The headroom clearance will be 6 ft 7 inches and accessed by a side stair similar to the ADU. The depth of cut needed to accommodate the concrete slab is 7 ft 10 inches. The excavated area and side access stair will create an additional 231 cu yards of cut and will be accounted for with the grading permit. The previous exception for the floor elevation of the kitchen still applies.

Respectfully yours,

A handwritten signature in blue ink, appearing to read "Gary Kohlsaat", with a long horizontal flourish extending to the right.

Gary Kohlsaat
Architect C19245