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

**Address:** 14331 Capri Drive  
Los Gatos, CA 95032

**App. No.:** AS-24-043

**From:** Gkw Architects, Inc.

Letter of Justification For Zone Change

This application is requesting a zone change from O (Office) to R-1:8 (Single-Family Residential). The existing condition of the site consists of a single-family residence and a two -story detached accessory dwelling units (one on first floor and one on 2<sup>nd</sup> floor). In addition, the zoning of the adjacent neighborhood is R-1:8, except for the property facing roughly Northeast which is zone C1. Yet, that property is not really part of the neighborhood as the right of way is facing out towards Winchester Blvd.

Proceeding forward with the zone change from O to R-1:8, which we believed, will be beneficial to the whole area as it matches the surrounding residential neighborhood. We also recognized that the Town of Los Gatos's general plan land use indicates the area to be Low Density Residential which adds supporting evidence to the zone change. Furthermore, it doesn't make sense to keep the existing zone (Office) as developing future office space does not conform with the existing residential neighborhood.

With the Town's approval, this will make it feasible for the property owner's wishes to construct a future proposed single family residence through Architectural & Site Review after the zone change. The proposed single family residence will replace the existing one-story single family residence, while the two-story detached accessory dwelling unit will remain. The new proposed single residence will enrich the neighborhood and enhance the land value throughout.

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