



July 3, 2024

AIASSA DESIGNERS
Jeannie Kester



LETTER OF JUSTIFICATION

Date: 06/30/2024

To: Planning Department of Los Gatos,

We are proposing a single level extension of 239 SqFt and remodeling of the kitchen at the rear of the house. The existing house was built circa 1900 with earliest site map in Sanborn maps from 1928. It is a folk Victorian cottage with 964 Sq Ft of living space. The rear of house includes a kitchen that was moved there in 1954 (plumbing permit in microfiche). The current house was also reroofed with new plywood and composite in 2000. (See roofing permit in microfiche)



The kitchen (The highlighted area above) was moved to the sunroom of the house in 1954 for which plumbing, and gas extension permit was pulled in 1954. This kitchen as evidenced in pictures attached is not up to code. The proposed plan is to remodel this portion and extend by 6 Ft towards the rear of the house. The extension shall comply with all setbacks and building height requirements as applied to this property. The property also has an approved secondary dwelling unit in the backyard. The proposed extension's exterior wall is more than 5 FT from this secondary dwelling unit. The existing soils



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will be properly prepared and compacted, and all earthworks shall be under the direction and recommendations of a licensed Civil Engineer. The site contains one tree of size ~30" in diameter. It is located 5 feet from the rear of the house and poses a significant structural and fire risk (see image). It is also leaning towards the house with one branch right above the roof of the house. We have requested for a permit to remove this tree and will comply with necessary replacement tree decision per the Los Gatos Arborist.

The parcel is zoned R-1:8, and the proposed extension will comply with the Town of Los Gatos Zoning Ordinance and follows the Town of Los Gatos Residential Design Guidelines.

The extension has been designed with simple wall massing and incorporates simple roof lines using composition shingle roofing. The exterior of the home is designed with wood sidings and wood framed windows same as the existing structure. The extension is compatible with the neighboring surroundings and has been designed to create the least amount of impact to the current structure, neighboring properties, and the community.

FAR: Our site Gross is 5,120 SqFt and max out the FAR for this house at 1,776 SqFt excluding ADU and Garage pre zoning regulations. This extension would make the main house 1,206 SqFt. The current homeowners have long term plans to raise their kids and be a part of this community. The house in its current state is not up to code and this extension and remodel would make this house match better and in line with all the well-maintained houses on the Johnson Ave while keeping its charming Victorian cottage character.

Sincerely
Jeannie Kester

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