

Kunling Wu
Trustee of the Bright Smile Dental Office Defined Benefit Plan
703 Chatsworth Place, San Jose, CA 95128
Phone: 650-796-1887

July 27, 2022

RE: LETTER OF JUSTIFICATION

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

Dear Sir and Madam,

My name is Kunling Wu, Trustee of the Bright Smile Dental Office Defined Benefit Plan. On behalf of Bright Smile Dental Office Defined Benefit Plan, I am apply for building an One Story Single House with the size of 4850 Square Feet at 300 Mountain Laurel Lane, Los Gatos, CA 95032 (Lot 14, APN 567-24-023).

APPLICATION:

1. Apply for increasing the size of an One Story Single House to be built at 300 Mountain Laurel Lane, Los Gatos, CA 95032 (Lot 14) to 4,850 Square Feet;
2. Apply for increasing the average size of all homes for Lot 1 to Lot 14 from 4,664 square feet to 4,678 square feet.

REASONS:

1. The size of Lot 14 is 8.137 acres with Least Restricted Buildable Area of 131,196 square feet (Please see Document 15 COMPLETE DEVELOPMENT PLANS AS AN ELECTRONIC COPY).

To build a single story house with 4,850 square feet within a Least Restricted Buildable Area of 131,196 square feet is reasonable rather than overutilization of the property lot.

2. The Ordinance 2172 (Please see Attachment 1) states: "All project homes will be limited to a maximum size of 4,850 square feet with an average of 4,650 square feet, and at least 2/3 of the homes shall be limited to a one story design."

Allowing Lot 14 to build a single story house with 4,850 square feet is within the limit of Ordinance 2172.

3. The houses that have been built on Lot 1 through Lot 13 of the Shannon Valley Ranch are between 4,302 square feet and 4,908 square feet, of which four houses are bigger than 4,850 square feet, and the average house size is 4,664 square feet (please see Attachment 2).

Allowing Lot 14 to build a single story house with 4,850 square feet is within the range of 4,302 square feet to 4,908 square feet of the existing houses in Shannon Valley Ranch.

4. The average house size of Lot 1 through Lot 13 of Shannon Valley Ranch is already 4,664 square feet (please see Attachment 2).

Increasing the average house size for Lot 1 to Lot 14 from 4,664 square feet to 4,678 square feet is a minor change and within reasonable limit.

Thank you very much for considering my application.

Best regards,

A handwritten signature in blue ink, appearing to read 'Kunling Wu', with a long horizontal flourish extending to the right.

Kunling Wu