



August 8, 2023

Town of Los Gatos
Community Development Department
Civic Center
110 E. Main Street
Los Gatos, California 95031

Re: Architecture and Site Application
Pham/Vo Residence
232 Danville Drive, Los Gatos, CA

Project Description:

Cung Pham and Bien Vo, the owners of the subject parcel, are proposing to demolish an existing +/- 2,236 s.f. single story residential structure built in 1962 and a detached 102 s.f. storage shed. They are proposing to build a new 2,637 s.f. two-story single family residence with attached 558 s.f. 2-car garage and attached 589 s.f. attached ADU. The new home will include a 48 s.f. covered entry porch, a 269 s.f. rear covered patio.

Also proposed are new paved walkway paths around the house, and a new paved driveway is proposed for the front facing garage from the existing driveway approach. The existing concrete driveway is proposed for removal.

Two 4" and 6" non-protected trees are proposed for removal due to their close proximity to the proposed house location and construction.

The design of the home is "Modern Transitional" Mid-Twentieth Century California Ranch architecture which incorporates a smooth finish stucco exterior with an integral color, and an architectural composition shingle roof, matching the materials of the neighborhood Homes.

The owners plan to add several trees and landscaping to both the front and rear yard areas as well as privacy trees along both side property lines. The existing overhead utility lines to the home from the existing power pole are proposed to be re-installed underground. The parcel is proposed to have minimal grading with low quantities of cut and fill.

The proposed home is designed to fit well within the existing site conditions and with the least amount of privacy impacts to the neighboring homes.

The proposed design complies with the all Town Codes, regulations and ordinances in regard to height and square footage.

Sincerely,

Michael Davis

D&Z Design Associates, Inc.

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EXHIBIT 4



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Letter of Justification:

Cung Pham and Bien Vo purchased the Home at 232 Danville Drive in 2021 and are proposing to demolish the existing +/- 2,236 sq. ft. single story home built in 1962 and the detached 102 sq. ft. storage shed. The existing neighborhood is composed of single story homes (65% of the homes) and split level homes (35% of the homes - 2nd story bedrooms above the 2 car Garage) that are all of the Mid-Twentieth Century Ranch Style architecture. The neighborhood also has 4 homes that have added a second story addition, one home that was demolished and a new home built on Sycamore Court (3,170 sq. ft.).

Cung and Bien are proposing to build their new 2,637 sq. ft. two-story single family home with an attached 589 sq. ft. ADU and an attached 558 sq. ft. attached 2 car Garage. The new home will have a 48 sq. ft. covered entry porch and a 269 sq. ft. rear covered patio (after meeting with the neighbors to either side and to the rear, the originally proposed upper level Master Bedroom Terrace and circular stair was removed from the plan). At 2,637 sq. ft., this proposed design is under the maximum allowed floor area for this lot (2,641 sq. f.). The next largest home in the neighborhood is at 242 Pinehurst Avenue at 2,529 sq. ft. and has had a second level addition. The proposed home for 232 Danville Drive is less than 5% larger than the biggest home in the neighborhood (please note that this calculation does not count the allowed ADU sq. ft.).

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The Home has been designed to integrate itself into the existing architecture of the neighborhood in the following ways. The geometry of the home has a mostly “wide straight facade” with a forward facing 2-car Garage and moderately sloped roofs of 3/12 & 4/12 slopes with large overhangs of 24”. This is prevalent in all of the homes in the neighborhood. The roof “shape” is of a cross-hipped design, a roof shape that is used on 50% of the existing neighborhood homes. The exterior materials of this Home’s design include a smooth finish stucco and an architectural composition shingle roof, materials that are used throughout the neighborhood. The windows of this home are mostly of a vertical design, similar to the existing homes. All of the homes in the neighborhood have either a single entry door with a sidelite(s), or a double entry door. This home is designed with a double entry door. While this Home is a two-story, there are 20 homes in the neighborhood that have the split level design (2 stories at the Garage) and 4 homes that have had a 2nd story addition. The proposed building height is 24’-7” (Max. height allowed is 30’-0”). The Homes with the second story additions are between 23’ and 25’ height (the height home at 247 Pinehurst Avenue is 25’) and the existing split level homes in the neighborhood are approximately 22’ in height..

As the home proposed is of a 2-story design, privacy for neighbors to the left and right was an important design consideration. The home has been designed without any bedroom windows facing these neighboring properties. The windows that are facing in the direction of the side neighbors are designed as “high” windows with the sill height above 5’-0”. Again, after meeting with the neighbors, the upper level terrace from the Master Bedroom has been completely removed. Another neighbor had also commented on a privacy concern in terms of the rear upper level windows at the Master Bath and Master Bedroom. We have raised each of the windows and have proposed to use an obscured glass at the Master Bath Tub area.

The Zoning for this property is R-1-8. The setbacks are 25’ for the Front, 20’ for the Rear and 8’ for the side setbacks. This property has a 10’ side setback (5’ P.U.E. + 5’ W.C.E.) along the northerly property line. The proposed Design has a 27’ / 29’ front setback and a 24’ rear setback. The second level has side setbacks of 17’-6” on the north side and an average of 16’-6” on the south side. The front setback at the second level is 29’. These increased setbacks for the second level is

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to minimize the impact to the neighbors on either side of this property and to break up the upper level massing. In regard to the massing of the upper level, the proposed home's Upper Level is just below 50% of the footprint of the Main level. The existing split level homes also have a ratio of approx. 50% Entry Level to Upper Level.

The owners plan to add several trees and landscaping to both the front and rear yard areas as well as privacy trees and shrubs of approx. 8' to 10' tall along both property lines as shown in the Preliminary Landscaping Design. A proposed Fire pit area in the rear yard has been removed as requested after meeting with the neighbors. Two additional 24" box Podocarpus Gracilior trees have been added at the rear southeast corner of the property per the comments from the neighbor at 255 Pinehurst Avenue for additional privacy screening.

As noted above, the architecture of the existing homes in the development are of a Mid-Twentieth Century Ranch style. We are proposing a "Modern Transitional" Mid-Twentieth Century California Ranch architecture that incorporates the roof geometry of the neighborhood homes using a cross-hipped roof style along with the forward facing 2-car Garage to match the form and massing of the existing homes. We feel that the design of the Pham-Vo Home fits well with the existing neighborhood, minimizes any privacy issues, and will add value to the surrounding area.

Sincerely,

Michael Davis

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