



August 3, 2023

Community Development Department,
Town of Los Gatos 110
East Main Street
Los Gatos, CA 95030

Re: Letter of Justification for proposed new house at 16220 Harwood Rd, Los Gatos
Attn: Planning Staff

The following is a general description of the project, identifying the project's compliance to the Single Family Residential guidelines.

The property at **16220 Harwood Rd** is owned by Majid & Zari Mohazzab that was purchased in October 2000. The property was running as a preschool and was vacated in October 2020.

The original property has 34,674 SF with a General Plan Designation of Residential and Zoning Designation of R-1:10. The owners decided to subdivide the property and build three new houses for themselves and their two adult children. The three lot subdivision was approved by the Town of Los Gatos and was recorded with County of Santa Clara on July 27, 2022.

This justification letter is for Parcel B. The architectural and civil plans were submitted for the three parcels to the planning department for review and approval.

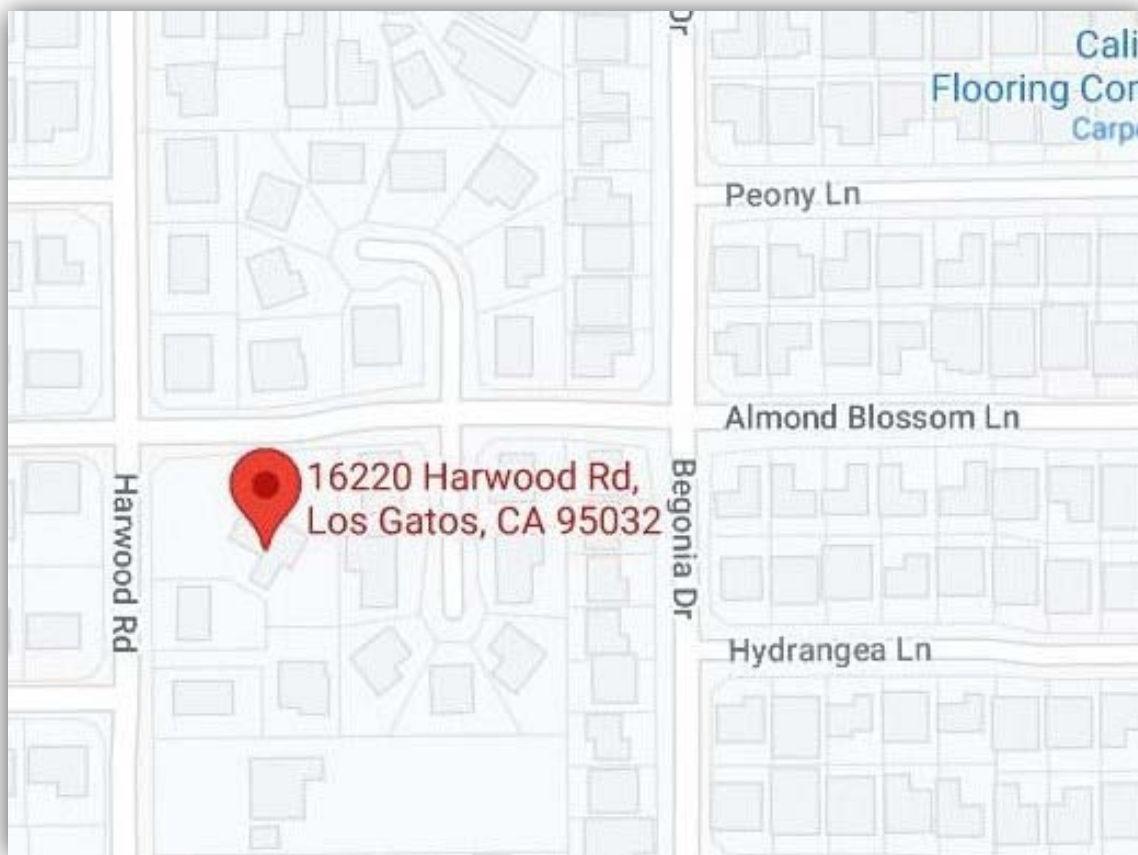
Existing Neighborhood Analysis:

The existing homes in the immediate surrounding area were built almost 40 years ago. Most of them are two stories, with two or three car garages. Some of the houses have balconies

Architecture styles vary between Ranch, Mediterranean, Tudor and generic architecture. The roof materials are mostly wood shakes, composition shingles, or concrete tiles.

Building sizes range from 2,400 SF to 3,358 SF. With several homes have more than 3000 SF building sizes such as: 101 Almond Blossom Ct 3,358 SF / 102 Almond Blossom Ct, 3227 SF / 107 Sebastian Ct, 3089 SF

(Some pictures of existing homes on pages 4, 5 & 6)



(Vicinity Map of the subject property)

Proposed House Analysis:

The proposed house is designed to be compatible with the neighborhood as described in the comment by the Town of Los Gatos Consulting Architect:

“The proposed new house has traditional architectural design, and is well designed to fit into the immediate neighborhood”

The proposed home size is within the ranges of the immediate neighborhood, and it doesn't cause or raise any privacy issues with the neighboring houses.

Considering the immediate neighborhood houses were built almost 40 years ago, and several of them have more than 3000 SF building sizes, the proposed the new houses nicely fit with the neighborhood.

The proposed roof type is composition shingles. Composition shingles material is light, eco friendly, fire-resistant, wind-resistant, impact-resistant, and fade-resistant. They are preferred for installing solar panels.

The house is two stories with 2 car garages, covered patios and balconies.



PARCEL B

- **Parcel B:**
 - Lot area: 10,011 SF.
 - The proposed building size is 3,100 SF, with 530 SF two-car garage.
 - Architectural style is Contemporary Mediterranean design with wood trellis over the garage and smooth stucco finish, with earth colors for compatibility with the existing neighboring homes.
 - Roof slopes is 5:12 similar or shallower than most existing homes in the area
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Attached are images of some of the neighborhood homes:



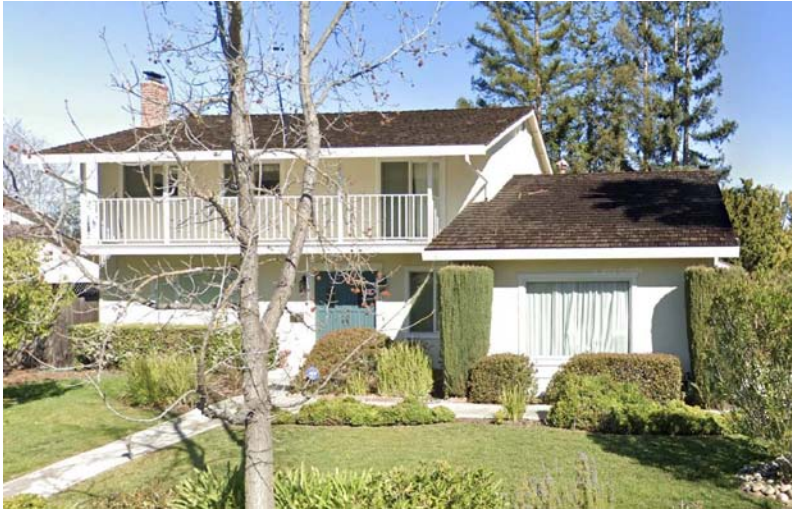
16224 Harwood Rd



16226 Harwood Rd



16226 Harwood Rd (Rear view facing subject property)



188 Belwood Gateway



189 Belwood Gateway



103 Almond Blossom Lane



105 Almond Blossom Lane



107 Sebastian Ct



101 Almond Blossom Ct