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## Justification Letter for 14341 Browns Lane APN 409-14-035

March 12th, 2025

Planning Commission  
City of Los Gatos  
110 E. Main St.  
Los Gatos, CA 95030

### Justification Letter

Dear Planning Commissioners,

We are the Architectural Firm in charge of this project and are writing on behalf of Roberto Flamenco & Paula Mendez, who are the owners of the property at 14341 Browns Lane. We would like to thank you in advance for taking the time to review this project. We believe you will find that the proposed design not only meets all of the residential design guidelines but has been thoughtfully crafted in consideration of the neighbors.

The owner intends to construct a new home on the property rather than remodel the existing residence due to the poor condition of the structure, which was built in 1948. The dilapidated condition of the existing structure is no longer suitable within the context of the immediate neighborhood and is due for an upgrade.

A straightforward addition to the existing 832 square feet of space will not suffice to accommodate Roberto's growing family. The owner envisions this home as his forever home and has dedicated significant effort toward realizing this dream. Furthermore, Roberto hopes to host his long-awaited wedding ceremony at his new home with his wife, an event that has been postponed year after year due to their hectic work schedules.

Roberto and his wife have successfully operated a well-established general construction company, completing hundreds of residential projects across the South Bay. They take great pride in their craftsmanship and plan to build this home themselves. Their commitment to detail and professionalism is widely recognized by their clients, who can attest to the high standards of their work. Should they have the opportunity to undertake this project, it is assured that the construction quality will be exceptional and that the finished home will greatly enhance the surrounding neighborhood.

The attached ADU is designed not as a rental unit, but as a flexible space for accommodating visits from the owner's parents or in-laws who reside out of state. The owners have a large family and intend for the home to provide a comfortable environment for spending family time, entertaining friends and neighbors, and offering ample space for relatives and future children to live with them.

We have also worked directly with our immediate neighbors to address some concerns that have been brought to our attention. Certain neighbors were concerned about their privacy, especially with the rear 2nd floor windows looking directly into their yard. To address these concerns, we have inset the rear balcony further into the house to create a 31+ ft separation from the rear property line. The railings of the proposed balcony will also be 46" high, which is greater than the standard railing height, to further emphasize this separation. We have also proposed that the 2nd floor windows be frosted or opaque to reduce the visibility into adjacent yards.

Some neighbors have also expressed concerns about the overall appearance and size of the house, which we have responded to by reducing the overall height of the house by 1+ ft and reducing the square footage of the house by over 400 square feet. The house will not be the largest home in the neighborhood. Our team has allocated a significant amount of time to balance the roof of the house to: a)



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ensure that it will not have any leaks or issues down the line and b) reduce the scale of the house and bring back the strong first floor eave line that was recommended by the Town's consulting architect.

Finally, there were concerns in regards to the oversized driveway at the front yard, which we clarified was for the fire truck turnaround. This will increase the safety of the immediate neighborhood since the fire department can more efficiently maneuver on Browns Lane during emergencies.

Despite having the largest FAR in the immediate neighborhood, the proposed home will not be the largest in terms of square footage. Design elements have been implemented into the home to protect the privacy of the neighbors, such as frosted windows and an inset 2nd floor balcony; and the well-being of the neighborhood has been thoroughly considered in the design of the proposed residence. In conclusion, our team has taken all the necessary steps to comply with the Town Residential Design Guidelines, ensure that the privacy of neighbors' is maintained, and positively contribute to the surrounding community.

GKW Architects, Inc  
Gordon K Wong & Joshua Liu