

Sean Mullin,
Community Development Department,
Planning Division,
110 E. Main Street,
Los Gatos, CA 95030.

Date: August 25, 2020

RE: Letter of Justification – 140 Arroyo Grande Way (S-20-013)

Dear Sean Mullin:

We bought our home, at 140 Arroyo Grande Way, Los Gatos, in June 2008, and we have been living in it since then. We live in this house with our 21-year-old son and a 14-year-old daughter. Our son attends U.C. Berkeley; however, he is at home almost every weekend, and he plans to move in back with us after he graduates. Our daughter is attending LGHS in 2020.

While our home has sufficed our needs over the past years, the living space is insufficient for our current and future needs. Our home is in a livable condition; however, it shows off age, just like any other property built in 1958 would. The plumbing, electrical and mechanical components of the home are from the era in which it was built, and they are in desperate need for an upgrade to the prevalent materials and standards of the present day.

We considered remodeling our home with major additions; however, the existing floor plan is not amenable for extension based on our needs. We also consulted with a few builders and architects, who handle projects such as ours. Based on feedback from builders and architects, and with due deliberation on our part, we decided that a demolition and rebuild would serve our needs better. Rebuilding the home would also allow us to use the latest advancements in building materials and engineering standards to confirm to the county and city regulations.

We have intentionally made every effort to make our new home compatible with the neighborhood. We have opted to rebuild our home as a single-story home as most homes in our neighborhood are single-story. We also avoided building a modern home, and instead we selected to have a country-side ranch architectural style that embodies the essence of Los Gatos. We also intend to utilize the maximum allowed living space to address our current and future needs. Some predominantly old homes in our neighborhood are smaller than our proposed home; however, we sincerely believe that these homes will eventually be rebuilt or remodeled to have more living space. This is due to the fact that housing is a major concern in the bay area and having more living space in a single-family property is one of the ways to effectively address that concern.

The living space for our proposed home is within the allowable limit set by the town of Los Gatos. There are many homes in our neighborhood, some on our street, that are bigger or similar in size as compared to our proposed home. Some examples are given below:

1. 156 Arroyo Grande Way, Los Gatos, CA 95032 – 2,034 sqft
2. 216 Arroyo Grande Way, Los Gatos, CA 95032 – 2,534 sqft
3. 220 Arroyo Grande Way, Los Gatos, CA 95032 – 2,455 sqft
4. 223 Arroyo Grande Way, Los Gatos, CA 95032 – 2,043 sqft
5. 209 Arroyo Grande Way, Los Gatos, CA 95032 – 1,929 sqft
6. 139 La Cienega Ct, Los Gatos, CA 95032 – 2,395 sqft
7. 179 La Canada Ct, Los Gatos, CA 95032 – 2,200 sqft

We truly believe that our new proposed home would blend into the neighborhood, both in terms of its architectural style and its size.

Please let us know if you have any questions or concerns regarding any of the statements presented in this document.

Sincerely,

Hema and Yogesh Jhamb
140 Arroyo Grande Way,
Los Gatos, CA 95032.