

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

Date: August 25, 2020

RE: Project Description – 140 Arroyo Grande Way (S-20-013)

Dear Sean Mullin:

We bought our home, at 140 Arroyo Grande Way, Los Gatos, in June 2008. Los Gatos is a wonderful community, and we consider ourselves to be very fortunate at being able to afford a home in this town. Our family has grown since we bought our home; we have a 21-year-old son who is studying at U.C. Berkeley and a 14-year-old daughter who is attending LHGS in 2020.

Our home, which was built in 1958, is a modest 3-bed, 2-bath with 1,150 sf living space. With two grown-up children, our home does not cater to our present and future requirements. While we considered remodeling with major additions, we realized that it would not address even most of our present requirements. Therefore, we are interested in rebuilding our current home to fulfill our present, as well as, future needs. Due to the high rents in the bay area, we foresee our children continuing to stay with us as they enter adulthood. Even after our children move out to start their own families, they will inevitably visit us during the holiday season and other times of the year, and we hope to build a home that can comfortably accommodate all of us during such visits. We are hoping to build a multi-generational home that we live in for the rest of our lives, and then pass it along to our children someday.

We have the following goals for our project:

- Build a new home that incorporates the advancements in building materials and engineering standards to provide environmental sustainability, both in terms of energy efficiency and conservation of natural resources.
- Utilize an architecture and form that is in compliance with the neighborhood and accentuates the small-town essence of the town of Los Gatos.
- Design the elevations and floor plan that permit natural lightings and a convenient flow of movement within the home.
- Design the living space that addresses our current and future needs, and which at the same time allows us to entertain family and friends.
- Redesign the landscape of the property to have drought-resistance or low-water usage shrubs and plants. We plan to eliminate all lawns at the property with a view towards water conservation.

We have also spoken to the following immediate neighbors, and have apprised them of our plans to build a single-story home:

- Charlene and Ian Land – 124 Arroyo Grande Way
- Lynn and Joe Feng – 144 Arroyo Grande Way

We spoke to our neighbors in July 2020. We plan to inform other neighbors when we meet or see them next. The neighbors to our immediate right, at 124 Arroyo Grande Way, have expressed no concerns on our project, and in fact they have just finished remodeling their home.

The neighbors to our immediate left, at 144 Arroyo Grande Way, have expressed some concerns regarding their privacy due to the higher elevation of our home. While we understand their concern, we don't believe that their privacy concerns are valid due to the following reasons:

1. The floor level of the new house remains the same as the existing house.
2. The existing fence is 7' tall, with 6' of regular fence and 1' of mesh fence, which means that it is not possible to look over the fence from the floor level of the new home.
3. The neighbor's house has the garage and family room towards our side elevation. The Bedroom #2, which aligns with the neighbor's family room, has no windows on the side elevation.
4. The Bath #2, attached to Bedroom #2, will have a smoked glass window with no visibility.
5. The media room has windows on the side elevation; however, it predominantly aligns with the garage of the neighbor's house.
6. The windows in our garage are at a lower elevation, and they completely align with the neighbor's garage.
7. There is no window in the side elevation that could possibly look into the neighbor's backyard.

We are very concerned about our privacy, as well as our neighbor's privacy, and this is why we have designed the side elevation so that there is no visibility into our home from outside, and into our neighbor's home from inside our home.

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.