

BRITT/ROWE

108 N. Santa Cruz Ave.
Los Gatos, CA 95030

TO: Town of Los Gatos Planning Staff

FROM: David Britt; BRITT/ROWE

FOR: Justification of request to construct a new single family residence in the TOWN OF LOS GATOS.

Dear Town of Los Gatos Planning Staff;

This letter has been prepared by the applicant David Britt, for the request to construct a new two-story single family residence located at **16805 Loma Street**. This letter outlines the justification for construction. To make the findings for DRC application approval, the residence has been designed within criteria set forth by the town for all new residential construction as outlined in the "Design Review Guidelines" and other mitigating measures with respect to neighborhood compatibility and preservation.

1. The residence is designed within the allowed development standards of R1-8 residential zone.
2. The house has been designed to be compatible with the neighborhood by in that it is similar to FAR, height, proposed setbacks, height, and mass scale similar to many in the neighborhood consistent with the town Design Review Guideline as outlined in section 3.3.2
3. One story mass elements have been included in the sign to mitigate two-story mass consistent in guidelines as outlined in section 3:10.1
4. Proposed exterior finishes have been specified to be high quality and are consistent with the proposed architectural style and to compliment the neighborhood guidelines 3.3.1 and 3.3.2.
5. Proposed window and door material have been specified to match the surrounding neighborhood per as outlined in section 3.4.1

In addition to items found in the Design Review Guidelines, other design elements have been incorporated to mitigate the impact of a new two-story residence:

1. Second floor windows facing side property lines have high sills.
2. Second floor setbacks are significantly increased from minimum allowable.

Thank you planning staff for your assistance with our application.

Sincerely

David Britt, Britt/Rowe

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