



AARON WILLIAM BEAN, INC.
GENERAL BUILDING CONTRACTOR



June 11, 2025

Ms. Maria Chavarin
Assistant Planner
Community Development Department
Planning Division
110 E. Main Street
Los Gatos, CA 95030

Mr. Deepak Gupta
16717 Chirco Drive
Los Gatos, CA 95032

RE: 16717 Chirco Drive
Minor Residential Application MR-24-018
APN 424-20-014

Dear Ms. Chavarin:

I have met with the property owner, Deepak Gupta, and toured the site to examine the proposed development first-hand. I have also reviewed the plans in detail, assessed the neighborhood for architectural elements, patterns, features, and structural size, height, and mass. I have examined copies of your first review comments as well as the consulting architect's review of the submittal. Additionally, I have reviewed a neighborhood comparison survey provided by Mr. Gupta.

I have been working in the Town of Los Gatos for over 30 years now. I am familiar with the Town procedures and what it takes to achieve planning (and building) approval for a diverse range of projects, from Historic buildings to small additions to very large estates. I pride myself on understanding what Town staff is looking for and being intimately familiar with the design standards used by the Town to maintain neighborhood character.

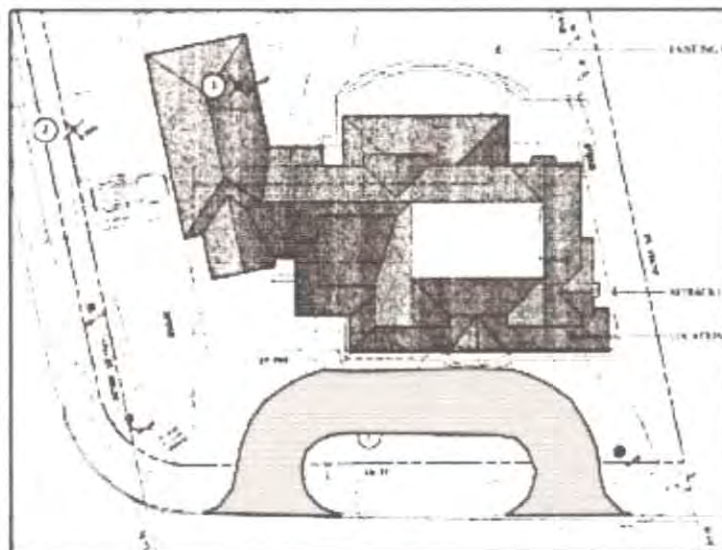
The project that Mr. Gupta is proposing is not out of the ordinary. He would like to amend his home to match not only his family's needs, but safety and security as well. The subject property is a corner parcel, one of the four largest parcels in his immediate neighborhood. The plot is angular in nature (as are the other 3 large corner parcels) and is inherently wider along the main street frontage than the typical surrounding parcel. Other smaller lots are deeper than they are wide. This needs to be considered when comparing homes in the neighborhood, and how they are judged on "mass" from the street facing elevation.

The proposed addition, as drawn, shows the existing home at approximately 20' of height. The addition above the new attached garage is shown at approximately 26'6", well under the

Town maximum of 30'. Mr. Gupta has provided me with a neighborhood survey that specifically measures four other nearby homes which range in height from 25 to 30'. The 30' example is only two homes away. There is intent in the design: minimize mass while allowing some livable area above the garage, allowing the addition to harmonize with the existing roof lines.

When reviewing the architectural review letter provided by Larry Cannon of Cannon Design Group, I found comments that seem reasonable upon first review, but after visiting the site and getting an understanding of what the property owner's needs and is working with in the surrounding neighborhood, the comments become somewhat unfounded. What Mr. Cannon neglects to point out is that the immediate right-side neighbor stores an extremely large RV (motorhome) right along the angular property line, creating visual blight to the subject property. Mr. Cannon also offers his own design of a traditional two car garage, eliminating the angular portion – neglecting to point out that this reduces the overall garage volume by approximately 230 square feet, which is space the owner requires for covered, off street parking of cars, motorcycles, and bicycles.

Mr. Cannon also points out that the “circular driveway” is “not consistent with Residential Design Guideline 2.4.4”. I would argue that the “circular driveway” as designed is not really a circular driveway at all. It is simply a good design to access both garage entrances, while allowing a vehicle to turn around when backing out of the garage as to approach Chirco Drive in a front facing manner. Chirco is a busy, throughfare street, which means backing out is difficult and unsafe. It should be noted that a circular drive by architectural definition typically crosses a majority of the front of a property, in front of the main entrance of the home, providing significant off-street parking for guests and visitors – not just garage access (specifically see the diagram in the Residential Design Guidelines adjacent to 2.4.4).



Circular driveways like this are discouraged

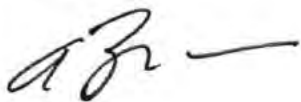
As for impervious paving area, once the existing asphalt driveway is removed (which traverses the entire right hand property line currently, varying from 20 to 25 feet wide to reach the current detached garage to be demolished) the new driveway area is significantly less. I have discussed using a more upscale paving surface like paving stones for this in lieu of asphalt, to which Mr. Gupta is in agreement.

In discussions with the property owner, Mr. Gupta admitted that the transparent garage panels were an oversight and not his intent. This will be an easy change on the resubmittal where they will be called out as traditional wood carriage doors which are much more in keeping with the home's architecture.

One additional comment that will be addressed upon resubmittal is the "awkward angled gable" at the far right of the habitable addition above the garage. During conversations with the property owner at the site visit, I discovered that some previously permitted work was being wrapped up on the home. A covered porch on the left end of the home has been enclosed and converted to livable area. When added to the allowable square footage as calculated by Floor Area Ratio, this pushed the latest submittal slightly over the maximum habitable square footage, an oversight. Mr. Gupta has verified this oversight and will address corrections on the resubmittal. This will necessitate making the habitable area over the garage smaller, likely eliminating the right facing gable, eliminating any awkwardness of roof design.

In conclusion, as a Los Gatos resident and businessman, I support this project, subject to the minor adjustments depicted above. This project *does* follow the Residential Design Guideline put forth by the Town and is an appropriate fit in both scale and design to the neighborhood. I welcome any feedback or questions from the Town concerning this project. My direct contact information is below.

Respectfully,



Aaron W. Bean
President
Aaron William Bean, Inc.





AARON WILLIAM BEAN, INC.
GENERAL BUILDING CONTRACTOR



July 1, 2025

Ms. Maria Chavarin
Assistant Planner
Community Development Department
Planning Division
110 E. Main Street
Los Gatos, CA 95030

Mr. Deepak Gupta
16717 Chirco Drive
Los Gatos, CA 95032

RE: 16717 Chirco Drive
Minor Residential Application MR-24-018 – REVISED / RESUBMITTED
APN 424-20-014

Dear Ms. Chavarin:

As I explained in my previous letter of support and justification dated June 11, 2025, I have met with the property owner, Deepak Gupta, and toured the site to examine the proposed development first-hand. I have also reviewed the plans in detail, assessed the neighborhood for architectural elements, patterns, features, and structural size, height, and mass. I have examined copies of your first review comments as well as the consulting architect's review of the submittal. Additionally, I have reviewed a neighborhood comparison survey provided by Mr. Gupta. Since then, Mr. Gupta has worked with his design team to revise the original submission based on feedback from Planning, Town Architectural review, and other sources.

The most significant changes address the most important details: The size of the livable area above the garage has been significantly reduced to properly fall inside the allowed FAR while maintaining good architectural character and function. The angular second story gable has been deleted to relieve any imbalance in the structure. The garage doors have gone to "carriage house doors" for a more artistic elevation and the header heights at the vehicle openings have been raised slightly to accommodate SUV type vehicles and harmonize better with the residence's header heights.

Elements that are important to the style of architecture have been maintained: Gables dominate the front facing elevations (in sets of three, proper architectural guidelines). Clearstory windows brighten the garage and offer space for hoists used for storing bicycles

and seasonal items. Meanwhile, bay windows match the architectural style of the main house.

The driveway layout is unchanged and is detailed in my June 11th letter. It is softened with paving stones, landscaping, and reduced impervious coverage.

As stated in my previous correspondence, Mr. Gupta's project is not out of the ordinary or pushing any Town limits. He is proposing excellent utilization of his oversized parcel which in the long run will benefit his neighbors and therefore the Town as a whole. I feel strongly that the Town should support such applicants that work diligently to follow the Residential Design Guidelines and neighborhood character while also improving property value and character.

As previously noted, I welcome any feedback or questions from the Town concerning this project. My direct contact information is below.

Respectfully,

A handwritten signature in black ink, appearing to be 'AWB' followed by a long horizontal stroke.

Aaron W. Bean
President
Aaron William Bean, Inc.



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