



November 08, 2019,
Sean Mullin, Associate Planner
Town of Los Gatos Planning Department
110 E. Main Street
Los Gatos, CA. 95030

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TOWN OF LOS GATOS
PLANNING DIVISION

**RE: Vergara Residence,
15310 Sueview Drive**

Letter of Justification

Dear Sean,

Our proposed new one story 5079 sq. ft. residence with attached 907 sq. ft. residence will replace in the location the existing Vergara 2000 sq. ft. main house with 932 sq. ft. detached guest house and 800 sq. ft. open carport. The existing swimming pool will also be replaced with a new infinity edge pool approximately in the same location as the existing kidney shaped swimming pool.

Regarding our consideration in our design of the Hillside Development Standards and Guidelines (HDSG) please regard our adherence justifications below.

A. Design objective.

Our new proposed home was kept single story and it's highly articulated both in its floor plan as well as its roof plan. It steps down on the existing pads where the existing home and detached guest house/carport now reside. The use of stone, wood and exterior plaster blends well with the natural environment. The low pitch metal roofs with large overhangs for the reduction of heat gain to the windows also grounds the home more to the site. Please note we kept the house to a maximum of 18' in height as it is seen from one view area in town.

B. Design to be neighbor friendly.

New home location is where existing home is currently. Neighbors are within a gated private street and new home design is supported by the immediate neighbors. No privacy issues currently exist or will exist with our proposed design.

C. Design for sustainability.

Aside from using zoned radiant heating on slab floor foundation we intend to use building materials that reduce the consumption of natural resources and are non-toxic. We are using large overhangs to prevent heat gain from windows as we intend to have a minimum use of trees close to the home in our fire prevention site planning. We've arranged doors and windows to take advantage of prevailing summer winds for natural ventilation and cooling in addition to mechanical ventilation required by code.

D. Design for fire safety.

We will use all recommended guidelines to minimize exposure to wildfires. Primarily in our landscape by keeping the new home separated from large trees as it currently is. One large existing oak on hill above will remain and by maintenance and adequately cut back branches should keep a good fire perimeter. All exterior materials used will be noncombustible materials including treated wood siding, stone, exterior plaster, metal roofs and eaves.

Automatic fire sprinklers will be used and all Wildfire Urban Interface requirements will be included.

E. Building Height.

We are keeping house to a maximum height of 18' at only one ridge line for the main rooms of the home as it is viewed from the view point area of the Town.

F. Minimize building bulk and mass.

Although we are re-building over the existing house pad we've had to step down to accommodate a new garage to follow the site topography. Our design solution is very articulated as viewed from front and rear elevations. The use of hip roofs and flat roofs greatly reduce the bulk and mass of the building as viewed from the front and valley views as well. We're building on a ridge top that slopes gently from south to north.

G. Roofs

As mentioned above our roofs are comprised of different height hip roofs and flat roofs to articulate the exterior views. We have no gable end roofs and our flat roofs are kept below our hip roof forms.

H. Architectural elements.

We are incorporating exterior patios mostly where they are currently found. No decks. No skylights will be visible from exterior elevations. Architectural detailing is integrated throughout all sides of the structure. We intend to incorporate track type solar panels on site not on roof areas.

I. Materials and colors.

We will adhere with our material selection to the Hillside Standards as presented. We are proposing to use a combination of Wood, Stone and exterior plaster painted with earth-tone colors as well as a bronze color metal seam roofing material. We will be using bronze color windows to match roof and glazing will not be reflective although we will have a film added to the glazing to reduce both heat gain and heat loss on our west sides.

Exceptions Requested:

1. We are formally asking minor grading exceptions in the following
 - a. For excess of cut by 1 foot along the south end of our new driveway. We set our driveway elevations in order to address its access approach from the downhill sloping street at its mid-point as well as our attempt to maintain a minimum sloping driveway design that will accommodate a relatively flat area for recreational use by the family. We required a 5' cut at the garage door area of the driveway and it will slope down 3.3% to where the cut is permissible at 4'.
 - b. Water Tanks have been revised not to exceed the maximum cut dept of 4'. Refer to Civil Comments Response, item number 4.
2. We are proposing the use of second driveway approach by tying an existing driveway approach used by the neighbor to the south whereby our property has a right of way easement. This provides us with some additional parking off the street but an ease of exiting our driveway by eliminating three point turns from garage parking. Our proposed new driveway approach is 18' wide. The secondary existing driveway approach is 14'. The current existing driveway approach is currently 35' wide. A 55% reduction in driveway approach from existing. Driveway length: The length of the front of the parcel is 437.10ft and the length of the maximum width of the driveway is of 94ft, a 21% frontage coverage of the parcel. The driveway will also be screened with planting which will further reduce its visibility by nearly 10%. The length of the driveway is 46ft visible at most, a total of 10% over all frontage coverage of the parcel.

If you have any questions regarding the above, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Camargo', written in a cursive style.

Maurice Camargo A.I.A.