



August 8, 2024

AIASSA DESIGNERS
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Letter of Justification

8/8/2024

To Los Gatos Building Department,

We are proposing a 750 SqFt extension at the rear of the single-family residence located at 311 Johnson Ave, Los Gatos. We had requested a 239 Sqft addition during the July 24th HPC committee meeting but couple of key events since have compelled the owners to take a more long-term view of the extension.

1. They recently received a letter from their insurance provider that their homeowner policy would be cancelled due to aged roof that they would have to replace in entirety (The house was re-roofed with new plywood and composite in 2000) and the proximity of the tree (fire hazard).
2. The house resides close to an earthquake fault zone and would require a soil report and further foundation reinforcement. Any foundation they lay now will have to accommodate any future expansions as well. This expansion would give an opportunity to bring this house up to modern seismic building codes which are safer for the neighborhood.

The homeowners have two young kids who would outgrow the 2-bedroom house in couple of years and it would be much more economically feasible (based on quotes) to build once instead of having to demolish and expand later initially wanted to make the rear portion of the house livable and move in as soon as possible, but these delays and new requirements have them considering a more comprehensive expansion.

The existing house was built circa 1900 with earliest site map in Sanborn maps from 1928. It is a folk Victorian cottage with 964 Sq Ft of living space. The rear of house includes a kitchen that was moved there in 1954 (See plumbing permit attached).



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The kitchen (The highlighted area above) was moved to the old sunroom of the house in 1954 for which plumbing, and gas extension permit was pulled in 1954. This kitchen as evidenced in pictures attached is not up to code. The proposed plan is to remodel this portion and extend by 6 Ft towards the rear of the house and go one level up to accommodate a master bedroom. No changes will be made to the main house.

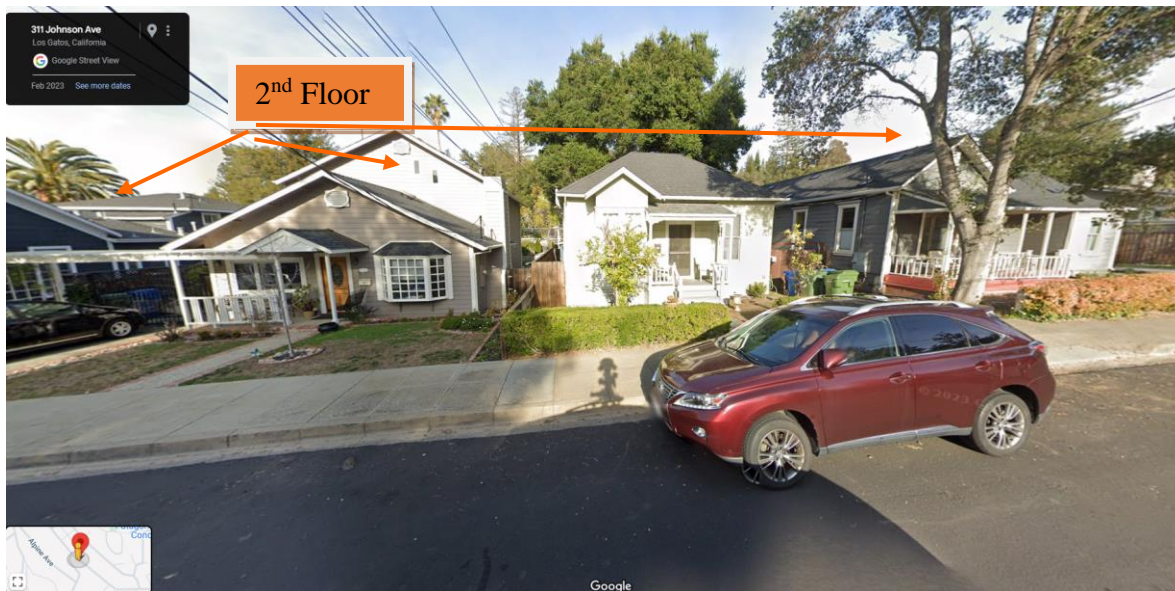




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The extension shall now look very similar to the neighboring houses on the street all of which have a second floor.



The extension shall also comply with all setbacks and building height requirements as applied to this property. The property also has an approved secondary dwelling unit in the backyard. The proposed extension 's exterior wall is more than 5FT from this secondary dwelling unit. The existing soils will be properly prepared and compacted, and all earthworks shall be under the direction and recommendations of a licensed Civil Engineer. The site contains one trees of size from ~30" in diameter. It is located 5 feet from the rear of the house and poses a significant structural and fire risk. We have requested for a permit to remove this tree and will comply with necessary replacement tree decision per Los Gatos Arborist.

The parcel is zoned R-1:8, and the proposed extension will comply with the Town of Los Gatos Zoning Ordinance and follows the Town of Los Gatos Residential Design Guidelines.



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The extension has been designed with simple wall massing, home also incorporates simple roof lines using composition shingle roofing. The exterior of the home is designed with wood sidings and wood framed windows same as the existing structure. The extension is compatible with the neighboring surroundings and have been designed create the least amount of impact to the neighboring properties, and the community.

FAR – Our site Gross is 5,120 SqFt and max out the FAR for this house at 1,776 SqFt excluding ADU and Garage pre zoning regulations. This extension would make the main house 1,718 SqFt

The current owner has long term plans to raise his kids and be a part of this community. The house in its current state is not up to code and this extension and remodel would make this house match better with all the well-maintained houses on the Johnson Ave while maintaining its charming Victorian cottage character.