

Chirco Drive Residence
Custom One-Story Home
16724 Chirco Dr
Los Gatos, CA 95032
May 11, 2026



Staff Technical Review Submittal
Letter of Justification

Architecture & Site Application S-25-002
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Erin Walters
Senior Planner
Town of Los Gatos Planning Division
110 East Main Street, Los Gatos CA 95030

RE: Chirco Drive Residence
Architecture and Site Application S-25-002
Address: 16724 Chirco Dr
APN: 424-21-025

Dear Ms. Walters & Team:

Per the request of the Town of Los Gatos, we offer this Letter of Justification for the construction of a new single-family residence on 16724 Chirco Drive. We ask for approval to demolish the existing single-family residence on site (reference pictures attached below).

According to Sec. 29.10.09030(e) of the Los Gatos Municipal Code, the Planning Director may approve a demolition permit application if the following criteria are met:

- The Town's housing stock will be maintained as the house will be replaced;
- The structure has no historic significance;
- The property owner has no desire to maintain the structure as it exists; and
- The economic utility of the structure is limited in its current form.

All of the above statements apply in this situation. A structure condition report, prepared by licensed engineer John H. Park, describes the condition of the existing structure and supports our request for demolition.

Our new proposed residence has been designed in a modern style. Strong inspiration was taken from Eichler houses as a Californian icon. Features include clean, simple lines; large windows for natural light; and an open floor plan for an indoor-outdoor feel.

Our design has also been tempered to complement the surrounding residences. Per input from Los Gatos Planning, we have scaled the residence to nearby heights, staggered the front façade, provided a gable roof, and emulated the neighboring materials and landscaping. We are happy to work with Los Gatos to create a unique home that still fits into its environment.

All of the closest neighbors have been approached to discuss any issues they may have with the project. No objections were raised. Should new problems arise, we remain open to conversation with the local community.

Overall, we have based our design on neighborhood compatibility, topography, and existing site constraints, and we feel it to be a fitting replacement for the demolished house.

Amendment: After our open hearing with the Planning Commission, we have amended our design per community input and the following points from consulting architect Cannon Design Group:

Terry J. Martin Associates, A.I.A.
1615 Westwood Drive, San Jose, California 95125
terry@tma-arch.com (408) 209-5152 | rebecca@tma-arch.com (408) 679-2645

EXHIBIT 18

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1. Unify all roofs with the same roof pitch and consider increasing the slope some to be more complementary to adjacent homes.

Previously we increased the roof pitch but declined to change the asymmetrical aspect of design. We have now changed the roof pitch to a uniform 2:12 slope, with the right side overhanging the left for clerestory windows. We feel this keeps the modern asymmetrical feel while keeping in closer style to the adjacent houses.

3. Eliminate the vertical blade wall at the front elevation.

In previous resubmittal we declined to remove the blade wall. At the Planning Commission hearing, it became evident that despite offering no objections in previous communication, our neighbors disliked this particular feature. We have now removed the wall and squared out the front entry per community feedback.

Again, we request your consideration for approval of demolition and of the proposed design.
Should you have any questions, please don't hesitate to call or email.

Best Regards,

Terry J. Martin, A.I.A.

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Existing Elevations:

Front Elevation (Northeast)



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Right Side Elevation (Northwest)



Rear Elevation (Southwest)



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