



Project Description

Project Address: 116 Vallecitos Way, Los Gatos, CA

Assessor's Parcel Number: 407-13-018

Zoning District: R-1:10

Applicant: Michelle Miner Design

Owner: Eyal & Annat Tokman

Existing Conditions

The property is currently developed with a single-story single-family residence constructed in 1962, containing approximately 2,150 square feet of living area and a detached 540 square foot garage. The lot is generally flat and landscaped with mature trees and shrubs.

Proposed Project

The project proposes to demolish the existing single-story residence and detached garage and construct a new two-story single-family residence with an attached, fully integrated accessory dwelling unit (ADU) and an attached two-car garage.

- Main Residence: 1,495 square feet on the first floor and 2,023 square feet on the second floor, totaling 3,499 square feet of living space.
- Attached Garage: 636 square feet.
- Attached ADU: 998 square feet located on the first floor and integrated into the main structure with a private side entry on the right (west) side of the home.
- Total Proposed Building Area: 5,133 square feet.

The new residence will conform to all required setbacks, height, and coverage standards for the R-1:10 zoning district.

Architectural Design and Materials

The proposed residence is designed in a Modern Spanish Revival style that combines traditional Spanish architectural elements with a refined, contemporary expression. Key design features include:

- Smooth stucco exterior finish.
- Decorative corbels under all eaves.
- Clay tile roofing in a natural warm tone.
- Black-clad windows and French doors.
- Articulated rooflines, recessed entries, and varied massing to reduce bulk and provide

visual interest.

The architecture complements the neighborhood context while maintaining a cohesive and timeless aesthetic.

Accessory Dwelling Unit (ADU)

The ADU is located on the first floor and is fully integrated into the primary residence, both structurally and visually. It includes a separate side entry for privacy and independence while maintaining continuity with the main home's architectural detailing, roof form, and materials. The integration minimizes the perceived size of the building and maintains a consistent street-facing character.

Landscaping and Site Improvements

Two existing trees will be removed to accommodate the new construction:

- One 30-inch Douglas fir located near the fence and too close to the existing structure.
- One 7-inch maple located within the new building footprint.

Proposed landscaping includes:

- One new fruitless olive tree in the front yard.
- Nineteen new podocarpus shrubs along both side property lines for privacy screening.
- Front yard planting designed with drought-tolerant species and mulch to minimize irrigation and promote sustainable water use.

All new landscaping will comply with the Town of Los Gatos Water Efficient Landscape Ordinance.

Summary

This project replaces an outdated 1960s single-story residence with a thoughtfully designed two-story Modern Spanish Revival-inspired home featuring an integrated ADU. The new design emphasizes architectural quality, balanced massing, energy efficiency, and sustainable landscaping while remaining compatible with the surrounding neighborhood character.