



November 4, 2020

Mr. Joel Paulson
Community Development Director
Town of Los Gatos Planning Department
110 E. Main St.
Los Gatos, California 95031

Re: Letter of Justification – Move of Gianandrea House Relocation and Rehabilitation

Dear Mr. Paulson:

We are pleased to submit our Architecture and Site Plan application for the move of the Gianandrea House which is currently located at 14919 Los Gatos Boulevard. Harmonie Park Development is developing the retail portion of the approved first phase of the North 40 which we now call The Junction and, working with the Yuki Family, identified and performed due diligence on the site to which the Gianandrea House is proposed to be relocated. We believe relocating the Gianandrea House to this location will: 1) help with our efforts with place-making and creating an authentic feel for The Junction; 2) provide a nice transition from the residential Lark District to the mixed-use Transition District in the North 40 Specific Plan area, and 3) celebrate the Family's multi-generational presence in Los Gatos.

As summarized in our Project Description, the impacts of the relocation will include a loss of an estimated 11 parking spaces to the larger retail project and some minor reductions in building set-backs. We feel these changes are outweighed by the positive attributes of the project. These include preserving (without any legal requirement) a piece of the North 40 history; using an actual structure on the North 40 to create an authentic sense of place in an otherwise new development, and maintaining the Town's vision for a live-work use in the Transition District of the North 40.

We look forward to being able to move this project forward.

Sincerely,

A handwritten signature in blue ink that reads "A. Don Capobres".

A. Don Capobres

cc: Edward Morimoto, Yuki Family Farms

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