

# **UNIQUE HOME DESIGNS**

Residential Design and Land Planning  
499 Chinook Lane San Jose, CA 95123  
(408) 972-8594

September 6, 2024

Town of Los Gatos  
Community Development Department  
Civic Center  
110 E. Main Street  
Los Gatos, California 95031

## **Letter of Justification**

Mr. and Mrs. Gera, the owners of the property located at 14335 La Rinconada Drive Parcel 1 in Los Gatos are proposing the construction of a new two story single family residence. The property has an existing 744 square foot single story residence, a 400 square foot detached garage and a 93 square foot accessory building that will be deconstructed and removed.

The existing neighborhood is a mix of single story and two story homes. Homes in the neighborhood range in size from 640 square feet to 3,228 square feet.

The proposed architectural style is Farmhouse which incorporates horizontal siding, board and batten siding, wood window trim, mutli- layer composition shingle roof, and metal standing seam roofing. All of the proposed materials shall be high quality and low maintenance to last a lifetime. The proposed home will be built using experienced contractors with pride of workmanship.

The existing neighborhood is comprised of several architectural styles and a mix of single story and two story homes. The proposed residence will not be the only two story home in the neighborhood. The proposed design will not be the largest home in the neighborhood, and will not be the tallest two story in the neighborhood.

The maximum allowable floor area for the subject property is 2,947 square feet.  
The allowable garage area is 810 square feet.  
The allowable lot coverage is 3,684 square feet – 40%

The proposed floor area is 2,800 square feet.  
The proposed garage area is 703 square feet.  
The proposed entry porch is 212 square feet.  
The proposed rear patio is 132 square feet.  
The proposed lot coverage is 2,667 square feet – 28.9%  
The proposed maximum height is 25'-6"

The proposed home design reduces two story massing by incorporating a single story roof at the garage and front entry porch. Horizontal siding is being used to further reduce vertical elements and two story mass. A metal standing seam roof at the entry porch and at the shed roof awning are supported by heavy wood timbers. The upper level bedroom windows do not encroach onto the privacy of the immediate neighboring homes. Side yard setbacks at the living area have been increased beyond the minimum that also provides privacy to the neighbors. The existing property has numerous mature redwood trees along the perimeter of the lot that provides additional privacy to the neighboring properties.

The proposed two story design allows for a much smaller footprint on the site than a single story home of a similar size, and a two story design creates less impact to the existing trees and allows for greater separation to neighboring homes. The generous setbacks being proposed along with all new good neighbor fencing provides for a higher quality of privacy and noise control.

The proposed four bedroom home was designed with a moderate master bedroom suite, and the secondary bedrooms are all only modest in size. Each bedroom has a bathroom. To reduce the number of bedrooms, the size of bedrooms or the further reduction of living space would not be adequate for an active family of four or five.

The property is zoned R-1:8, and the proposed home complies with all of the Town of Los Gatos Zoning Ordinances, and conforms to the General Plan.

The proposed home has been designed with simple wall massing, the proposed design also incorporates simple roof lines using composition shingle and standing seam roofing. The proposed home will be built using the highest quality building materials, and the highest quality of workmanship.  
The proposed home will be compatible with the homes in the neighborhood.

We hope that this letter will provide sufficient evidence for justification of our new proposed single family residence.

Sincerely,

*G. Zierman*

Greg Zierman

Unique Home Designs