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## **Letter of Justification**

Dear Planning Department of Los Gatos,

Our client, Renee Fields, has enlisted our services at RAAD Studio to represent her as the designer of her residence at 14810 Clara Street, Los Gatos, CA 95032 and assist in the application filing for a new construction of a single-family residence.

In the year 2018, our client's residence was nearing completion of construction when an unfortunate event occurred. A fire broke out at the residence and a substantial portion of the residence was destroyed by the fire. Since the fire the site has been cleaned and cleared of the remaining debris with the exception of the foundations. Please find attached to this letter Exhibit A which includes photos of the current site condition. We propose to build a similarly designed new single-family residence with a slightly larger layout conforming to the Planning Department and Building Departments of Los Gatos requirements.

The design of the single family residence conforms to the City of Los Gatos Residential Design Guidelines in the following ways described here. The setting of the home will retain any healthy existing mature landscaping while newly planted landscaping will be planned in such a way that the result will yield a mature looking planting selection that is native to the region. Mature trees that are in healthy condition will be protected accordingly during demolition and construction, while those trees in unhealthy condition because of damage from the fire, they shall be replaced with new trees. Keeping in mind drought tolerant planting the landscape will meet the requirements for WELO and not use a larger than acceptable water consumption. The driveway shall be installed as a pervious surface to minimize the amount of non-pervious surfaces are on the lot. The front yard will maintain a low fence and the side and rear yards we propose a new good neighbor fence between all neighboring lots.

The architectural style will be a one-story ranch style home which respects the character of the immediate neighbors and be sensitive to the surrounding environment. The house will be set back from the street a similar distance to the immediate adjacent neighbors in order not to be too far or too close to the street. The house entry will match that of the neighbors on the street which are more informal and set back in the front elevation of the house with an overhang.

Surrounding homes including the immediate neighbors use low to medium roof pitches, we propose our roof pitch to be a low roof pitch in order to fit into the neighborhood.

The front facade will remain simple and avoid large changes in the wall planes including the attached garage which will remain in the same plane. We propose the garage be in the same plane in order to not emphasize and create a reason to see it as something else but instead to blend it into the rest of the facade. The garage will be less than fifty percent of the facade and utilize the same materials to camouflage into the rest of the facade. The driveway will be minimal in nature and not be circular in order to have little impact on the streetscape.

The materiality of the project will remain consistent on all four elevations of the home and maintain a friendly presence on the street. Windows visible from the street side of the residence will be similar to those of the surrounding neighbors. The height and bulk of the project shall be consistent with the surrounding neighbors and will comply with all setback requirements set forth by the Town of Los Gatos.

We hope you find this to be sufficient evidence for justification of a proposed new single-family residence.

Sincerely,

Kenneth Mitchell

A handwritten signature in black ink, appearing to read "Kenneth Mitchell", with a long, sweeping horizontal stroke extending to the right.