



Planning Department  
Community Development Department, Town of Los Gatos  
110 E. Main Street  
Los Gatos, CA 95030

November 1, 2022

**Re: 16980 Placer Oaks Los Gatos, CA  
Project Description/ Letter of Justification**

To Whom it May Concern:

On behalf of Rajendra and Mita Patel, and their young family, I am pleased to present this new project to the Town of Los Gatos. The proposed project includes the remodel of an existing single story house and the construction of a new two story home with an attached three car (1 + 1 + 1) garage.

#### **EXISTING PROPERTY DESCRIPTION**

The property is located on the northwest side Placer Oaks Rd, between Frank Ave and Los Gatos Blvd. The immediate neighborhood consists of both one and two story single family homes. The majority of the homes are semi-traditional farm, ranch, Mediterranean and craftsman styled homes. The homes across the street are both single story. However, three properties to the east is a large two story, and three properties to the north are two story, and as you make your way up the street there are several more large two story homes. The existing home is a 2,426 sq. ft. one story cottage with a wood siding exterior, composition roof and aluminum framed windows. The detached one car garage is only 520 sf. There is no distinct architectural detailing or style to speak of.

#### **PROPOSED DEVELOPMENT DESCRIPTION**

The proposal includes the demolition of the existing residence and the construction of a two story, 3,401 square foot home, an attached 1-plus-1-plus-1 car garage (911 sf), back covered patio, and a deck in the rear.

The proposed architecture is done in what is commonly referred to as "Contemporary Style", with a blend with all low pitch mono roofs. The materials are simplified to focus on the forms and detailing. The house is anchored by a two story mono gable. A strong horizontal element for front entrance counterbalances this vertical piece, and mono pitched roof over the garage emphasizes the horizontal, which is further enforced by the secondary roof of the second floor.

The exterior finish will primarily be stucco, painted light grey, accentuated darker greys on the overhangs and off-white on the main entrance. wood framed/ black clad exterior doors and windows will be recessed to provide clean shadow lines. The roofing will be dark brown/charcoal gray color standing seam metal roof.

#### **COMPLIANCE WITH RESIDENTIAL DEVELOPMENT STANDARDS**

The proposed home specifically addresses the Residential Design Guidelines as follows:

##### **SITE/ PLANNING:**

- The new home has been sited in the same location as the existing one.
- The driveway location has been reutilized, which maintains existing traffic patterns.
- Grading has been kept to the minimum required for proper site drainage.



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#### HARMONY/COMPATIBILITY:

- The neighborhood character is very eclectic and trending towards transitional, so this modern take on a contemporary style will fit right in.

#### SCALE AND MASS:

- The proposed home has 20 foot front setbacks to the front of the house, and 40 ft to the front door and 181 to garage.
- The house has been carefully articulated with roof elevation lines and walls pushed in and out that break up each elevation. The second floor on the left side have been inset to
- provide additional relief, and there is only one bedroom of the second floor on the right elevation.
- All mono pitched roofs have been introduced to help reduce the overall building heights and emphasize horizontal lines which help to ground the building.

#### EXTERIOR MATERIALS:

- High quality materials adorn this home, including the use of smooth-troweled 3-coat stucco, and aluminum framed windows and doors.
- The dark material roofing contrast the house colors for a more consistent display.

#### ENERGY CONSERVATION:

- The house will employ high quality dual glazed, low E wood windows, ultra-high performance insulation packages and high efficiency mechanical systems for heating, cooling and domestic hot water.
- Strategically placed high windows throughout the house will illuminate the interior to reduce the need for artificial lighting during the daytime.
- Cross ventilation is provided to allow natural cooling in order to reduce the need for A/C.

#### PRIVACY:

- The two story home does not pose any privacy issues to any adjacent neighbor. The windows that are not oriented to the front and back have higher sills and are for lighting and illumination to the main house only.

#### **CONCLUSION**

This house has been conceived from the beginning to be compatible with both the neighborhood and the site. The size, mass, color and exterior style are in keeping with the surrounding properties and will enhance the neighborhood.

Sincerely,

Juan Montero  
Montero Design & Consulting

Rajendra Patel  
Owner

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## Document History



SENT

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Sent for signature to Rajendra Patel (rupatel8@netscape.net) from monterodesignconsulting@gmail.com  
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**11 / 02 / 2022**

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Viewed by Rajendra Patel (rupatel8@netscape.net)  
IP: 174.62.124.80



SIGNED

**11 / 02 / 2022**

01:15:53 UTC

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IP: 174.62.124.80



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**11 / 02 / 2022**

01:15:53 UTC

The document has been completed.