



Robin McCarthy, AIA
Architect Lic. #C29767
Residential + Commercial Architecture
1155 Meridian Avenue, Suite 210
San Jose, CA 95125
(408) 859-8723

Date: January 13, 2026

To: Town of Los Gatos Planning Department
110 E. Main Street
Los Gatos, CA 95030

Subject: Letter of Justification for the proposed demolition of an existing two-story residence & detached garage / workshop originally constructed in 1948, and the construction of two new two-story residences with attached three-car garages; new hardscape and landscape with swimming pools located at 16484 S. Kennedy Road, Los Gatos, CA 95030 (APN – 532-20-012) on two existing properties to be reconfigured through an Approved Lot Line Adjustment (M-20-006).

Attn: Planning Staff:

Our clients and owners/developers of the property, **1ONE DEVELOPMENT GROUP, JOHN ATALA AND ANTHONY VALENTI, OWNERS**, are proposing to demolish an existing 1,969 square foot, 3-bedroom, and 3-bath two-story residence with a detached 1,019 square foot garage and workshop with driveway, decks, porches, and patios. It is their intent and proposal to build two new two-story residences with attached 3-car garages in the Town of Los Gatos at the above location on each separate property.

Our clients, **1ONE DEVELOPMENT GROUP, JOHN ATALA AND ANTHONY VALENTI, OWNERS**, is a premier custom home development company who is known for building high quality and architecturally pleasing custom homes in the Los Gatos and surrounding Bay Area with great attention to high quality materials and designs.

We, the Architect and Consultants, have prepared and submitted the Schematic Design Plans to the Town of Los Gatos for Architectural & Site Review for the project. We have considered the guidelines outlined in the City's Residential Design Handbook and Hillside Residential Guidelines for the Town of Los Gatos. We believe that the Planning Staff can make the "Design Review Findings" necessary to support design approval. The following information gives a general description of the project along with the compliance measures to validate reasons for support of this new residential project.

Site Properties, Planning, and Neighborhood Context:

The existing home and property are located at 16484 S. Kennedy Road, Los Gatos, CA 95030 (APN – 532-20-012) and is part of the HR-1 Hillside Residential Zoning District.

The properties along S. Kennedy Road and in their neighborhood are of various sizes varying 1 to 5 acres. The existing home illustrates a traditional ranch style. The nearby neighborhood context is varied with a mix of transitional and traditional styles sprinkled throughout the surrounding neighborhood. There is also a good mix of single-story and two-story homes comparable in size to the new two-story residence proposed. Many of the neighboring homes have prominent facades facing the streets setback with gates and driveways, many with front porches, and many with a mix of locations of parking garages. South Kennedy Road has a gradual slope with properties along one side that follow up a hillside while the other side properties slope downhill. Our client's property is on the downhill side.

The existing streets and surrounding neighborhood have been under-going a modest transformation over the last 20 years. Several homes in the neighborhood have been remodeled with new additions, and several of the homes have been replaced with new homes with various traditional and contemporary design styles. The prevailing pattern of the new homes, and remodels is leaning toward a two-story home design with 2-4 car parking garages attached to the front or side of the home.



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General Description of the Proposed Design:

The proposed new home designs are similar in size: two-story home (5,500-6000 square feet) with an attached three-car garage (850 square feet). Each home design includes a living room space, kitchen, family room with a fireplace, dining room, covered outdoor living space, guest suite on the main floor, office, powder, laundry and utility rooms, three to four additional bedrooms with private baths and walk-in closets, a grand suite, sitting room, balcony, and utility spaces upstairs. Both homes meet and are under the maximum allowed floor area threshold for each property.

Site Development, Architectural Style, and Integration with the Environment:

The proposed residences are sited on a relatively flat pad of the lot approximately located where the existing residence stands and has been designed to approximately follow the natural contour of the existing property with rooms oriented to enjoy the natural light of the sun orientation of the property.

The proposed new entry gate and fencing have been designed to match and compliment the neighborhood with wood and wire fencing to integrate naturally into the landscape. The new driveway slopes downhill gradually (similar to the neighboring homes) and then flattens to a motor court at the front of the residence. There is a three-car parking garage attached to the home with four additional parking spaces on site.

The new style of the home is primarily "Farmhouse Style" materials, details, and elements. The new home incorporates a front and rear porch. The exterior siding material is a fire-resistant cement board and batten material painted in warm earth-tone colors with natural stone veneer accents. The roof material shall be a Class "A" fire resistant standing seam metal roof in a charcoal gray roof color. The window and door frames shall also be a dark charcoal gray color with black accents and contemporary exterior light fixtures. The driveway shall have warm grey pavers, and all other patios. The proposed natural earthy-tone colors are meant to harmonize with the surrounding landscape.

The height of the home meets the zoning guidelines at less than 25 feet maximum. The intention of the proposed residence is a traditional two-story design with mixed forms and shapes with some design elements that will customize and detail the home. Each façade or elevation is varied to minimize the bulk and mass of the home.

The windows and doors along each façade are designed with attention to size, shape, and detail. The openings are designed to let an abundance of natural light into the home along each facade, but screen for privacy from neighbors. Where possible (except for required bedroom egress windows) we have designed a smaller window high off the finished floor for only light and air. This will allow for the neighbors and owners to maintain privacy from side-to-side. Along the rear of the home, there are beautiful views of the landscape with larger windows and patio doors facing the private back yard of the property.

The landscape design is water efficient and provides some existing screening trees and vegetation. The existing water runoff patterns are preserved and away from native trees and shrubs.

Preservation of Protected Trees:

There are many beautiful trees on these properties. There are several Cedars and an abundance of Coast Live Oak trees which are native to this neighborhood and are part of the beautiful landscape of this area. It was our intention from the beginning of the design process with this project to work closely with our arborist consultant to not disturb and/or remove as few trees as possible with the construction of the project.

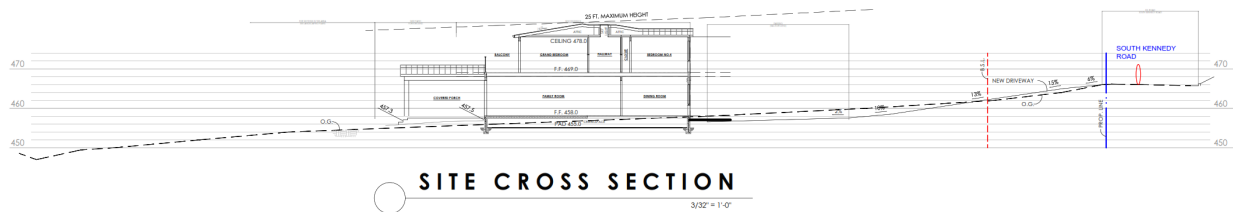


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There are ten trees in total proposed for removal for this project, which interfere with the footprint of the new home or has been determined to be in poor health. Our project has been developed so that the landscape plan with appropriate natural design to suit the natural terrain of the property.

Site Visibility, Preserving Views and Access to Views:

The property for both projects is located on a site that gradually slopes downhill from South Kennedy Road. The proposed new homes are approximately located one-third down the slope of the lot, which means that a person standing on S. Kennedy Road looking at the new homes would be the appearance that the homes are lower than eye-level. The drawing below is a site cross section through a portion of the property illustrating that the height of the residence is minimized located on the downhill of the slope of the land.



The backyard of the property gradually slopes downhill and then at approximately the mid-point begins to slope upward from the valley toward the west toward East Cerritos Drive. There are no neighbors to the rear of the home and therefore will not block any neighbor views from the rear of the proposed new homes.

The neighbors at the front of the proposed homes and property are located uphill across South Kennedy Road and are at an elevation significantly higher than the proposed residences.

Conclusion:

It is the Client's directive that this residence be of a very high-quality design and construction and enhance the Los Gatos community. We are confident that these proposed new residences and properties with landscape and design will increase the values of nearby properties and will be a benchmark for outstanding design as other homes in the Los Gatos neighborhoods.

We respectfully ask for the Planning staff and Commission for support and approval of this project. For additional comments or questions, please contact me at 408-859-8723.

Sincerely,

A handwritten signature in cursive script that reads 'Robin McCarthy'.

Robin A. McCarthy, Architect
CA License No. C29767
Arch Studio, Inc.