

Town of Los Gatos
Planning Division
110 E. Main St.
Los Gatos, CA 95030

Re: Project Proposal for 39 Reservoir Road – Duplex Development Request

Dear Planning Division,

We are writing to formally request approval for a proposed redevelopment project at 39 Reservoir Road, located within the scenic wooded hillside neighborhood of Los Gatos, CA. Our project aims to replace two existing units, designated as Unit A and Unit B, with a thoughtfully designed duplex that harmonizes with the neighborhood's character and meets the criteria set forth in the Town Code.

Project Overview

The project site at 39 Reservoir Road presents an exciting opportunity to replace an outdated structure with a new, carefully planned duplex that offers improved aesthetics, functionality, and safety. Key aspects of the proposal include:

1. **Structure Replacement:** We propose to remove both Unit A and Unit B due to their aging structure and limited renovation potential, and replace them with a new duplex located in approximately the same footprint. The existing structure's condition is such that a full remodel would not be cost-effective or feasible. The current state of the units has limited adaptability for modern needs and does not meet the required standards for a high-quality living environment.
2. **Driveway Enhancement:** The project includes a 20-foot wide driveway, an enhancement over the current condition. This widened access point will improve vehicular maneuverability and create a safer environment for residents. Additionally, the updated driveway will feature screening with vertical planting, which will contribute to a visually appealing streetscape consistent with the surrounding natural landscape.

Compatibility with Neighborhood and Town Code Compliance

The proposed duplex is designed with a strong consideration of the hillside setting and architectural character of Los Gatos. The development has been carefully crafted to remain compatible with the natural topography and aesthetic of the neighborhood:

- **Architectural Cohesion:** The proposed duplex aligns with the surrounding structures' architectural forms and material palettes, ensuring the property blends seamlessly into the existing environment. This cohesion is essential to preserving the unique character of Los Gatos neighborhoods.
- **Enhanced Landscaping and Screening:** By incorporating vertical planting around the parking spaces, the project will maintain the green, wooded feel of the area, in harmony with the town's landscaping standards and enhancing the natural beauty of the site.

- **Town Code Compliance:** The project meets all applicable zoning and design guidelines as per Town Code, including density regulations, setback requirements, and guidelines for hillside development.

Justification for Replacement vs. Remodel

The existing units were evaluated for potential remodeling; however, due to their age and condition, significant structural limitations prevent effective modernization. The original construction lacks the framework necessary to support the enhancements required to meet current building and safety standards. Remodeling would also be economically impractical, given the extensive repairs needed to bring the units up to code. Replacement with a new duplex offers a long-term, sustainable solution that aligns with both safety standards and aesthetic goals.

Approval Justification

In conclusion, the proposed duplex at 39 Reservoir Road represents a valuable improvement to the neighborhood, enhancing both functionality and aesthetics without compromising the area's character. The thoughtful design and site enhancements—particularly the widened driveway and added landscape screening—support an overall cohesive and attractive development.

Furthermore, the removal of the existing pre-1941 property from the Historic Resources Inventory, as approved by the Planning Division, confirms that this redevelopment aligns with town goals for responsible and context-sensitive property enhancement.

We respectfully request approval for this project and look forward to contributing positively to the Los Gatos community through this improvement. Thank you for your consideration and attention to this proposal.

Sincerely,

Kien Luong.