



January 23, 2026

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

Letter of Justification and Project Description: 117 Alerche Dr

- The property is zoned Hillside Residential within the Town of Los Gatos. Adjacent parcels include properties both within the Town boundary and outside of it, including those within the City of San Jose.
- The project involves remodeling and expanding an existing residence with an existing 7,308 SF floor area, resulting in a proposed 6,158 SF building footprint as a final Floor Area Ratio, as calculated by Town standards. These values are shown in full on the project data table on the cover sheet.
- The project includes a new 498 SF Accessory Dwelling Unit (ADU) conversion on the first floor, utilizing the existing dedicated stairwell (#2) and hall (#3), with its own independent ingress/egress door.
- The project also includes a new 1,772 SF non-daylit basement, which does not count towards FAR.
- The existing 276 SF shed remains and is included in the total site improvements (existing and proposed).
- The subject property includes a private ingress/egress easement serving 119 Alerche Dr (City of San Jose), allowing that property a concrete driveway curb cut, asphalt hardscaping, and a white decorative vehicular entrance gate, which are visually more prominent than those on the subject property. Exterior lighting at 119 Alerche is also not downward-facing or shielded, and the bulbs are visible from the street; this is due to their location under City of San Jose jurisdiction, which follows different lighting standards from the Town of Los Gatos.
- The proposed design retains the existing architectural style, materials, and color palette without significant modification. Building elevations (Sheets A3.x) demonstrate that the remodel preserves the existing character of the home and integrates naturally with neighboring houses.
- The project maintains the existing building height and ridge line, ensuring no increase in vertical massing. The proposed roof material, shape, and color match the existing structure and remain consistent with the home's original style.
- No trees will be removed, and no endangered species habitat will be affected. The remodel/addition will not cast new shadows onto adjacent homes; see the shadow study on the plans cover sheet.
- The residence complies with the 30' front setback, as well as all required side and rear setbacks. From street level, the property remains visually screened by decorative gates, landscaping, and mature trees, resulting in minimal visibility from public vantage points.

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The rear of the home is also naturally screened.

- Neighboring properties at 114 and 109 Alerche Dr utilize brighter reddish roof tiles and lighter stucco finishes, which make them more visually prominent than the subject property. Both homes are newer with contemporary design features; 109 Alerche includes a full tennis court, further increasing its visibility relative to the subject site.

A Visibility Analysis under the Hillside Development Standards & Guidelines (HDS&G) is not required for this project because:

1. No increase in the building height or ridge line is proposed.
2. Mature landscaping and topography provide substantial natural screening from public viewpoints.
3. The remodel reduces the final FAR-applicable square footage to 5,386 SF.
4. The first-floor ADU (498 SF) is inside the existing structure and does not create any new visibility or massing impacts.

Based on these factors, the project does not meet the HDS&G criteria that would require a Visibility Analysis, and we respectfully request confirmation that the analysis is not necessary.

We respectfully request the Town of Los Gatos' approval of this carefully designed project, which will bring a currently non-conforming property into full compliance with all Town ordinances and building codes. The proposed scope of work will have no impact on neighboring properties, and the project prioritizes the well-being of both neighbors and the community. Please contact us for any further information or clarification.

Sincerely,

Bess Wiersema
Principal + Owner

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