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Community Development Department

110 E. Main Street

Los Gatos CA 95030

Re: Project Justification for a Proposed Addition and Remodel at 310 Tait Ave.

APN: 510-14-058

Dear Town of Los Gatos Planning Department,

We are submitting the following project justification and design compliance summary for the proposed remodel and addition at 310 Tait Avenue, an historic property located within the Los Gatos Historic District. We believe the proposed project aligns with the Town's zoning requirements, as well as both the Residential and Historic Design Guidelines.

Existing Property Description:

The subject property is located on the east side of Tait Avenue, in a neighborhood of architecturally diverse homes. It is currently a 731 square foot, single-story, 1-bedroom, 1-bath cottage, originally constructed in 1918. The home is classified as an historic property.

Proposed Development Description:

We propose to add:

- A 368 s.f. attached ADU on the lower level, which includes replacing 113 s.f. of existing area.
- An upper-level addition of 415 s.f., bringing the total proposed living space to 1,401 s.f.

Despite the property's small lot size (2,649 s.f.) and its R-1D:LHP zoning designation, the proposed design:

- Complies with maximum Floor Area Ratio (FAR) requirements,
- Maintains an overall building height of 24'-3", below the 30' maximum,
- Meets all required front, rear, and side yard setbacks, with the second story addition set back 15' from the front property line.

Historic and Architectural Compatibility:

To preserve the historic character of the home:

- Original window and door trim, siding style, scalloped gable siding, and the brick chimney/veneer will be preserved or replicated.
- Windows will be replaced like-for-like, maintaining historic proportions and profiles.
- Insulation will be added to existing walls, floors, and attic spaces to improve energy efficiency.
- All existing trees and native landscaping will remain undisturbed.

Neighborhood Context:

The Tait Avenue block between Almendra Avenue and Bachman Avenue includes a mix of single-story and two-story homes, reflecting various architectural styles and exterior finishes. Our proposal maintains compatibility by:

- Incorporating gable-end rooflines,
- Using wood trim around windows and doors,
- Matching horizontal and vertical siding with the existing exterior finishes.

These elements ensure that the home blends well into the existing neighborhood look and feel.

Design Goals:

Our design is guided by the following objectives:

1. Maximize livable space to accommodate a growing family and support long-term occupancy.
2. Reinforce the structure and foundation to address current safety and seismic concerns.
3. Ensure architectural compatibility with surrounding homes and historic context.

Neighbor Interaction:

We have proactively shared our plans with our immediate neighbor to the left, as well as two neighbors across the street. All provided positive feedback and support for the project as proposed.

Conclusion:

We are confident that the proposed design:

- Preserves the historic integrity of the existing structure,
- Meets or exceeds zoning and design standards,
- Is architecturally compatible with the surrounding neighborhood,
- And addresses the unique challenges of this constrained site.

We respectfully request approval of the design as submitted. Please do not hesitate to contact us with any questions or for additional information.

Regards,



Donna Chivers