



ARCHITECTURE

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

August 24, 2020

Re: The Diep Residence; 15925 Quail Hill Road  
Architecture and Site Application S-19-012  
Floor Area Reduction Discussion

Attn: Jennifer Armer

Thank you for pointing out the floor areas discrepancy. In order to rectify it, the above grade floor area for the house must be at or under 5,100 SF. Any square footage beyond that must be counted towards the above grade floor area of the garage and not to exceed the 400 SF garage allowance.

This floor area reduction can be achieved simply by lowering the house by 6". More floor area would be considered below grade basement and less would be above grade floor area. By doing so, the main floor would be reduced from 2,539 SF to 2,391, bringing the total main and second floor area to 5,100 SF. The lower floor garage area would be reduced from 52 SF to 16 SF, all of which is counted towards the 400 SF allowance.

The new floor area data is attached along with a revised grading exceptions site plan. You will see that while the fill exceptions have been reduced, the cut exceptions have been increased, all by 6" in height.

Site retaining walls that are downhill of the residence will be reduced in height by 6". While some walls in front, behind and uphill will get about 6" taller, many will not. For instance, at the front, the site contours are not as steep as the uphill side and slight grading behind the walls can be achieved to maintain the existing proposed wall heights. The same can be said for some of the southwest and southeast walls. Portions of the south walls (uphill) and walls at the west (rear) may be raised by 6". All of these walls are only visible by the occupants and not from outside the property. The additional cut for the site work and house has been estimated by the civil engineer to be about 250 cubic yards.

All possible measures will be employed to maintain or reduce site wall heights throughout the property. And all of these changes will be incorporated into the construction documents.

Sincerely, 

Jaclyn Greenmyer

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