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JUL 11 2019

TOWN OF LOS GATOS
PLANNING DIVISION

July 9, 2019

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

RE: 15921 Linda Lane

PROJECT DESCRIPTION & LETTER OF JUSTIFICATION

Existing Structures

The existing 1,400 square-foot one-story single-family residence and 700 square-foot detached garage were built in 1953 and are located on a 9,266 square foot lot which is located in an unincorporated area of Santa Clara County. The garage is located in the rear of the property and accessed by a long asphalt driveway along the Southern side of the lot. The house has 8'-0" walls with wood siding and a flat roof with large overhangs. The center section of the roof has a low-slope shed-roof sloping up towards the front allowing for some clerestory windows. The building height is roughly 14'-6". The rear portion of the residence projects into the North side setback by up to 6'-0" for a length of 34'-0". The existing structures are located on a narrow sub-standard lot which is only 54 feet wide where the lots on either side are 82' and 68' wide and the two lots directly across the street are 85' and 145'.

Proposed Residence

This project proposes the demolition of the existing structures to allow for the construction of a new 2,927 square-foot one-story single-family residence with a 482 square-foot attached garage. The architectural style of the proposed new home is a more traditional design with high-quality materials such as clay roof tiles, smooth hand-rubbed stucco walls, and quality windows. The project also proposes front yard landscaping with low, courtyard walls (not more than 36" high). Because of the narrow sub-standard lot width, this project proposes to

project into the South side setback 3'-0" for a length of 17'-8" and to project into the North side setback 3'-0" for a length of 23'-2" and 2'-2" for a length of 21'-4". The reduced side setbacks, that are proposed, will be compatible with other homes in the neighborhood since this property is located in an unincorporated area of Santa Clara County. As such, most of the existing original homes in the neighborhood were developed under the County zoning standards which allowed for minimum side setbacks of 5 feet. Also, these reduced side setbacks in the front of the home will result in the house getting just a little wider to blend more successfully with surrounding homes that have larger standard lot widths. This property is currently in the process of being annexed by the Town of Los Gatos.

This project will benefit the immediate neighborhood by constructing a new home that is more in context with the surrounding houses.

Photos of the existing 1953 home are attached.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Steve Collom", followed by a long horizontal line extending to the right.

J. Steve Collom, Project Architect

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