

15600 El Gato Lane, Los Gatos

Project Description

We are proposing to demolish the existing single family house and proposing a new 2,513.16 sf with 3 bedroom, 431.71 sf one car garage. Attached JADU of 483.77 sf with one bedroom, bath and living space.

The existing house is slab on grade and currently structurally not sound to do the modifications and make it seismically stable with current codes. Also by the time we will be saw cutting the slab to add to the bathrooms and kitchen modification, the calculations make it impossible to keep under the remodel terms that the County of Santa Clara has to be considered remodel if we have permits through the County. This is a 67 year old home and the foundations are pretty old, which have started to settle, deteriorate and cracks are visible on the slab and possibility of water seeping through also. We are not aware of the thickness of the slab and rebar if it will meet today's code. The cost to update / remodel is more than a new house.

These lots are very narrow about 50' wide and with the setback requirements of 8' on sides makes these lots very challenging to develop.

We are requesting an exception of lot coverage- allowed is 40% and we are proposing 40.60% which is 50 sf. We have small covered entry porch, a small covered rear exit and a side porch for outdoor seating and the main house and one car garage that we can maximize on this lot. These covered porches help with the sun angle also for the shading of the house in summers.

There is no defined Architectural style in this neighborhood. Most of the homes are very flat with shallow slope roofs, which have no character. They are pseudo Eichler's but not true Eichler's. They all date back from the early 40's and 50's and the character of this neighborhood is changing.



15540 El Gato, a property which has been annexed by the Town, has no relationship with the neighboring 2 properties in terms of size, architecture, materials etc.



15620 and 15630 – 2 homes opposite the Project site – 15630 which do not seem to belong at all in terms of shape, size, character or any form that can be said its part of this neighborhood.



15630 which do not seem to belong at all in terms of shape, size, character or any form that can be said its part of this neighborhood.

The architectural style we are proposing is clean lines of simplicity which define the home with the client's need, to keep the increasing construction cost low with a simple clean roof line and not too ornate such that it stands out.

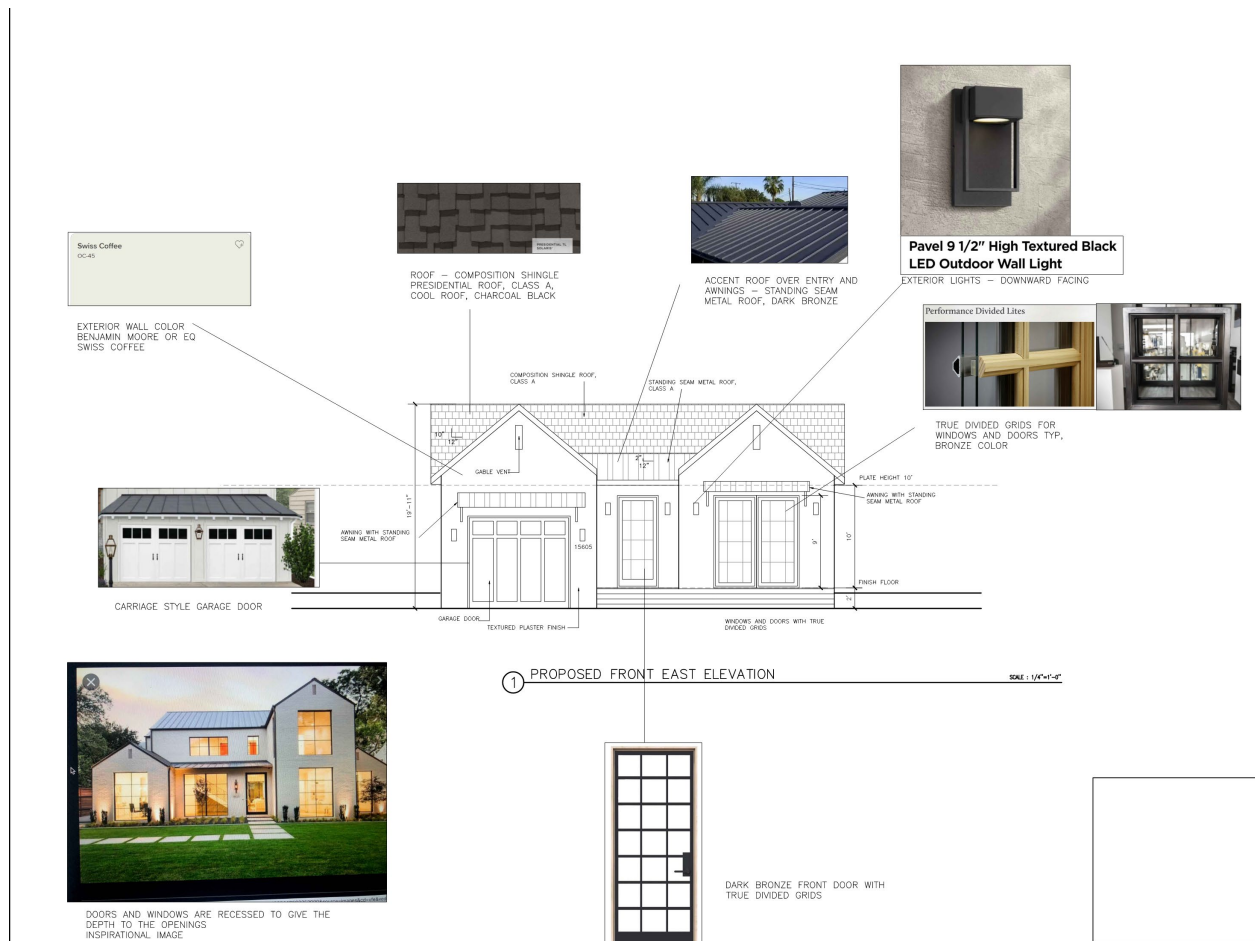
The proposed home has a tall roof to make the house appealing and inviting and creating a definite character with a modern yet simple architecture, materials and color.

Some adjacent homes to our property which have no style at all that we should be obligated to follow or resemble as none of them define an architectural style.

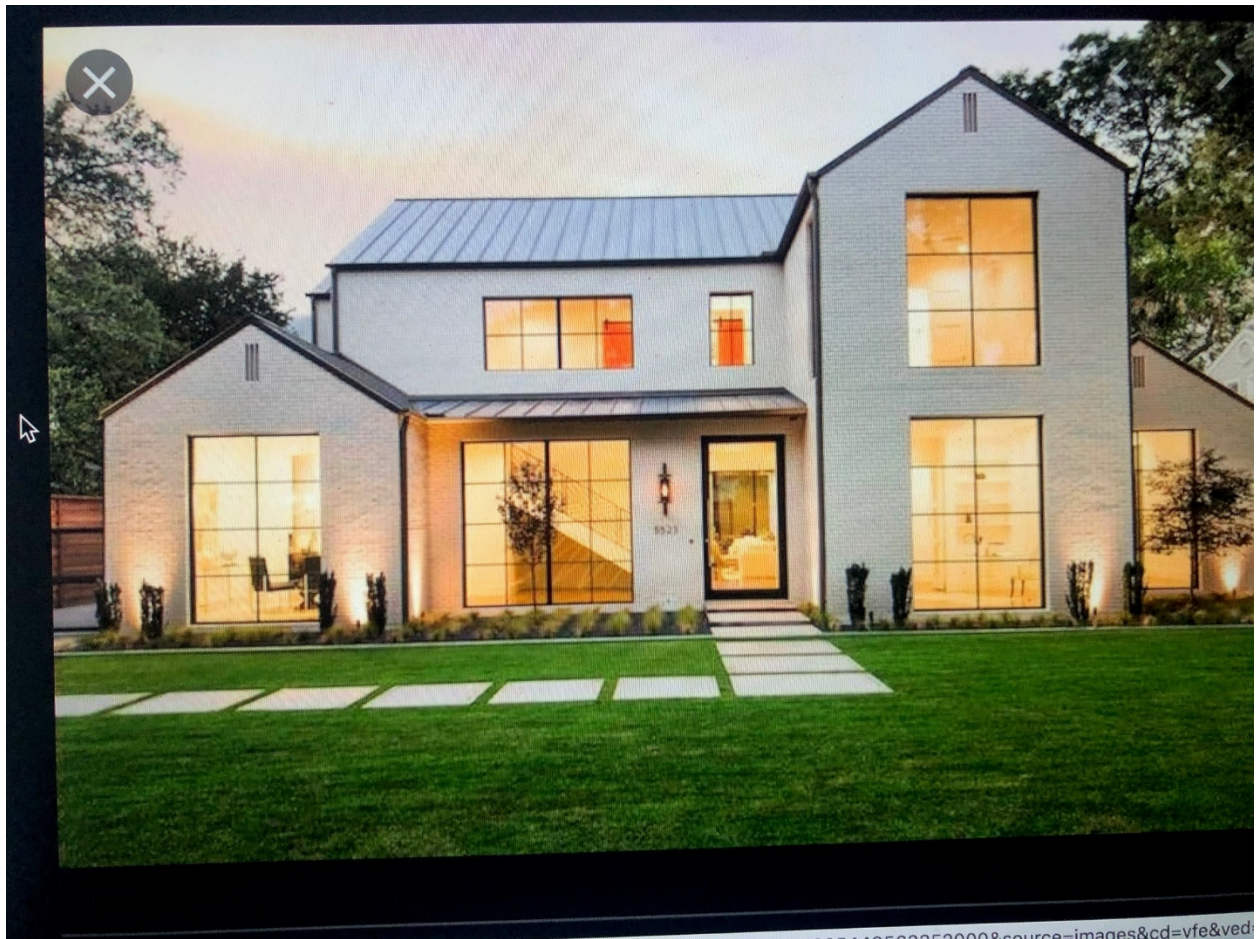








The inspiration for this home came from the Hyland Park area in Dallas where there are clean lines, simple but yet elegant homes.



The clean recessed windows with true divided grids, textured plaster to give some depth.



Parking

These lots are very narrow, most of them being 50' wide and the zoning setback requirement is 8' on the sides which leaves a very narrow width of 34' to develop. We want a nice entryway which is inviting as well as a nice living area with some nice open large windows which are appealing to the house, giving the house a good curb appeal.

We are requesting the support of a one car parking space from the Town due to the lot width restrictions. We are proposing the 2nd parking space on the driveway. As well as this neighborhood has no issues with parking overflow, as the sidewalks are rural undeveloped which makes the parking very convenient for the visitors.

More than 50% of this neighborhood has one car garage homes or detached garages where most people never park due to the access.



See Map showing the various address with one car garage and the detached garages which are not used due to the access.

129 properties in this neighborhood.

all addresses in blue have one car garage – **35 homes = 27%**

All addresses in red theoretically have 2 car detached garage, some tandem, some side by side, but most of the 2nd parking spaces are inaccessible due to the way they are placed and additions have been done or parking is blocked by junk, storage containers etc. = **31 homes = 24%**

Total of over 50% of this neighborhood which has similar narrow lots of 50' width- with County or Los Gatos Town municipal code setbacks renders these lots very narrow to have 2 car garage space as well as a decent entry to the main house and an approachable house.

We are providing a large one car garage so all storage and bikes and one car can be parked in the garage so there is no overspill of any junk on the side or front.

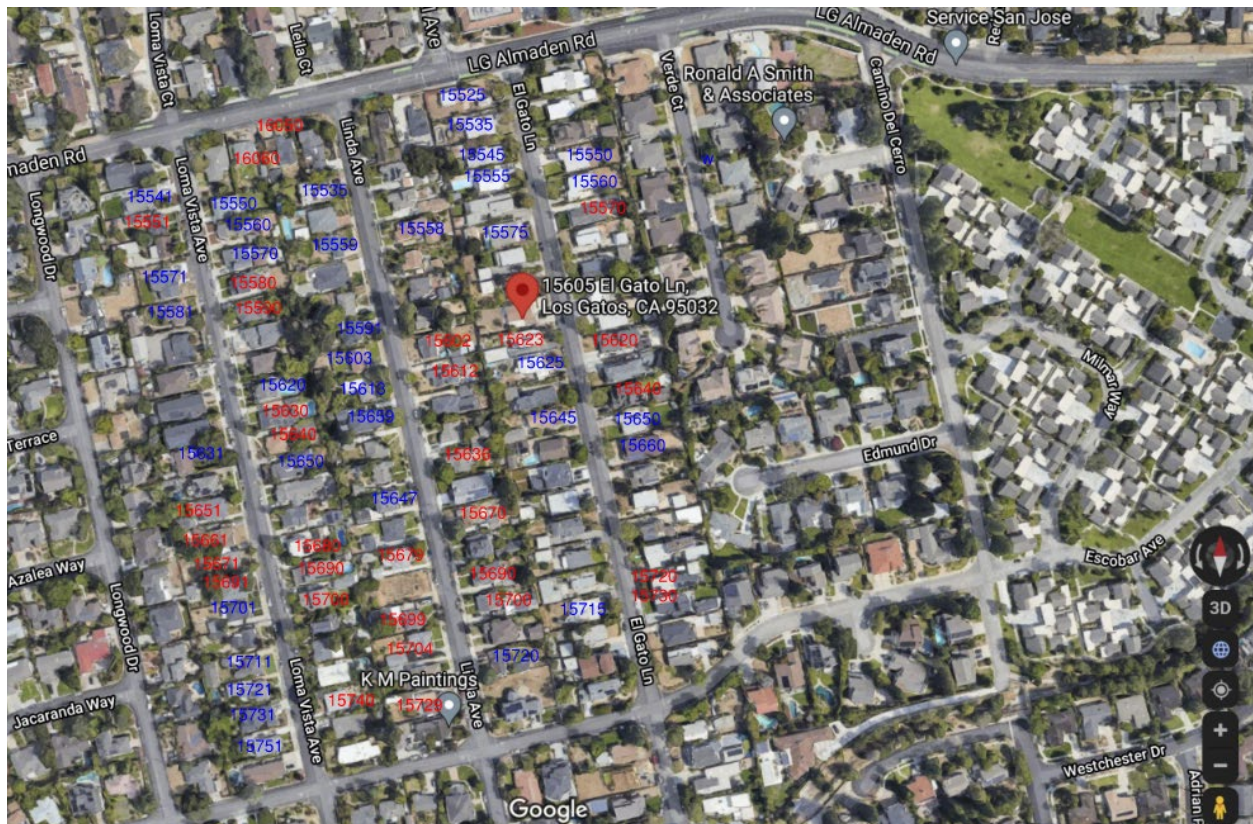
This property even today is one of the most elegant property in this neighborhood with a very well landscaped area and no junk on the driveway.



We strongly request that these lots be looked at for the width and the variance be granted for the one car parking space and space for additional car on the driveway.

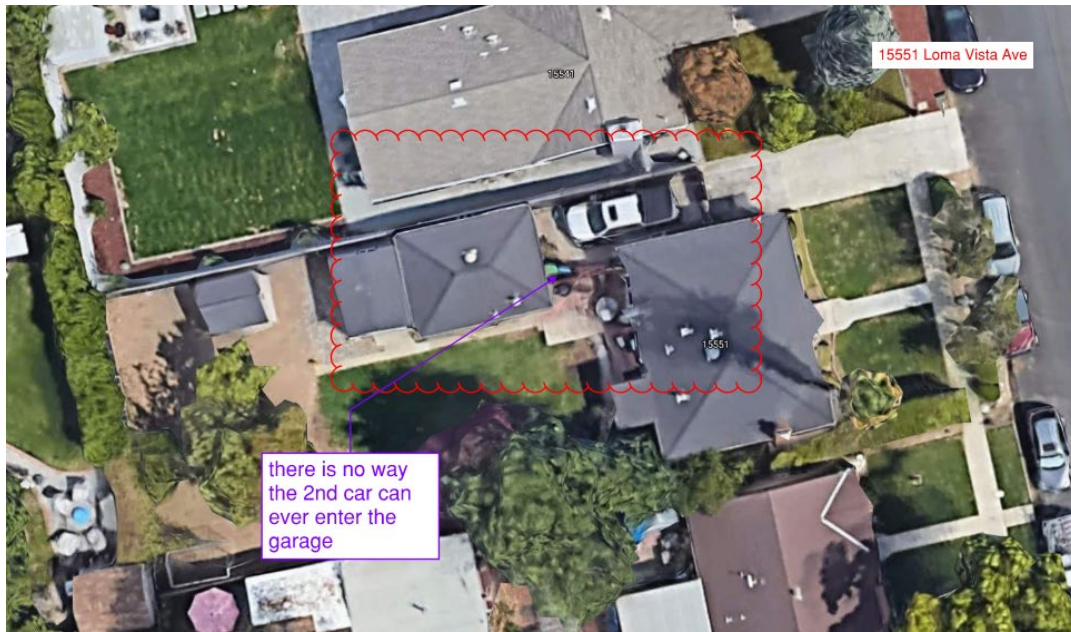
The various photos will show a bunch of scenarios of parking but the key thing that you can notice that there is not much overflow of parking on the streets. All residents do park in the driveways and one car garages thus not impacting the streets which are left for incidental visitor parking.

What we are not proposing as well as this is not our intent is to provide a 2 car parking and then convert to ADU and then spill the parking on the street.



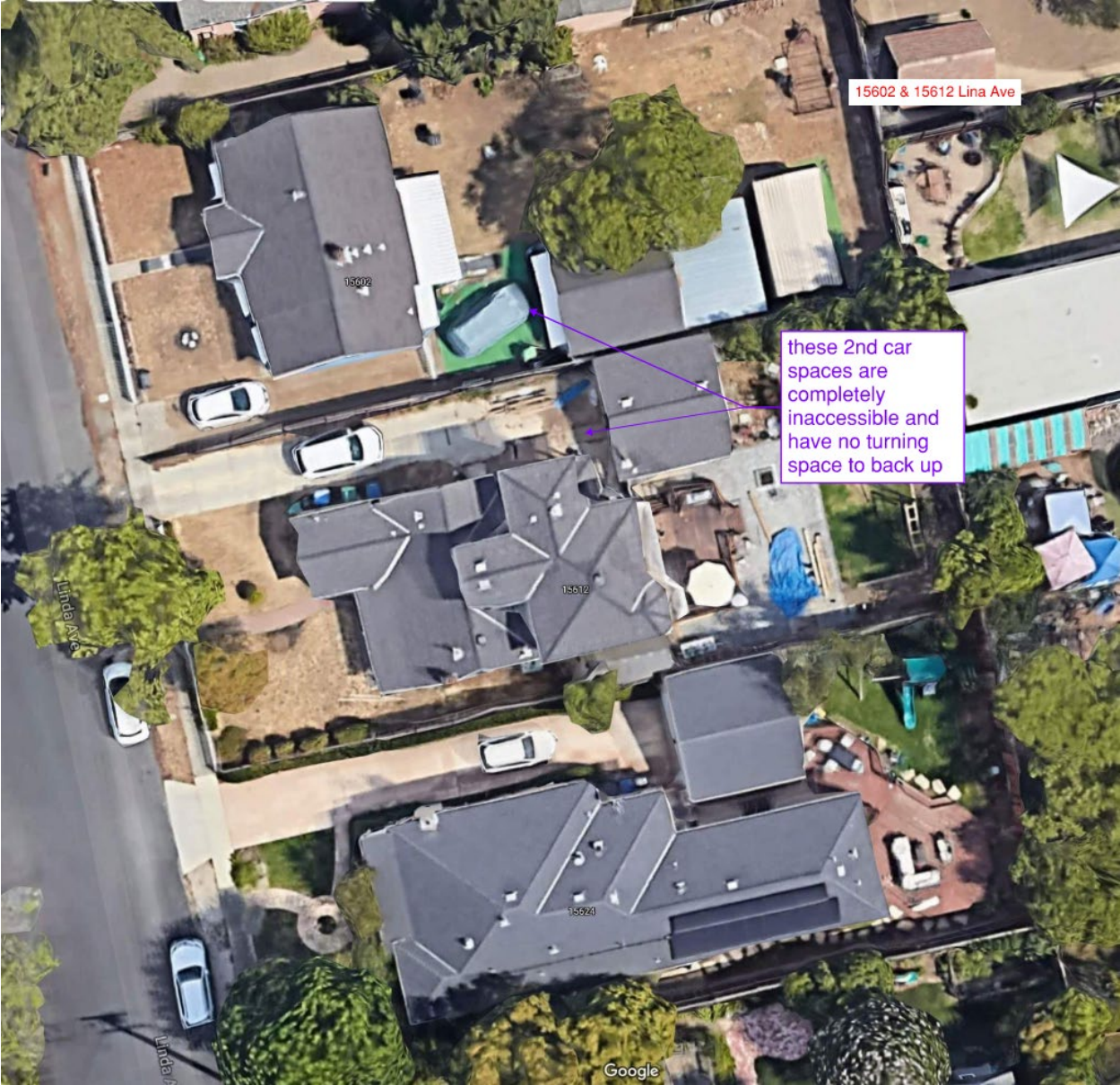
Map of the neighborhood which is dominated by the 50' lot widths, most of them belong to County of Santa Clara but probably will be annexed by the Town in future.



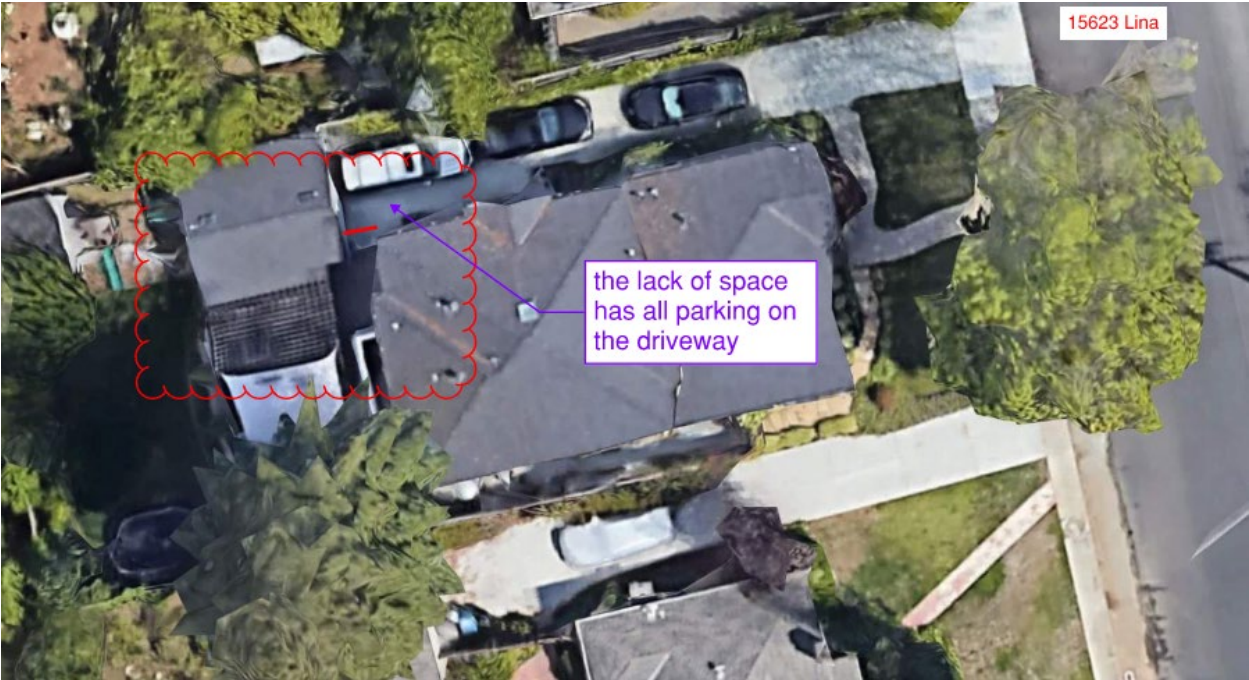






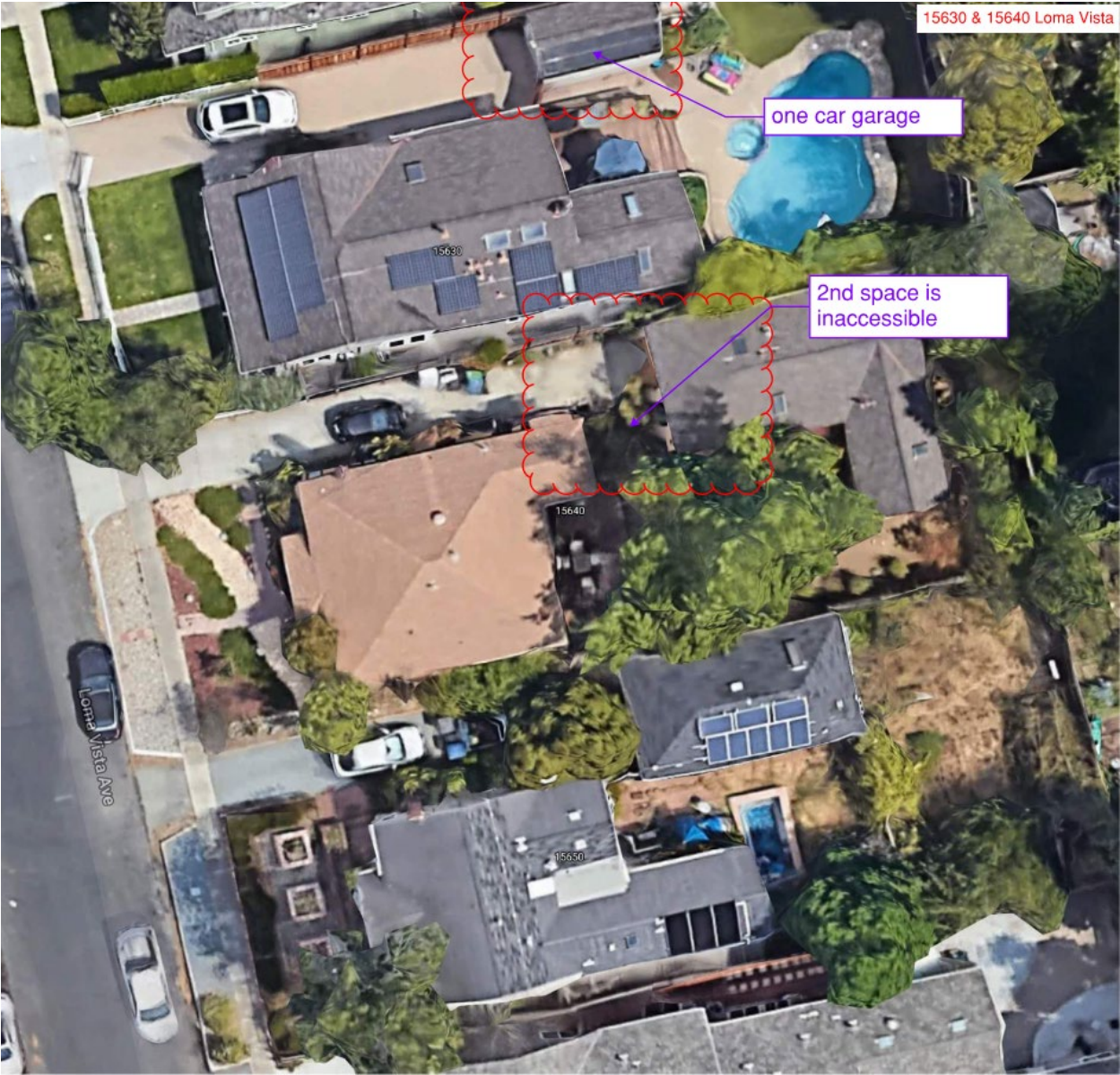






15623 Lina

the lack of space
has all parking on
the driveway

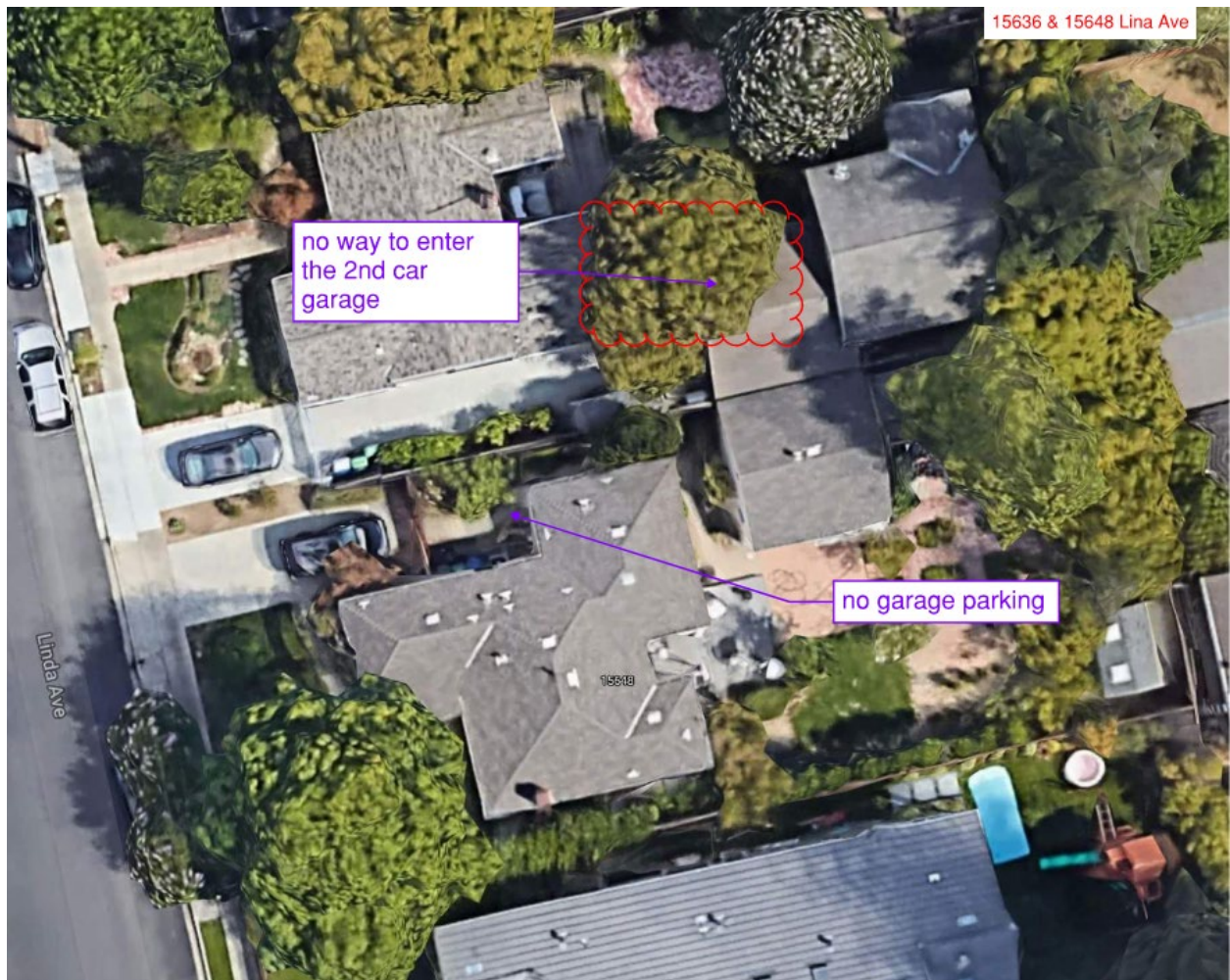


15630 & 15640 Loma Vista

one car garage

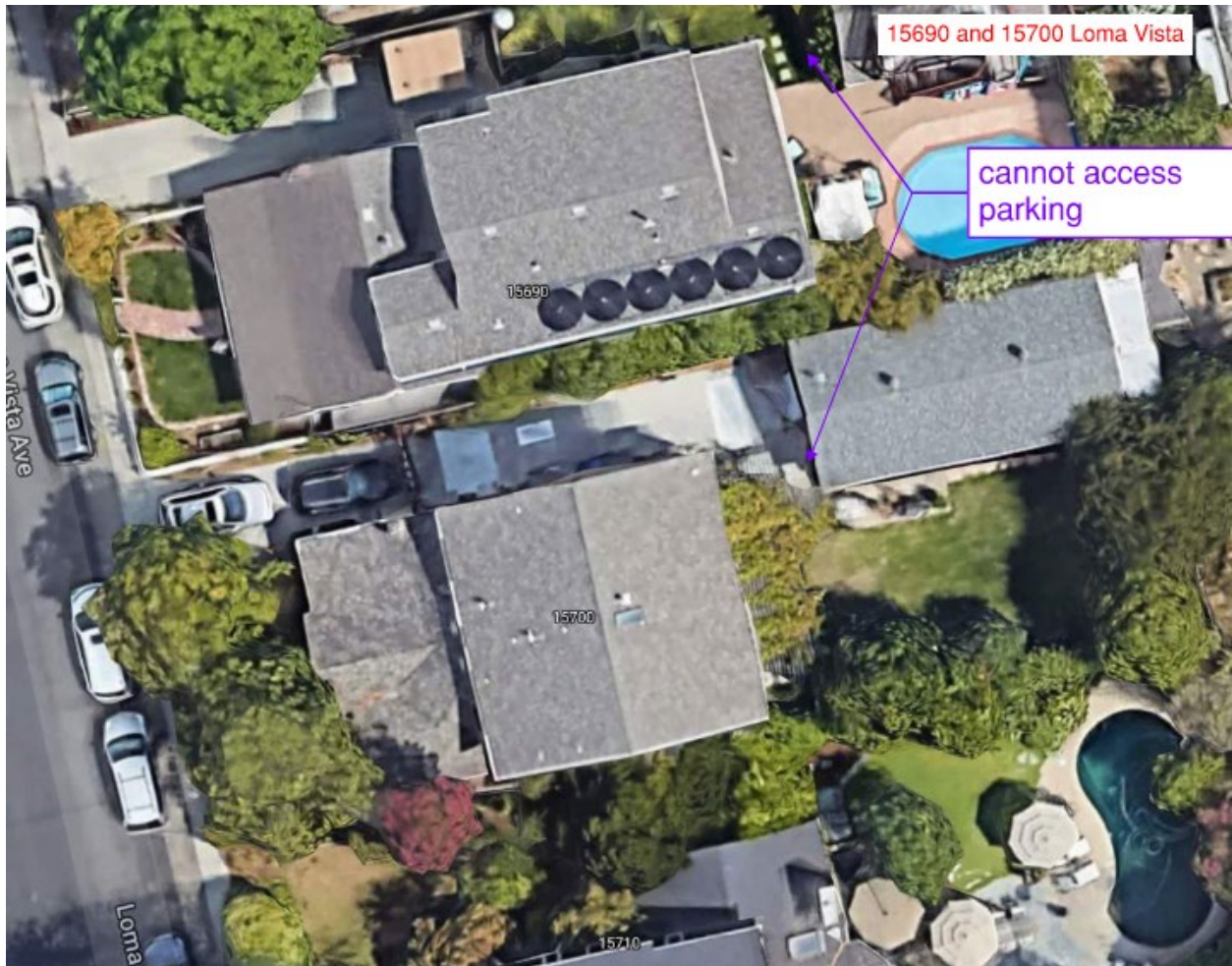
2nd space is
inaccessible

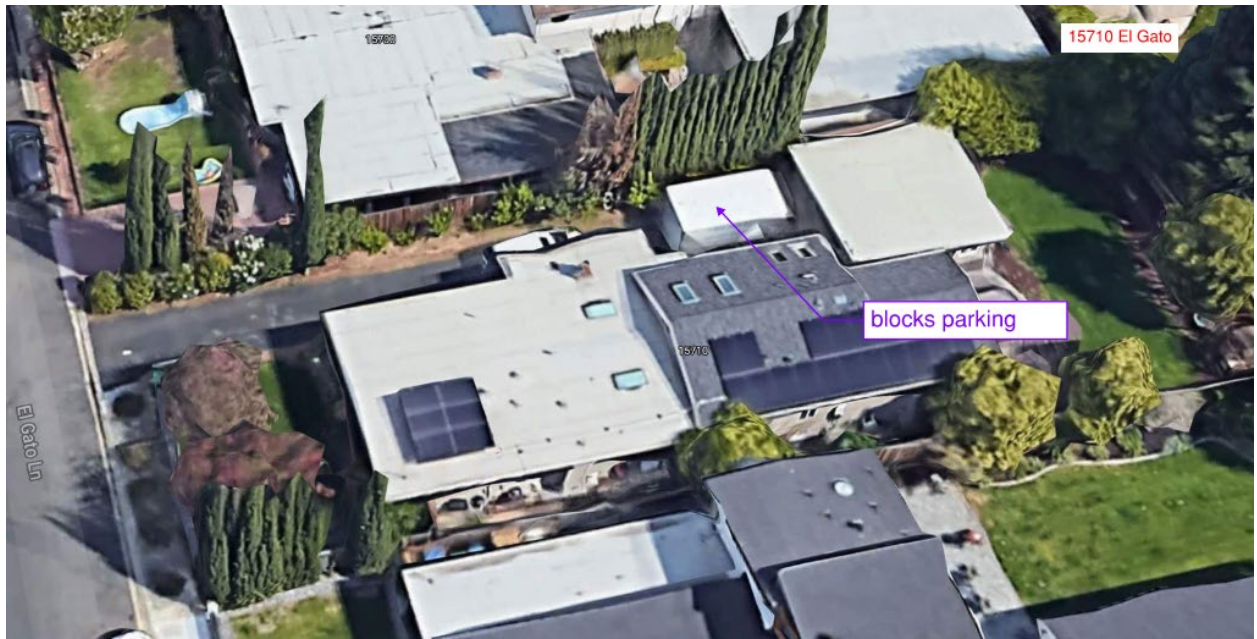
Loma Vista Ave



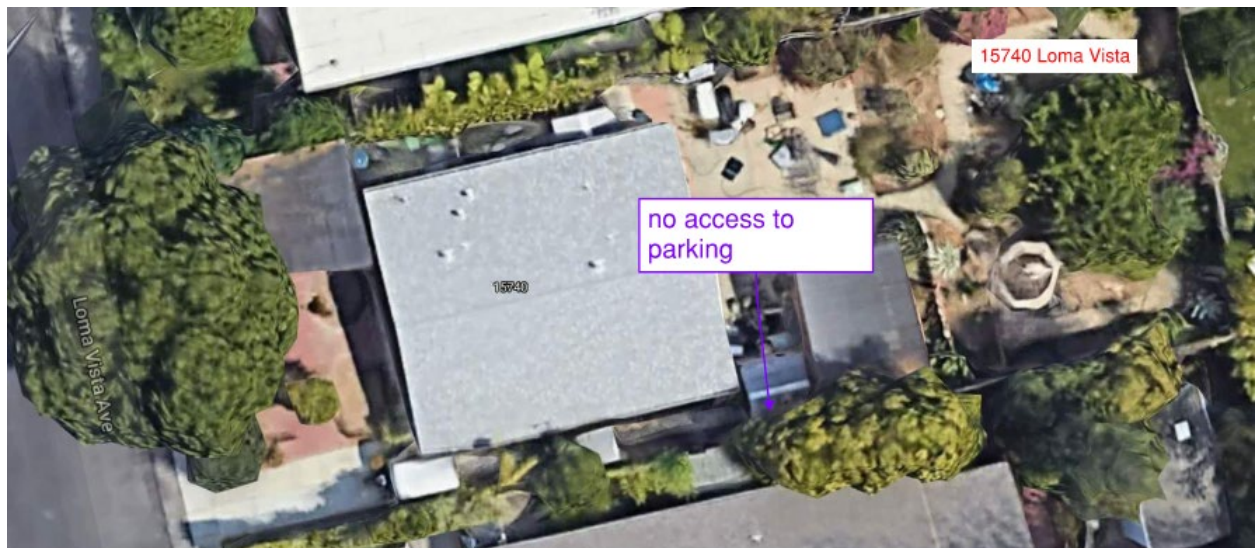
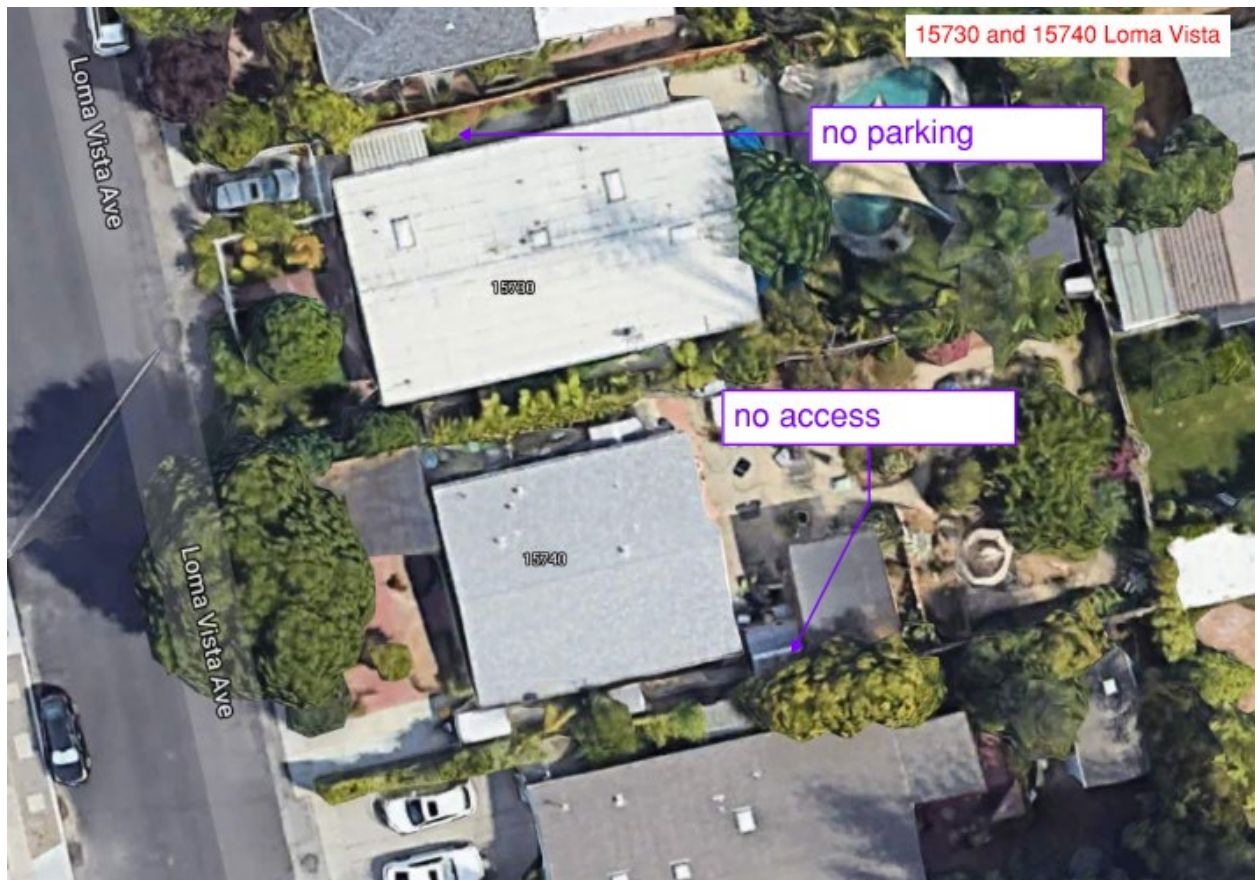














16606 and 16050 Los Gato Almaden

16050

16050

access blocked

one car garage

Images of homes with 1 car garage, both new and existing.



















15610



15615





15630



15640







This house was recently completed back about 6 months ago and has a one car garage.





15690





Lot Coverage

As we are requesting a little over 40%- 40.60 % on the lot coverage – we have noticed a few homes in this neighborhood which do exceed – some visually through aerial view and some which are definitely above are listed below:

1. 15630 El Gato Lane – it appears through calculations at 47%
2. 15611 Loma Vista – about 43%
3. 15621 and 15660 Loma Vista – both visually appear more than 40% covered including porches, garage etc.
4. 122 and 125 Verde Ct – appears to be around 41%