

PROJECT DESCRIPTION OF THE PROPOSED DEVELOPMENT

446 SAN BENITO AVE, LOS GATOS, CA, 95030

(Second Submission before HPC)

PROJECT NAME: - Addition & Remodelling of Existing House

PROJECT ADDRESS: - 446 San Benito Ave, Los Gatos, CA-95030

OWNERS: - [REDACTED]

PROPERTY DETAILS (EXISTING): -

1. APN No: - 410-16-051
2. The existing house is in R1-D Zone & the primary structure was built in 1920 i.e. prior to 1941. And, therefore, the house is considered a historic inventory.
3. The lot area is 7200 Sqft and the living area of the existing house is 850 Sqft.
4. The floor height of the existing structure is 8'-0".

DETAILS OF THE PROPOSED PROJECT: -

It is proposed to make an addition to this house on the first floor. The broad parameters of the addition are as under:

ZONING: - R1-D

CONSTRUCTION TYPE: - V-B (NON-SPRINKLERED)

OCCUPANCY: - R3U SINGLE FAMILY RESIDENTIAL WITH ATTACHED GARAGE

STORIES:- 1

LOT AREA = 7,200 SQ FT (0.1653 ACRES)

FLOOR AREA ALLOWED = $0.33 \times 7200 = 2376$ SQ FT

GARAGE FLOOR AREA ALLOWED = $0.094 \times 7200 = 677$ SQ FT

	EXISTING	PROPOSED	ADDITION /REDUCTION
b. LIVING AREA FIRST FLOOR	845	2238 SQFT	+ 1393 SQ FT
b. GARAGE	0 SQ FT	479 SQ FT	+479 SQ FT
c. FRONT PORCH	111 SQ FT	111 SQ FT	0 SQ FT
d. REAR DECK (1ST FLOOR)	0 SQ FT	224 SQ FT	+ 224 SQ FT
TOTAL FLOOR AREA	845 SQ FT	2238 SQ FT < (PERMITTED) 2376 SQ FT (33%)	+ 1393 SQ FT

**ACTION TAKEN TO ADDRESS THE COMMENTS RECEIVED VIA LETTER DATED
09/25/2025 BASED ON REVIEW APPLICATION PHST-25-015:**

1. **Appropriateness of the location and scale of the proposed additions (RDG 3.9):** It was felt by the committee members that the proposed structure is giving a massive look. To address the comments the proposed house is now made a single story structure and now it looks appropriate in location and scale.
2. **Appropriateness of the attached garage, apparent aluminum roll-up doors, and proportion of the garage relative to the front façade of the residence (RDG 4.8.15):** The attached garage is less than 50% of the front facade in line with the design guidelines. Further, to avoid a massive look, the garage doors have been bifurcated into two doors and have been offset with each other by 4 ft. In addition, a trellis is also proposed over the offset garage door to give an historic look. The garage doors will be wooden roll up doors and not aluminium. A member of the public had also suggested keeping the garage in the front as it gives a feeling of a single family home rather than the apartment. Further, it will help provide space for a possible ADU in future on the backside of the house.
3. **Compatibility of the proposed contemporary front door with the architecture of the existing/expanded residence (RDG 4.8.3):** The design of the front door has been changed to keeping it in line with the architecture of the existing/proposed residence.
4. **Inclusion of vinyl windows, which are discouraged (RDG 4.8.4):** The windows have now been proposed to be metal clad wood windows in line with the design guidelines.
5. **Appropriateness of stucco siding and its inclusion on only one elevation (RDG 4.8.9, .10, and .11):** The stucco which was proposed on the rear side has now been changed to wood shingles in line with the design guidelines.
6. **Use of the belly band on the side elevations to break up the two-story mass (RDG 3.3.3):** This is no longer relevant due the structure being modified to a single story structure only.

REQUEST FOR PERMISSION TO REPLACE THE DAMAGES SHINGLES ON THE RIGHT SIDE OF THE EXISTING HOUSE:

As would be seen from sheet A2.1, a lot of existing wood shingles are damaged and the same are proposed to be replaced with matching shingles. It is requested to review and grant permission for the same as outlined in sheet A2.1.

With all these changes, the modified plans are in compliance with the design guidelines and are submitted for review and approval.

Best regards,



Devendra Deshwal