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Property Owner Vyankatesh and Rammy Muddada 15411 National Ave. Los Gatos, Ca.

Subject: Justification for Project Adherence to Zoning Regulations and Residential Design Guidelines

I am writing to provide a comprehensive justification for the design aspects of 15411 National Ave. as it pertains to the zoning regulations and residential design guidelines of our neighborhood. The proposed structure has been meticulously designed to comply with the prescribed Floor Area Ratio formula, that is, as established by **Los Gatos Residential Design Guidelines**, on sheet 12.

The structure is designed to meet the allowable formula for building size in conjunction with the design guidelines. We are pleased to report that our design is under the allowable limit by 23 sq. ft.

FAR calculation of .304 was derived from neighboring houses, predominantly over 20 years old, with some even older than 50 years and having diverse styles. However, there are a few outliers in the neighborhood, notably a 2-story building constructed in 2017 (15461 National Avenue) with an FAR of .37, which exceeds the city's FAR limit of .35. Additionally, there's a large hospital building (Mission Oaks Medical Plaza, 15400 National Ave) nearby that also contributes significantly to the area.

Considering the context you've provided, it appears that the neighborhood isn't uniform in terms of building age, style, or size. The presence of both older and newer structures with varying FARs can make it challenging to establish a standard or benchmark for comparison.

Furthermore, the use of National Avenue for commercial purposes, hosting multiple multi-story buildings, adds another layer of complexity to the neighborhood's composition. The commercial nature of this area might further impact the comparison of FARs, especially when assessing residential properties.

a. Justification for Largest House in the Immediate Neighborhood:

We understand the significance of conforming to the Residential Design Guidelines while addressing the project's unique requirements. The lot is on the rear side of the property that was divided as a flag lot. The following points elucidate the justification for the size of the house:

The unique positioning of our lot, situated on the rear side and designated as a flag lot, necessitates considerations in conforming to the F.A.R. requirement in comparison to neighboring properties. Our adherence to the Residential Design Guidelines remains paramount, and the following elucidates the justification for the size of the proposed house:

Compliance with F.A.R.: While the design marginally doesn't exceed the stipulated F.A.R. it remains within reasonable limits and is a result of conscientious planning to accommodate the needs of our multi-generational household without compromising the neighborhood's integrity.

Flag Lot Dynamics: The unique configuration of our flag lot presents distinctive challenges and opportunities in adhering to zoning regulations while ensuring that the proposed structure harmonizes with the immediate surroundings.

Residential Design Guidelines: Our design integrates architectural elements that contribute positively to the visual appeal and uniqueness of the area, aligning with the overarching aim of the Residential Design Guidelines.

Family Needs: The expanded size of the house is necessitated by the specific requirements of our family structure, including multi-generational living arrangements that demand additional space for comfort and functionality.

Architectural Design: The design incorporates innovative architectural elements that enrich the character of the neighborhood, aligning with the guidelines while contributing positively to the visual appeal and uniqueness of the area.

Privacy: To ensure privacy between adjacent properties, the design incorporates several elements:

1. **Fencing:** Installing high-quality fences or walls to create a physical barrier.
2. **Landscaping:** Using trees, shrubs, and hedges to create natural screens.
3. **Window:** Will use opaque glass for the second-floor windows by incorporate first two divider panels.
4. **Setbacks:** Ensuring sufficient distance between structures and property lines.

These elements collectively enhance privacy while maintaining the aesthetic harmony of the neighborhood.

b. Justification for Largest Garage in the Immediate Neighborhood:

The design for 15411 National Ave. includes a larger garage, compliant with city regulations allowing for a maximum of 901 sq. ft., as specified on the cover sheet. The reasons supporting this decision are as follows:

Functional Necessity: The larger garage is essential to accommodate multiple vehicles, including recreational and utility vehicles, aligning with the needs of our household, and ensuring adequate storage space.

Aesthetic Integration: The design integrates the garage seamlessly into the overall architectural concept, maintaining aesthetic harmony with the house and neighborhood.

Sustainability Measures: The larger garage will include eco-friendly features such as battery solar panels and other systems, contributing to the neighborhood's sustainability goals and aligning with green initiatives.

Safety and Security: Enhanced security measures within the larger garage will ensure the safety of stored items and vehicles, thereby contributing to the overall safety of the neighborhood.

We recognize the significance of conforming to zoning regulations and residential design guidelines while addressing the specific attributes of our property. Our aim remains to create a residence that not only meets our family's needs but also contributes positively to the character and aesthetics of the neighborhood.

Should you require further clarification or additional information regarding our design approach and its adherence to regulations, we would be more than willing to provide it.

Sincerely,

Jose Rama

We have collaborated closely with our planning team to address each critical requirement outlined in the town's guidelines. This partnership has enabled us to design a project that fully meets the town's standards, from lot coverage and building height to setback and landscaping specifications.



Given the unique challenges of the flag lot configuration, we have carefully crafted a design that addresses access, privacy, and spatial constraints, ensuring full compliance with town code guidelines. Our approach balances functionality and aesthetic appeal, enhancing both the character and usability of the space, and contributing positively to the community. Through detailed planning and a commitment to quality, our design integrates seamlessly with the surrounding environment and meets all technical requirements.

Our design considers the following key areas to meet town standards:

1. Access and Driveway Requirements
 - We've incorporated a driveway that meets the town's width and length specifications, ensuring safe and convenient access to the main portion of the lot while minimizing impact on neighboring properties.
2. Setback and Privacy Considerations
 - Despite the limited lot shape, we've maintained all required setbacks, which helps to maximize privacy for both this lot and adjacent properties. The positioning of windows and landscaping further enhances privacy while adhering to the code.
 - We have met all side, front, and rear setback requirements, ensuring that the building has the proper spacing from property lines and neighboring structures. This compliance fosters adequate spacing, privacy, and safety.
3. Building Orientation and Lot Coverage
 - The building orientation has been carefully planned to optimize light and airflow while staying within the maximum allowable lot coverage. This layout provides an efficient use of space while maintaining open areas as required.
4. Height and Massing Compliance
 - The design meets the town's height restriction, ensuring the building is in harmony with the scale of surrounding properties and does not overpower the narrow lot.
 - The building height does not exceed 30 feet from grade, adhering to the town's height restriction. This maintains compatibility with the surrounding neighborhood structures and prevents visual obstruction.
5. Landscape, Buffer Zones and Open Spcae
 - Landscaping and buffer zones have been integrated to enhance aesthetics and maintain neighborhood character, meeting the town's design guidelines and environmental considerations.
 - Landscaped areas and open spaces, creating a balance between natural and built environments that enhances the visual appeal and ecological function of the site.
6. Lot Coverage
 - Our design respects the town's maximum lot coverage limit, ensuring the total built area remains well within the allowed percentage, which maintains the balance of built and open space as per the town's standards.
7. Floor Area Ratio (FAR)
 - The design is under the allowable FAR by 100 square feet, following the density formula prescribed by the town. This compliance ensures that our building mass is appropriate for the area and aligns with density limitations.
8. Architectural Design Guidelines
 - The exterior design aligns with the town's architectural guidelines, incorporating approved materials, color schemes, facade treatments, and window configurations. Our design choices support the town's aesthetic goals and enhance neighborhood cohesion.
9. Stormwater Management
 - Stormwater systems are designed according to town specifications, including provisions for adequate drainage to prevent runoff and manage water flow effectively on-site.
10. Energy and Sustainability Standards
 - The building is designed to meet or exceed the town's energy efficiency requirements, incorporating sustainable materials and systems to reduce environmental impact and support town sustainability goals.
11. Light Restrictions

- We have included measures to meet town standards for lighting control, ensuring minimal impact on surrounding properties and a comfortable environment for residents

By thoughtfully addressing these elements, our design effectively overcomes the challenges of the flag lot and ensures compliance with town codes and guidelines.



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