January 12, 2021

It is understood that a major concern of the proposed project of 16666 Topping Way, Los Gatos is the size of the house.

The proposed house is 7,030 square feet, but it would consist of a first floor of 2,448 square feet and a second floor of 1,528 square feet for a total above ground square footage of 3,976 square feet. Over a third of the proposed total square footage is to be a 2,305 square foot basement that would not create any visual impact and is not factored into the Floor Area Ratio (FAR).

The proposed living space of 16666 Topping Way is proportionate to the lot size and meets the requirements of the Town of Los Gatos. While the size of the proposed living space of the project is 3,976 square feet, the lot size is the largest by a big margin in the neighborhood at 14,528 square feet and brings the calculation of the Floor Area Ratio (FAR) to 27.36%, which is well within the Town guidelines for R1 zoned structures.

Based on the comparison of the eight immediate neighbors, 16665 Topping Way has a FAR calculation of 26.84% and 16678 Topping Way has a FAR value of 27.51%. Both were built after the year 2000. Most of the other six properties with smaller FAR values were built in the 1940's when architecture and lifestyle changes were quite different from modern standards.

The expanded neighborhood search shows that there are many more houses that match or exceed the FAR that we propose for our residence, some by a great margin. Of the homes in the immediate and expanded neighborhoods, nearly all of the properties that have small valued FARs (19% or less) were built in the 1940's and 1950's when homeowner's design preferences were quite different from today. All of the properties in both categories of neighbors (immediate and expanded) that show higher FAR figures were built in 2006 or later.

Due to the large size of the lot, the proposed house can have a larger footprint due to the FAR calculations and no exception is being requested for this approval.

Regards,
Arthur

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