

**Beckstrom Architecture + Interiors**

PO Box 1317, Los Gatos, CA 94030  
650 847-8351

E: [Eric@BeckstromArchitecture.com](mailto:Eric@BeckstromArchitecture.com)

May 9, 2020

TO:

**Los Gatos Planning/Building Dept**

Project: 102 Alta Heights Court, Los Gatos, 95030

APN: 532-29-045

Zoning: R:1-8

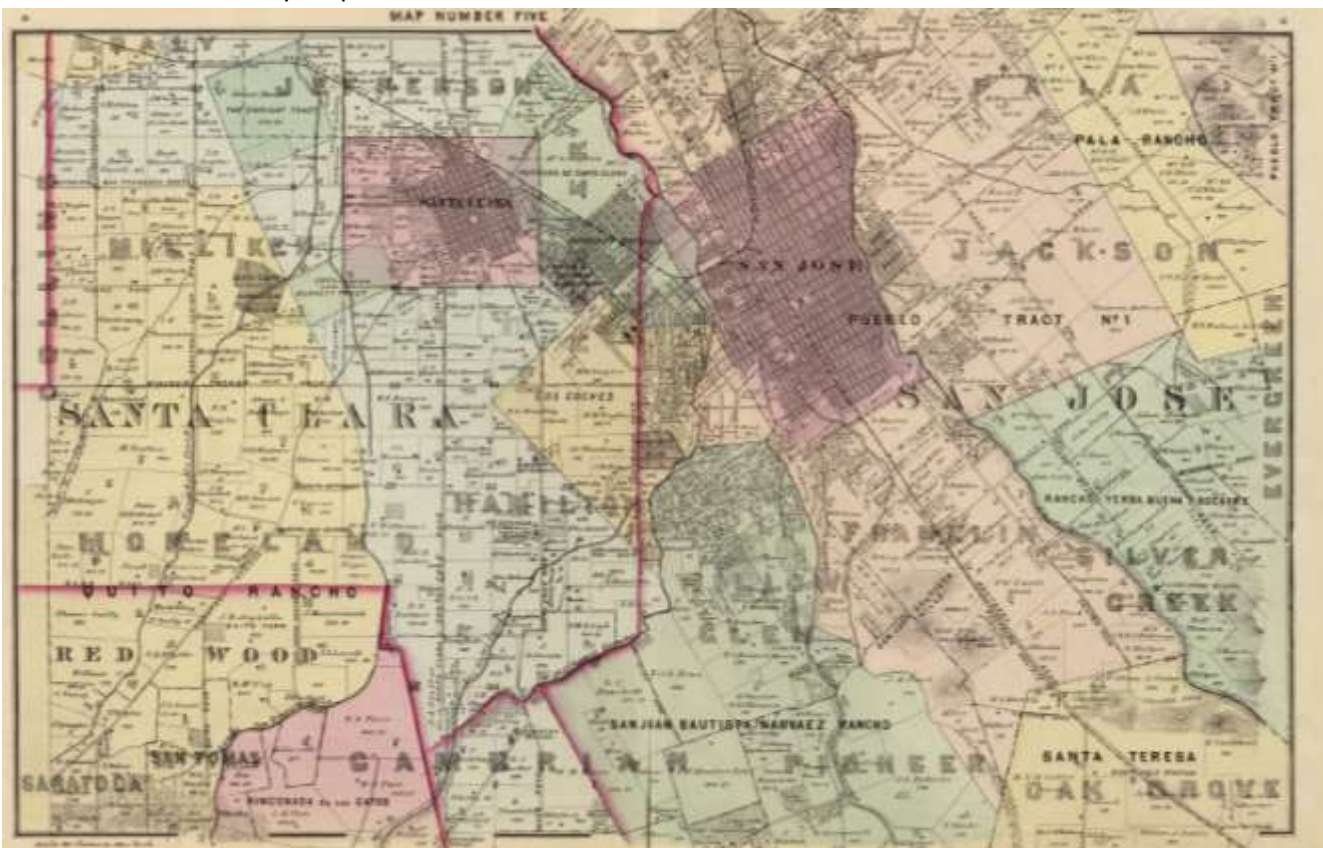
**Construct New 2-story Residence in R:1-8 Zone**

**Urban History Overview**

In 1840 Mexico made a 6,331 acre land grant called 'Rancho Rinconda De Los Gatos' see the map on the left with Los Gatos creek in the middle. The subject site would be located to the right of the creek.



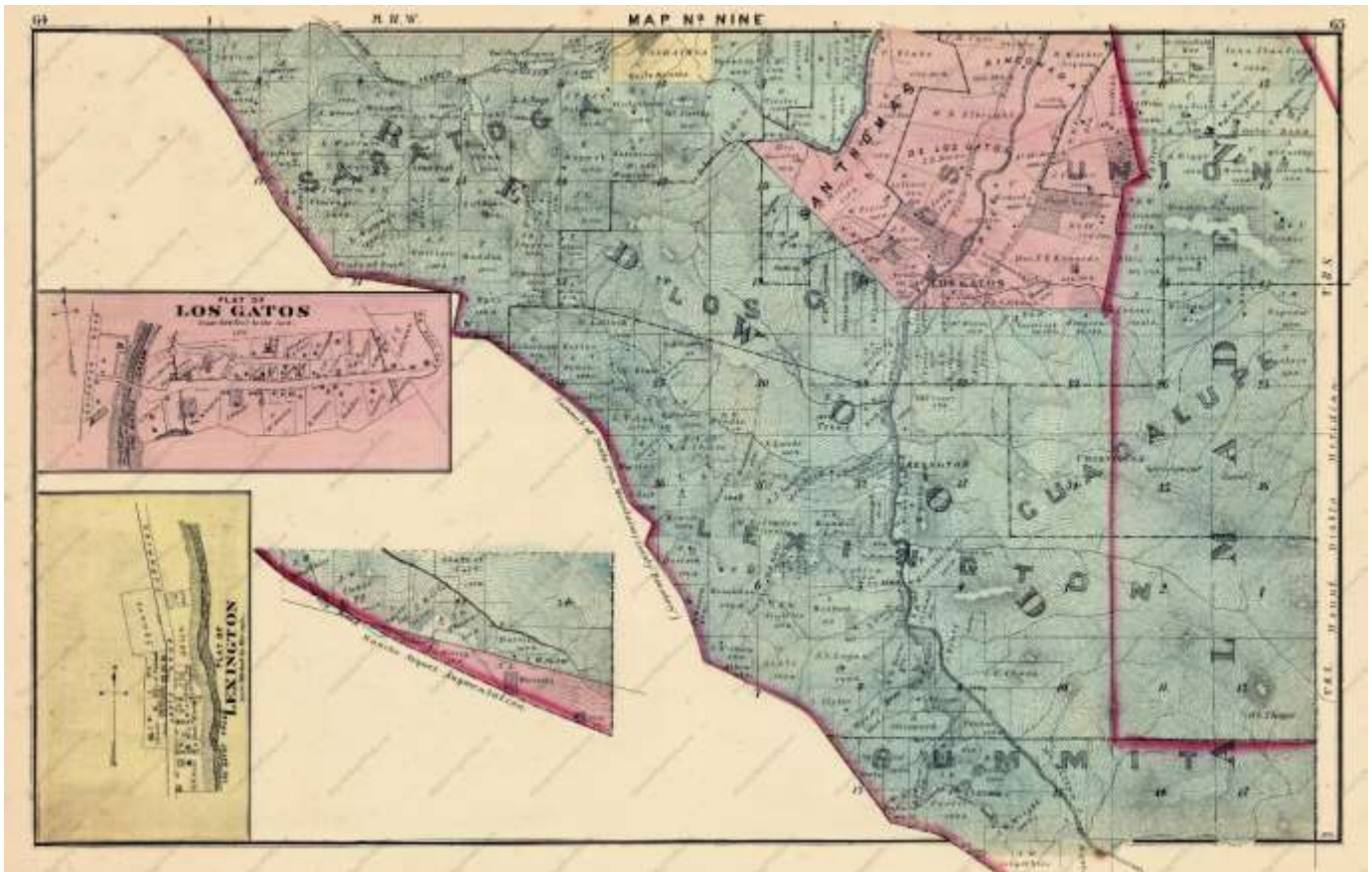
1876 Santa Clara County Map



1876 Santa Clara County Map & details







1876 Santa Clara County Map & details, the 'P. Johnson' area at the bottom, center of the pink area is the Loma Alta/Johnson Addition neighborhood

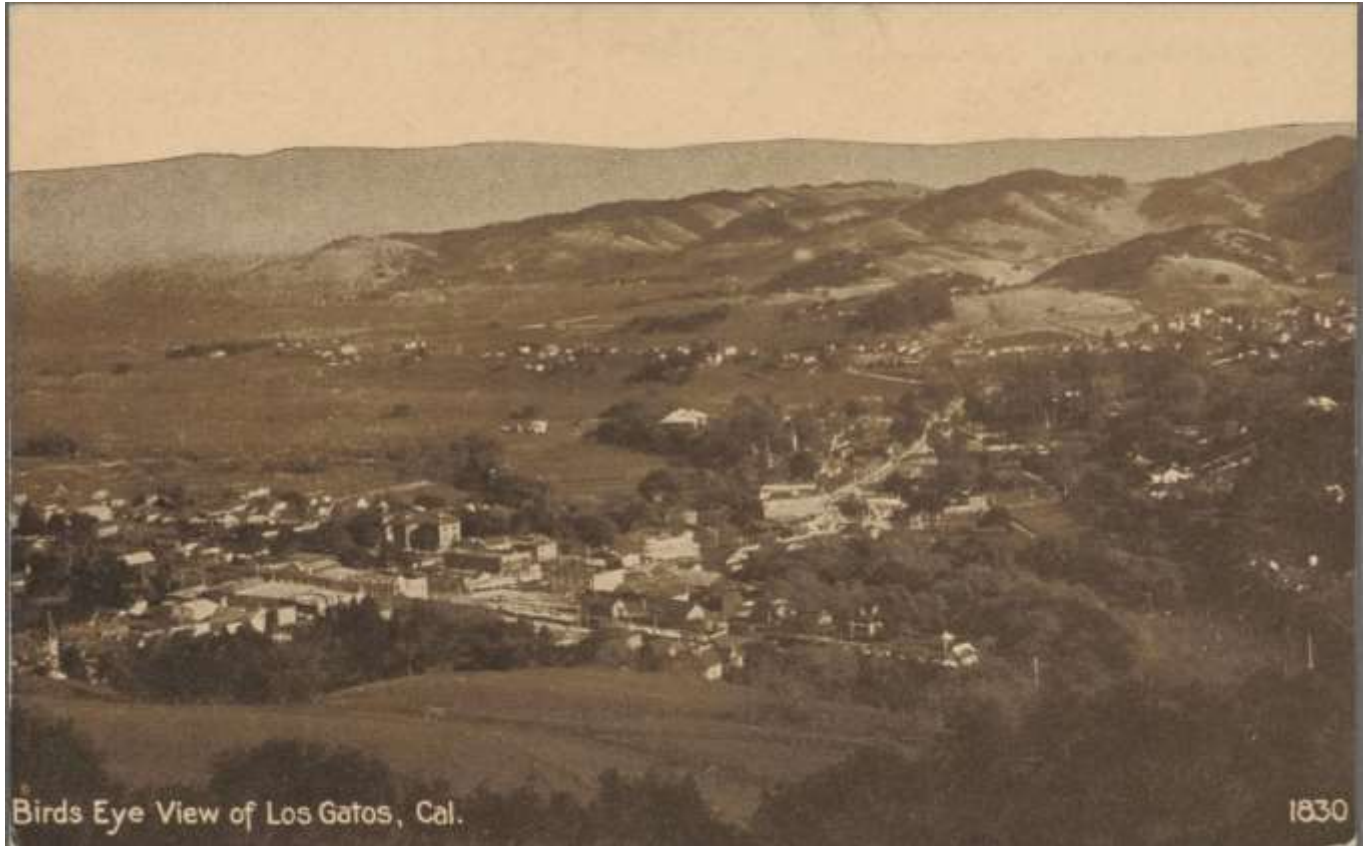




Los Gatos was incorporated in 1887. Below is a map of 1890. The subject site is 2/3 down to the left of the vertical black line.



Below is a view of Downtown Los Gatos in 1910, the subject neighborhood is off to the right where there are buildings. It is the area below the grassed field. What is to become Los Gatos Blvd is the string of structures moving from right to left in the middle of the view. This clearly shows that Loma Alta was actually an integral part of historic Los Gatos.



The 1954 street map below





# HISTORY OF JOHNSON ADDITION/LOMA ALTA AVE. NEIGHBORHOOD LOTS

Platting (making house lots) started in the late 19<sup>th</sup> century. Downtown Los Gatos and the Loma Alta Ave. neighborhood were developed at the same time as can be seen in the colored 1895 Sanborn map below and the historic photo and on sheet A1.7. The lots were the same general size as the downtown lots which today are zoned: **R-1D, Medium Density Residential** with setbacks: **15' Front, 5' Side and 20' rear**. These setbacks would be more appropriate for this entire neighborhood given its history and urban fabric and especially for 102 AHC which was literally carved out of the backyards of 2 earlier, historic lots application in this historic neighborhood.

When this neighborhood was made there was no General Plan and **no setbacks** for +65 years. There were no setbacks when the house at 102 AHC was built on its **5,250** sf lot.

**As stated above, originally 102 AHC was NOT A LOT**, but was part of the backyards of 161 and 175 Loma Alta Avenue. Alta Heights Court was split from the backyard and was re-platted twice in the mid, 20<sup>th</sup> century. First 102 AHC was not a lot but was made as an access road, then it was re-platted to be the smallest lot in the Alta Heights Court cul de sac. Furthermore 102 AHC is an odd shaped lot which narrows in both the front and rear. Loma Alta Neighborhood are sections 2 & 3 below.

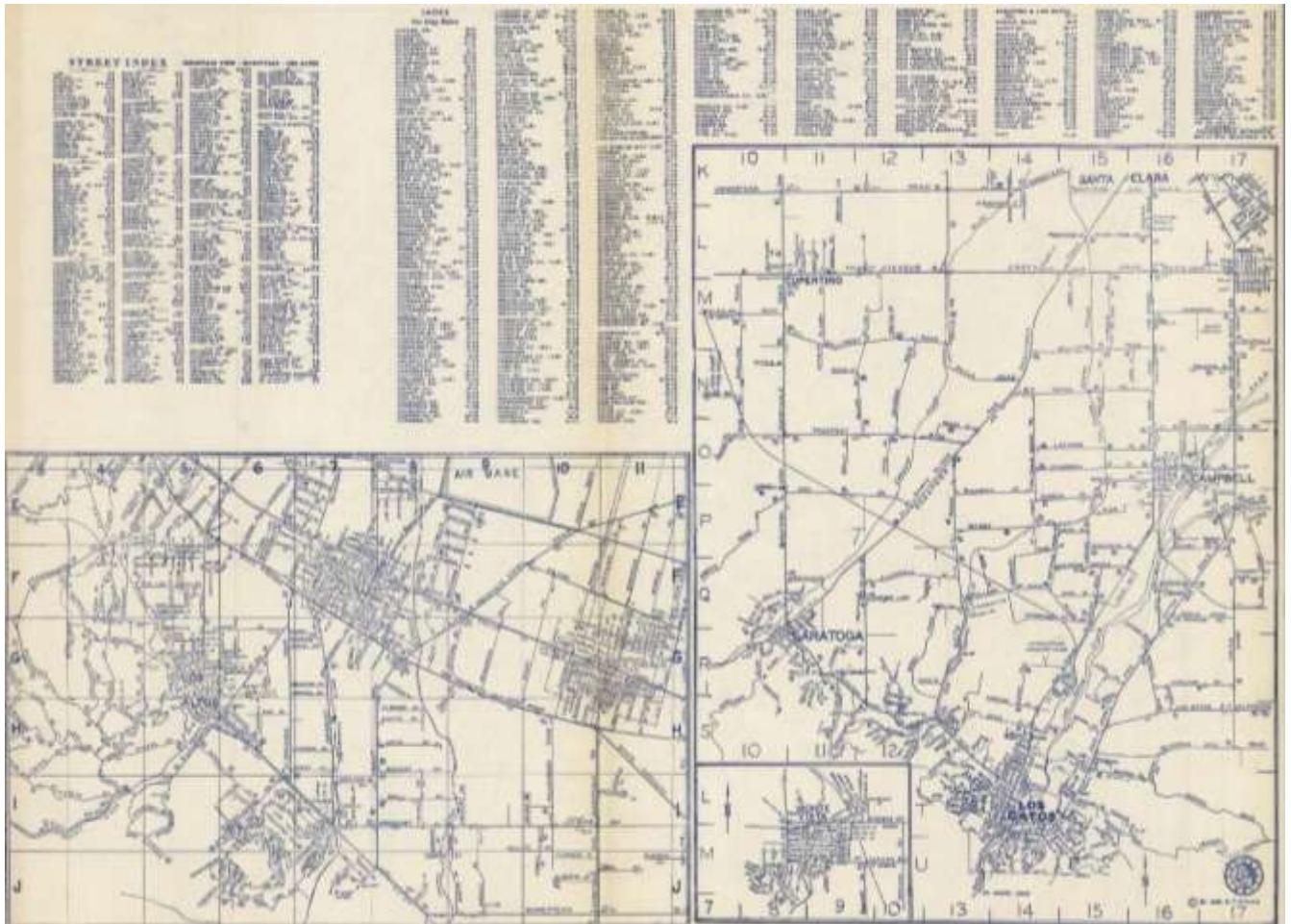


The 1895 Sanborn map below shows the typical rectangular lots on the bottom left; Market St. is now Loma Alta Avenue. The Alta Height Court is up and right from the number '52' on the map below (also shown on sheet A1.7). This neighborhood was built at the same time as downtown Los Gatos.





The 1954 street map below



The 1954 street map detail











**Urban Planning Overview**

Alta Heights Court (AHC) sits next to Loma Alta Avenue, and is .25 mile from the main thoroughfare of Los Gatos Boulevard. The neighborhood nestles in a raised, flat valley between wooded hillsides. The neighborhood urban fabric has a wide range of architectural styles and street wall patterns. Most houses are very close to the street and sidewalk, as they predate zoning, which is what creates a friendly, gracious charm. The styles range from Victorian, Spanish, Tudor, Arts and Crafts, mid-century, and later to 70’s and 80’s, and finally to ultra-modern and transitional styles. Some lots have outbuildings, some are on small, tight alleys, others are tight and constrained by the hillside, while some have +3-story street frontage with garages below. The high density and street trees/sidewalks weave the neighborhood together. It is obvious residents chose to live in this neighborhood due to the high density and proximity to downtown which fosters supportive connections and a close community. People do not move to urban neighborhoods for ‘privacy’, quite the opposite. The attraction is the old American tradition of truly knowing your neighbor which only close proximity affords whether one is on the front porch or handing garden produce over a backyard fence (which a neighbor has done).

**Planning/Zoning Overview**

102 AHC has R-1:8 zoning, this is meant for lot sizes of **8,000 sf to 10,000 sf**. However, as stated above the typical lot is **5,500 to 7,500**. The majority of the lots are ‘non-conforming’. Many of the houses are built beyond the R-1:8 setbacks and are larger than R-1:8 massing suggestions, see A3.0 for the dashed setback lines.

The lots around 102 AHC vary in size, **see City chart below**. Most are well below the minimum **8,000 sf** lot size.

Address	Zoning	House	Garage	Total FAR	Lot Size	FAR	No. of Stories	Year Built
102 Alta Heights Ct (Existing)	R-1:8	1,037	308	1,345	5,250	0.20	1	1958
102 Alta Heights Ct (Proposed)	R-1:8	1,825	454	2,279	5,250	0.35	2	n/a
161 Loma Alta Ave	R-1:8	<b>2,652</b>	462	3,114	9,000	0.29	2	1999
175 Loma Alta Ave	R-1:8	<b>2,580</b>	324	2,904	6,100	<b>0.42</b>	2	1922
104 Alta Heights Ct	R-1:8	<b>2,213</b>	364	2,577	7,119	0.31	2	2017
106 Alta Heights Ct	R-1:8	1,742	418	2,160	6,270	0.28	1	1958
108 Alta Heights Ct	R-1:8	1,152	437	1,589	6,930	0.17	1	1958
110 Alta Heights Ct	R-1:8	<b>2,316</b>	462	2,778	8,362	0.28	1	1958
112 Alta Heights Ct	R-1:8	<b>2,140</b>	430	2,570	6,500	0.33	2	1958
116 Altha Heights Ct	R-1:8	<b>1,933</b>	441	2,374	6,600	0.29	2	1957

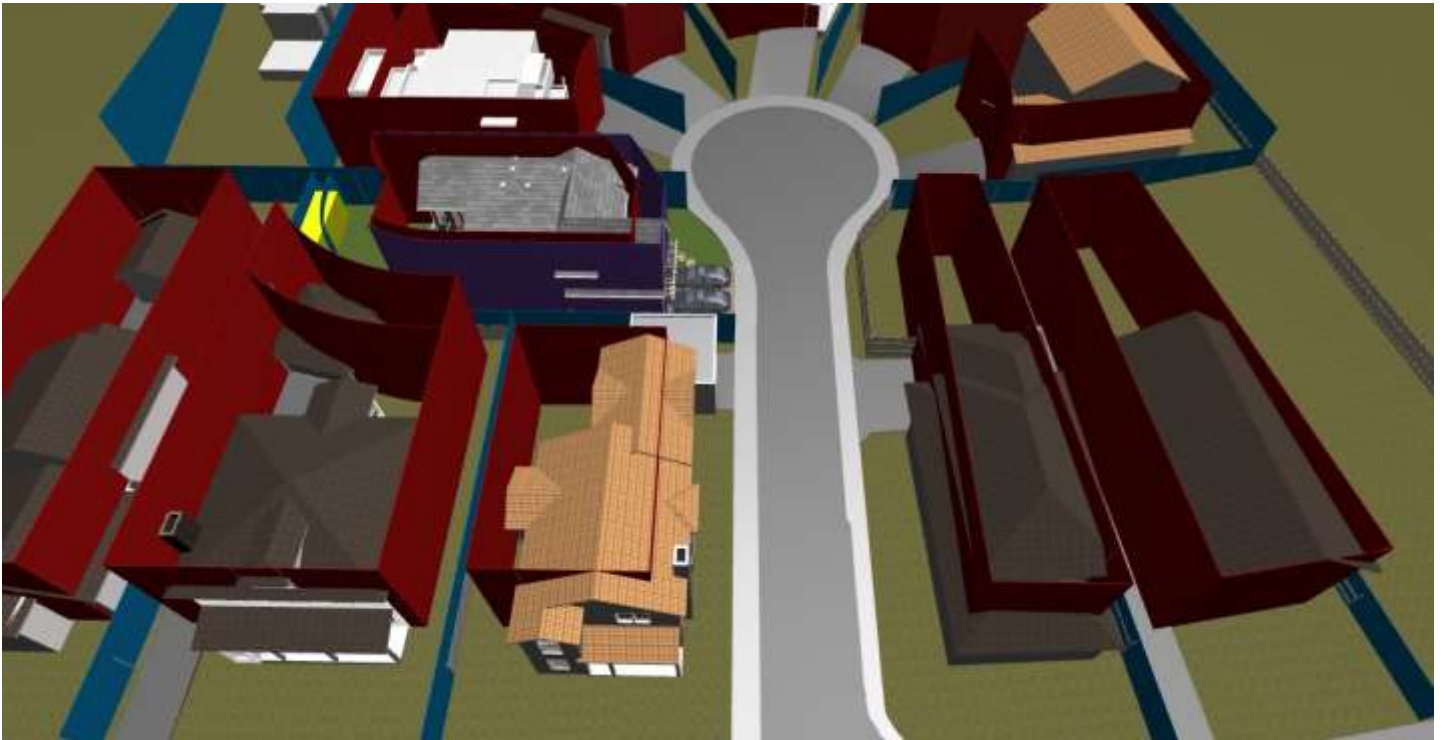
Loma Alta (Johnson Addition) neighborhood below, Most of the houses are large and it shows the diminutive size of the 102 AHC lot and that it is tucked away. It also shows the high, 2-story density which predominates.





102 Alta Height Court at **5,250 sf** is nearly  $\frac{1}{2}$  the size of the **10,000 sf max. lot size**. The 'norm' for the housing fabric in this neighborhood appears to be non-conformance with the current zoning designation.

Below Loma Alta and AHC is shown; Property lines-Blue, Setbacks-Red, Proposed 102 AHC setbacks-Purple, non-conforming structures at 161 LA-Yellow; please also note that 102 AHC proposed purple setback is still behind the 'urban streetwall' created by 175 LA



Google Earth view below, 102 AHC is completely blocked by the 175 LA Redwood tree and the shared Oak tree. It is clear to see the many large 2-story houses surrounding the area, most of which are also built over the setbacks.





To the West, neighboring, 2-story 175 Loma Alta Ave has a 5,660 sf lot and the house/garage extends over the setbacks on three sides. As can be seen from the photos and 3D views, the massing of the 175 house is large with a '2-story street wall'. The effect is that 102 AHC is virtually blocked when driving down AHC. The 102 AHC street frontage is diminutive in scale in comparison to 175. 175 Loma Alta seems twice as big and has a higher 2-story wall on 2 street sides. The garage which is entirely in the 20' rear yard setback does not allow for parking on the driveway. 175 Loma Ave would not be allowed to be built today unless the zoning code had flexibility built in. It is Stucco with tile roof in a modified Spanish style. Previously it was one-story and then a second floor added straight up.

**Privacy:** 175 has a second-floor deck/sliding glass doors 47' from the property line. The door is shielded by a large Redwood tree and the Oak tree. 102 AHC has 2 windows in the ADU (separate permit) which face towards 175 LA. Due to the 52' distance through the tree limbs, the 175 sliding doors and 102 windows appear to have adequate privacy for both houses. The point of the 102 AHC windows is not 'viewing' a neighbor but to allow natural daylighting/ventilation and balance the space for comfort. Most historic homes have large windows on first and second floors in a village setting as can be seen when walking through the neighborhood.

Below 175 Loma Alta to the left, 102 on the right; Property lines-Blue, Setbacks-Red, Proposed 102 AHC setbacks-Purple, non-conforming structures at 161 LA-Yellow; please also note that 102 AHC proposed purple setback is still behind the 'urban streetwall' created by 175 LA



175 on the left and 102 AHC on the right below, the new house will project a few feet beyond the roofline of the existing house into the backyard. 104 AHC will still have second floor windows which will look right into 102 AHC rear yard. The new house will basically wrap around the large Oak which is to the left of the 102 AHC roof. The Oak will be the dominant vertical mass on the 102 AHC as it is today.



Backyard view looking South, 102 AHC on the left and 175 sliding door and deck on the right

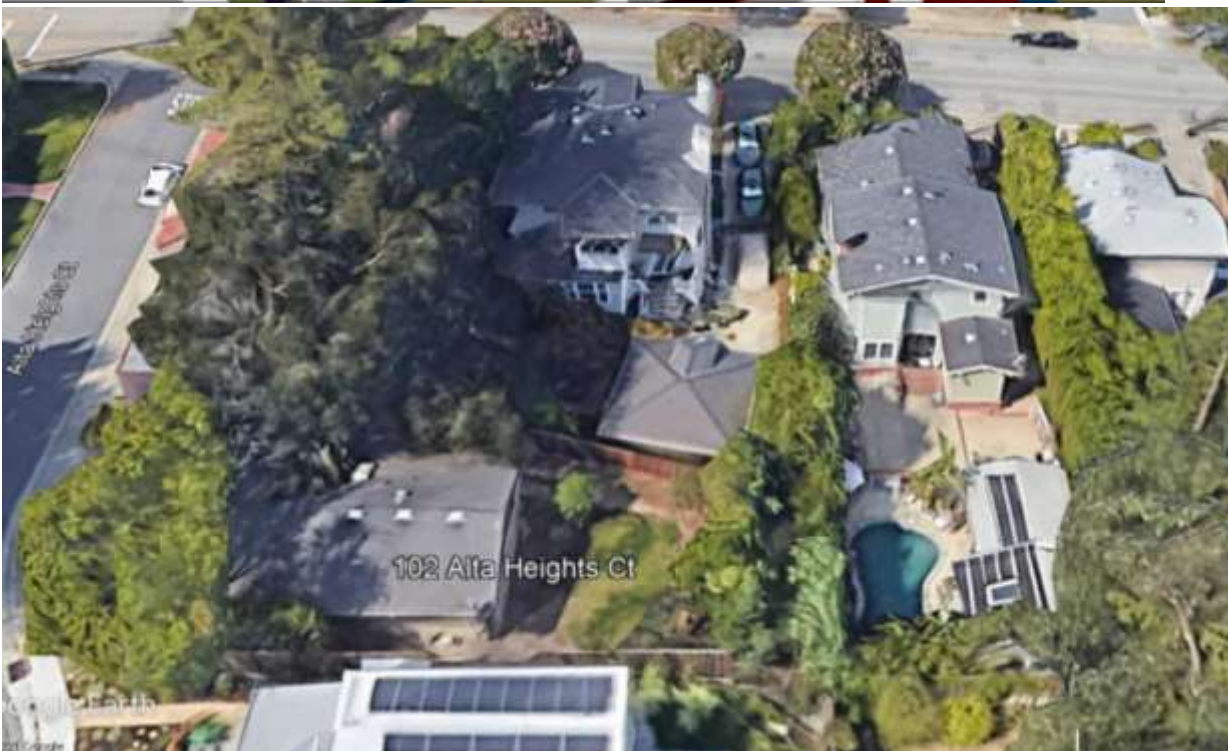
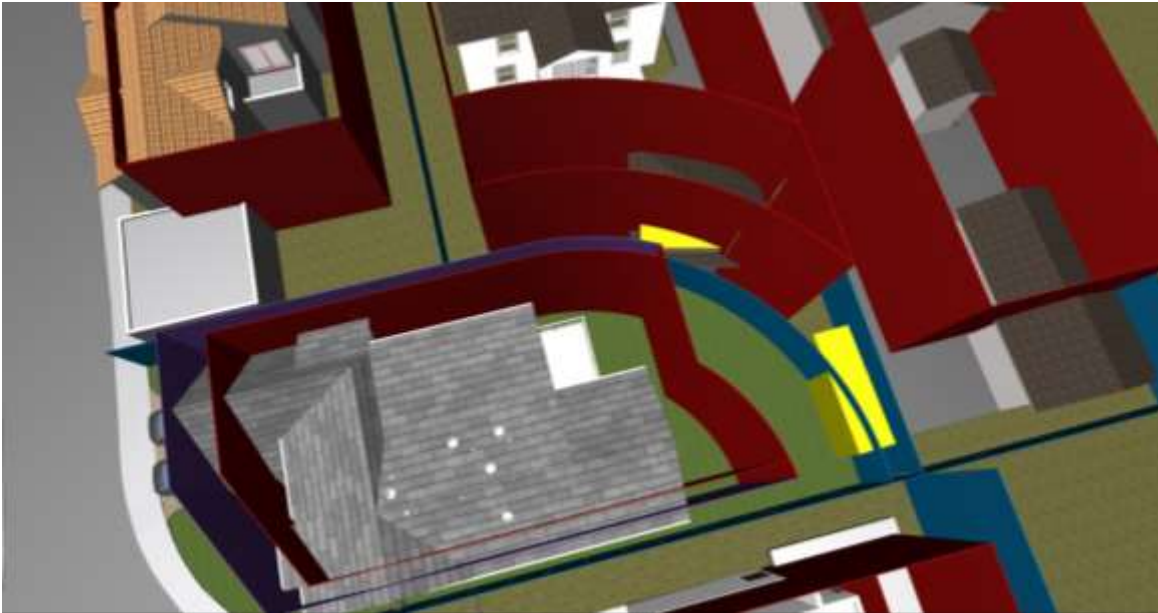




To the SouthWest, neighboring, 2-story 161 Loma Alta Ave has a 9,000 sf lot and yet the house extends over the front yard setback. **The garage was recently built and was illegally built over the 5' rear garage setbacks and also sits on the property line. The garage eaves extend approximately 1'-8" over the property line onto the 102 AHC lot. 161 LA also built another non-conforming accessory building over the setbacks and approximately 40% of it sits on the 102 AHC property (see yellow building below). 102 AHC owners have initiated several polite discussion and requests about shifting or moving the accessory building since Sept 2019 but to date there has been no interest by the 161 owners.** As can be seen from the photos and 3D views, the massing of the 161 house is large with a square 2 house with a hip roof and it also has windows in the third floor facing the street. 161 is a traditional, transitional house with wood siding, double hung windows on all sides.

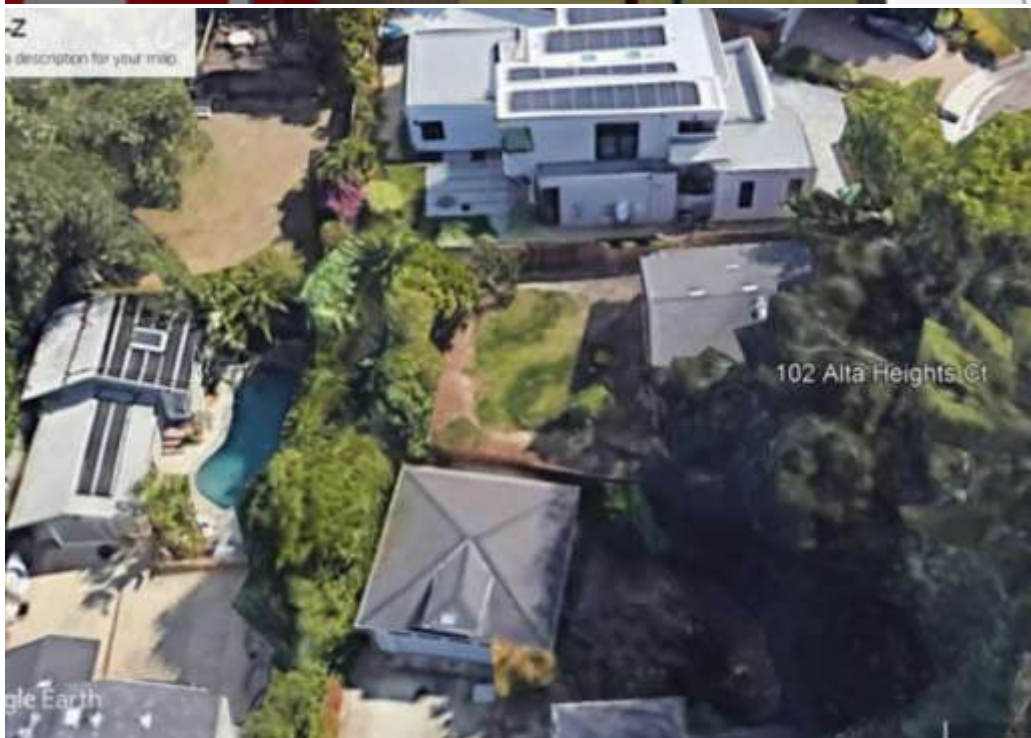
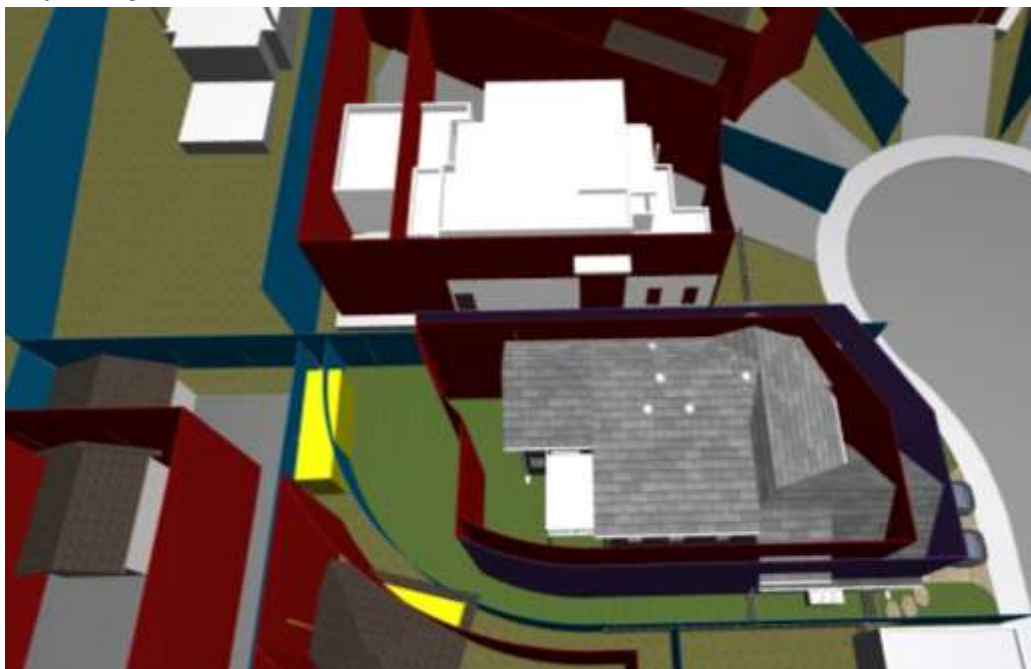
**Privacy:** The second floor has large, second floor windows, approximately 50' from the property line which look into the 102 AHC back yard which could create privacy issues for 102 AHC.

*Below 175 LA on the left, 161 Loma Alta in the middle, 102 on the bottom; Property lines-Blue, Setbacks-Red, Proposed 102 AHC setbacks-Purple, non-conforming structures at 161 LA-Yellow*



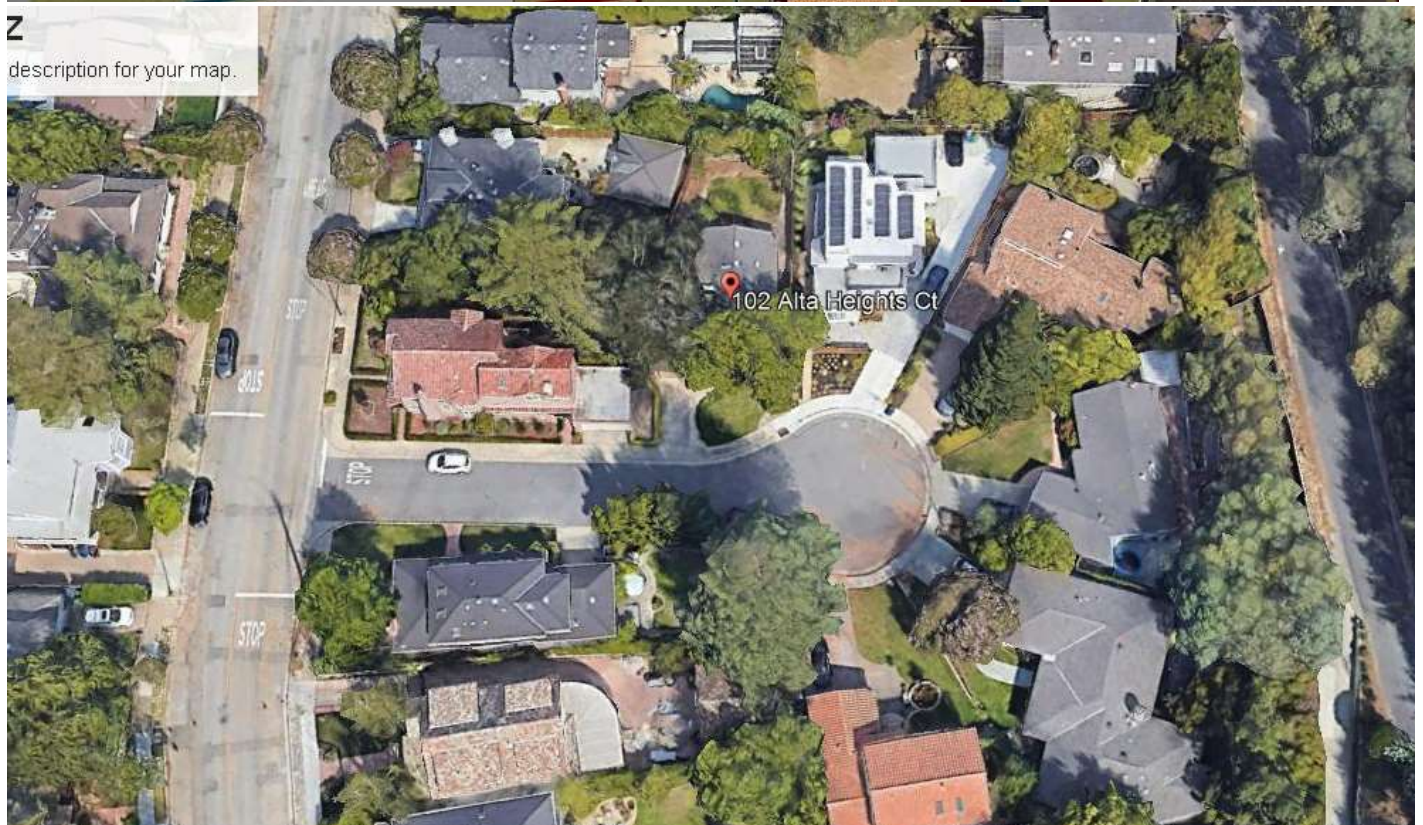
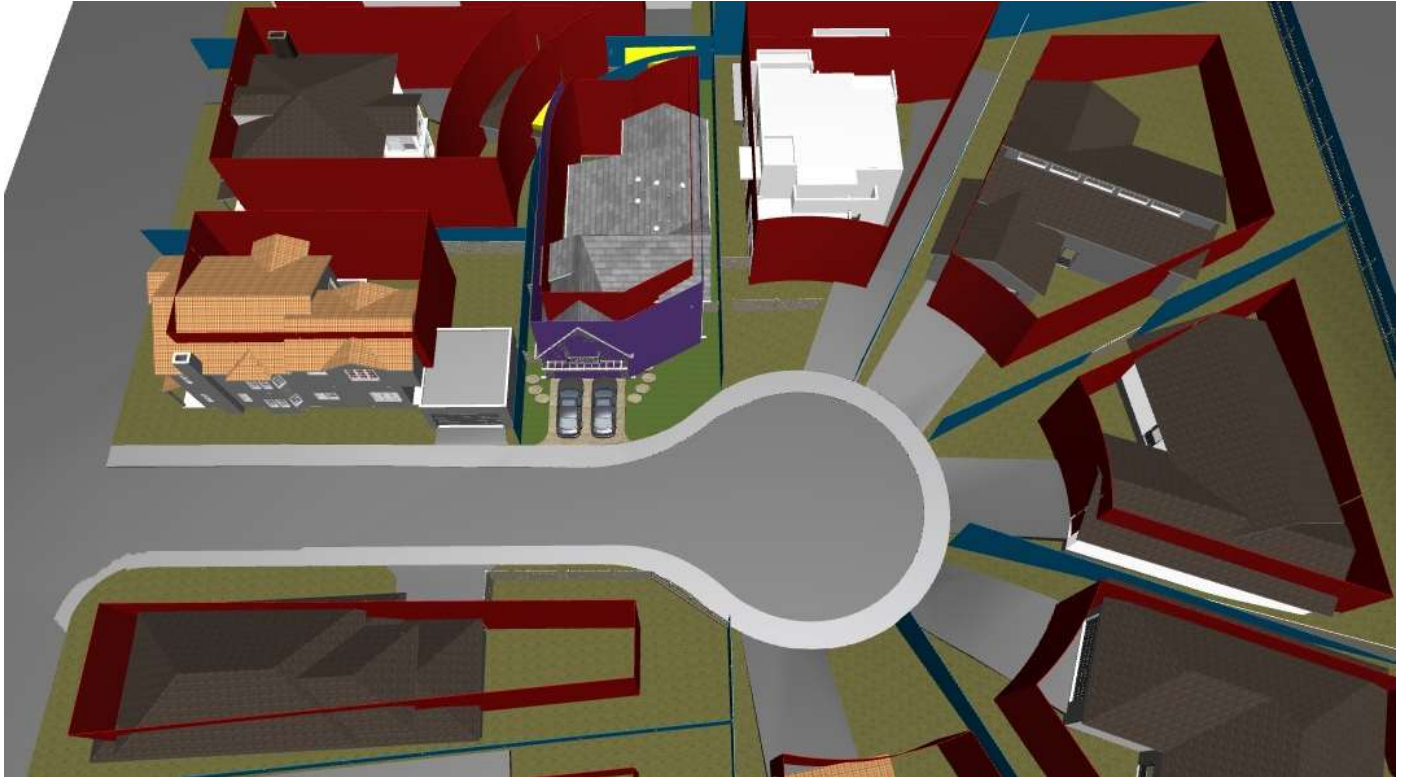
To the East, neighboring, 2-story 104 AHC lot is +/- 6,300 sf lot is a new, ultra-modern design with large windows, flat roofs, no wall/window definition, etc. with bright white stucco and some wood siding.

**Privacy:** The 2-story walls of 102 and 104 overlap for 15-17 lineal feet. 102 has three small, second-floor windows in this area, with 6'-4" and 5' sills which prevents 'privacy' issues. 104 has large format windows on the second floor which could pose privacy concerns for the backyard of 102 AHC. 104 also has a large stair landing window which will look right down onto 102 Dining Rm window which could pose privacy issues, but 102 AHC are not concerned. 102 also has a stair landing window which is shifted towards the front yard from the 104 stair and which looks over the one-story blank walls of 104. 102 has two second-floor front yard window which overlook the front yard and street. Below 104 on top, 102 on the bottom; Property lines-Blue, Setbacks-Red, Proposed 102 AHC setbacks-Purple, non-conforming structures at 161 LA-Yellow





The grade of 104 AHC is approximately 4-5' higher than 102 Alta Heights Court. The other houses on Alta Heights Court also have grades from 5' - 14' higher. The result is that 102 has the lowest grade house on the cul de sac. The low grade and the existence of a very large oak and redwood on the west side property line cause the proposed 102 house design to look relatively small in scale.



As is typical in California and the USA, zoning codes were developed to be flexible to allow modifications due to the prevalence of pre-existing, non-conforming lots and structures. Above a comparison was made to the R-1D zoning which has setbacks which might be more appropriate for this area and small lots.

As an exercise: if proportional zoning adjustments were made to 102 AHC compared to the maximum 10,000 sf lot max. size then the side setbacks would be 4' instead of 8' (5' is the min. allowed in Los Gatos for residential) and the front setback would be 12'-6" instead of 25'-0", etc. The same logic could be applied to massing and FAR. In a way the R-1:8 zoning is best loosely applied to this area of Los Gatos due to pre-existing lot sizes and the peculiarities of the cul de sac lots themselves. Perhaps R-1 D zoning might be more appropriate in the future for the smaller lots?

### **Zoning/Setback Request**

The proposal for a new single-family home with attached ADU (under a separate permit by code) and attached Garage entails deconstructing a dilapidated, 1950's 2 Bedroom/1 Bath single story home. The minimum lot size for R:1-8 zoning is **8,000** square feet and max. is **10,000** sf. 102 AHC is a substandard lot of **5,250** square feet, which is 35%-47.5% under the min. and max. sizes. The current house and lot existed before zoning as described above. The Alta Heights Court and Loma Alta neighborhood houses all have varying setbacks due to the irregular lots, and most do not meet current zoning setbacks. It would be more appropriate to **have R-1D zoning setbacks of 15' front, 5' side and 20' rear** given the history of this lot and neighborhood.

The proposed home will be **1,825** sf and attached garage, **454** sf which is consistent with the neighborhood. The house will blend into the neighborhood underneath the existing Oak tree and the house would not be the tallest in the neighborhood. As can be seen by the Google Earth views, the lot is both tucked behind the access road to Alta Heights Court and the house will literally be tucked under the existing Oak and Redwood trees which is how it was designed. The layout of the house on the lot was done to minimize the rear yard projection and to 'wrap' around the existing tree canopy to both protect the tree and have the trees shield the house in the backyard for all concerned.

**We request to maintain the existing 39' house footprint width and the resultant, existing 5'-6" side setbacks on the East and West which conforms to the existing, dense neighborhood fabric. The front setback will be 18'-0".**

Background: Before purchasing the house in August, we provided existing conditions, site plans and 3D CAD views of the neighborhood to garner input from Los Gatos Planning regarding the setbacks. It was communicated that this would be possible through the A&S public hearing process due to the non-conforming lot. The Los Gatos Planning Department helped us to understand the possibilities with this lot and we sincerely appreciate their assistance.

We have attempted to create a handsome, classic, **transitional** 1920's 'Tudor inspired' design which is common in all 1920's urban cottage neighborhoods across the USA. The design of the house is meant to bring a 'friendly' face to the neighborhood. We have met the neighbors and given them copies of the renderings and site plan of the proposed house. We feel grateful that the response has been so supportive. We have raised 5 of our 6 children in the Saratoga/Los Gatos school system and feel grateful to be members of this community.

Please call or email with any follow up questions. Thank you for your consideration.

Sincerely,

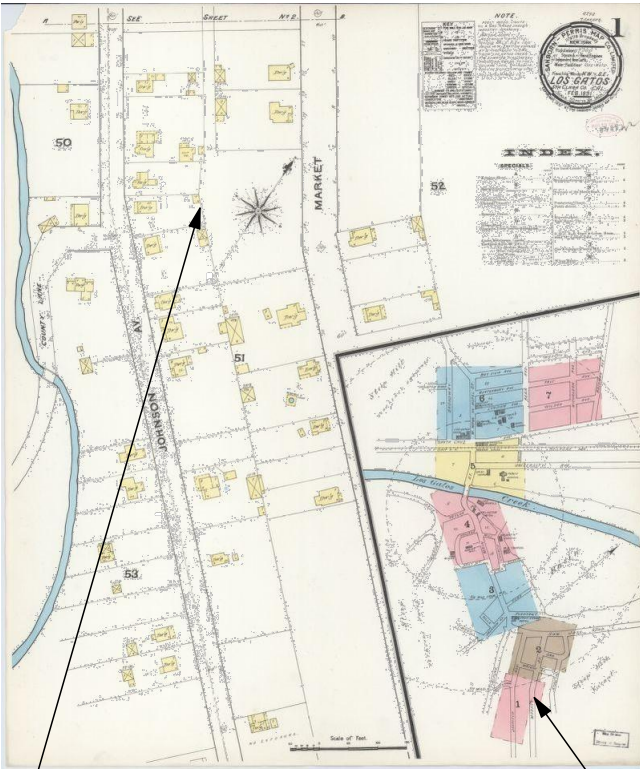


Eric A. Beckstrom  
Architect



# SANBORN FIRE MAPS

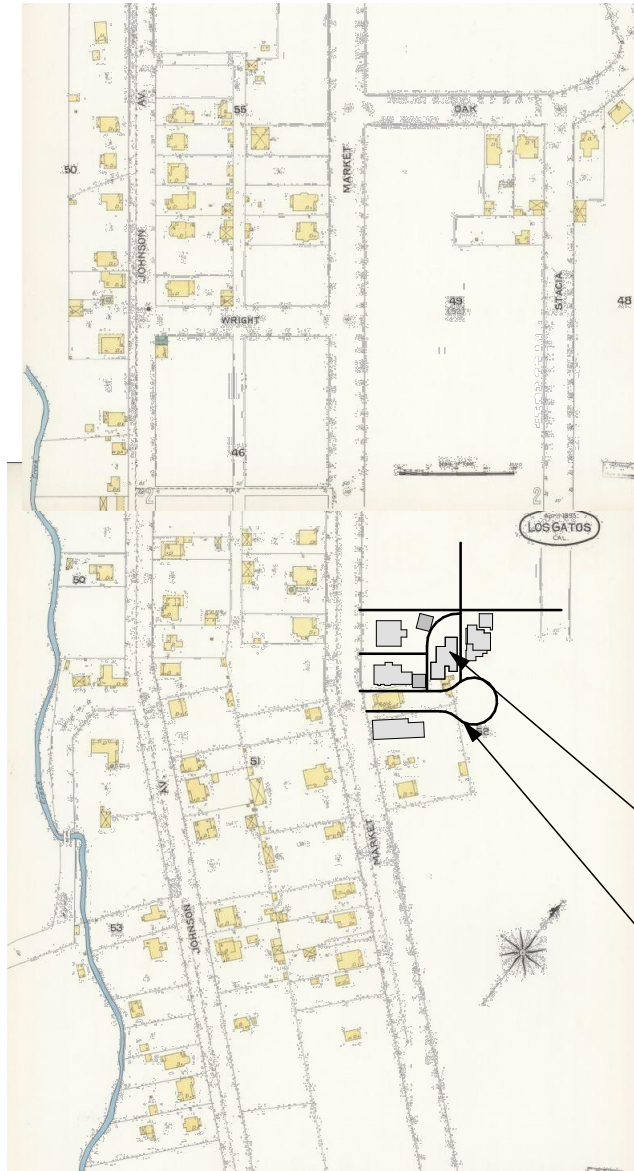
1891



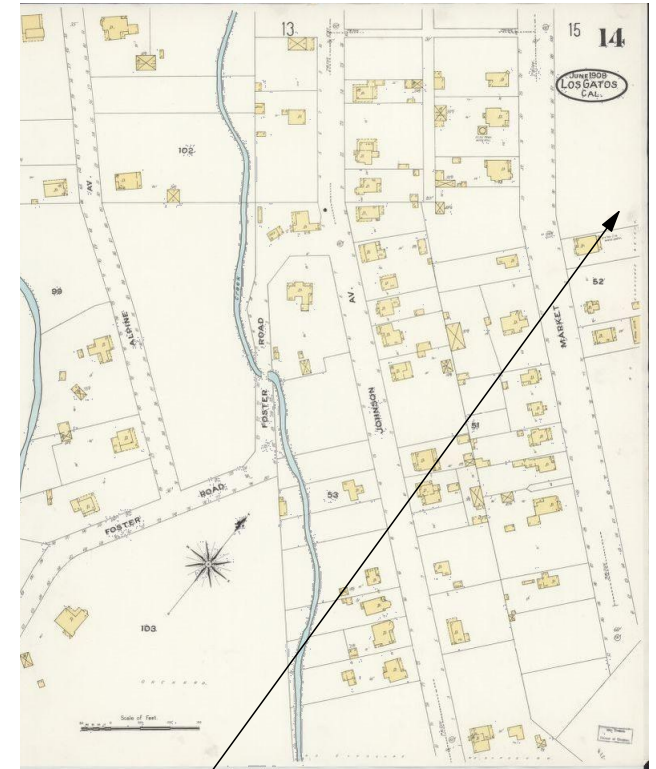
ALTAHEIGHTS COURT AREA

MAP #1-ALTAHEIGHTS COURT AREA IN KEY MAP

1895



1908



ALTAHEIGHTS COURT AREA

102 AHC-IN BACKYARD OF ORIGINAL  
161 & 175 LOMA ALTA LOTS

ALTAHEIGHTS COURT AREA,  
CURRENT AND PROPOSED  
BUILDINGS SUPERIMPOSED

**NOTE:**

THIS SEQUENCE OF MAPS CLEARLY SHOW THE HISTORICAL QUALITY OF THE LOMA ALTA/JOHNSON ADDITION - THESE MAPS WOULD NOT BE MADE AT THIS TIME IF THIS WAS NOT AN INTEGRAL PART OF LOS GATOS DOWNTOWN, BUILT AS A DENSE URBAN VILLAGE. THIS URBAN NEIGHBORHOOD HAD ITS ORIGINS 70 YEARS BEFORE THE 1960 ZONING. THIS NEIGHBORHOOD WAS LAID OUT AND BUILT +130 AGO.

IT IS ALSO CLEAR THAT THE MAJORITY OF THE HOUSES AND OUTBUILDINGS ARE CLOSER TO THE STREET AND PROPERTY LINES THAN THE 1960 R:1-8 ZONING OVERLAY. THERE WAS NO ZONING AT THE TIME. THE HISTORICAL PATTERN THEN AND TODAY IN THIS NEIGHBORHOOD IS A PREDOMINANCE OF HOUSES AND OUTBUILDINGS CONSTRUCTED IN THE SAME DENSITY AND MASSING AS THE DOWNTOWN AREA.

THE 1960'S R:1-8 ZONING OVERLAY IS MORE RELEVANT IN THE 1950'S BLOSSOM HILL SUBURBAN NEIGHBORHOODS WHICH WERE A NEW AMERICAN ARCHETYPE.

THESE DRAWINGS HAVE BEEN DEVELOPED BY BECKSTROM ARCHITECTURE + INTERIORS FOR THE TITLED SET ONLY. THE DRAWINGS ARE THE SOLE PROPERTY OF BECKSTROM ARCHITECTURE + INTERIORS AND THEY SHALL NOT BE USED, LENT, COPIED OR ALTERED WITHOUT THE WRITTEN CONSENT OF BECKSTROM ARCHITECTURE + INTERIORS



<b>BECKSTROM</b> ARCHITECTURE + INTERIORS PO BOX 1317, Los Gatos, CA 95030 P: 650.847.8351 E: Eric@BeckstromArchitecture.com; W: BeckstromArchitecture.com CA LICENSE C-25632	<b>Los Gatos Residence</b> New House 102 Alta Heights Court Los Gatos, CA 95030	DESCRIPTION	<b>SK.17</b> SCALE 1:3428.57
		TITLE FIRST FLOOR HISTORY	

104 AHC, STARK WHITE W/  
BLACK WINDOWS AND FLAT  
ROOF IS VISIBLE FROM LOMA  
ALTA

104 AHC IS BUILT PARALLEL AND  
CLOSE TO THE PROPERTY LINE  
OF 102 AHC AND ITS FIRST  
FLOOR IS APPROX. 4.5' HIGHER  
THAN 102 AHC, SO IT LOOKS  
DOWN ONTO 102 AHC,  
THE SECOND FLOOR OF 102 AHC  
WILL LOOK AT THE 104 AHC  
STARK WHITE, 2-STORY WALLS  
WITH LARGE WINDOWS, 102 AHC  
IS SLID FORWARD TO MITIGATE  
THE AMOUNT OF 2-STORY WALL  
OVERLAP BETWEEN THE 2  
HOUSES, TO MAX. PRIVACY FOR  
BOTH HOUSES

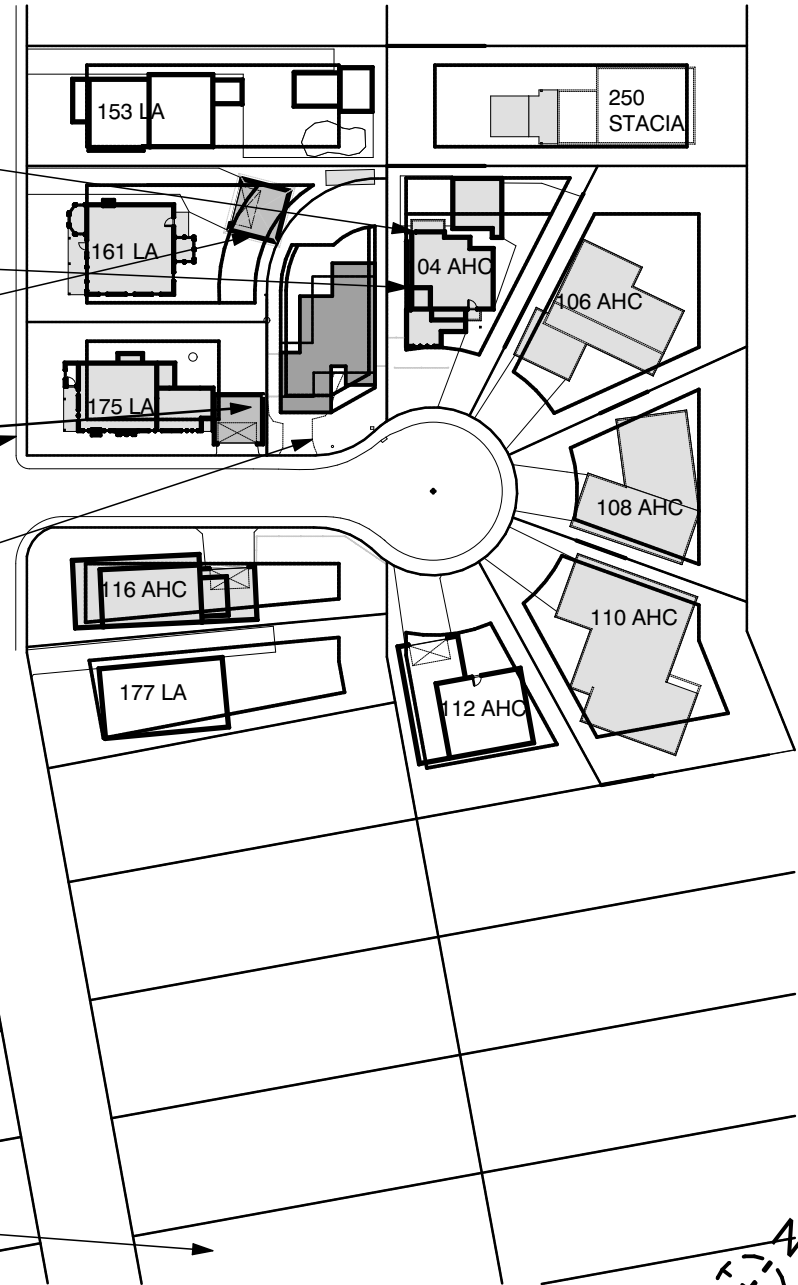
BOTH 161 LA AND 175 LA HAVE  
OUTBUILDINGS THAT  
ENCROACH IN THE SETBACKS  
FACING 102 AHC;  
175 GARAGE ENCROACHES  
APPROX. 18' WHEREAS 161 LA  
IS LITERALLY ON OR OVER  
THE PROPERTY LINE OF 102  
AHC

LOMA ALTA STARTS SLOPING  
DOWN IN FRONT OF 175 LA;  
THERE IS A STOP SIGN AT  
THIS POINT ALSO

ONLY A FRAGMENT OF 102  
AHC IS VISIBLE FROM LOMA  
ALTA AS 175 IS SUCH A LONG,  
IMPOSING FORM  
THE GARAGE ROOF IS THE  
ONLY THING VISIBLE FROM  
LOMA ALTA, THE FRONT  
HOUSE ELEVATION IS  
BLOCKED

THE MAJORITY OF THE  
HOUSES ON LOMA ALTA ARE  
BUILT BEYOND THE R:1-8  
ZONING SETBACKS

THERE ARE MANY 3 STORY HOUSES ALONG THIS SIDE OF  
LOMA ALTA DUE TO THE STEEP UPHILL GRADE FROM LOMA  
ALTA



THESE DRAWINGS HAVE BEEN DEVELOPED BY BECKSTROM ARCHITECTURE + INTERIORS FOR THE TITLED SET ONLY. THE DRAWINGS ARE THE SOLE PROPERTY OF BECKSTROM ARCHITECTURE + INTERIORS AND THEY SHALL NOT BE USED, LENT, COPIED OR ALTERED WITHOUT THE WRITTEN CONSENT OF BECKSTROM ARCHITECTURE + INTERIORS

<b>BECKSTROM</b> ARCHITECTURE + INTERIORS PO BOX 1317, Los Gatos, CA 95030 P: 650.847.8351 E: Eric@BeckstromArchitecture.com; W: BeckstromArchitecture.com CA LICENSE C-25632	<b>Los Gatos Residence</b> New House 102 Alta Heights Court Los Gatos, CA 95030	<b>DESCRIPTION</b>		<b>SK.18</b> SCALE 1:960
		TITLE SITE PLAN ANALYSIS	FILENAME 102 ah cd5.4.pln	



THE 102 AHC DESIGN PROPOSAL IS STEPPED BACK AROUND THE OAK TREE TO MINIMIZE REDUCE THE EXISTING HOUSE FOOTPRINT AND TO REDUCE LIMB PRUNING WHICH ALSO ALLOWS THE REMAINING TREE CANOPY TO BLOCK VIEWS TO AND FROM 161 AND 175 : THE 18' FRONT SETBACK ON THE GARAGE HELPS MITIGATE AND SUPPORT THE CONTINUED HEALTH OF THE OAK WHICH WAS ONE OF THE ATTRACTIONS TO THIS SITE BY ALLOWING THE GARAGE TO SLIDE FORWARD FROM THE EXISTING GARAGE FOOTPRINT

153 LA WAS RECENTLY LISTED AND SOLD WITHIN DAYS, WE SPOKE TO THE NEIGHBORS TELLING THEM OUR PLAN BEFORE THEY SOLD, NOT REALIZING THAT THEY WERE MOVING

THE 102 AHC DESIGN PROPOSAL EXTENDS A FEW FEET BACK FROM THE EXISTING HOUSE WHICH HELPS 104 AHC MAINTAIN MOUNTAIN VIEWS FROM ITS SEVERAL LARGE WINDOWS FACING 102 AHC; 102 AHC COULD HAVE BEEN EXTENDED SEVERAL FEET BACK BUT THAT COULD HAVE ADVERSE RESULTS FOR BOTH 161 LA AND 104 AHC

THE 102 AHC DESIGN PROPOSAL SETBACK AT THE FRONT ENTRY ARCH IS 30', THE ENTRY FACADE SETBACK INCREASES FROM 18' TO 30' FROM RIGHT TO LEFT; THE LAYOUT OUT ALSO FOLLOWS AN IMAGINARY LINE FROM THE 175 GARAGE TO THE FRONT CORNER OF 104 AHC, SEE DASHED LINE

161 LA - TALL, BOXY MASSING ON ALL SIDES, FULL HEIGHT, 2-STORY WALLS WITH HIP ROOF, 8 LARGE, SECOND FLOOR WINDOWS LOOK DOWN ONTO 102 AHC BACKYARD, WITHIN 30-38' OF THE PROPERTY LINE; THE SEPARATE GARAGE WAS BUILT OVER THE SETBACK IS ON THE 102 AHC PROPERTY AND ITS ROOF PROTRUDES OVER THE PROPERTY LINE; THE SECOND ACCESSORY BUILDING SITS OVER THE 102 AHC PROPERTY LINE

104 AHC, MODERN, STARK WHITE, NON DESCRIPT BUILDING IS VISIBLE FROM THE 161 LA SIDEWALK AT THE DRIVEWAY, 102 STORY POLES ARE NOT VISIBLE

161 LA - OVERLY DOMINANT MASSING ON LOMA ALTA AND ALTA HEIGHTS COURT, FULL HEIGHT, 2-STORY WALLS, HOUSE EXTENDS INTO ALL SETBACKS; THE GARAGE IS FULLY BEYOND ALL SETBACKS AND IS 4.6' FROM THE STREET, THE NEW SECOND FLOOR ADDITION DOES NOT RESPECT THE ORIGINAL 1-STORY HISTORIC HOUSE. 10 SECOND FLOOR WINDOWS FACE 114 AHC, APPROX. 12 SECOND FLOOR WINDOWS FACE 161 LA, 27' AWAY THE GARAGE DOES NOT ALLOW FOR PARKING IN FRONT AND IS A PROMINENT, BLANK, BROWN STUCCO WALL FOR THE CUL DE SAC

161 LA HAS APPROX. 56' LF OF 2-STORY, BROWN STUCCO WALLS; FOR COMPARISON, 102 AHC HAS APPROX. 18.25' LF OF 1.75- STORY WALLS WHICH ARE BROKEN UP BY A WINDOW BAY AND ENTRY ARCH; 161 HAS 3X MORE 2-STORY WALL FACE THAN THE 102 AHC PROPOSAL; 175 WALLS ARE APPROX. 8.5-10' AWAY FROM THE SIDEWALK AND THE HOUSE MASS LITERALLY BLOCKS A VIEW OF 102 AHC FROM LOMA ALTA AVE.

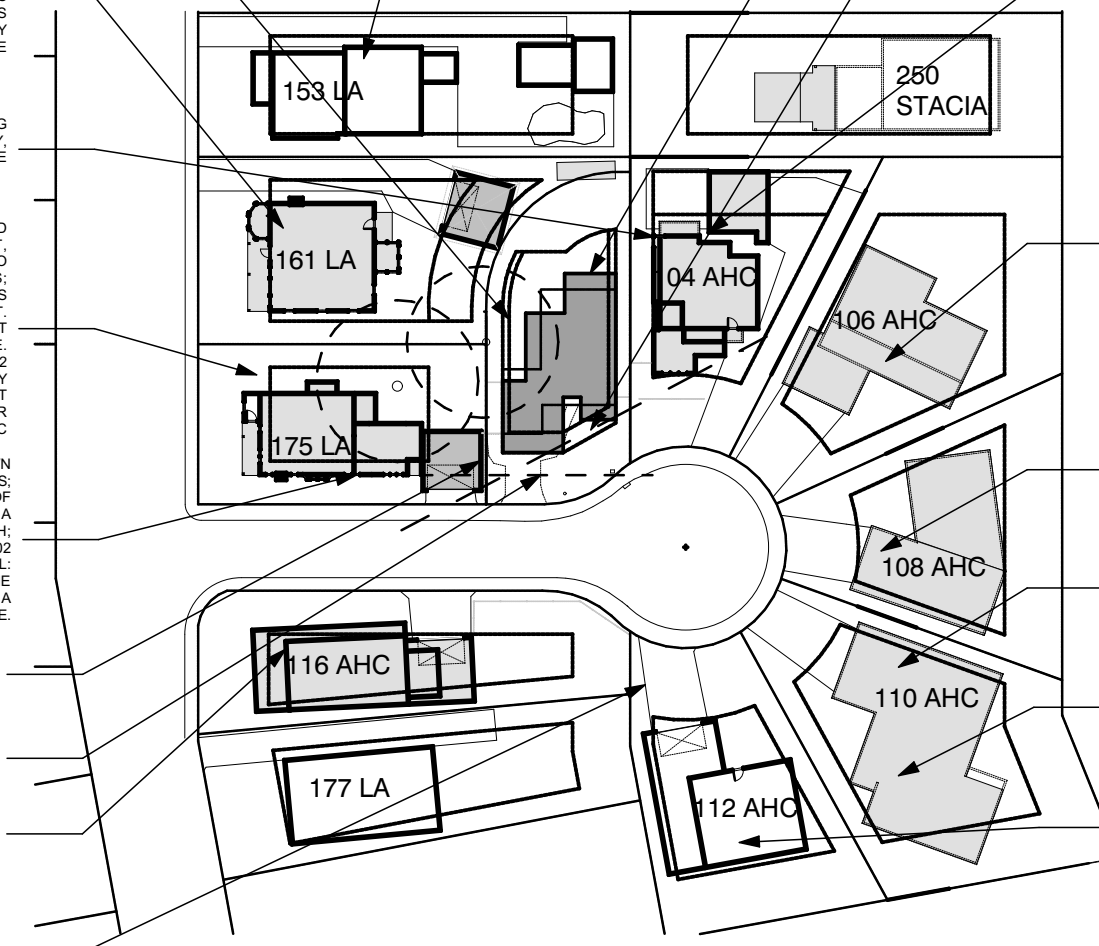
THE 175 LA GARAGE AND 102 AHC GARAGE HAVE HAD THE SAME SPACE BETWEEN FOR +59 YEARS. 175 LA GARAGE IS A FEATURELESS BLANK STUCCO WALL

THE RIGHT FACE OF 102 AHC IS APPROX. 21' BACK FROM THE FACE/STREET WALL OF 161 LA, SEE DASHED LINE

116 AHC, A 1957 HOUSE THAT APPEARS TO HAVE HAD A SECOND FLOOR BUILT IN THE 2000'S?, IT IS A SIMPLE, TRANSITIONAL STYLE; THE GARAGE IS APPROX. 10.5' FROM THE STREET AND THE HOUSE SITS BEYOND THE SIDE SETBACK

ALL THE LOTS IN THE CUL DE SAC ARE PIE-SHAPED EXCEPT FOR 102 AHC WHICH IS TRUNCATED IN THE FRONT AND BACK WITH PARALLEL SIDE PROPERTY LINES; A MAJORITY OF THE STRUCTURES WERE CONSTRUCTED OVER THE R:1-8 SETBACKS, WHICH IS TYPICAL FOR THE NEIGHBORHOOD AND TYPICAL FOR LOTS UNDER THE 8,000 SF MIN. THRESHOLD

THESE DRAWINGS HAVE BEEN DEVELOPED BY BECKSTROM ARCHITECTURE + INTERIORS FOR THE TITLED SET ONLY, THE DRAWINGS ARE THE SOLE PROPERTY OF BECKSTROM ARCHITECTURE + INTERIORS AND THEY SHALL NOT BE USED, LENT, COPIED OR ALTERED WITHOUT THE WRITTEN CONSENT OF BECKSTROM ARCHITECTURE + INTERIORS



104 AHC, 2017, MODERN, STARK WHITE, COMMERCIAL LOOKING BUILDING, THERE IS NO PRECEDENT FOR THIS FLAT ROOFED, HOUSE WITH BOXY FORMS; AESTHETICALLY THE HOUSE DOMINATES THE CU DE SAC WITH ITS STARK WHITE COLOR, IT LOOKS LIKE OUT OF PLACE IN THE HISTORIC LOMA ALTA NEIGHBORHOOD. THE HOUSE EXTENDS FAR BACK INTO THE PROPERTY IN ITS PIE SHAPED LOT AND HAS SEVERAL FIRST AND SECOND FLOOR, LARGE WINDOWS WHICH LOOK STRAIGHT DOWN ON THE 102 AHC BACKYARD AS ITS FIRST FLOOR IS APPROX. 4-5' HIGHER THAN THE 102 AHC HOUSE; IT IS A CONTROVERSIAL DESIGN TO BE CONSTRUCTED AND WAS DESIGNED BY AN ARCHITECT FROM TEXAS

106 AHC, 1958 HOUSE THAT APPEARS TO HAVE BEEN REMODELED IN THE 1970'S?, IT IS A PLAIN, NON DESCRIPT HOUSE DESIGN, THE DOMINANT FORM IS THE GARAGE WHICH IS UP A STEEP DRIVEWAY, APPROX. 6' HIGHER THAN THE CUL DE SAC

108 AHC, 1958 HOUSE THAT IS TYPICAL FOR PLAIN, SIMPLE SPEC. HOUSES OF THE TIME, THE 2 BAY GARAGE IS A PROMINENT FORM; THE GARAGE IS UP A STEEP DRIVEWAY, APPROX. 7' HIGHER THAN THE CUL DE SAC

110 AHC, 1958 HOUSE THAT APPEARS TO HAVE BEEN REMODELED IN THE 90'S OR 2000'S WITH A TRANSITIONAL/TRADITIONAL DESIGN REMODEL; THE 2 BAY GARAGE IS A PROMINENT FORM; THE GARAGE IS UP A STEEP DRIVEWAY, APPROX. 9-10' HIGHER THAN THE CUL DE SAC

WE REACHED OUT TO THE OWNERS OF 110 AHC, BUT THEN FOUND OUT THEY WERE SELLING THEIR HOUSE AND MOVING; THE HOUSE WAS JUST LISTED LAST WEEK WE DO NOT KNOW IF OTHER NEIGHBORS WILL ALSO BE SELLING THEIR HOUSES AND MOVING AWAY GIVEN THE CURRENT REAL ESTATE MARKET

112 AHC, A 2001 HOUSE, IN A STUCCO, SPANISH STYLE WITH SOME DETAIL AND FORM, THE 2 BAY GARAGE IS UP A STEEP DRIVEWAY, APPROX. 8-9' HIGHER THAN THE CUL DE SAC



<b>BECKSTROM</b> ARCHITECTURE + INTERIORS PO BOX 1317, Los Gatos, CA 95030 P: 650.847.8351 E: Eric@BeckstromArchitecture.com; W:BeckstromArchitecture.com	<b>Los Gatos Residence</b> New House 102 Alta Heights Court Los Gatos, CA 95030	<b>DESCRIPTION</b>		<b>SK.19</b>
		TITLE SITE PLAN ANALYSIS	FILENAME 102 ah cd5.4.pln	

**Beckstrom Architecture + Interiors**

PO Box 1317, Los Gatos, CA 94030, 650 847-8351, E: [Eric@BeckstromArchitecture.com](mailto:Eric@BeckstromArchitecture.com)

May 25, 2020

TO: **Los Gatos Planning/Building Dept**

Project: 102 Alta Heights Court, Los Gatos, 95030; APN: 532-29-045, Zoning: R:1-8

**Construct New 2-story Residence in R:1-8 Zone – Pictures from lot to adjoining Neighbors**



From 102 Alta Heights Court - View looking West from at 175 Loma Alta, car and scooter are both parked in front of proposed garage. Please note the 175 Loma Lata house sits nearly completely in front of the line of the 102 AHC proposed garage front and it also shows the minimal 4.75' driveway in front of the 175 LA garage.



From 102 Alta Heights Court - View looking West -NorthWest from at 175 Loma Alta, car and scooter are both parked in front of proposed garage. This clearly shows the exceptionally tall 2-story wall of 175 LA which is approx. 10' from the sidewalk, the bays are closer.





From 102 Alta Heights Court - View looking East at 104 AHC, the rear story pole of the proposed house is on the right. Please note that the first floor window overlooks the backyard due to the raised floor level next door. 104 AHC 2-story flat wall extends over the majority of the 102 AHC backyard.



From 102 Alta Heights Court - View looking East-SouthEast at 104 AHC, the rear story pole of the proposed house is on the right. Please note that the 102 AHC is slid forward in order to preserve the mountain views for 104 AHC over the backyard of 102 AHC.



From 102 Alta Heights Court roof - View looking East at 104 AHC



From 102 Alta Heights Court roof - View looking East-NorthEast at 104 AHC





From 102 Alta Heights Court - View looking West at 161 Loma Alta house and garage in the foreground, please note the large second floor windows which look over the backyard of 102 AHC.



From 102 Alta Heights Court roof - View looking West at 161 Loma Alta house and garage on bottom right.





From 102 Alta Heights Court roof - View looking West-SouthWest at 175 Loma Alta house and garage on bottom left.



From 102 Alta Heights Court roof - View looking West-SouthWest at 175 Loma Alta house and garage on bottom left.

Sincerely,

Eric A. Beckstrom  
Architect/Owner

Catherine DuBridge  
Designer/Owner