

Written Description of Proposed Project

Date: November 21, 2019
Project Applicant: Josephine Chang, Architect
Project Address: 16940 Roberts Rd., Los Gatos
APN: 529-18-053
Zoning: RM: 5-12
Gross Lot Size: 13,980 sf
Net Lot Size: 12,484 sf
Allowed Density: 5-12 Units/Acre
Proposed Density: 10.46 Units/Acre
Project : Demolish: Existing 2172 sf non-historic home and 580 sf detached garage
Proposed: A Condominium project with 3 detached units
- Unit 1: 1823 sf, 4bed/3ba, 1 car garage
- Unit 2: 1785 sf, 4bed/3ba, 1 car garage
- Unit 3: 1799 sf, 4bed/3ba, 1 car garage

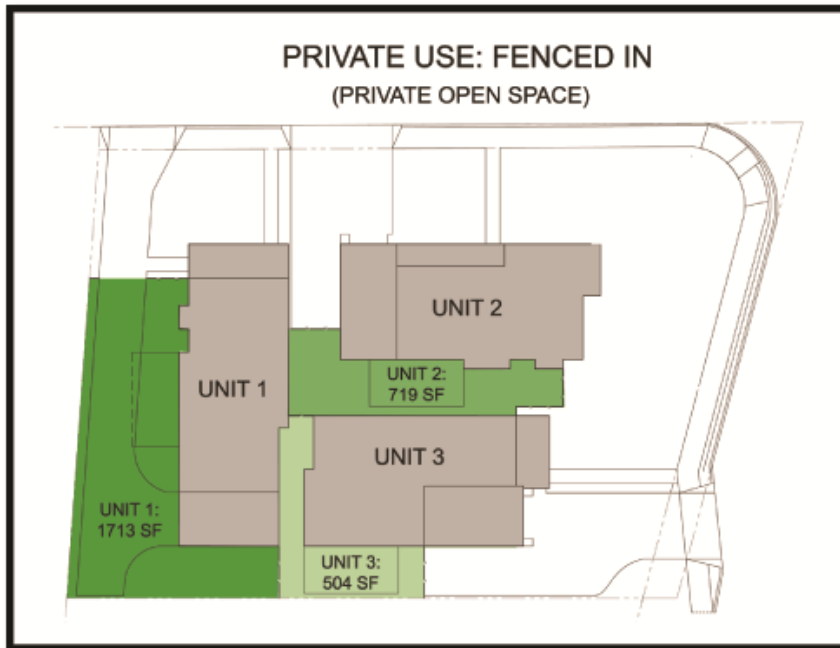
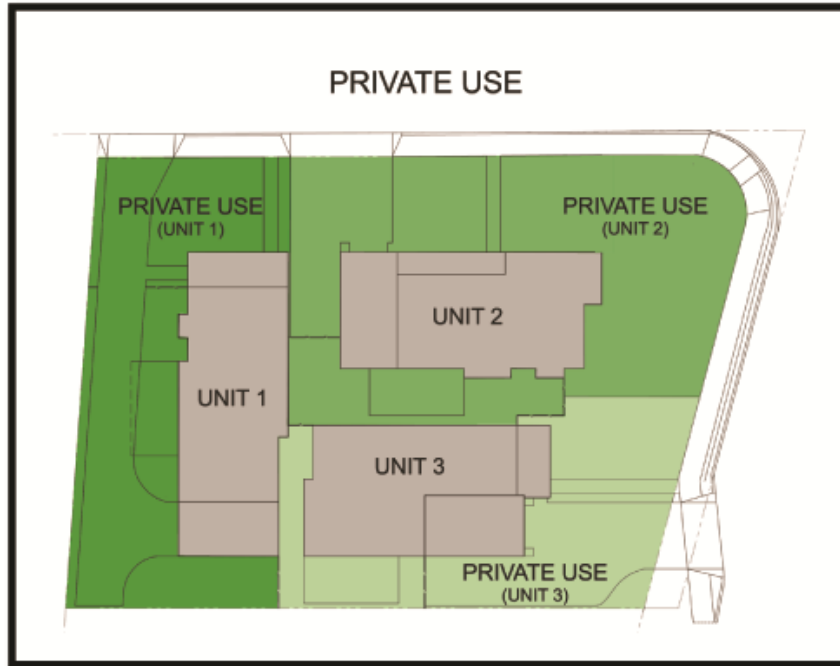
Proposal:

We are proposing to demolish the existing 2172 sf non-historic home and its 580 sf detached garage, and build 3 detached 2 story condominiums. The land will be commonly owned between the 3 units and the airspace will be separately owned. Private use easements in the CC&R's will outline which portions of the land can be privately used by each unit. The diagrams and table on the following page highlight these uses and summarizes these areas.

Each unit will have 4 bedrooms and 3 baths with 1 bedroom and bath on the ground floor. Unit 1 will be 1823 sf with an attached 1 car garage and 1713 sf of private open space. Unit 2 will be 1785 sf with an attached 1 car garage and 719 sf of private open space. Unit 3 will be 1799 sf with an attached 1 car garage and 504 sf of private open space.

The property's corner location will allow all 3 units to have separate street accesses, individual street frontages, and separate driveways. They will all have covered front porch entries facing the street with brick surfaces. They will share the same craftsman bungalow architectural style with shingle siding and roofing, gridded windows, brick fireplaces, and walkways. Each body color will be painted differently.

We will be dedicating 5 ft. of Fisher Ave., and 7 ft. of Roberts Rd. to the City and we will be installing new sidewalks, curbs, gutters, crosswalks, and bike paths along these frontages improving public pedestrian access and circulation.

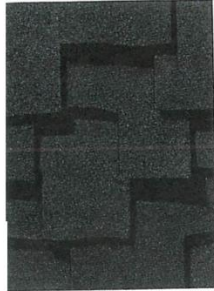


Private Use	Unit 1 (SF)	Unit 2 (SF)	Unit 3 (SF)	Total (SF)
Non-Fenced In (Front Yard)	991	3004	1534	5529
- Paved	380	678	863	1921
- Non-Paved	611	2326	671	3608
Fenced In/Private Open Space (Back Yard)	1713	719	504	2936
- Paved	827	0	0	827
- Non-Paved (including DG Patio)	886	719	504	2109
Total	2704	3723	2038	8465

Colors Board: 16940 Roberts Rd., Los Gatos

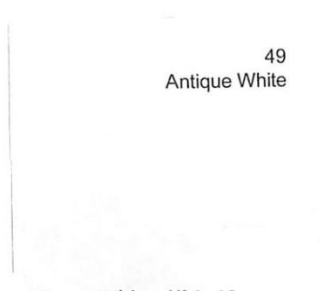
3 Units

Roof



Charcoal Black
Certaineed, Presidential Shake

Trim Color



Antique White, KM, 49

Brick

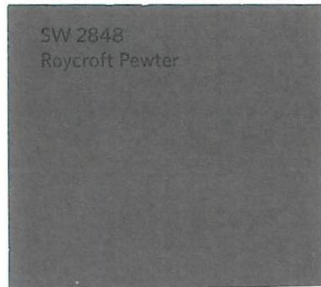


Color: Sacramento Rustic
Manufacturer: McNear

Unit 1

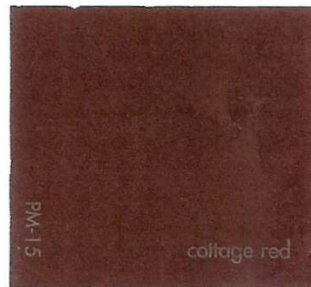
Body

(Siding, Garage Door)



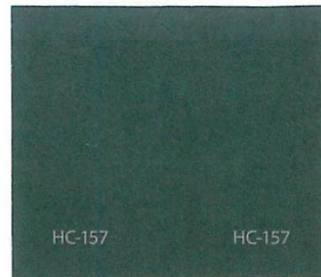
Roycroft Pewter, SW 2848

Front Door

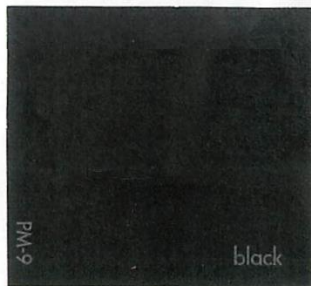


Cottage Red, BM, PM-15

Unit 2

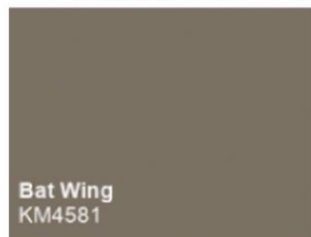


Narragansett Green, BM, HC-157

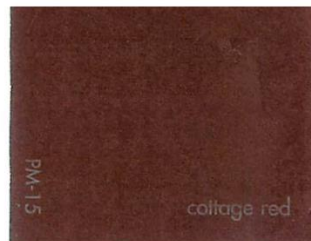


Black, BM, PM-9

Unit 3



Bat Wing
KM4581
Kelly-Moore Paints



Cottage Red, BM, PM-15

KM: Kelly Moore Paint
BM: Benjamin Moore Paint
SW: Sherman Williams Paint

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View from Roberts Rd.



View from Fisher Ave.