

## Letter of Justification

<b>Date:</b>	December 4, 2019	<b>Zoning:</b>	RM: 5-12
<b>Project Applicant:</b>	Josephine Chang, Architect	<b>Net Lot Size:</b>	12,484 sf
<b>Project Address:</b>	16940 Roberts Rd., Los Gatos	<b>Allowed Density:</b>	5-12 Units/Ac.
<b>APN:</b>	529-18-053	<b>Proposed Density:</b>	10.46 Units/Ac.
<b>Project :</b>	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 a condominium project with 3 detached units. The land will be commonly owned and the airspace will be privately owned. Three units will maximize the density allowed for this site. At the CDAC meeting on 4/11/18, the Committee members reviewed and discussed both attached and detached options to find out which had a better quality site plan in terms of compatibility with the neighborhood. The following comparison chart was provided for the meeting.

### Comparison Chart

16940 Roberts Rd., Los Gatos

		Detached	Attached
<b>View from Fisher Ave.</b>		1 car garage	2 car garage
		less driveway	more driveway
		more landscaping	less landscaping
<b>View from Roberts Rd.</b>		less driveway	more driveway
		more landscaping	less landscaping
<b>Private Yard Space</b>		more	less
Total		3499 sf / 2936sf*	2566 sf
<b>FAR</b>		0.43	0.56
<b>Square Feet</b>	Unit 1	1809 sf / 1823 sf*	2381 sf
	Unit 2	1808 sf / 1785 sf*	2199 sf
	Unit 3	1807 sf / 1799 sf*	2471 sf
<b>Coverage</b>		0.31 / .322*	0.34
<b>Building Maintenance</b>		Individual	Joint
<b>Sound Privacy</b>		more	Less

\* Revised project data

The Committee concluded:

- Detached homes would be a better fit for the neighborhood.
- The Committee is more in favor of the detached homes.
- Smaller units would be preferred and would be a nice option for smaller families.

Both options meet all RM zoning requirements; however, the detached option is additionally required to meet maximum residential FAR (three 1200 sf units), while the attached option has no maximum FAR. The Committee felt the detached option had a superior site plan and preferred its smaller family units merited an FAR exception to allow 1800 sf units.

The reason we proposed 1800 sf units is because we believe a small family with 2 kids and grandparents needing assistance requires 4 bedrooms with one bedroom and bath on the ground floor. The Green Point Rated program considers this high home efficiency; smaller square footage homes, greater number of bedrooms.

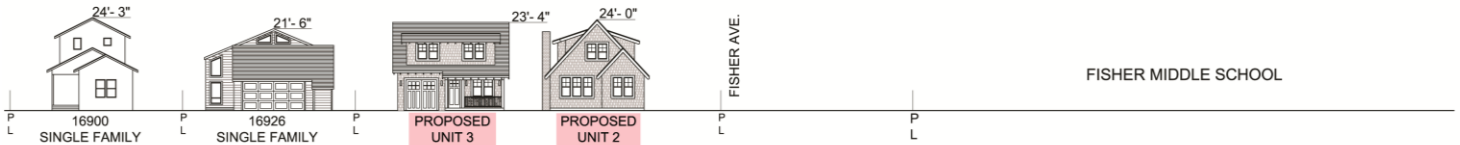
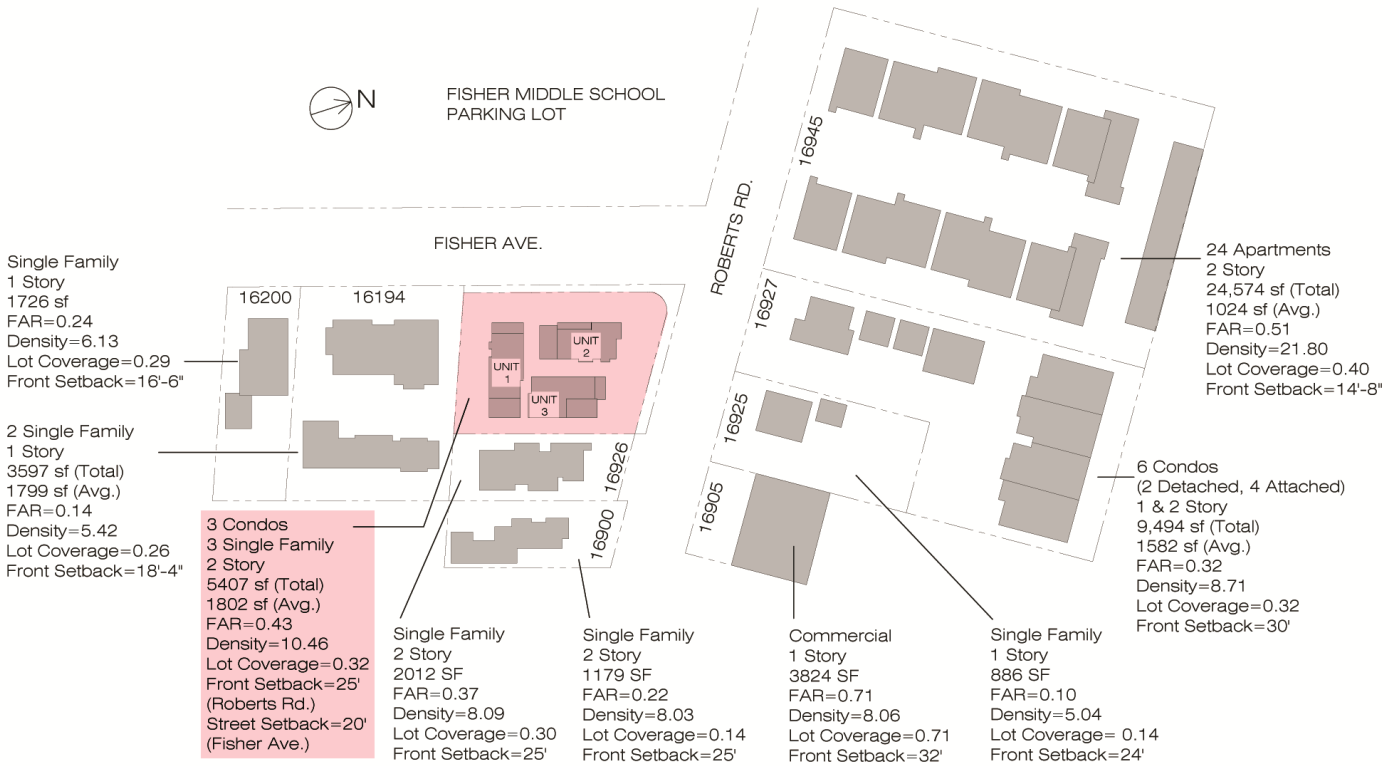
# Immediate Neighborhood

To the south (16200, 16194) is single family.

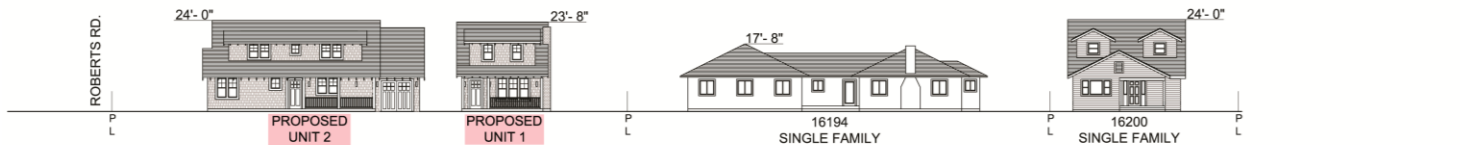
To the east (16900, 16926) is single family.

To the north (16927, 16945) is multi-family, (16925) single family, and (16905) commercial.

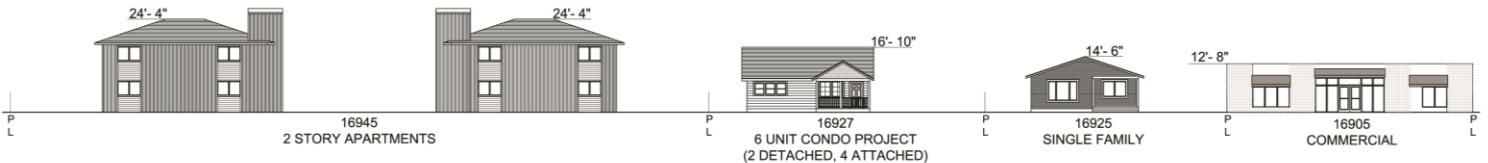
To the west is Fisher Middle School.



ROBERTS RD. STREETSCAPE (SOUTH)



FISHER AVE. STREETSCAPE (EAST)



ROBERTS RD. STREETSCAPE (NORTH)

The cumulative square footage, individual square footage, FAR, density, lot coverage, and front/street setbacks of the proposed units and immediate neighbors are quantified in the charts below, and they demonstrate that we are compatible with the immediate neighborhood.

Address #	Cumulative/Total SF
16925	886
16900	1179
16200	1726
16926	2012
16194	2232
16194 (incl. ADU)	3597
16905	3824
<b>Proposed</b>	<b>5407</b>
16927	9494
16945	24574
Laurel Mews <sup>1</sup>	49636
Fisher	Fisher

Address #	Individual/Avg. SF
16925	886
16945	1024
16900	1179
16927	1582
16200	1726
16194 (incl. ADU)	1799
<b>Proposed</b>	<b>1802</b>
16926	2012
16194	2232
Laurel Mews <sup>1</sup>	2256
16905	3824
Fisher	Fisher

Address #	FAR
16925	0.10
16194	0.14
16900	0.22
16194 (incl. ADU)	0.22
16200	0.24
16927	0.32
16926	0.37
<b>Proposed</b>	<b>0.43</b>
16945	0.51
Laurel Mews <sup>1</sup>	0.65
16905	0.71
Fisher	Fisher

Address #	Density
16925	5.04
16194 (incl. ADU)	5.42
16200	6.13
16900	8.03
16905	8.06
16926	8.09
16927	8.71
<b>Proposed</b>	<b>10.46</b>
Laurel Mews	11.39
16945	21.80
Fisher	Fisher

Address #	Lot Coverage
16925	0.14
16900	0.14
16194 (incl. ADU)	0.26
16200	0.29
16926	0.30
16927	0.32
<b>Proposed</b>	<b>0.32</b>
16945	0.40
Laurel Mews	0.41
16905	0.71
Fisher	Fisher

Address #	Front/Street Setback
Laurel Mews - George St.	5'-0"
Laurel Mews - Roberts Rd.	8'-0"
Laurel Mews - Mitchell Ave.	8'-8"
16945	14'-8"
Laurel Mews - Los Gatos Blvd.	15'-0"
16200 <sup>2</sup>	16'-6"
16194 <sup>2</sup>	18'-4"
<b>Proposed <sup>2</sup> - Fisher Ave.</b>	<b>20'-0"</b>
16925	24'-0"
<b>Proposed <sup>3</sup> - Roberts Rd.</b>	<b>25'-0"</b>
16900 <sup>3</sup>	25'-0"
16926 <sup>3</sup>	25'-0"
16927	30'-0"
16905	32'-0"
Fisher	Fisher

<sup>1</sup> Not including basement SF

<sup>2</sup> Accounting for 5'-0" Street Dedication on Fisher Ave.

<sup>3</sup> Accounting for 7'-0" Street Dedication on Roberts Rd.

## Density Findings

The proposed density is 10.46 units/acre. The allowed density is 5-12 units/acre. The following chart outlines how the proposal will improve public services in the general area, positively impact its adjacent neighbors, and provide well designed individual dwelling units.

Public Services in General Area		Existing	Proposed
<b>Safe Routes to School Route (Red)</b>			
	<b>Roberts Rd: Driveway Approaches</b>	<b>2</b>	<b>1</b>
	Fisher Ave: Driveway Approaches	1	2
Fisher Ave.	Bike Path (shared w/road)		New
	Street Dedication		5 ft.
	Sidewalk		New
	Curb		New
	Gutter		New
	Street Paving	Existing	New to Street Centerline
	Street Parking (Greater Setback: <b>1.1 ft to 20 ft.</b> )	Few	More
Roberts Rd.	Bike Path (separate lane)		New
	Street Dedication		7 ft.
	Sidewalk	Existing	New
	Curb	Existing	New
	Gutter	Existing	New
	Street Paving	Existing	New to Street Centerline
<b>Corner (Fisher Ave. &amp; Roberts Rd.)</b>			
	Curb Ramp		New
	Crosswalk	Existing	New
	Power Pole	Existing	New Location per PG&E
<b>Adjacent Properties</b>			
Fisher Ave.	Rear Setback: 16194 Fisher Ave.	9.3 ft.	20 ft.
Roberts Rd.	Side Setback: 16926 Roberts Rd.	11.2 ft.	11 ft.
<b>Individual Units</b>			
Light	Windows on all 4 sides of Units		Yes
Air	Operable windows on all 4 sides of Units		Yes
Off-Street Parking	2 Spaces + Driveways		Yes
Open Space	Private Use - Non-fenced in/Front Yard		Yes
	- Fenced in/Back Yard		Yes
Privacy	Site Planning/Design Max. privacy (Int. & Ext.)		Yes

## **General Plan Conformance**

Our proposal is in conformance with the 2020 General Plan and 2015-2023 Housing Element. Their following goals and policies applicable to our project are listed below.

Policy LU-1.4: Infill projects shall be designed in context with the neighborhood and surrounding zoning with respect to the existing scale and character of surrounding structures, and should blend rather than compete with the established character of the area.

Goal LU-4: To provide for well-planned, careful growth that reflects the Town's existing character and infrastructure

Goal LU-6: To preserve and enhance the existing character and sense of place in residential neighborhoods.

Policy LU-6.5: The type, density, and intensity of new land use shall be consistent with that of the immediate neighborhood.

Policy LU-6.7: Continue to encourage a variety of housing types and sizes that is balanced throughout the Town and within neighborhoods, and that is also compatible with the character of the surrounding neighborhood.

Policy LU-6.8: New construction, remodels, and additions shall be compatible and blend with the existing neighborhood.

Policy LU-6.9: The Housing Element assumes that sites designated medium and high density residential will be developed at the upper end of the density range.

Goal LU-7: To use available land efficiently by encouraging appropriate infill development.

Policy LU-7.4: Infill projects shall be designed in context with the neighborhood and surrounding zoning with respect to the existing scale and character of surrounding structures, and should blend rather than compete with the established character of the area.

Policy LU-12.9: Uses on Los Gatos Boulevard south of Roberts Road shall be residential or office; existing non-residential uses shall not be intensified; and existing vacant property and residential uses shall be developed as Single Family Residential.

Goal CD-7: To preserve the quality of the private open space throughout Los Gatos.

Policy HOU-2.4: Demonstrate that all new residential development is sufficiently served by public services and facilities, including pedestrian and vehicular circulation, water and wastewater services, police, fire, schools, and parks.

Policy HOU 2.5: New single-family, multi-family, and mixed-use developments shall be compatible with the character of the surrounding neighborhood.

Goal HOU-4: Ensure that all persons have equal access to housing opportunities.

Policy HOU-8.1: All approvals of residential developments of three or more units shall include a finding that the proposed development is consistent with the Town's Housing Element and addresses the Town's housing needs as identified in the Housing Element.

## **Conclusion**

Our proposal conforms to the Town's 2020 General Plan and 2015-2023 Housing Element. Our site plan will provide quality private open space, use the land efficiently, and develop at the upper end of the density range while being consistent with the type, density, and intensity of the immediate neighborhood. Our units are efficient, able to accommodate a variety of households, private, and have plenty of natural light and air. They are designed in context with the neighborhood and surrounding zoning with respect to the existing scale and character of surrounding structures blending with the established character of the area. The new residents will be well served by public services and facilities with schools, parks, grocery stores, restaurants, drug stores, gyms, dry cleaning, medical/dental, etc., all within walking distance. The Public will also be well served with an improved Safe Route to School, new crosswalk and curb ramp, added bike paths, sidewalks, and additional street parking. Please approve our project. Thank you.

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