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DATE: JANUARY 5, 2023

TO: LOS GATOS BUILDING DEPARTMENT

PROJECT OWNER/ADDRESS:

Alvaro Anzoategui
114 Wilder Ave
Los Gatos, CA 95030

Written Description of Proposed Project/ Letter of Justification

This project consists of the demolition of an existing 1,000 SF residence with 178 SF attached garage. We are proposing a new two story 2,129 SF residence with attached 513 SF tandem garage and 2,202 SF basement. We are proposing a 2,202 SF basement. 211 SF of this basement is under the rear covered porch and is to be added to the total FAR. Total house FAR = 2,340 SF. The house is designed to follow Los Gatos Residential Design Guidelines

R-1D: LHP W/ Historic Preservation

The house is located in R-1D: LHP w/ Historic Preservation. We have designed the house to conform to the neighborhood setbacks, residence and garage neighborhood FAR regulations and Los Gatos building height regulations. On October 26, 2022, the Los Gatos Historic Preservation Committee recommended approval of our project to the Community Development Director with the recommendation that the garage door include 12 window lites per door.

Neighborhood Context

The neighborhood has many different Architectural styles of homes and many 1 and 2 story homes. There are Craftsman, Ranch, Tudor, Cottage, Colonial, Cape Code and Bungalow style homes in the neighborhood. Our proposed design of California Cottage residence will fit in with this eclectic neighborhood Architectural styles. The neighbors to the right and left are both 2 stories residences.

Increasing FAR and Neighborhood Compatibility

FAR -Per planning the max FAR for this lot is 1,862 SF Residence with 531 SF garage. We are proposing a 2,340 SF residence with a 513 SF garage. Our proposed house is 2,340 SF, bringing us over the max FAR by 477.61 SF. Our house comparison chart shows 7 residences on this block over FAR with the lowest being 35.58 SF over and the highest 558.15 SF over with an average of 272 SF over max FAR.

Garage – The neighborhood has garages mostly in the rear of the property with access from road/alleys behind. 114 Wilder has no access to a rear road/alley due to an existing commercial parking lot. Instead of providing a 2 car wide garage, we are proposing a single car tandem garage at the front of the residence. This is to keep the neighborhood context similar.

Variance Requests:

1. Setbacks – The main residence complies with zoning setback requirements. The front setback requirement is 15'-0". The proposed front porch does setback 11'-8 ¾" from the property line. If you look at the neighborhood context map, multiple homes front porches are also within the front setback.
2. Parking – tandem parking may not be utilized to fulfill the two required parking spaces. We are asking for a variance in this instance to keep with neighborhood and historic compatibility

Town Code Variance Findings:

The deciding body, on the basis of the evidence submitted at the hearing, may grant a variance if it finds that:

- A. Because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zone; and

Variance request of 'setbacks' as mentioned above, many other homes in the neighborhood have

porches within the front setback.

Variance request of 'Parking', due to the special shape of the lot, it is not possible to have a detached garage in the rear ally like most homes in the neighborhood. We are required to have a garage facing Wilder Ave and to keep consistent with the appearance of the neighborhood front facades we propose a single wide garage with tandem parking

- B. The granting of a variance would not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

Variance request of 'setbacks' again, the front porch setback variance we are asking for is consistent within the neighborhood. Variance request of 'parking' again we are not asking for special privileges, just to be consistent with the historic design in the neighborhood.

Neighborhood Outreach:

The owner talked with the neighbors about the demolition of the existing house and construction of the new 2 story house with basement. Below are their comments.

Wilder – Sharon Macken- Looked great and wished us luck

Wilder – Daisy Pereira – (Mom) Good luck, let me know what you need help with.

& Wilder – Brett Sisney and Carolyn daughter Kelly – all in favor and wished us good luck on the project.

Wilder – on vacation when we contacted them.

Wilder – Left info with tenant and she was going to pass on info to the owner.