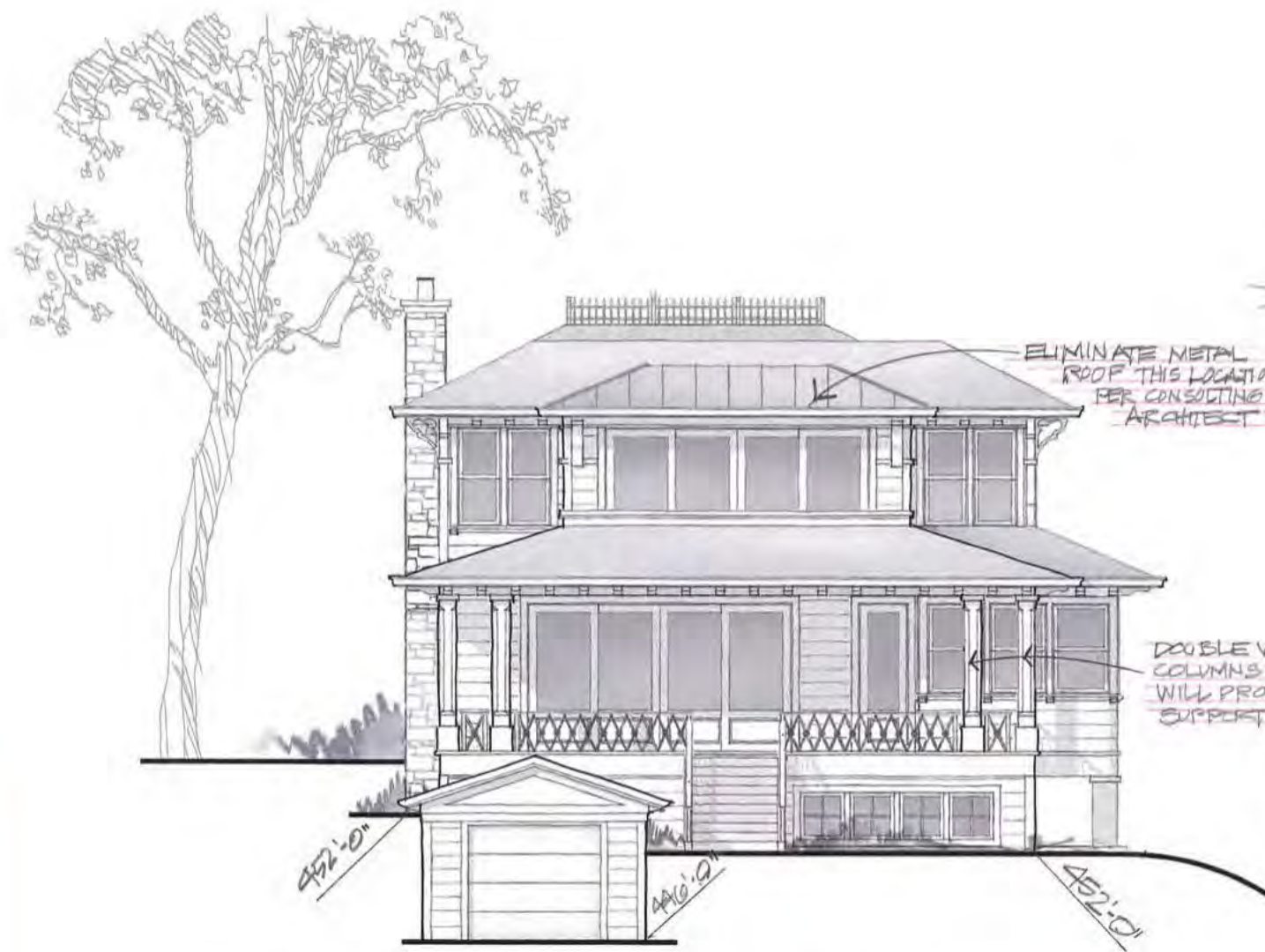
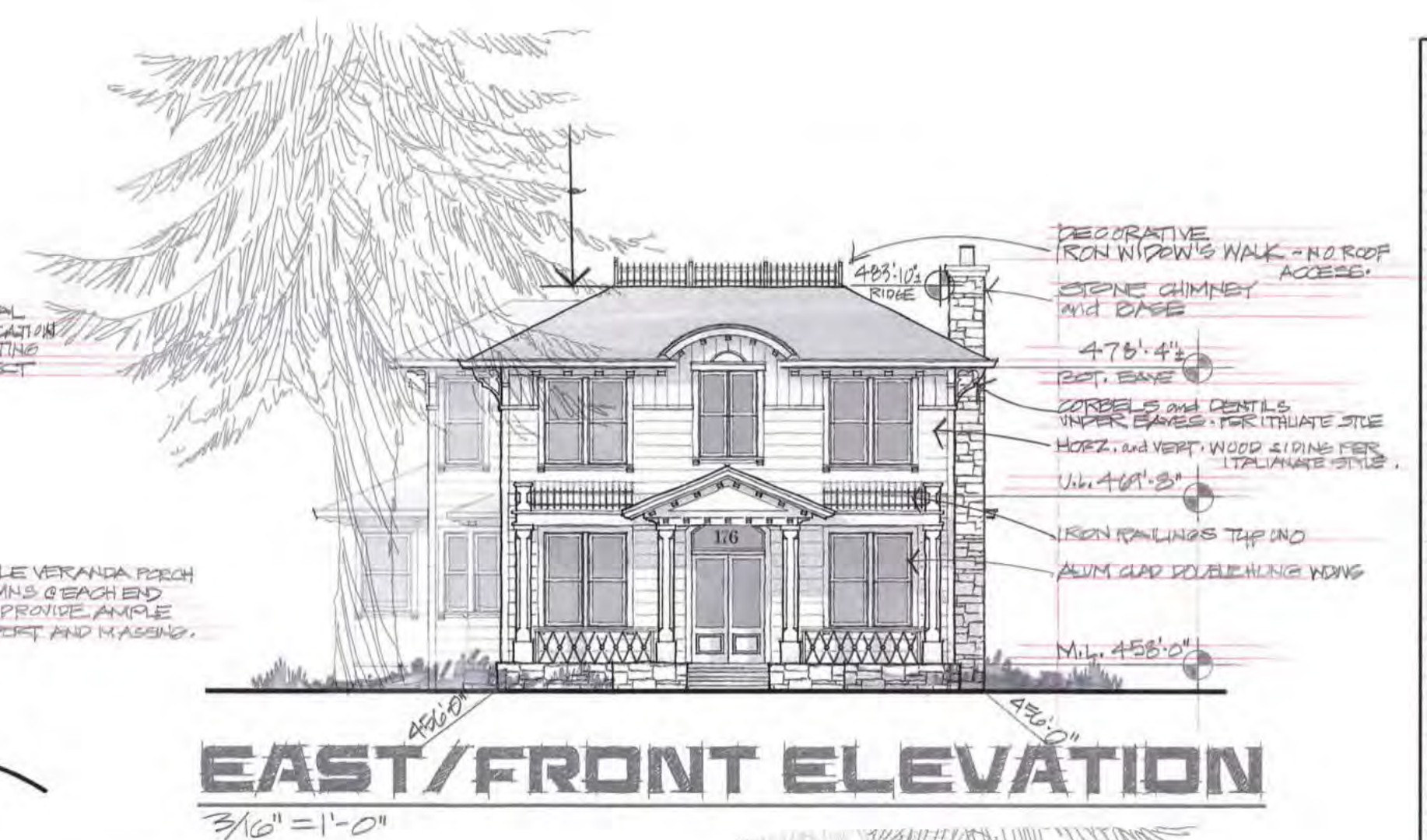


176 Loma Alta

██████████ Proposal
February 2025



WEST/REAR ELEVATION
3/16" = 1'-0"



EAST/FRONT ELEVATION
3/16" = 1'-0"



SOUTH/LEFT ELEVATIONS
3/16" = 1'-0"

Print date:
1.14.25
07.09.24

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ARCHITECT

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FAMILY
176 LOMA ALTA AVE.

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Revisions:
09.30.24

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Scale:
Date:
Sheet
A-6

176 Loma Alta | Aerial Neighborhood View

Summary:

- The existing neighborhood consists of mostly non-confirming R-1:8 lots that were parceled out in the late 1890's.
- Many of the houses utilize much of the narrow lots with residential housing, garages, or other hardscaping
- Residential dwellings and auxiliary structures are located in close proximity to each other.

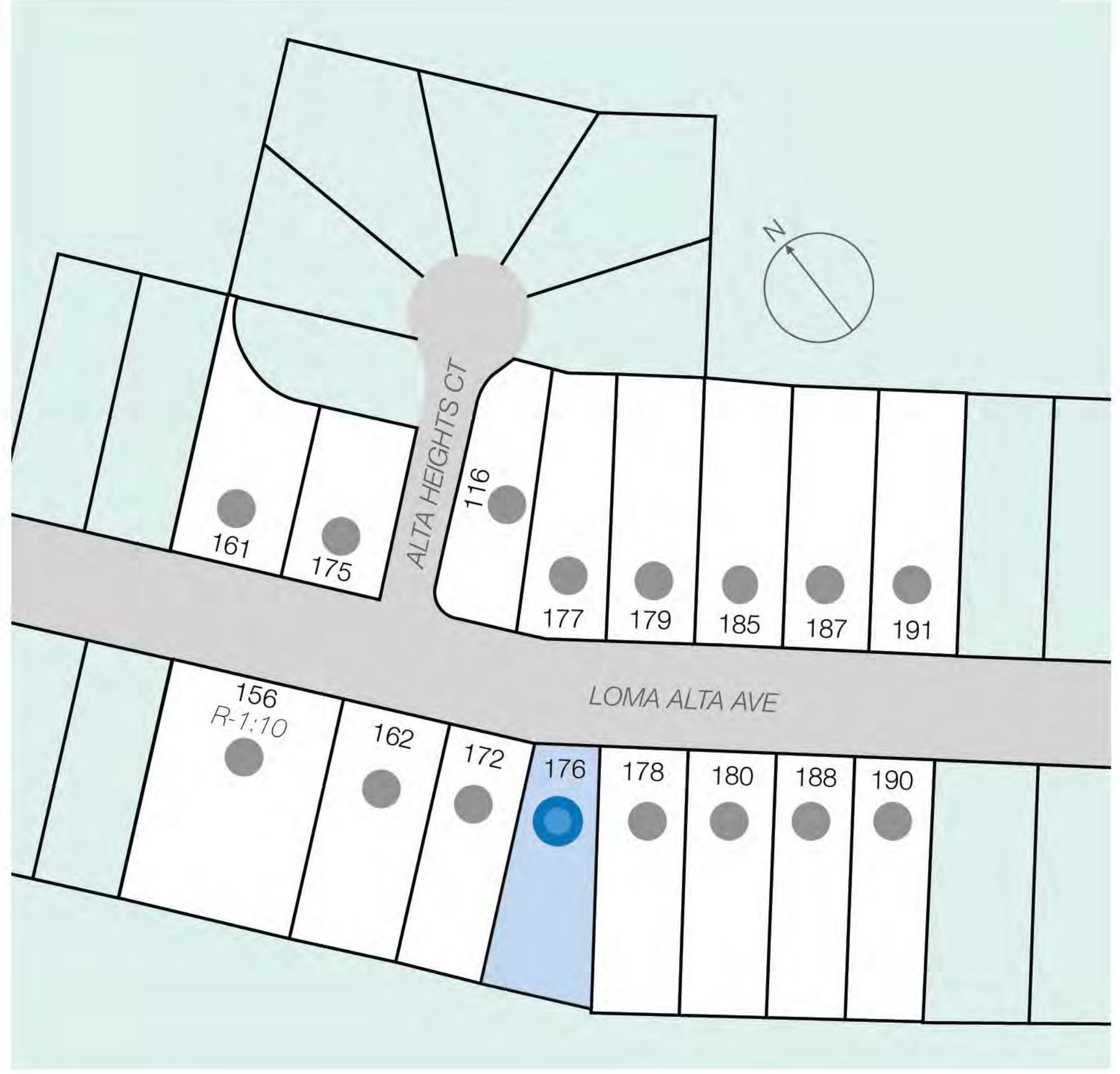
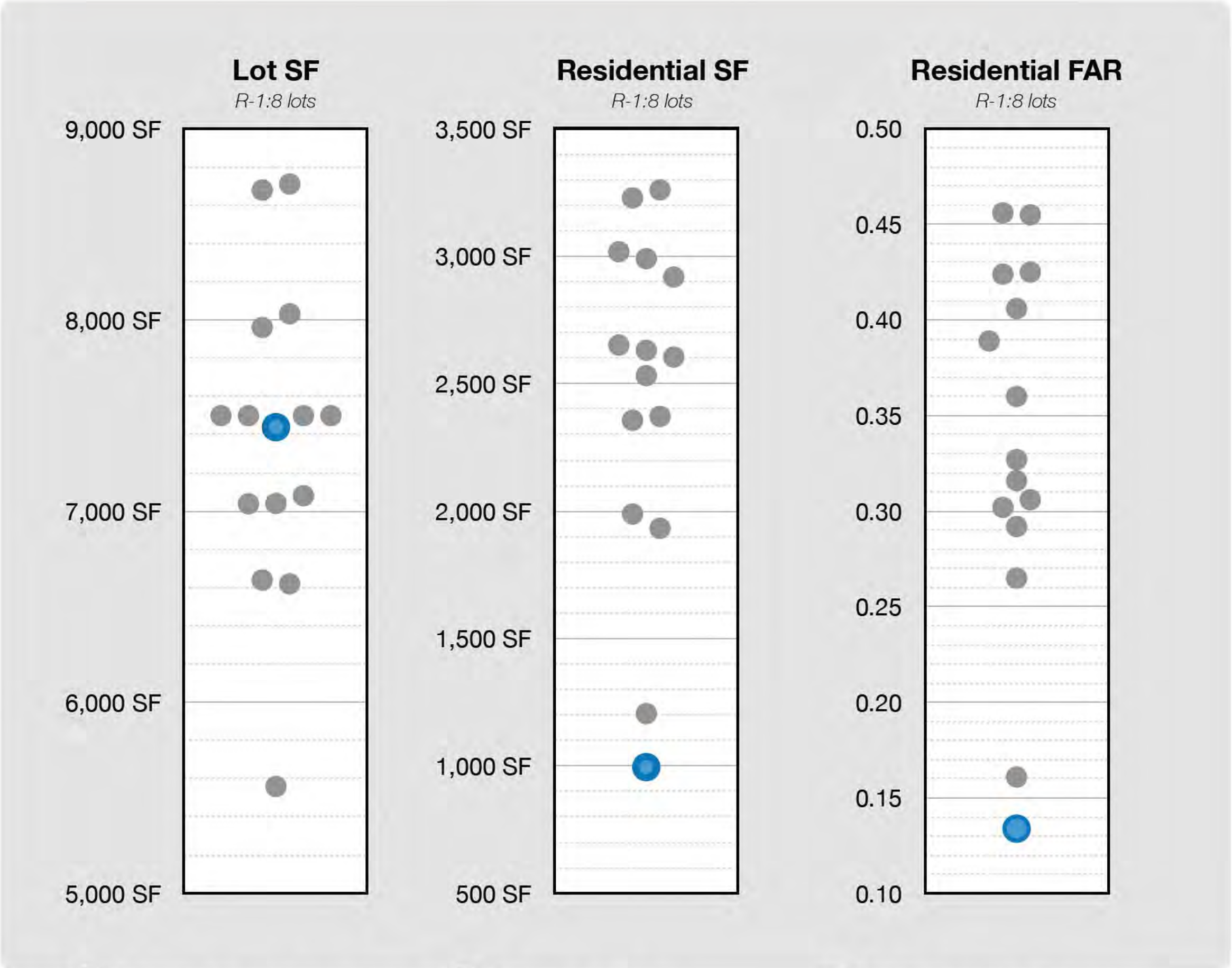


January 10th, 2025

176 Loma Alta | Neighborhood Survey

Key Takeaways:

- 176's **lot size is average** for surrounding R-1:8 lots
- 176 is the smallest dwelling at 996 SF. **2,500-3,000 SF is typical.**
- The FAR of 176 is the smallest at 0.13. **0.30-0.45 is typical.**



● Neighbors
● Existing

- 1 Our lot size is typical
- 2 Our house is currently the smallest in the neighborhood
- 3 Our house currently has the smaller FAR of the neighborhood

176 Loma Alta | Rear Projection Comparison (1-of-2)

Key Takeaways:

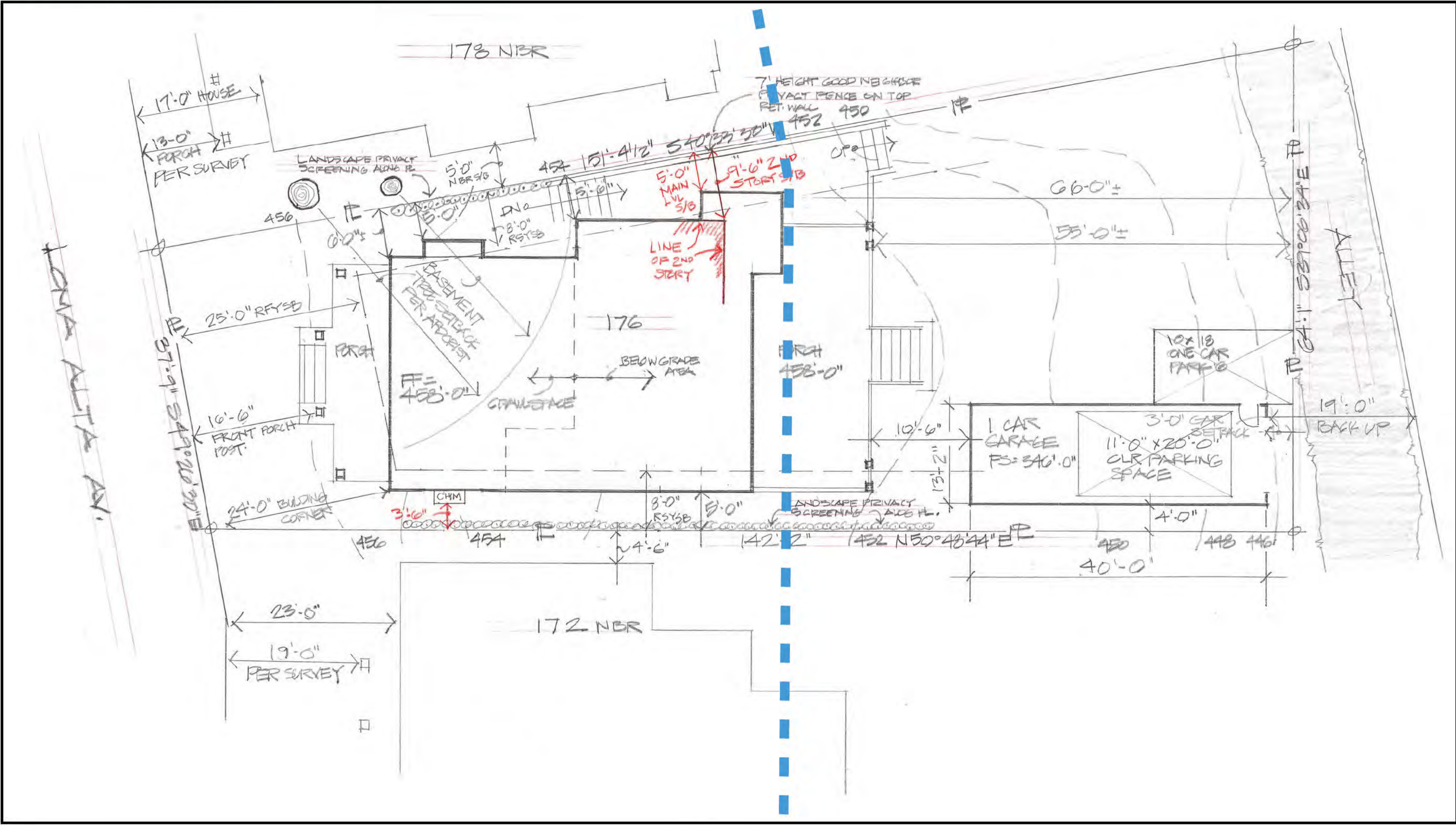
- Despite a narrow lot frontage, the **projection to the rear of the property is compatible** with all the immediate neighbors
- The Victorian Italianate style was chosen for its efficient use of space and historic connection to buildings in Los Gatos
- Despite constrained lot frontage, we do not project significantly further than the immediate neighbors
- As a neighbor stands in their backyard, the proposed design will not be any more prominent than existing structures



176 Loma Alta | Rear Projection Comparison (2-of-2)

Key Takeaway:

- The mass of the house does not project out into the backyard any further than neighboring houses do.

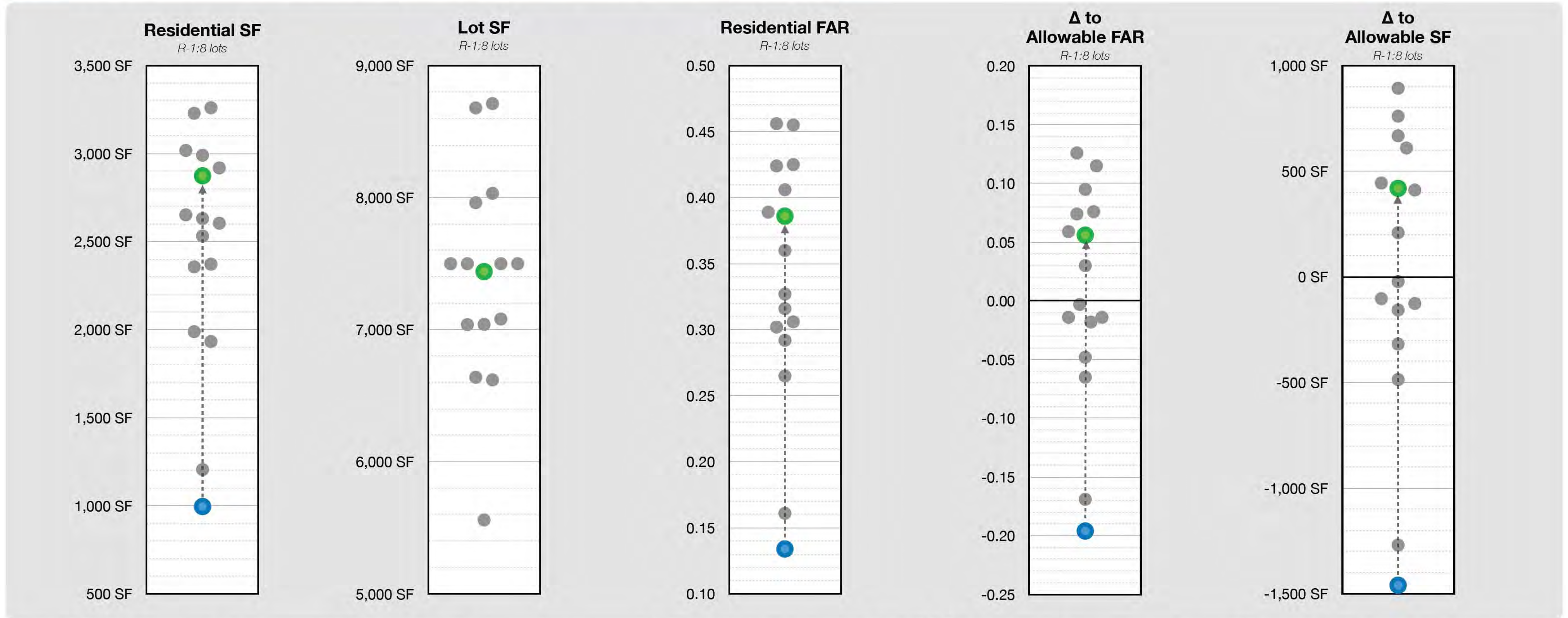


176 Loma Alta | FAR & SF Comparison

Key Takeaways:

- Our proposed change is large because **the relative starting point is small**
- Our **proposal is not exceptional** when put in the context of neighborhood residences

● Neighbors
● Proposed
● Existing



1 We currently have the smallest house

- Our proposed SF is not exceptional

2 Our lot is of average size

3 We have the smallest FAR

- Our proposed FAR is not exceptional

4 We are the furthest below the allowable FAR

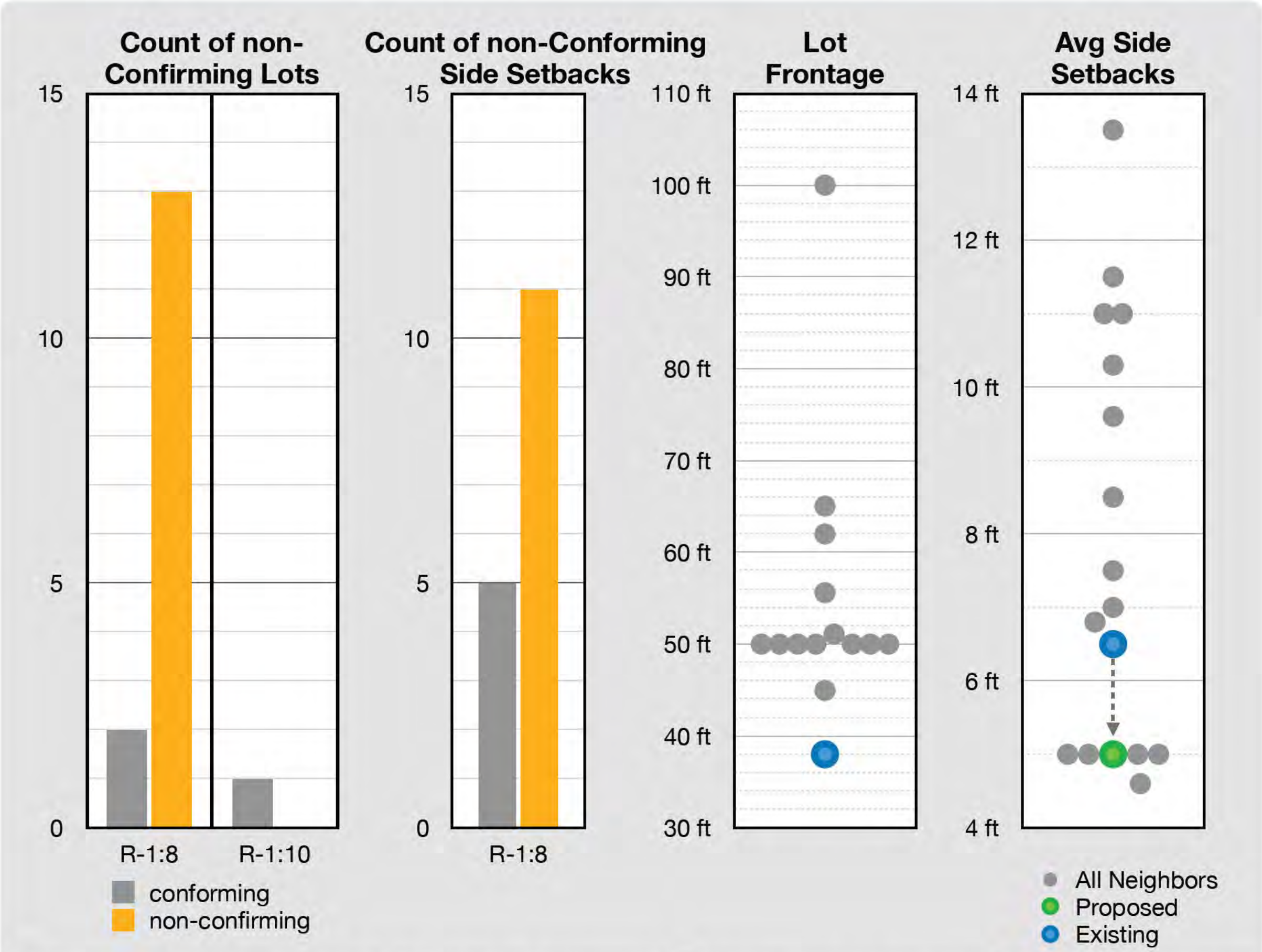
- Our proposed delta to the allowable FAR is not exceptional

5 We are the furthest below the allowable SF

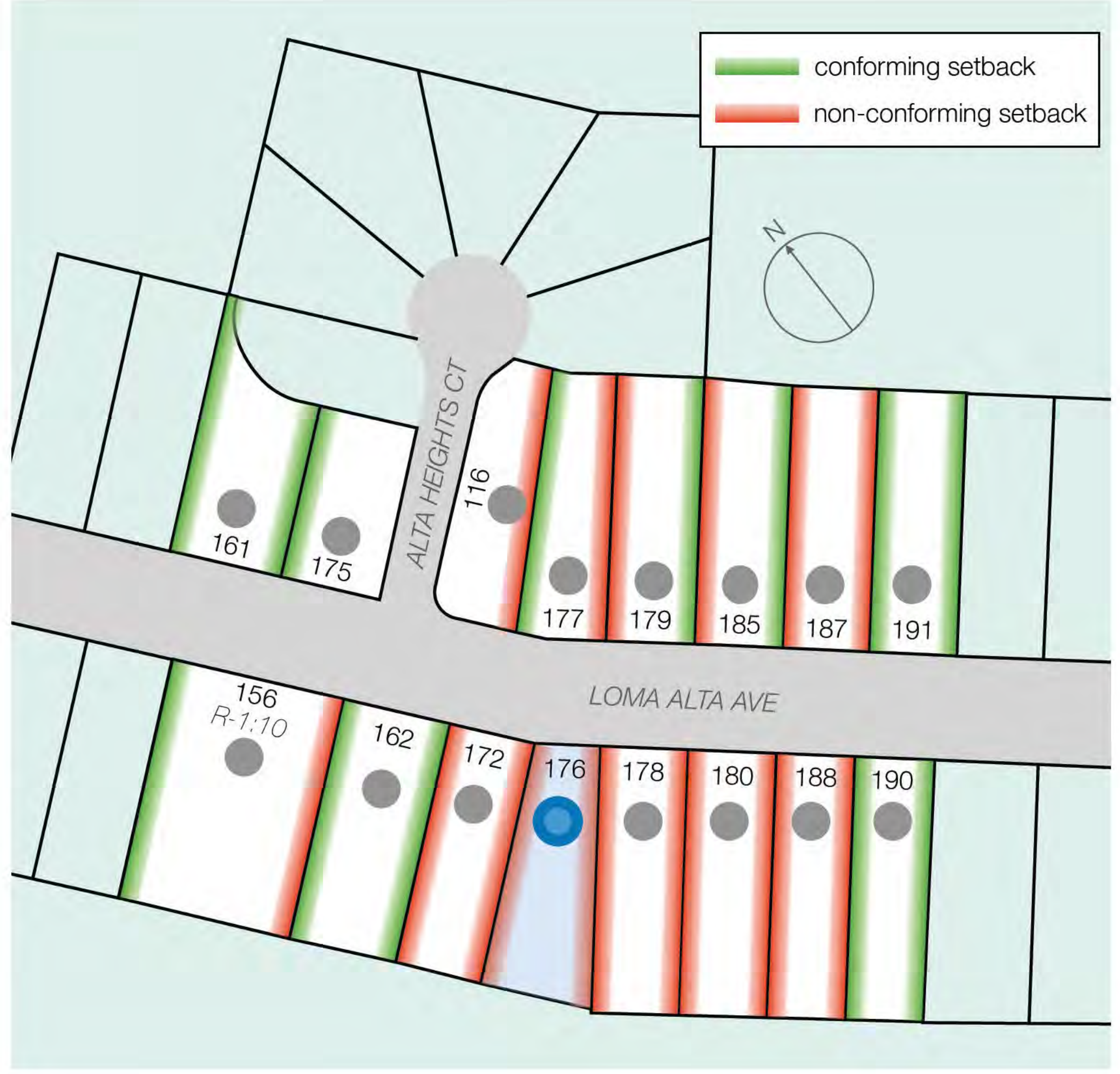
- Our proposed delta to the allowable SF is not exceptional

176 Loma Alta | Side Setbacks

- Key Takeaways:**
- The **staff report finds our setbacks compatible** with the neighborhood
 - Non-confirming lots with non-confirming setbacks are a typical neighborhood condition (88% of neighborhood lots are non-confirming in either way)
 - 176 has the typical side setbacks — despite having the narrowest lot frontage

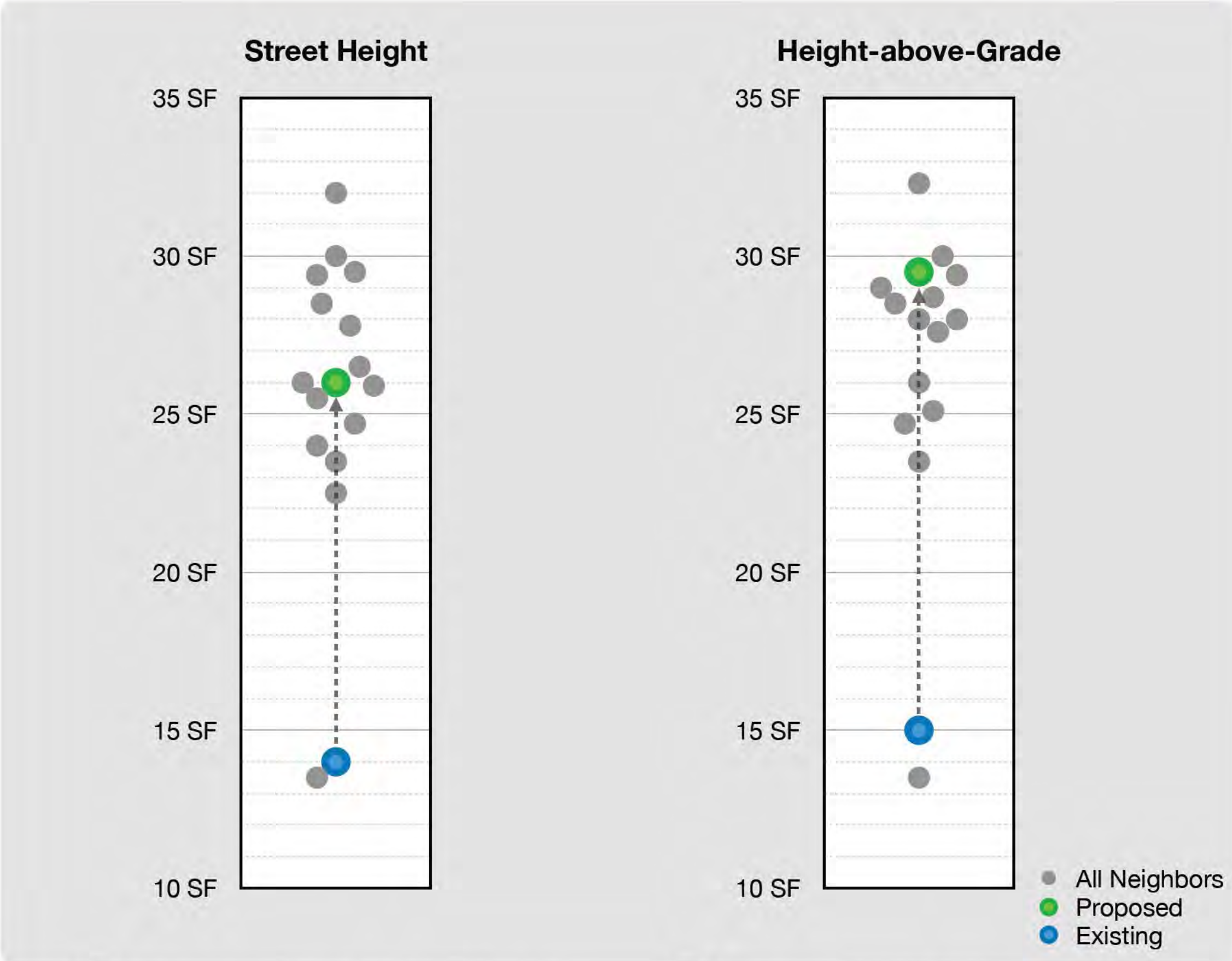


- 1 81% of lots are non-confirming
- 2 69% of lots have non-confirming setbacks
- 3 The front of our lot is the narrowest in the neighborhood
- 4 The staff report finds the setbacks to be compatible



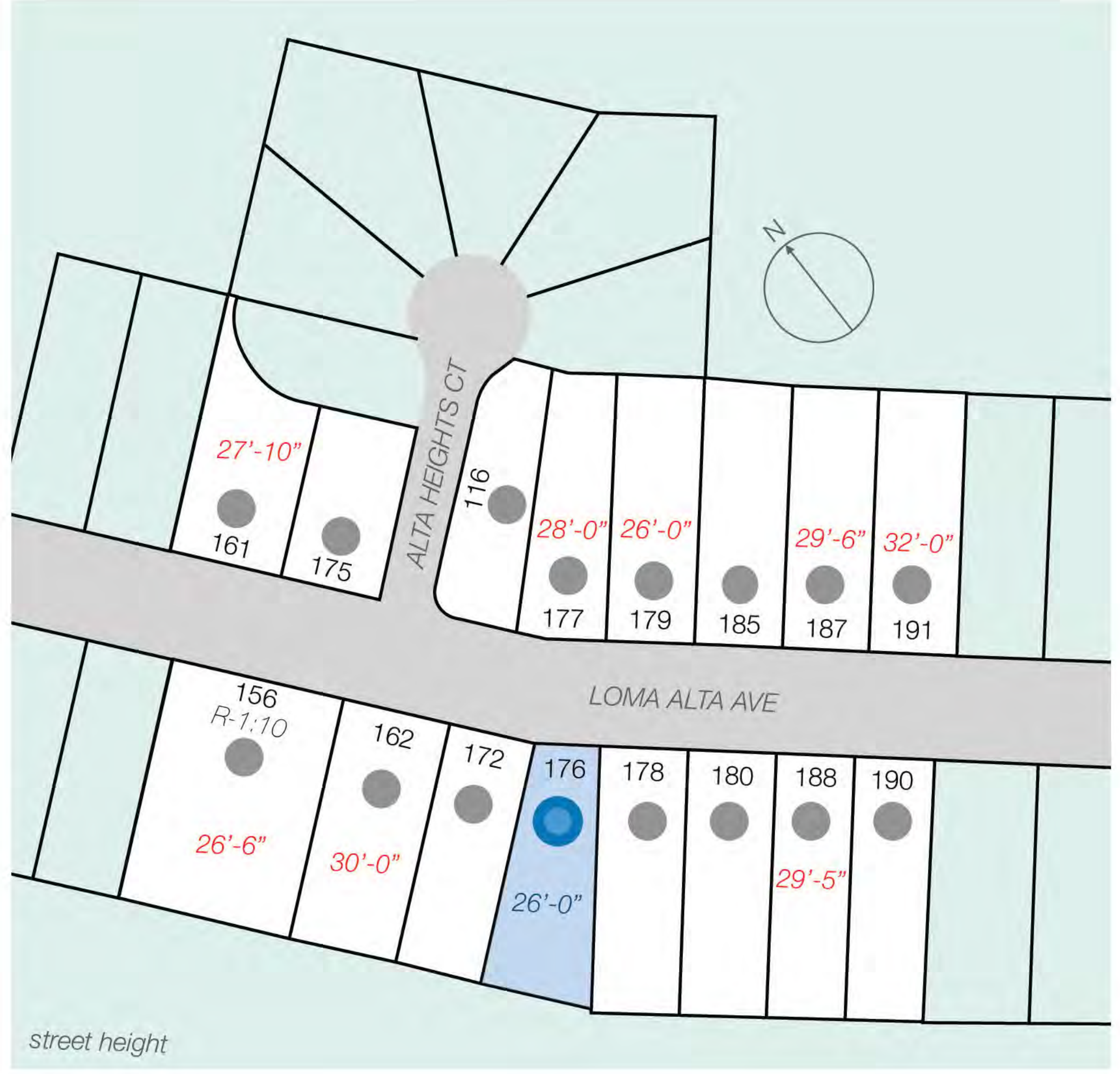
176 Loma Alta | Structure Height

- Key Takeaways:**
- The existing structure is one of the shortest houses
 - The proposed **street height is not exceptional**
 - **Height-above-grade is not exceptional**, especially for a rear-sloping lot



1 The proposed street height is typical of the neighborhood.

2 The proposed grade height of the house is typical of the neighborhood, especially since it's on a rear-sloping lot

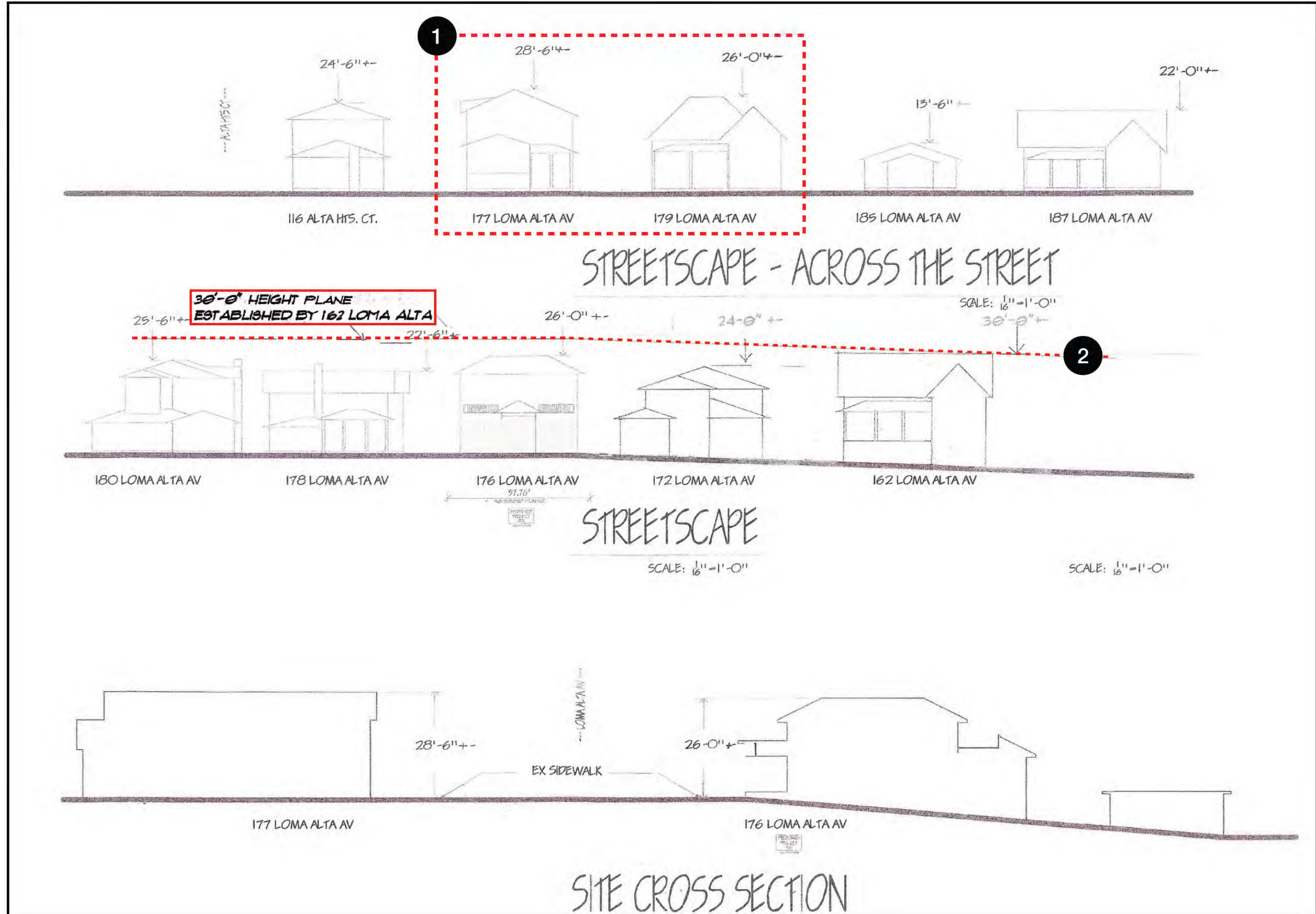


176 Loma Alta | Structure Height

Key Takeaway:

- Three immediate neighbors have houses taller-than or equal to the proposed height of 176 Loma Alta

- 1 Two houses directly across the street have heights greater-than-or-equal-to the 176 Loma Alta proposal.
- 2 162 Loma Alta (same side of the street) establishes a 30' height plane relative to the street.

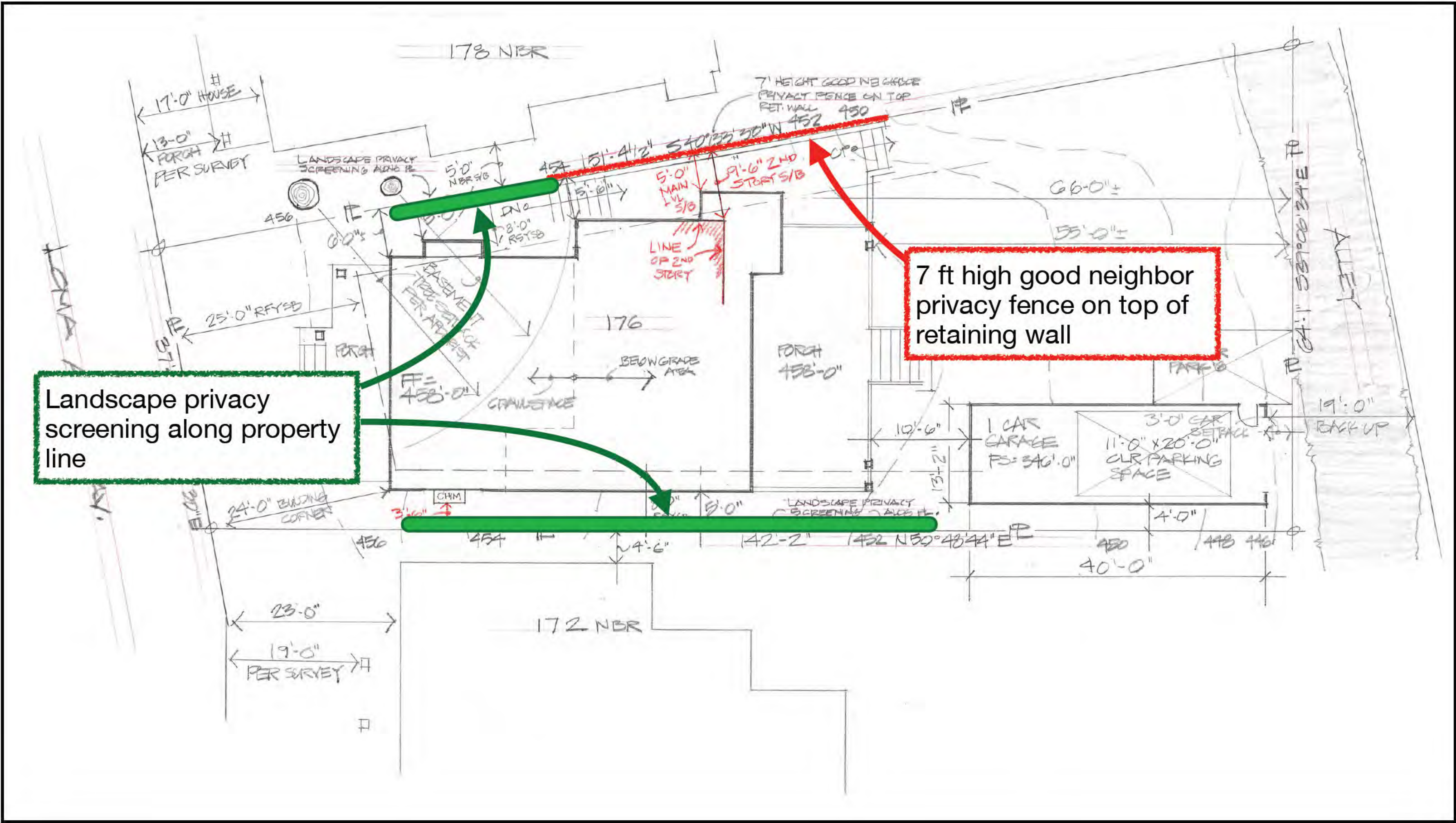


176 Loma Alta | Privacy

Key Takeaways:

- We are committed to improving ongoing privacy issues with fencing and landscaping

- We share a mutual desire for privacy
- Landscaping privacy screening and good neighbor 7-ft high fencing will be installed to protect privacy



176 Loma Alta | Appendix

Neighborhood Data



Address	Lot Information			Floor-Area Ratio						Residential Setback				Height	
	Type	Conforming	Frontage (ft)	Residential SF	Lot SF	Allowable FAR	Residential FAR	Delta to Allowable FAR	Delta to Allowable SF	Left	Right	Average	Conforming	Street	Natural Grade
156 Loma Alta	R-1:10	Yes	100	3,510.0	14,000.0	0.280	0.251	-0.029	-410	9.0	18.0	13.5	No	26.5	28.7
116 Alta Heights	R-1:8	No	n/a	1,933.0	6,620.0	0.340	0.292	-0.048	-318	n/a	5.0	5.0	No	24.7	24.7
161 Loma Alta	R-1:8	Yes	65.03	2,631.4	8,712.0	0.320	0.302	-0.018	-156	12.0	11.0	11.5	Yes	27.8	29.0
162 Loma Alta	R-1:8	Yes	62	2,652.0	8,680.0	0.320	0.306	-0.014	-126	14.0	8.0	11.0	Yes	30.0	32.3
172 Loma Alta	R-1:8	No	50	2,532.0	7,039.0	0.330	0.360	0.030	209	5.0	5.0	5.0	No	24.0	28.0
175 Loma Alta	R-1:8	No	55.6	2,357.0	5,560.0	0.350	0.424	0.074	411	11.0	n/a	11.0	Yes	25.9	28.0
177 Loma Alta	R-1:8	No	51.09	3,018.0	6,640.0	0.340	0.455	0.115	760	10.0	4.0	7.0	No	28.5	28.5
178 Loma Alta	R-1:8	No	50	3,260.8	8,033.0	0.330	0.406	0.076	610	4.5	4.8	4.6	No	22.5	28.0
179 Loma Alta	R-1:8	No	50	2,919.0	7,500.0	0.330	0.389	0.059	444	3.2	16.0	9.6	No	26.0	26.0
180 Loma Alta	R-1:8	No	50	2,605.0	7,962.0	0.330	0.327	-0.003	-22	5.0	5.0	5.0	No	25.5	30.0
185 Loma Alta	R-1:8	No	50	1,206.0	7,500.0	0.330	0.161	-0.169	-1,269	6.0	9.0	7.5	No	13.5	13.5
187 Loma Alta	R-1:8	No	50	2,372.0	7,500.0	0.330	0.316	-0.014	-103	7.0	6.5	6.8	No	29.5	27.6
188 Loma Alta	R-1:8	No	44.95	3,229.3	7,081.0	0.330	0.456	0.126	893	5.0	5.0	5.0	No	29.4	29.4
190 Loma Alta	R-1:8	No	44.95	2,991.0	7,041.0	0.330	0.425	0.095	667	8.3	8.7	8.5	Yes	23.5	23.5
191 Loma Alta	R-1:8	No	50	1,989.0	7,500.0	0.330	0.265	-0.065	-486	10.0	10.5	10.3	Yes	32.0	25.1
176 Loma Alta (E)	R-1:8	No	38	996.0	7,440.0	0.330	0.134	-0.196	-1,459	8.0	5.0	6.5	No	14.0	15.0
176 Loma Alta (P)	R-1:8	No	38	2,874.0	7,440.0	0.330	0.386	0.056	419	5.0	5.0	5.0	No	26.0	29.5

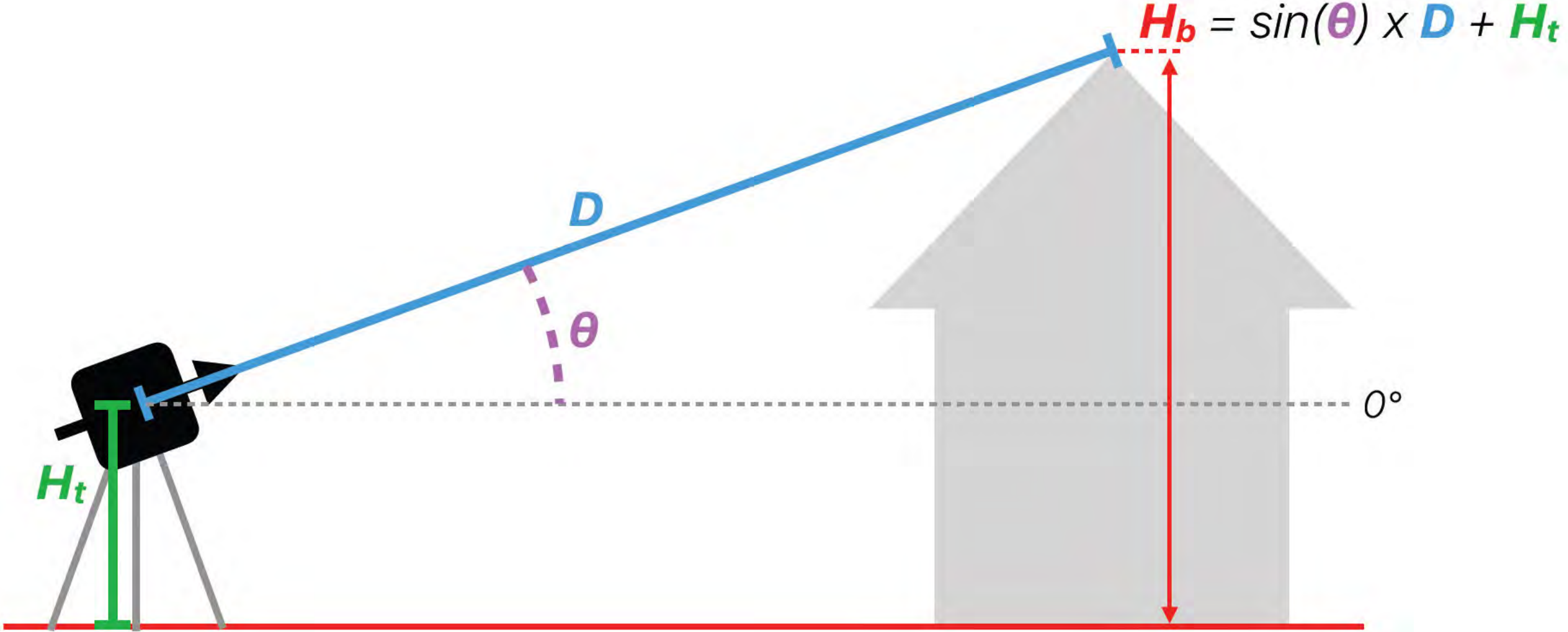
Priority	Data Key
1	Santa Clara County Assessor's Map
1	Public Construction Documents
2	Licensed Surveyor
3	Hand Measure <i>(see detail next slide)</i>
4	Los Gatos ArcGIS website

$$FAR = .35 - \left(\frac{[A - 5]}{25} \right) \times .20$$

where:
A is the net lot area **in thousands** of S.F. (e.g. 7,500 S.F. is written as 7.5)

176 Loma Alta | Appendix - Hand Measurement Methodology

Equipment		Capability
Brunton Standard Transit		+/- 0.5 degree
Vortex Razor HD 4000		+/- 1.5 ft. @ 300 ft.



1 Place the Transit on sidewalk and sight in the maximum elevation of the roof.



2 Adjust the vernier to determine the inclination of the roof from the transit (θ)



3 Measure the height of the Transit from the sidewalk (H_t)



4 Using the rangefinder, take a line-of-sight (LOS) measurement from the Transit to the maximum elevation of the roof. (D)

Example

Parameter		Input	
θ	Degrees	15.0	<- input
	Radians	0.262	conversion
H_t	Feet	5.80	<- input
D	Yards	30.1	<- input
	Feet	90.3	conversion

H_b	Feet	29.2	output
-------	------	------	--------

5 Calculate the height of the building (H_b) using the formula $H_b = \sin(\theta) \times D + H_t$