

Re: [REDACTED] Residence- Project Description Letter

Site Address: 15365 Santella Court; APN: 527-09-036. Architecture & Site Application# S-24-002.

Date:  
Dec 16, 2024

Community Development Department.  
110 E Main St, Los Gatos, CA 95030

Dear Planning Commissioners

The project scope encompasses the development of a downward sloping, south facing, 2-acre vacant lot. This natural setting of an undulating hillside with mature oak trees offers city views from specific locations. The site has a long narrow area from the Santella Court Cul-de-sac, towards the south, that extends to a triangular shape widening in the east-west direction. The site is in a HR-2½: Planned Development Zone at the end of Santella Court.

The proposed site design features a private driveway from Santella Court, sloping down approximately 30 feet to the fire truck turn around space, in front of the home's garage. From here, a winding stair path leads to the front entrance and a side yard that extends to a patio and pool towards the north-east of the property.

This low-profile residence with a linear building form follows the site contours and levels so that the structure appears integrated into the hillside. This two-level home will appear as a single-story home, to the majority of the neighbors as three sides of the lower level are tucked into the hill. The roof rises with the hill and the majority of the roof would be only 15 feet from the grade level. This house siting has a minimal impact on the existing grade and vegetation.

The north south orientation of the home produces the maximum amount of solar energy to achieve net zero energy use. This two-level single-family dwelling with 4 bed, 4 1/2 bath and 3 car garage, 5,840 sf of countable floor area, and 756 sf of below grade space will be constructed, with a LEED Gold Level Certification objective, in an HR-2 ½ Planned Development Zone.

Much of the home space will be at the lower level, with private spaces such as bedrooms, media and family rooms, and a wine cellar, as well as a garage. The upper level will have an entry foyer, kitchen, dining, and living areas.

This building will be adorned with sintered stone panels of natural, earth-toned colors. The entry door will have a wood finish, and the windows and garage door frames will have a dark oxidized metal finish. A significant portion of the landscaping adjacent to the building will include native, drought-tolerant plants and most of the site will remain in its natural state preserving the existing oak trees and other surrounding vegetation.

If you have any questions, or need any additional information please contact me at your earliest convenience.

Sincerely



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