



3141 Stevens Creek Blvd #104
San Jose, CA 95117
408.357.0818 Office
530.919.2921 Cell

DATE: JUNE 20, 2023

TO: LOS GATOS BUILDING DEPARTMENT

PROJECT OWNER/ADDRESS:

Mike Young
16951 Placer Oaks
Los Gatos, CA 95032

Written Description of Proposed Project/ Letter of Justification

This project consists of the demolition of the rear of an existing house(foundation to remain) and addition of a second story above. The house is designed to follow Los Gatos Residential Design Guidelines

R-1-8

The house is located in R-1-8. We have designed the house to conform to the neighborhood setbacks, residence and garage neighborhood FAR regulations and Los Gatos building height regulations.

Neighborhood Context

The neighborhood has many different Architectural styles of homes and many 1 and 2 story homes. Our proposed design adds the 2nd story to the rear portion of the house. This will keep the front façade very similar to its existing look. The neighbor to the left is also a 2-story house.

1. **Building Height** – The neighborhood has many 2 story homes with unknown heights. We've estimated 16961 Placer Oaks Height based on it having 8ft ceilings. The max building height in R-1 is 30'-0" and we are proposing a 26'-9" height and we have located it in the rear of the house and setback from the first floor exterior walls to help soften the height.
2. **FAR** – Our site Gross is 11,807 SF with a dedication in the front making the Net lot size 11,149 SF. We are proposing to max out the FAR for this house at 3,336 SF. Per Town of Los Gatos records this makes our project the 3rd largest FAR and largest house in the immediate neighborhood. We would like to point out other homes in the vicinity that are also quite large(information is from Los Gatos Online Records and Zillow):
 - a. 16968 Frank Court – 3,311 SF 2 story residence with 9,315 SF lot
 - b. 16785 Placer Oaks – 3,770 SF 2 story residence with 14,375 SF lot
 - c. 16863 Leroy Ave – 4,567 SF 1 story residence with 19,602 SF lot
 - d. 16795 Placer Oaks – 3,192 SF 2 Story residence with 10,454 SF lot
 - e. 16935 Frank Ave – 3,682 SF 2 Story residence with 14,810 SF lot