

## **PROJECT DESCRIPTION OF THE (N) 2 STORY RESIDENTIAL**

### **16680 KENNEDY DR. LOS GATOS, CA, 95032**

PROJECT NAME: Kumar (n) residence  
PROJECT ADDRESS: 16680 Kennedy Dr. – Los Gatos, CA. 95032  
OWNERS: KUMAR SANDEEP TRUSTEE & ET AL

#### **PROPERTY DETAILS (EXISTING): -**

1. APN No: 532-33-069
2. The existing house is in R1-8 Zone & the primary structure was built in 1947 per Zillow record, therefore, the house is not considered a historic inventory.
3. The lot area is 13783 sqft (gross). The reduced area after 10'-0" street right-of-way is 12756 sqft. The living area of the existing house is 1288 Sqft.
4. The floor height of the existing structure is 8'-0".
5. The existing condition is not qualified for addition. Therefore, the owner is proposed to tear down.

#### **DETAILS OF THE PROPOSED PROJECT: -**

The project is proposed to be built as a new house. The broad parameters of the residence are as under:

ZONING: R-1.8  
CONSTRUCTION TYPE: V-B (FULLY SPRINKLERED)  
OCCUPANCY: R3/U SINGLE FAMILY RESIDENTIAL WITH ATTACHED GARAGE  
STORIES: 02  
LOT AREA: 12756 SQ FT (0.2928 ACRES)  
FLOOR AREA ALLOWED 0.28 X 12756 = 3571 SQ FT  
GARAGE FLOOR AREA ALLOWED = 0.0754 X 12756 = 961 SQ FT  
MAX LOT COVERAGE - 40% (12756 SQ FT) = 5102 SQ FT

	EXISTING	PROPOSED	ADDITION /REDUCTION
a. LIVING AREA			
FIRST FLOOR	1288 SQ FT	2211 SQ FT	+ 926 SQ FT
SECOND FLOOR	0 SQ FT	1345 SQ FT	+1345 SQ FT
b. GARAGE	420 SQ FT	488 SQ FT	+68 SQ FT
c. FRONT PORCH	0 SQ FT	83 SQ FT	+83 SQ FT
d. REAR DECK (1ST FLOOR)	0 SQ FT	0 SQ FT	+ 0 SQ FT
e. REAR DECK (2ND FLOOR)	0 SQ FT	0 SQ FT	+0 SQ FT
TOTAL FLOOR AREA	1288 SQ FT	3557SQ FT < (PERMITTED) 3571 SQ FT (28%)	+ 1530 SQ FT
TOTAL LOT COVERAGE	1708 SQ FT	2754 SQ FT 5102 SQ FT(40%)	+ 1046 SQ FT

6. After completion of the project, the building will have 4 bedrooms, 01 office & 5 bathrooms.
7. To maintain character of the neighbor, the house following aspects have been kept in view:
  - i. *The 2 car garage is set back from the main house. The 2<sup>nd</sup> floor is setback from the 1<sup>st</sup> floor to reduce the mass.*
  - ii. *The neighborhood roof style is mix between hip roof and gable roof. The roof style of this project is designed as one hip roof type.*
  - iii. *The stucco is being used for the whole house similar to the one in the existing house and neighbor.*
  - iv. *The windows are proposed to be vinyl clad wood. All windows will be casement, awing or fix to keep these as one type*
8. To provide the privacy to neighbors, all egress windows (low sill height) are located to the front and rear of the house. The project is eliminating the windows viewing to neighbors. Bathrms windows to the side view will be fostered. However, the (n) trees, are proposed, will be provided for privacy
9. 3D view of the proposed house is included in the plan set to provide an overall view of the house for better appreciation of its features.
10. As per the recommendation of the city of Los Gatos, clients spoke to the neighbors regarding the development plan for the property at 16680 Kennedy Rd. as below
  - i. *16700 Kennedy Rd. - owner occupied, owner name Kevin and Michelle (Missy) Von Luehrte - spoke on 12/23/2025*
  - ii. *16699 Kennedy Road - owner-occupied, owner name Sophia Chang - spoke on 12/9/2025*
  - iii. *16683 Kennedy Road - owner-occupied - Nancy Thomas - spoke with her on 12/9/2025*
  - iv. *16701 Kennedy Road - owner-occupied - Paul and Tiffany Papageorge - spoke on 12/23/2025*
  - v. *322 Kennedy Road (next to 16700 Kennedy) - Connie Goggins*
  - vi. *16711 Kennedy Road - renter occupied - rented to Louis - owners live in Brooklyn, NY - spoke with the tenants on 12/23/2025*
  - vii. *123 Vista Del Monte (immediate back neighbors) - owner-occupied - owner name Tony and Alayn Aghazarian - spoke on 12/9/2025 and gave them information about the development plans for our property. Went again on 12/23/2025; no one was available.*
  - viii. *16640 Kennedy Rd. - construction in progress, owners not available*