



Planning Department
Community Development Department, Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030

January 8, 2019

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TOWN OF LOS GATOS
PLANNING DIVISION

**Re: The Chaudhry Residence, 16461 S. Kennedy Road
Project Description/ Letter of Justification**

To Whom it May Concern:

On behalf of Faisal and Reem Chaudhry, I am pleased to present this new project to the Town Of Los Gatos. The proposed project includes the construction of a new one-story home with an attached three car garage, basement and swimming pool. This letter accompanies the submitted building plans and additional exhibits for the above referenced project, and contains descriptions of the property, the neighborhood, and how it complies with the Hillside Development Standards and Guidelines.

EXISTING PROPERTY DESCRIPTION

The property is located off South Kennedy Road, between Kennedy and Phillips Roads. The 2.43 acre property is accessed from a shared driveway that serves three other residences. A previous Architecture and Site application for a 21 feet tall 4,950 sf one story residence with a 4,950 sf basement was approved on January 14, 2009. Included with the application was a 804 sf guest house. Demolition of an existing home and garage was part of the approval. The home was demolished but the project was subsequently aborted.

The site has slopes on both sides of the flattened ridge area where the proposed home will be located. The average slope is 19%, but the slope of the disturbed area (building pad and driveway) averages less than 10%.

The building pad is not visible from any of the Town's identified viewing areas except for the intersection of Blossom Hill and LG Blvd, and even at that, it is extremely limited and on an angle (II.B.1). While there are several homes nearby, the property is relatively private and will not impact the privacy of the neighbors (II.C.G2). There are several mature trees on the property, including several blue and coast live oaks.

DESCRIPTION OF PROPOSED RESIDENCE

The proposed one story residence has 5,656 square feet of living area with an attached 798 sq. ft. garage (net 339 sf after 400 sf allowance); total above grade "countable" area is 5,995 sq. ft. There is also a proposed 5,646 sq. ft. basement that is all below grade (no daylighting). The 7 bedroom, 8 bath home has a maximum height of 18 feet and is designed in a Contemporary Modern style. It will feature a combination of flat and low sloped roof forms, with aluminum framed doors and windows, stucco, stone and stained wood siding. The forms are simple and appropriate for the hillside setting. A color and materials spreadsheet was completed and complies with the HDG&S.

The main driveway entrance for guests has a turnaround for firetrucks and guest parking and leads to the main entry. A second short driveway is intended for the family and has direct access to the side facing garages. Grading for the driveways is minimal and the pavers will be permeable. The home itself has substantial setbacks from all property lines and neighboring residences, including over 214 feet at the front, 100 feet to the rear, 66 feet on the right side and 70 feet on the left side.

LANDSCAPING AND SITE WORK

Preliminary Grading and Drainage plans were prepared by the civil engineering firm Hanna Brunetti. Earthwork quantities are relatively low for a hillside project. 622 cubic yards of cut and 46 yards of fill (total of 668 cu. yds) is required, including the driveway and residence. All site retaining walls are equal or less than 4 feet in height.

Preliminary landscape plans were prepared by Mission Landscape. The plan shows the site layout with outdoor terraces, a swimming pool and deck. Drought and deer tolerant plants are proposed - refer to the landscape plans for more detail.

The proposal requires the removal of eight protected trees. Several native replacement trees are shown as mitigation and will provide evergreen screening to the neighboring homes. An Arborist review has already been performed and the majority of the trees to be removed are in marginal condition.

The existing shared drive is narrower and steeper in some locations that the fire department would like. In order to better meet their needs, the drive will be widened and repaved in some sections. Several trees (10) will be impacted, 3 of which are large protected. All of these trees will be protected during construction to the best of our abilities. Because these trees may be greatly impacted, replacement trees are proposed and will be planted.

COMPLIANCE WITH HILLSIDE DEVELOPMENT STANDARDS & GUIDELINES

In addition to what was identified above, the proposed home specifically addresses the Hillside Development Standards and Guidelines as follows:

SITE/ PLANNING:

- The new home has been sited to maintain privacy of neighboring properties
- All of the perimeter trees have been preserved along with several near the home
- Grading has been minimized by locating new home close to existing footprint. A small grading exception to max. vertical fill is being requested at the pool decking of .8 feet.
- Existing vehicle entrance is being reused to minimize disruption.

HARMONY/COMPATIBILITY:

- Given the remote setting, with minimal neighbors or public access, the property allows for some freedom in exterior styling. The Contemporary Modern style responds very well to the design intent of the HDG&S in that it blends with this natural setting.

SCALE AND MASS:

- The home is one story and the majority of the ridgeline is under 18 feet. The previously approved residence had a height of 21 feet

- The house has been designed with simple forms- combinations of flat and low sloped roofs- along with blocks of varying exterior materials that break up each elevation into smaller units.

EXTERIOR MATERIALS:

- All meet stringent WUI classified fire resistant materials.
- All exterior surfaces to meet the 30 LRV weighted average requirement.

ENERGY CONSERVATION:

- The house will employ high quality dual glazed, low E wood windows, ultra-high performance insulation packages and high efficiency mechanical systems for heating, cooling and domestic hot water.
- Covered porches will shade the major doors from the sun.
- The house is oriented to take full advantage of cross ventilation practices.
- Substantial amount of roof areas provide plenty of space for solar collectors

PRIVACY:

- The existing and new homes are in the same area, so the changes will be minimal. Given the large setbacks and well placed windows that orient to views instead of neighbors, there should be no privacy issues due to the new home.
- The perimeter of the property will be lined with many trees and hedges that screen the house and exterior entertainment areas, providing privacy for all.

LANDSCAPING:

- With one exception, all landscaping shall comply with the Town's Landscaping Policies including the HDS&G section. An exception is being requested to plant native trees near the property lines for screening purposes in Zone 2.
- Proposed drought tolerant plants and landscape materials have been chosen to enhance both the architecture and the natural setting of the lot.

GEOLOGICAL:

- There are no significant geological hazards that exist to prevent a safe and secure structure to be constructed on this site.

CONCLUSION

This house has been conceived from the beginning to be compatible with the rural setting. The size, mass, color and exterior style are in keeping with the intent of the Hillside Development Standards and Guidelines.

Sincerely,



Gary Kohlsaat
Architect C19245