



LETTER OF JUSTIFICATION

for
PROPOSED SINGLE FAMILY RESIDENCE
at
14329 MULBERRY DR. Los Gatos, CA

Submitted to:
Planning & Zoning Department,
Town of Los Gatos

Submitted by:
Sundar Swaminathan
1545 Theresa Ave. Campbell CA 95008

Updated November 14, 2022

November 14 2022

Planning and Zoning

Town of Los Gatos

Re: Proposed Single Family Residence at 14329 Mulberry Drive Los Gatos, CA 95032

Dear Sirs,

I am pleased to submit the enclosed application for a proposed single-family residence at 14329 Mulberry Drive. The application is for approval of plans to build a two story single family residence demolishing a 1920 built one story non-historic single family residence.

The following are the relevant details of the project

Zoning	R-1-8	
Occupancy Group	R3 – U	
Type of Construction	V-B sprinklered	
Area		
Lot Area	10,948 S.F	
Net Lot Area (Excluding the corridor portion)	9117 S.F	
Lot Coverage		
Max Allowable Lot Coverage	3,647 S.F. (40% of 9117 S.F)	
Proposed Lot Coverage (House + Garage + Porch)	3,040 < 3,647 S.F. ->> OK	
Habitable Area		
Allowed FAR	0.35	
Maximum Allowable Habitable Area	2891 S.F	
Proposed FAR	0.33	
Proposed Habitable Area	2687 S.F 1396 S.F – First Floor 1291 S.F – Second Floor	
Setback		
Direction	Allowed	Proposed
Front (East)	25 Feet	35 Feet
Side Left (South)	8 Feet	8.67 Feet
Side Right (North)	8 Feet	8 Feet
Rear (West)	25 Feet	47.4 Feet

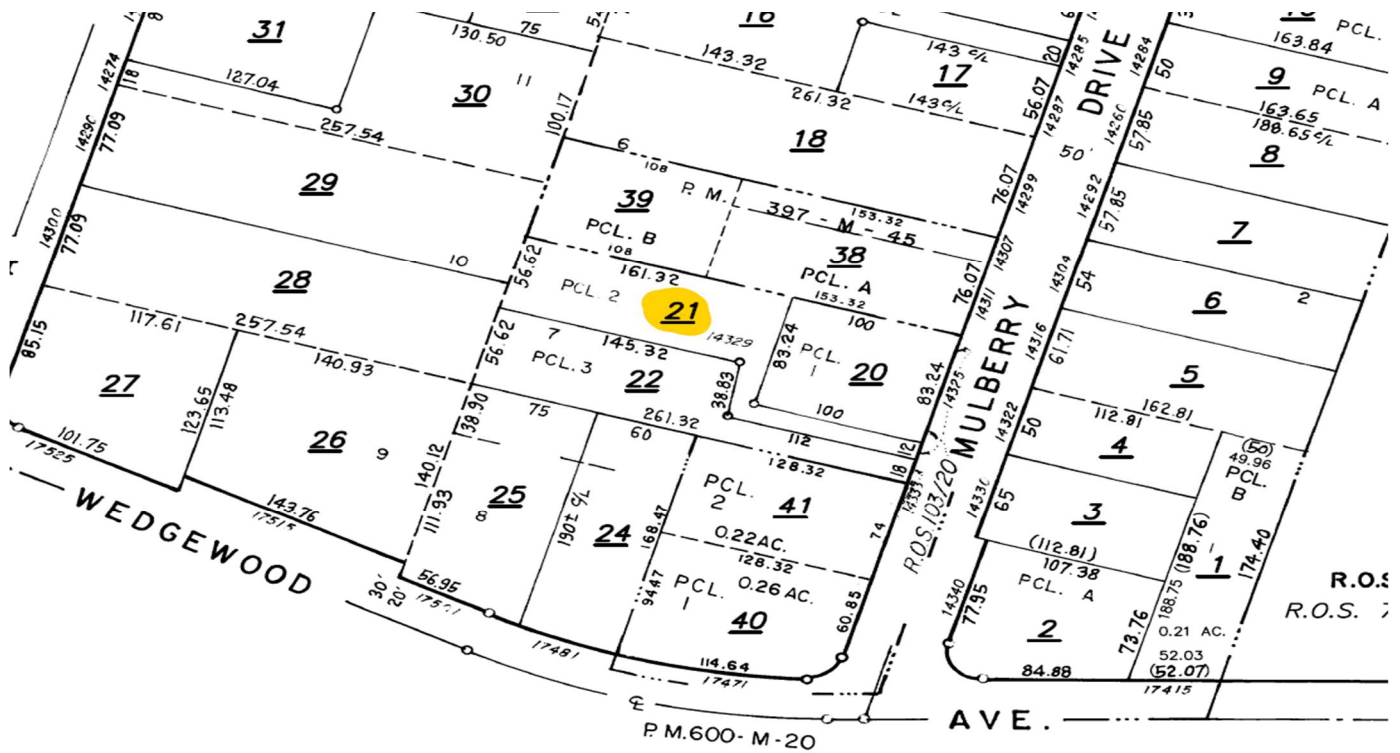
AFES SPRINKLER PROVIDED : NFPA 13D SYSTEM

The project site is about 10,948 Sq. ft and is located about 200 feet north of Wedgewood and Mulberry Drive intersection. The site is a corridor lot and has a 12’ access from Mulberry Drive. The neighborhood

has a mix of single story and two-story homes and the current and approved to be built house sizes range from 1140 to 4342 square feet.

While the project meets existing town zoning and land use standards, great effort has gone into balancing all the stakeholders' interests. The previous planning applications from neighbors have been challenged by other neighbors on privacy concerns and hence careful attention has been paid to balance the quality of life of the residents and the neighbors' privacy requirements.

The proposed house size is 2,687 Square Feet. The proposed FAR will be 0.33 and approved FAR for the subject lot is 0.35. The corridor portion of the lot is not considered for the FAR calculation. The proposed house includes a JADU of 285 square feet, that will be included in a separate permit. The FARs in the neighborhood range from .13 to .33.



Lot No	ADDRESS	Living Area	Garage	Lot Area	FAR	Stories
2	14340 Mulberry	2,414	400	8,874	0.27	1
3	14330 Mulberry	2,446	685	7,332	0.33	2
4	14322 Mulberry	2,072	486	5,640	0.33	2
5	14316 Mulberry	1,200	0	9,882	0.12	1
6	14304 Mulberry	1,140	0	10,152	0.13	1
38	14311 Mulberry	2,690	528	11,663	0.23	2
20	14325 Mulberry	2,684	471	8,300	0.32	1
22	14333 Mulberry	2,609	450	8,378	0.31	2
41	14343 Mulberry	2,366	449	9,792	0.24	1
40	17471 Wedgewood	2,811	544	11,325	0.25	1
28	14300 Lora Drive	4,342	986	19,853	0.23	2
21	14329 Mulberry	2,687	700	9117/ 10948	0.33	2

- As may be noted from the above table, this house is not the first two story home in the neighborhood and will blend in well with the two-story homes in both sides of the house (14333 Mulberry Dr. at South side and 14311 Mulberry dr. at North side)
- Also, it can be noted that this lot is not as wide as the lot in the front at 14325 Mulberry Drive and hence the bulk of the house will be almost blocked from view by the house in front at 14325 Mulberry Drive
- The floor area is comparable with other houses of similar lot sizes in this neighborhood and would very well fit within the neighborhood.
- Additionally
 - o The number of bedrooms is based on the needs of my family and is limited to one master and one bedroom each for our two daughters.
 - o The bedrooms are adequately sized to have a bed and study table, based on the lessons learned during the work / study from home phase of the pandemic
 - o The proposed house will be almost completely blocked by the house in the front at 14325 Mulberry Dr. and also by the house in the north side at 14311 Mulberry Drive and hence visually would not present any kind of incompatibility with the neighborhood

The final house plan is the result of addressing the following design constraints presented by the lot while meeting the town code requirements and respecting the neighbors' privacy requirements.

- **Narrow Lot:** The lot is only 56 feet wide and with 8 feet setback on each side, the building width is limited to 40 feet. Due to the narrowness of the lot, a lot of floor area is used up in the passage. To limit the lot coverage, a two-story plan has been proposed.
- **Narrow and Angled Driveway:** Due to the angle of the driveway and driveway width of only 12 feet, vehicle maneuverability is difficult. There have been concerns from the neighbors on vehicles backing out of the driveway. Hence to allow for vehicles to turn around in the lot the front setback is increased to 35 feet from 25 feet. This will allow improve the pedestrian safety in the neighborhood as well give some additional privacy to the residents at 14325 Mulberry Dr.
- **Landlocked:** This flag lot is Landlocked and shares boundary with 6 neighbors. Had to develop a plan that respects the privacy of all the 6 neighbors. The proposed plan has been designed to reduce the privacy impact to the neighbors in the following way.
 - o **Front:** To respect the privacy of the east side neighbor, at 14325 Mulberry Dr., the windows in the house front side are set back 55' from the rear fence line of the front door neighbors.
 - o **Side:** 2nd story windows in the left side of the building are positioned towards the garage of the left side neighbors at 14311 Mulberry Drive (North side)

- **Side:** 2nd story windows in the right side of the building (South side) are positioned the following way
 - One bedroom window is positioned towards the garage of the neighbor at 14333 Mulberry Dr.
 - Master bedroom window is positioned 5' from floor level
 - Frosted glass windows for Bathroom
 - Right side of the balcony is completely walled off to block overlooking the barbeque area of the neighbor at 14333 Mulberry drive to provide additional visual privacy
 - **Rear:** The Rear setback is maintained at 45' to protect the privacy of the rear side neighbors at 14300 Lora Dr. and 14298 Lora Dr. (West Side)
 - **Rear & Side:** The balcony is 47' setback from the rear fence line of the backdoor neighbors
 - The neighbors have been consulted and plans have been shared in advance to seek their inputs.
- A 3 car garage has been proposed to minimize on street parking

I hope this gives you the confidence that approving this project would overall benefit the neighborhood and hence am looking forward to an expeditious review and approval. Please feel free to reach out to me if you have any questions.

Thanks.

Sincerely,

Sundar Swaminathan