



Project Description

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

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 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 house sizes ranges from 1140 to 4342 square feet. The proposed house size is 2,687 Square Feet. The proposed and approved FAR for the subject lot is .35. The corridor portion of the lot is not considered for the FAR calculation. The proposed house includes a JADU of 308 square feet, that will be included in a separate permit. The FARs in the neighborhood range from .13 to .33.

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 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.

Although the house will be barely visible from the street, being on a corridor lot, the following design considerations from Los Gatos Residential Guidelines have been adopted.

DESIGN CONSIDERATIONS based on Los Gatos_Residential Guidelines

- Homes will respect the scale and character of their immediate neighborhoods
- Homes will be designed with respect for the views, privacy and solar access of their neighbors
- Deep recessed entries, porches and windows
- Roof segments separating the first and second floor facades
- Combination of one and two story masses
- Avoid structures with height and bulk at front and side setback lines which are significantly greater than those of the adjacent homes
- Provide entry porches when they are common in the immediate neighborhood
- Locate second floor mass to minimize impacts on the streetscape and adjacent neighbors
- Place second story mass in locations appropriate to the height of adjacent homes

- Where garages near the front face of the house are common, a similar location is acceptable, but the garage front should generally be set back from the front façade
- Minimize the visual impact of larger garages
- Accommodate additional cars in tandem spaces

I look forward to Town of Los Gatos' planning department's expedited review and approval of this proposal.

Thanks.

Sincerely,

Sundar Swaminathan