

County of Santa Clara

Department of Planning and Development

County Government Center, East Wing, 7th Floor

70 West Hedding Street

San Jose, CA 95110

Phone: (408) 299-5700

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July 3, 2024

Megan Miner

MM Home Designs

Email: MMHomeDesigns@gmail.com

*** Sent via email***

FILE NUMBER: PLN23-206

SUBJECT: Design Review for 1,180 sf new additions to existing home: (N) 575 sf garage, (N) 495 sf living space, (N) 110 sf covered porch, and convert 85 sf (E) garage to living space.

SITE LOCATION: 16431 Matilija, Los Gatos, CA 95030 (APN: 510-30-003)

Dear Megan Miner,

Staff has reviewed your application, resubmitted on June 5, 2024. The listed items below are not incomplete items and are not required to deem the application complete for processing. This letter is informational only and can be discussed further if desired with County Staff. These items are specific to concerns regarding project approvability per the applicable County codes and policies.

1. The proposed 575 sf garage is attached to the existing home. Pursuant to the County Zoning Ordinance [§ 4.20.020\(G\)](#), *attached accessory structures shall conform to the same height, setback and separation requirements as the building to which they are attached. For the purposes of this section, the term "attached" shall include structures that are rigidly joined by structural components.* The proposed front porch and the garage are rigidly joined by structural components. Therefore, the garage is considered attached to the house and encroaches into the 30-foot setback measured from the edge of the 15 foot ingress and egress easement. Please revise the design so that the garage is entirely detached and at least 6 ft apart from the front porch.

Note that project will be exempt from design review if the applicant proposes a detached garage. Per the County Zoning Ordinance section [§ 5.50.050\(A\)](#), *"additions to existing buildings or structures where new floor area does not exceed 1,000 square feet"* are exempt from the design review.

2. Pursuant to section [C1-22](#), alterations that result in demolition of more than fifty (50) percent of the lineal feet of existing legally established exterior and interior walls shall be classified as a "rebuild." Rebuild projects in the d1 district are subject to [Tier 2 design review](#) process.

For questions regarding this letter, please contact me at (408)299-6724 or buyan.batbaatar@pln.sccgov.org.

Sincerely,



Buyan Batbaatar
Assistant Planner

cc

Sammuel Guterriez, Principal Planner