

September 12, 2022

Subject:
15602 Benedict Ln
Los Gatos, CA 95032
PRE21-01290
Property Owners: Alireza Mirbagheri & Shadi Zomorrodi
Architect: Azadeh Masrouf (AMS design LLP)

To:
Ms. Jocelyn Shoopman
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95031

Hello,

This is to provide a response to the Consulting Architecture Report dated April 8, 2022 signed by Larry L. Cannon from Cannon Design Group regarding the project referenced above. Several items were identified by the consulting architect to be addressed, and our response for each item can be found in the following pages.

Can you please review our responses and provide your feedback? We'd be glad to provide any additional information that might be needed.

Best Regards,



Alireza Mirbagheri (Property Owner)



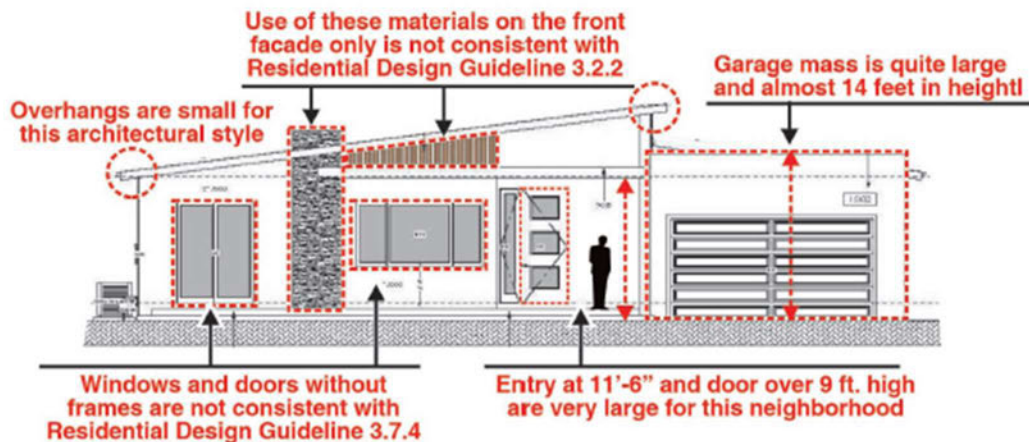
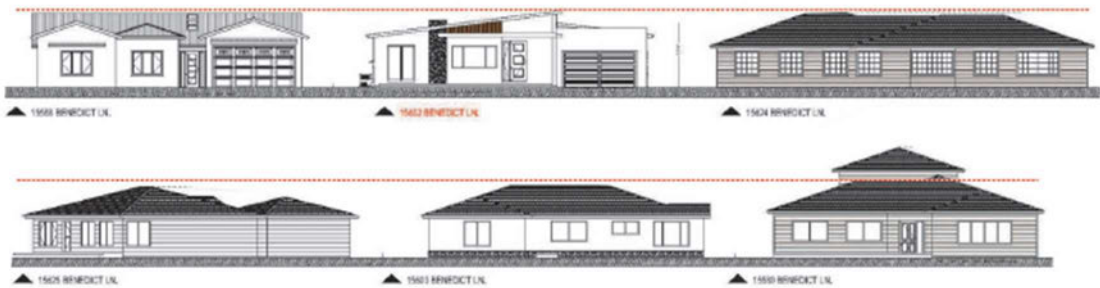
Shadi Zomorrodi (Property Owner)

1. Lower the height of the entry and roof eaves to bring the design more into scale with its human occupants and the proposed architectural style.

Consulting Architect's Comments:

The front elevation is quite monumental in scale for the proposed architectural style. The recessed entry is approximately 11'-6" in height with an entry door of over 9 feet, and the flat-roofed garage is almost 14 feet in height.

The proposed one-story house would be consistent with the scale and overall building height of the immediate neighborhood - see comparative streetscale illustrations below.



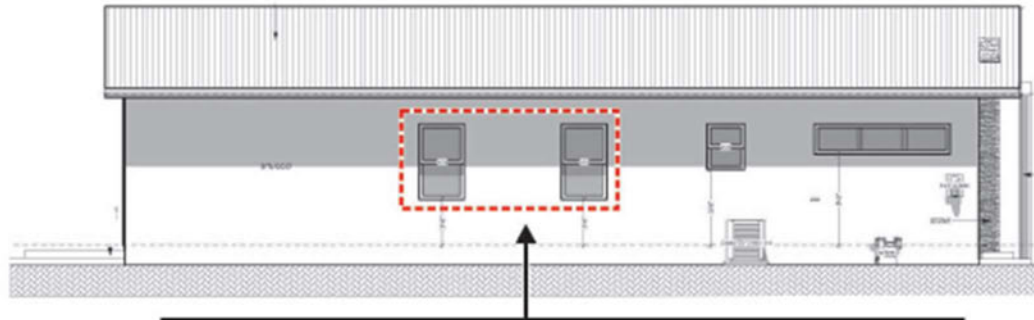
Response:

The garage mass actual measurement is approximately 13 feet (and not 14 feet as noted in the report). It has been designed to this height in order to visually cover the roof behind it. As the consulting architect has also mentioned in their report, the overall scale of the house is well within building height of the immediate neighborhood. To further assist with visuals and the consulting architect's concern, we will plan to add a minimalistic and cosmetics metal overhang in that garage mass space, which should help with the overall look of the garage mass not standing out as too large.

2. Reevaluate all window types and proportions to be consistent with the proposed architectural style.

Consulting Architect's Comments:

The windows styles and proportions lack consistency which is not consistent with Residential Design Guideline 3.7.2.



Varied window types are not consistent not consistent with the architectural style and Residential Design Guideline 3.7.2

Response:

These recommendations were reflected in the new plans submitted.

3. Add trim to all windows

Consulting Architect's Comments:

Windows and doors without trim are not consistent with Residential Design Guideline 3.7.4.

Response:

Per residential design guideline 3.7.4, window trims are encouraged on stucco houses unless the window frames are recessed. Since our windows design will be recessed, additional trims will not be added. We currently plan to have a maximum of two inches of recess on the windows. It's also worth mentioning that there are several other homes in the neighborhood with very similar windows to our planned design (frameless and with recess much smaller than six inches). Pictures of some of these examples can be found below:



Nearby home on a street behind Benedict Ln (104 Oak Park Dr)

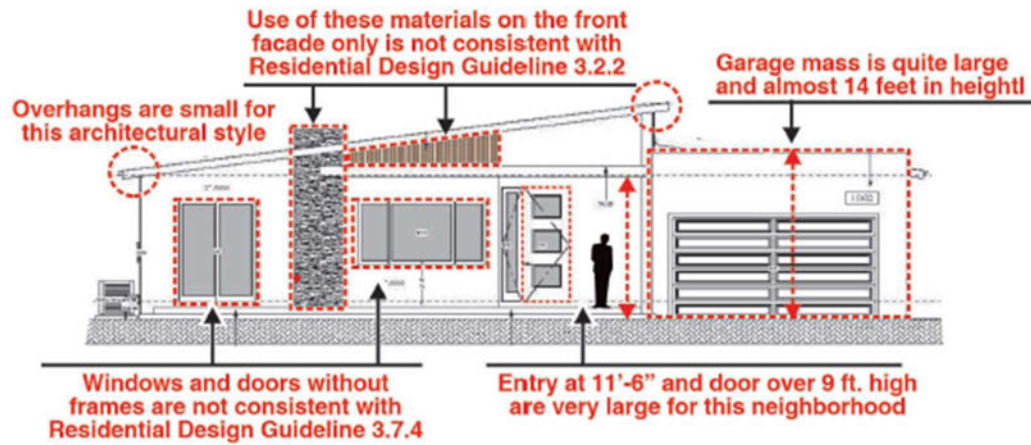


Nearby home on a street behind Benedict Ln (221 Oak Wood Way)

4. Increase all roof overhangs

Consulting Architect's Comments:

The roof overhangs are rather small for the proposed architectural style.



Response:

Per consulting architect's recommendation, we will increase the roof overhang on the left side of the house. The other section of the roof to the right will not be changed in order to ensure the overall height of the house is not increased (addressing the other concern of the architect regarding the overall height of the house to match the immediate neighborhood homes).

5. Consider adding translucent windows adjacent to the entry door

Consulting Architect's Comments:

Consider adding translucent windows adjacent to the entry door.

Response:

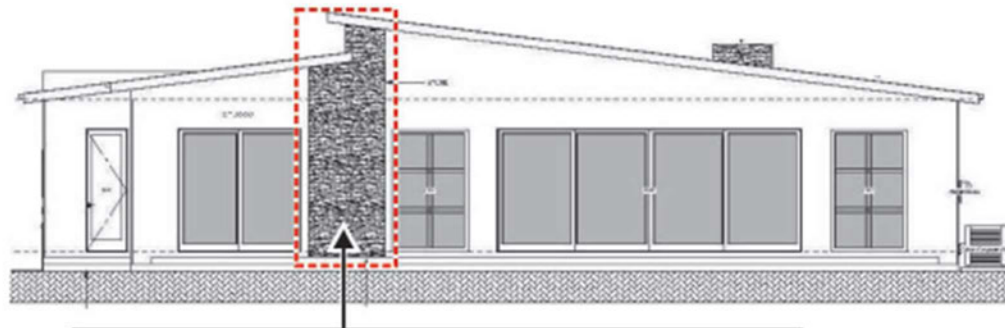
Per current plans, there is a closet behind the wall next to the entry door. From inside of the house, this space in the closet is needed, which doesn't allow adding a window on this wall. From the outside, our plan is to have something in front of this wall adjacent to the entry door to cover the empty space of this wall (such as a large plant, etc.). Therefore, having a window on this wall won't be planned to be implemented at this time.

6. If additional wall materials such as stone or wood siding are proposed on the front elevation, carry those materials consistently around all sides of the house.

Consulting Architect's Comments:

Stone and wood siding is proposed on the front elevation without carrying those materials consistently around to all other elevations which is not consistent with Residential Design Guideline 3.2.2.

The change of materials in the same plan on the rear elevation would not be consistent with Residential Design Guidelines 3.8.4.



A change of material in the same plane as the stucco is not consistent with Residential Design Guideline 3.8.4

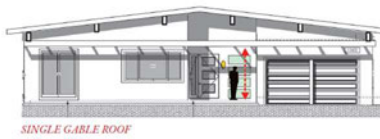
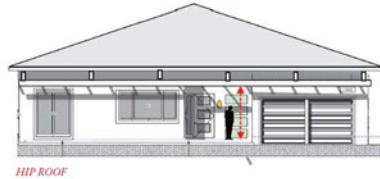
Response:

The highlighted material above is not at the same plane as the stucco, and there is a level change between the two. Further, the same stone material is used both in the front and back of the house, which is consistent with the residential design guidelines.

Additional Recommendations

Consulting Architect's Comments:

Staff should work with the applicant to refine the design to be more compatible with the immediate neighborhood and the Town's Residential Design guidelines. There are some traditional variations to the proposed Eichler-like design that I believe would be more compatible with the immediate neighborhood and more consistent with the Town's Residential Design Guidelines. Two illustrations and photo examples of similar homes are shown below.



Architectural style, roof forms and roof slopes are quite a departure from other homes in the immediate neighborhood and not consistent with Residential Design Guideline 3.2.1

Response:

There are several homes in the neighborhood with styles similar to our proposed plan. A few examples of these homes are shown below. These examples include references to similar styles, windows without trims and small roof overhangs. Therefore, considering the big picture of this neighborhood, we don't believe our proposed plan is radically different from other homes in the neighborhood or violates any of the residential design guidelines. In addition, we have paid close attention to our proposed design, to ensure it fits well within the immediate neighborhood. Our proposed minimalistic contemporary style provides a nice transition between the two adjacent homes to us, and blends well within the neighborhood. We have also reached out to every one of our neighbors within the immediate neighborhood (and even beyond) to inform them about our proposed plan, and they all have supported this proposal and believe that the design fits well with the neighborhood. Additional details about neighborhood outreach can be found in the last section of this letter.



Nearby home on a street behind Benedict Ln
(104 Oak Park Dr)



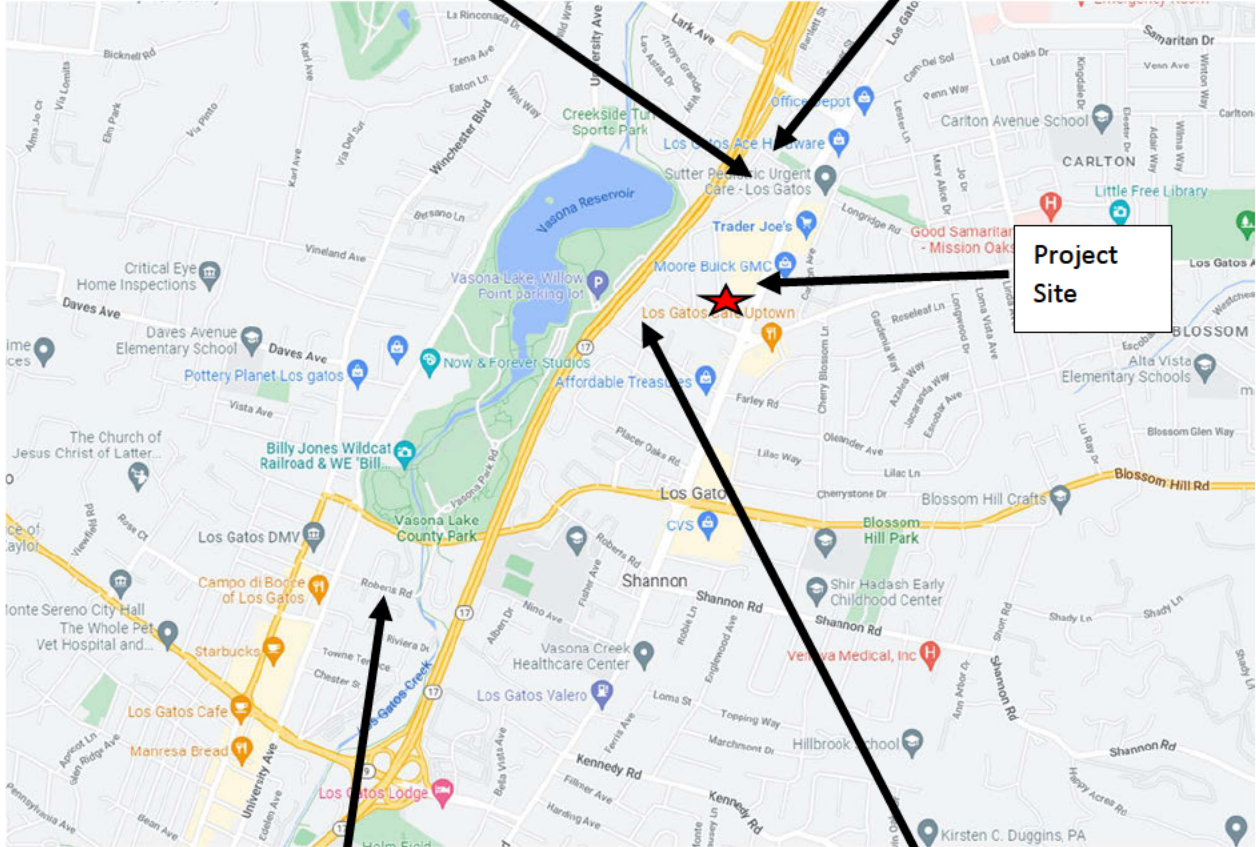
Nearby home on a street behind Benedict Ln
(221 Oak Wood Way)



Nearby home on a street behind Benedict Ln
(30 Roberts Rd)



Nearby home on a street behind Benedict Ln
(15621 Flintridge Dr)



Neighborhood Outreach Efforts

We have reached out to every one of our neighbors within the immediate neighborhood (and even beyond) to inform them about our proposed plan for the construction. We have provided print outs of our plans and handed to them. The outreach effort also included having some of our neighbors over at our house and walking them through the installed story poles, so that they can picture very clearly how the proposed plan will look like.

As a result of this outreach, we were pleased to find out that all the neighbors that we spoke to are fully supportive of our plans. They in fact believe that not only the proposed plan will blend very well with the immediate neighborhood, but it'll also help to improve the neighborhood overall. Some of these neighbors that we have spoken to in detail include the following (but not limited to this list):

1. Tammy and Robert Gore at [REDACTED]
2. Don and Jennifer at [REDACTED]
3. Mark and Alyssa at [REDACTED]
4. Mohammad and Elaheh at [REDACTED]
5. Troy and Jubi at [REDACTED]

Revision History:

- April 26, 2022: initial draft submitted

- September 12, 2022:
 - Comment#1 (Page2): specified the material for the added cosmetic overhang to be metal
 - Comment#3 (Page3) regarding the window trims: added more details for the plan (recess windows), with additional supporting examples from the neighborhood
 - Additional recommendations section (Pages 6-8): modified with supporting pictures, map and explanations
 - Neighborhood outreach efforts (Page 9): added section (did not exist in the first draft)
 - Revision history (Page 10): added this section for tracking changes easier if compared to old letter