

Sean Mullin
City of Los Gatos
Planning Division
110 E. Main Street,
Los Gatos, CA 95030

February 17, 2022

Re: Applicant's response to architectural review – 147 Arroyo Grande Way (MR-21-027)

Dear Sean:

Thank you for review and feedback to the application. Following list gives the updates to the original submission.

- Added neighborhood compatibility and neighbor communication to the project justification letter
- Modified plans in response to the consulting architect report

We have reviewed the consulting architect report and made every effort to accommodate the issues/recommendations provided. Additionally, we have provided justifications for the suggestions we were not able to accommodate. Our responses to the consultant architect issues/recommendations is provided below.

Issues and Concerns:

1. Issue #1: Size and bulk of the proposed second floor is larger than the other two story.
We realize that the size of our second floor is larger than the only other two story home in the immediate neighborhood. However, our larger neighborhood does contain houses with large second floor mass. Given the Craftsman design style and room requirements, this is the best structure we came up with. As noted in the project justification, we are a family of five. Bedroom for each child, grandma, master for parents and a study/guest room requires us to have 5 rooms. We could not realize our constraints on a larger first floor or a single story home due to land shape and PG&E easement limitations. Therefore, we had to put three rooms on the second story, one master and two kid bedrooms. We have discussed the house structure with all of neighbors (details in project justification letter), and reviewed the drawings with them before the City submission. They were supportive of the existing plan. Therefore, we would like to keep the second story as proposed.
2. Issue #2: Stone siding and divided lite windows
 - All windows are revised as a series of single casement windows, and consistently extended to all facades.
 - Front garage wainscot is extended across the front entry & living room of the house.
3. Issue #3: PVC shutters and foam window trim, window types.
 - All shutters are removed.
 - Windows were changed to single casement windows.
 - Note added on A13: ALL WINDOWS SHALL BE SIMULATED DIVIDED LITES.
 - Window trims were changed to painted wood trims instead of stucco covered foam.
 - All stucco covered foam window sills were changed to prefab. concrete sills.
4. Issue #4: Gable facias oversized
 - Roof facias were downsized.
 - Corbels (fake rafter tails) were replaced with 45 degree wood roof brackets.

5. Issue #5: Gable entry overhang at the entry is smaller than that on the garage
 - Extended rakes of gable roof over the entry door to improve visual prominence of the entry.
 - During the design, we kept the garage in the same location as the original garage to follow neighborhood pattern and to satisfy remodel wall length constraints of the city. The width of the garage is about 45% of the total front facade width. To soften the garage doors' visual appearance, we added trellises and will add landscaping over (Design Guideline 3.4.1). Additionally, to minimize the visual impact we separated garage doors (Design Guideline 3.4.2), and used windows and new carriage style wood doors closely related to the rest of the front facade (Design Guideline 3.4.3).
6. Issue #6: Contrasting garage door colors and color accent of upper front facade
 - Garage door color changed to white, contrast combination removed.
 - Upper front facade and entry door color has changed to white.
 - House color changed to Kelly Moore - KM5011 Mudra (ice blue)

Recommendations:

We have reviewed the recommended approaches and decided that approach #1 gives the best configuration serving our needs. As discussed in the issues, we have implemented most of the recommendations on this approach. Additionally, we have reduced family room wall plate height from 9 feet to 8 feet and added a gable roof over the family room. Special thanks to Larry Cannon of CDG for his proposal accommodating our needs.

Plan annotations:

Following drawing set remarks have been addressed:

- Allowable FAR is added on cover sheet A1 under project summary.
- Floor area calculations on sheet A2 revised to include stair in the second floor and exclude in the first floor. Project summary on sheet A1 was updated accordingly.
- Underlay of Site topo/ boundary survey in the existing and proposed site plans, sheets A4 and A5 darkened to be legible.
- Solar studies for noon 12 pm have been added on new sheet A7b for June 21 and Dec 21.
- Demolished wall area calculation was removed from sheet A8.
- 20ft x 20ft clear garage space without any obstruction was indicated on floor plan A10.
- Note for skylights added on sheet A12 indicating that all skylights shall have flat profile rather than a domed profile.
- Note for exterior light fixtures added on sheet A13 and A14 indicating that fixtures shall be downward directed and shielded per Town Code.
- Attic heights are added on sections 1/A15 and 3/A15

Sincerely,

Sevda & Ayhan Mutlu