



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 05/12/2021

ITEM NO: 2

DATE: May 7, 2021
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Approval for Demolition of an Existing Single-Family Residence and Construction of a New Single-Family Residence on Property Zoned R-1:8 Located at 140 Arroyo Grande Way. APN 424-23-048. Architecture and Site Application S-20-013. Property Owner/Applicant: Yogesh Jhamb. Project Planner: Sean Mullin.

BACKGROUND:

On March 24, 2021, the Planning Commission considered the application and continued the matter to May 12, 2021. The Planning Commission directed the applicant to consider the comments of the Planning Commission, including:

- Incorporate the recommendations of the Town's Consulting Architect;
- Reduce and lower the mass of the roof;
- Meet with the neighbors on either side, behind, and across the street from the property;
- Address privacy concerns related to window height and placement; and
- Clarify if the front yard will be landscaped.

Following the meeting of March 24, 2021, the applicant revised the development plans to incorporate all the recommendations of the Town's Consulting Architect and to address the Planning Commission's comments (Exhibits 13 and 15). The story poles have been updated and an updated project sign has been posted in accordance with Town policy.

PREPARED BY: SEAN MULLIN, AICP
Associate Planner

Reviewed by: Planning Manager and Community Development Director

DISCUSSION:

The applicant has revised the development plans in response to the recommendations of the Town's Consulting Architect and the comments received from the Planning Commission (Exhibit 15). The applicant has provided a letter outlining the design revisions, efforts to meet with their neighbors, and a preliminary landscape plan (Exhibit 13). A summary of the applicant's response to the recommendations of the Town's Consulting Architect and the comments received from the Planning Commission is provided below.

Town's Consulting Architect Recommendations:

1. Lower the roof eave height as much as possible. The recommendation illustrations show a one-foot decrease in height.

The applicant has lowered the plate height and corresponding eave height by one foot.

2. Utilize a hip roof on the garage in lieu of the proposed gable.

The applicant has changed the gable-end roofs over the garage and at the rear of the residence to hip roofs.

3. Simplify the window forms and styles and provide wood trim on all façades.

The applicant had previously included wood trim on all façades and the revised plans continue to do so. The windows have been revised to eliminate the arched windows on all façades and simplified the window types to include fixed, sliders, and casements.

4. Eliminate the brick in favor of a uniform stucco treatment and add a moulding trim strip.

The applicant had previously eliminated the brick on all elevations and had provided uniform stucco treatment as suggested.

5. Substantially recess the garage door and select a garage door color to blend with the main body of the home rather than contrasting with it.

The applicant had previously recessed the garage door and specified a dark gray color to match the front door to blend with the residence as recommended.

6. Remove the roof dormer to simplify the roof.

The applicant has eliminated the roof dormer.

DISCUSSION (continued):

Planning Commission Recommendations, March 24, 2021:

In addition to the revisions made in response to the recommendations of the Town's Consulting Architect, the applicant has responded to the direction of the Planning Commission as follows:

- Reduce and lower the mass of the roof;

The applicant has lowered the plate height by one foot, reduced the roof pitch from 5/12 to 4/12, and changed the gable-end roofs over the garage and at the rear of the residence to hip roofs. The overall impact of these revisions reduces the maximum height of the residence by five feet, 11 inches and reduces the prominence of the mass of the roof. The applicant has also simplified the roof above the turret bay on the front elevation.

- Meet with the neighbors on either side, behind, and across the street from the property;

The applicant has indicated that they have discussed the project with their neighbors (Exhibit 13). The public comments included in Exhibit 14 include feedback from the neighbors.

- Address privacy concerns related to window height and placement; and

The applicant has reduced the top window height by one foot, from nine feet, four inches, to eight feet, four inches.

- Clarify if the front yard will be landscaped.

The applicant provided a preliminary landscape plan for the front yard. In line with Town Code requirements, staff has included a Condition of Approval that the front yard be landscaped prior to issuance of a Certificate of Occupancy (Exhibit 3, Condition 9). The minimum front yard landscape requirement prior to occupancy is for mulch to be spread on areas disturbed by construction.

DISCUSSION (continued):

A summary of the design revisions made to date is provided in the table below:

Summary of Architectural Revisions to Date

	June 12, 2020 Plans for Consulting Architect	March 24, 2021 Plans for PC	May 12, 2021 Plans for PC
Floor Area, residence	2,127 square feet	2,123 square feet	2,123 square feet
Maximum Height	23 feet – 10½ inches	21 feet – 10½ inches	15 feet – 11½ inches
Plate Height	11 feet – 4 inches	11 feet – 4 inches	10 feet – 4 inches
Height at Top of Windows	9 feet – 4 inches	9 feet – 4 inches	8 feet – 4 inches
Roof Pitch (main)	6/12	5/12	4/12
Roof pitch (turret bay)	6/12 to 8/12	5½/12 to 7½/12	4/12
Roof Form	Hip with gable ends at garage and rear.	Hip with gable ends at garage and rear.	Hip at the garage and rear.
Window Style	Arched top front and rear, and flat top sides. Fixed, slider, double hung, and casement.	Arched top front and rear, and flat top sides. Fixed, slider, double hung, and casement.	Flat top on all elevations. Fixed, sliders, and casement.
Dormer	Above front entry.	Above front entry.	None.

STORY POLES:

The installed story poles have been updated to reflect the revised design. The updated story poles have been certified by a licensed surveyor who indicated that they accurately reflect the height and location of the revised design of the proposed residence.

PUBLIC COMMENTS:

Updated story poles and project signage were installed on the site by April 28, 2021, in anticipation of the May 12, 2021 Planning Commission hearing. Public comments received between 11:01 a.m., Friday, March 19, 2021, and 11:00 a.m., Friday, May 7, 2021, are included as Exhibit 14. All comments were forwarded to the applicant upon receipt.

CONCLUSION:

A. Summary

The applicant has submitted revised development plans responding to the recommendations of the Town's Consulting Architect and the March 24, 2021 comments of the Planning Commission (Exhibit 15).

B. Recommendation

Should the Planning Commission determine that the revised project meets the direction provided at the March 24, 2021 meeting, the Commission can take the actions below to approve the Architecture and Site application:

1. Make the finding that the proposed project is categorically exempt pursuant to the adopted Guidelines for the implementation of the California Environmental Quality Act, Section 15303: New Construction (Exhibit 2);
2. Make the findings as required by Section 29.10.09030(e) of the Town Code for the demolition of existing structures (Exhibit 2);
3. Make the finding that the project complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations) (Exhibit 2);
4. Make the finding required by the Town's Residential Design Guidelines that the project complies with the Residential Design Guidelines (Exhibit 2);
5. Make the considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 2); and
6. Approve Architecture and Site Application S-20-013 with the conditions contained in Exhibit 3 and the revised development plans in Exhibit 15.

C. Alternatives

Alternatively, the Commission can:

1. Continue the matter to a date certain with specific direction; or
2. Approve the application with additional and/or modified conditions; or
3. Deny the application.

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SUBJECT: 140 Arroyo Grande Way/S-20-013

DATE: May 7, 2021

EXHIBITS:

Previously received with the March 24, 2021 Staff Report:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Project Description
5. Letter of Justification
6. Consulting Architect's Report, dated June 29, 2020
7. Applicant's response to the recommendations of the Consulting Architect
8. Neighborhood exhibit by staff
9. Town Arborist's Report, dated November 2, 2020
10. Public comments received by 11:00 a.m., Friday, March 19, 2021
11. Applicant's response to public comments
12. Development Plans

Received with this Staff Report:

13. Applicant Response Letter
14. Public comments received between 11:01 a.m., Friday, March 19, 2021 and 11:00 a.m., Friday, May 7, 2021
15. Revised Development Plans, received May 5, 2021