



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 02/24/2021

ITEM NO: 2

DESK ITEM

DATE: February 24, 2020
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Approval for Demolition of an Existing Detached Garage and Construction of a New Single-Family Residence on Property Zoned R-1:8 Located at 14300 Lora Drive. APN 409-15-028. Architecture and Site Application S-20-019. Property Owner: Amrito Chaube. Applicant: Krislani Mulia. Project Planner: Jocelyn Shoopman.

REMARKS:

Exhibit 12 includes public comments received between 11:00 a.m. Tuesday, February 23, 2021 and 11:00 a.m. Wednesday, February 24, 2021.

EXHIBITS:

Previously received with February 24, 2021 Staff Report:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Project Description and Letter of Justification
5. Consulting Architect's Report, dated September 8, 2020
6. Applicant's Response to the Consulting Architect's Report, dated September 30, 2020
7. Consulting Arborist's Report, dated September 25, 2020
8. Applicant's Neighborhood Outreach, dated August 19, 2020
9. Public Comments received by 11:00 a.m., Friday, February 19, 2021
10. Applicant's Response to Public Comments, dated February 18, 2021
11. Development Plans, received February 1, 2021

Received with this Desk Item Report:

12. Public Comments received between 11:00 a.m. Tuesday, February 23, 2021 and 11:00 a.m. Wednesday, February 24, 2021

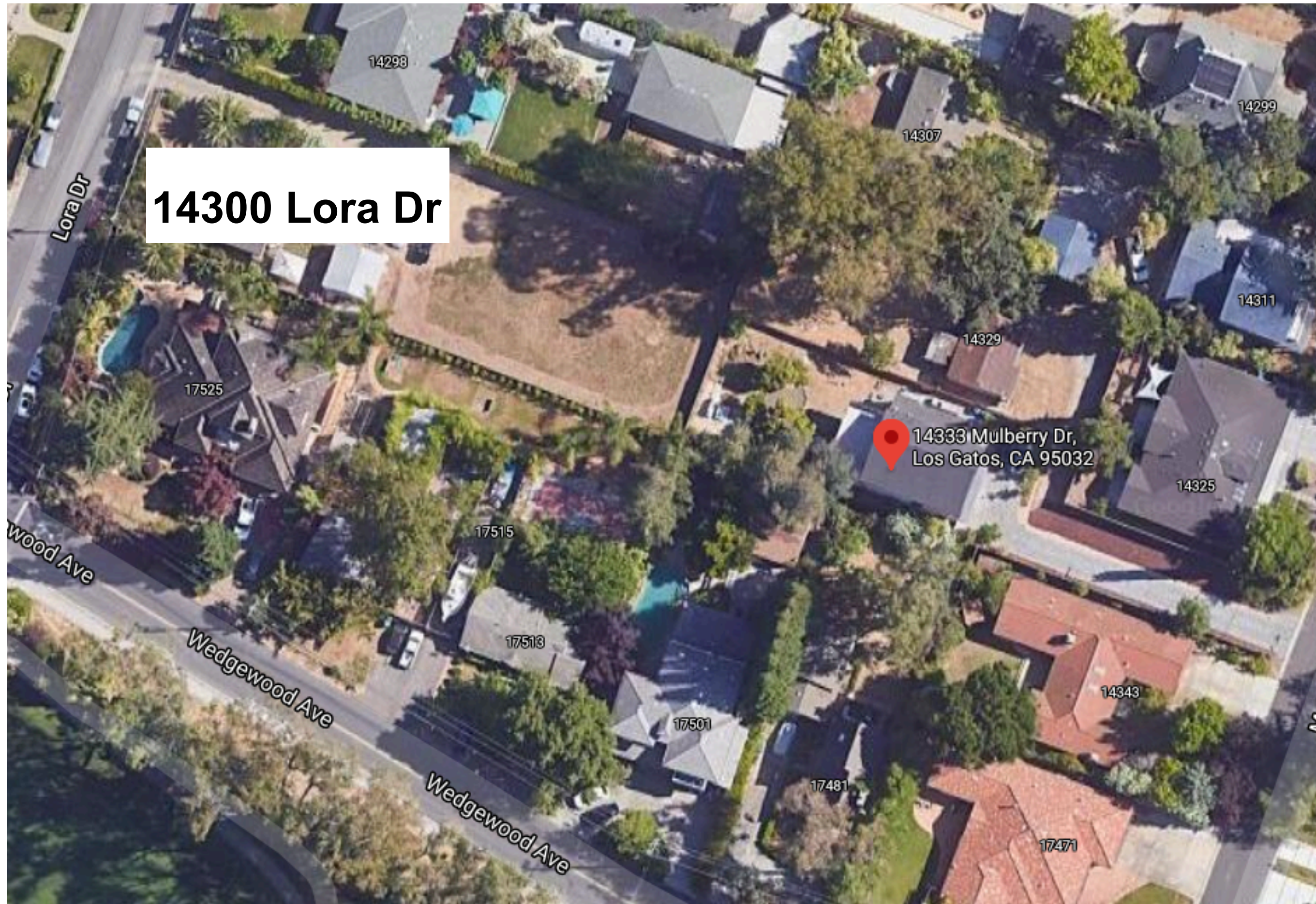
PREPARED BY: JOCELYN SHOOPMAN
Associate Planner

Reviewed by: Planning Manager and Community Development Director

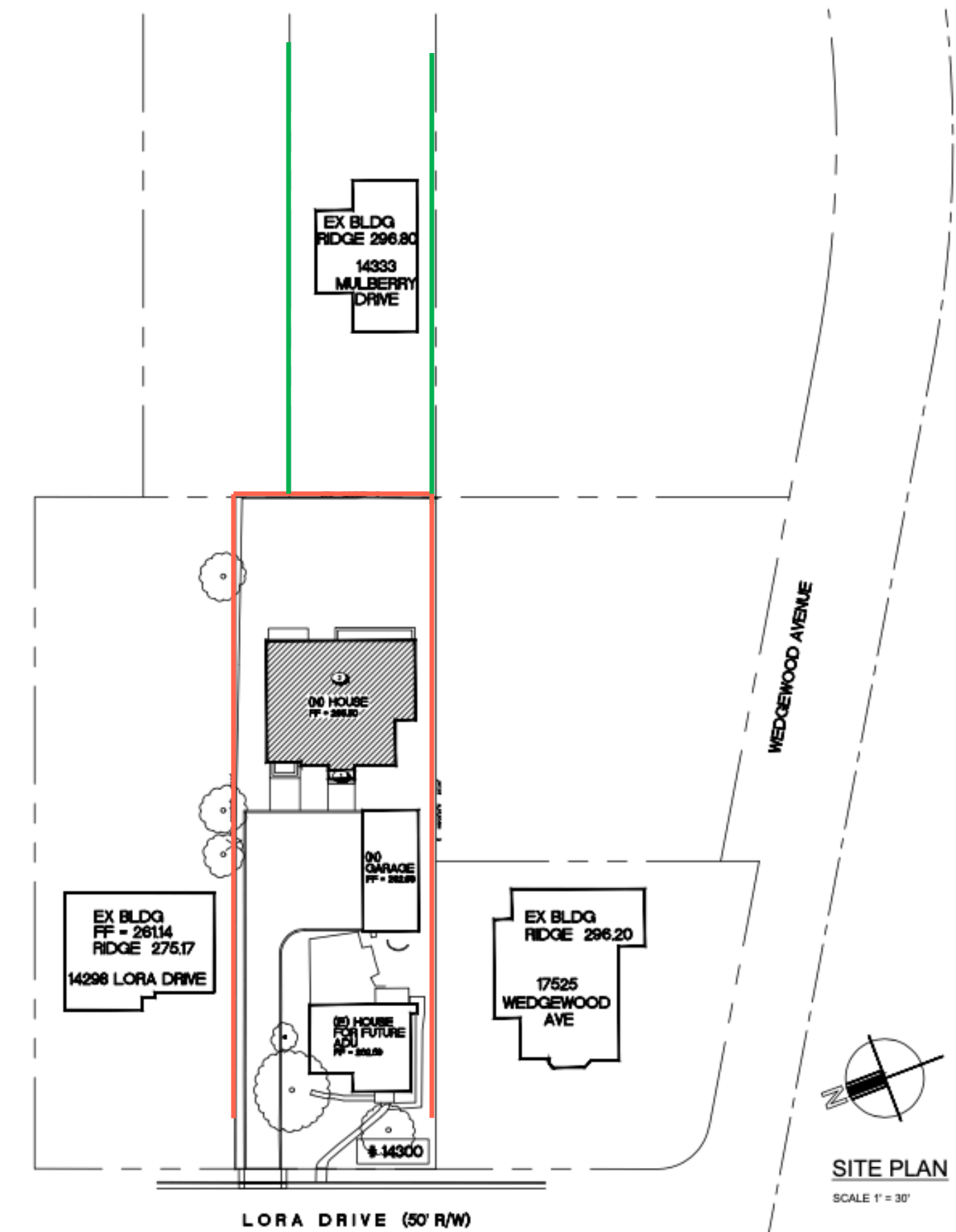
*This Page
Intentionally
Left Blank*

14333 Mulberry Dr

— 14333 Mulberry Dr
— 14300 Lora Dr



Aerial View of 14300 Lora Dr. & 14333 Mulberry Dr.



Proposed Design of 14300 Lora Dr.

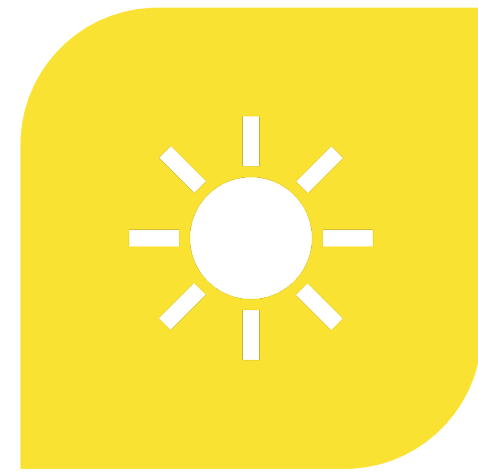
Major Concerns With Provided plans



**MASS, BULK &
SCALE**



PRIVACY



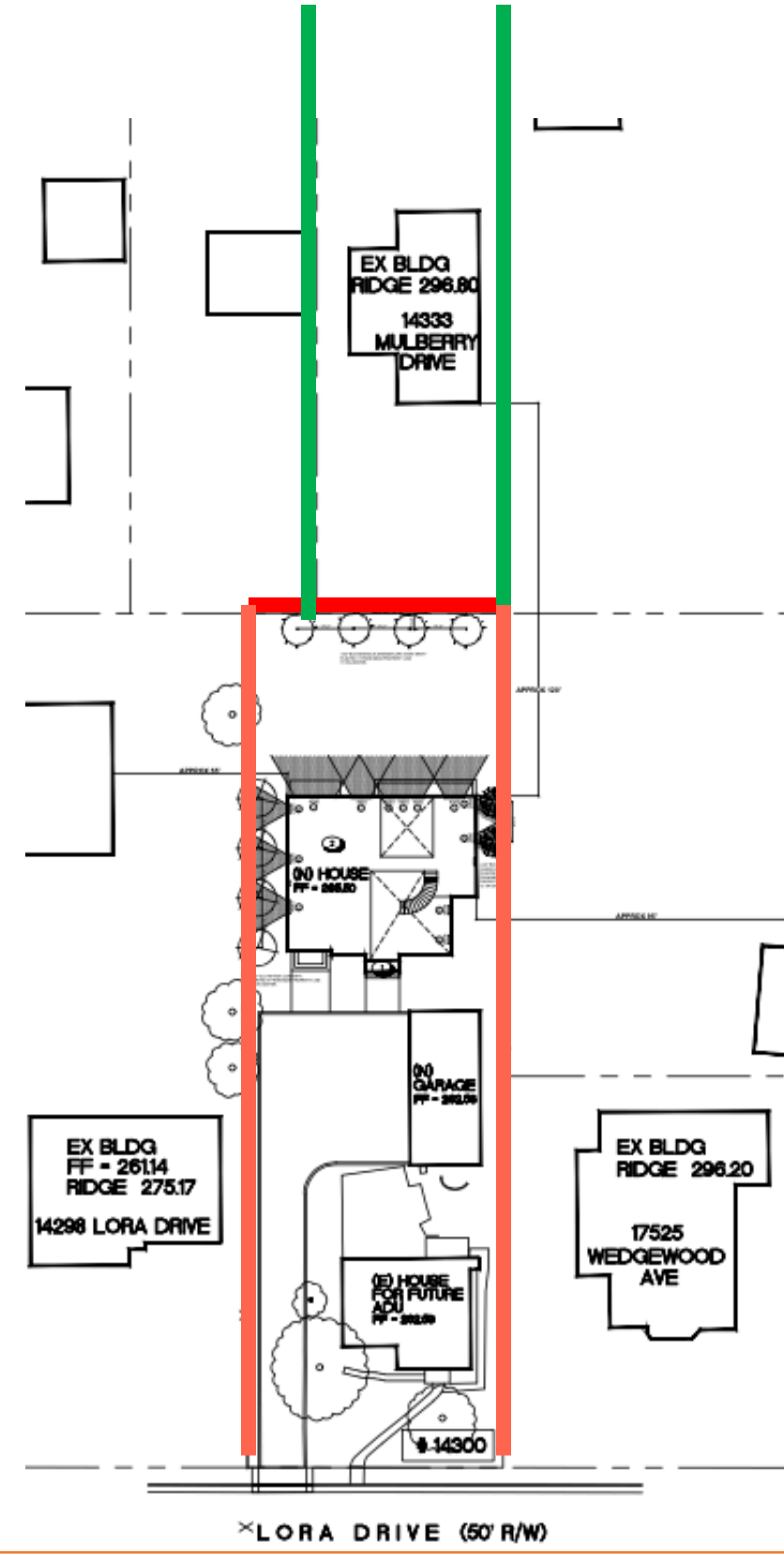
**SUN BLOCKAGE &
SHADOW**



DRAINAGE



**INCONSISTENCY
IN DRAWINGS &
RENDERING**



Proposed Design of 14300 Lora Dr.



View from 14333 Mulberry Dr.



REAR ELEVATION
SCALE 1/4" = 1'-0"

Proposed Design of 14300 Lora Dr.

Mass, Bulk & Scale

- Proposed house wider than 14333 Mulberry lot
- Towering & massive scale

Mass, Bulk & Scale

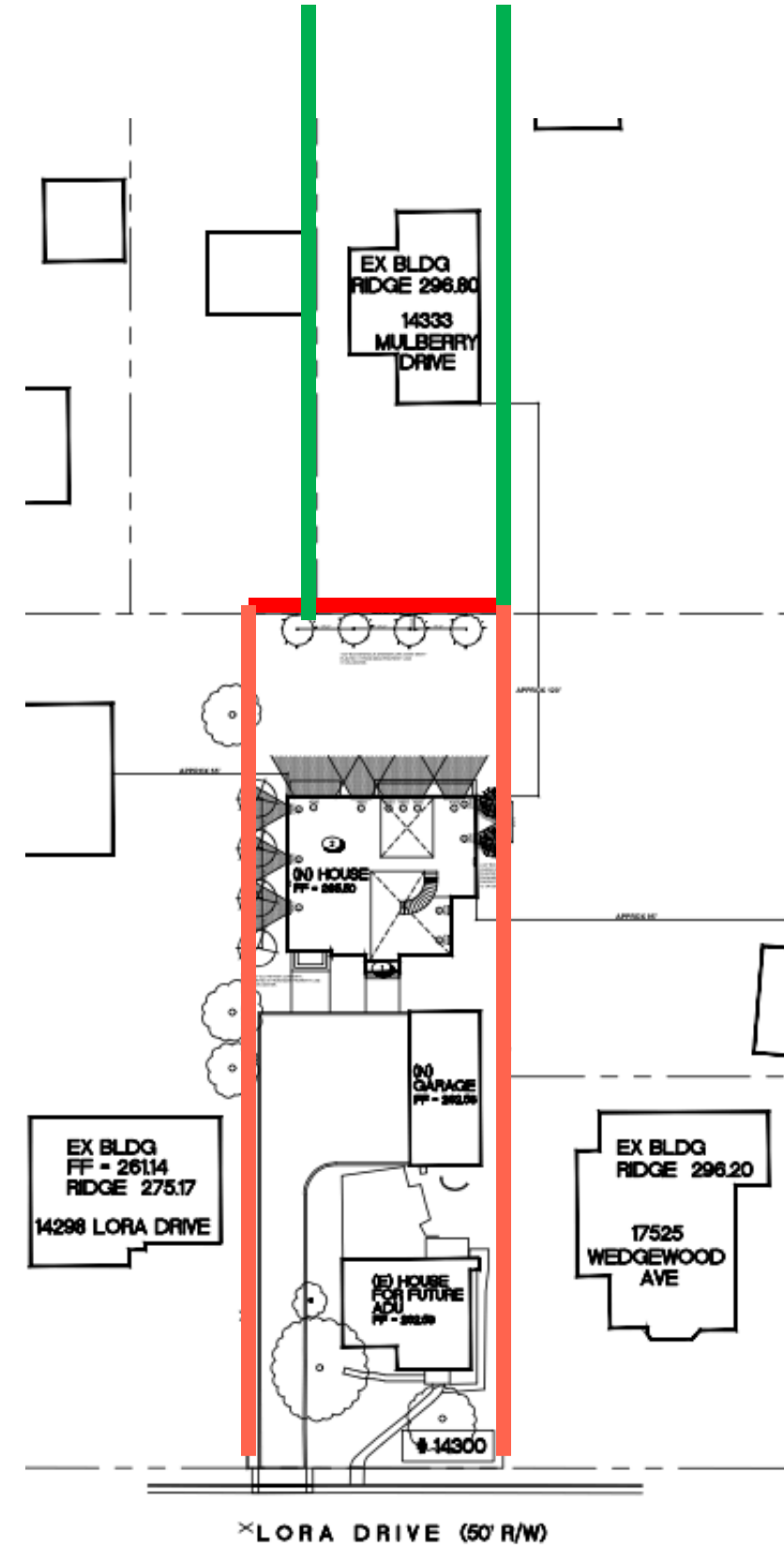


View from 14333 Mulberry Dr.



View from 14333 Mulberry Dr.

The overall massive scale of the proposed house is towering over 14333 Mulberry Dr.



Proposed Design of 14300 Lora Dr.



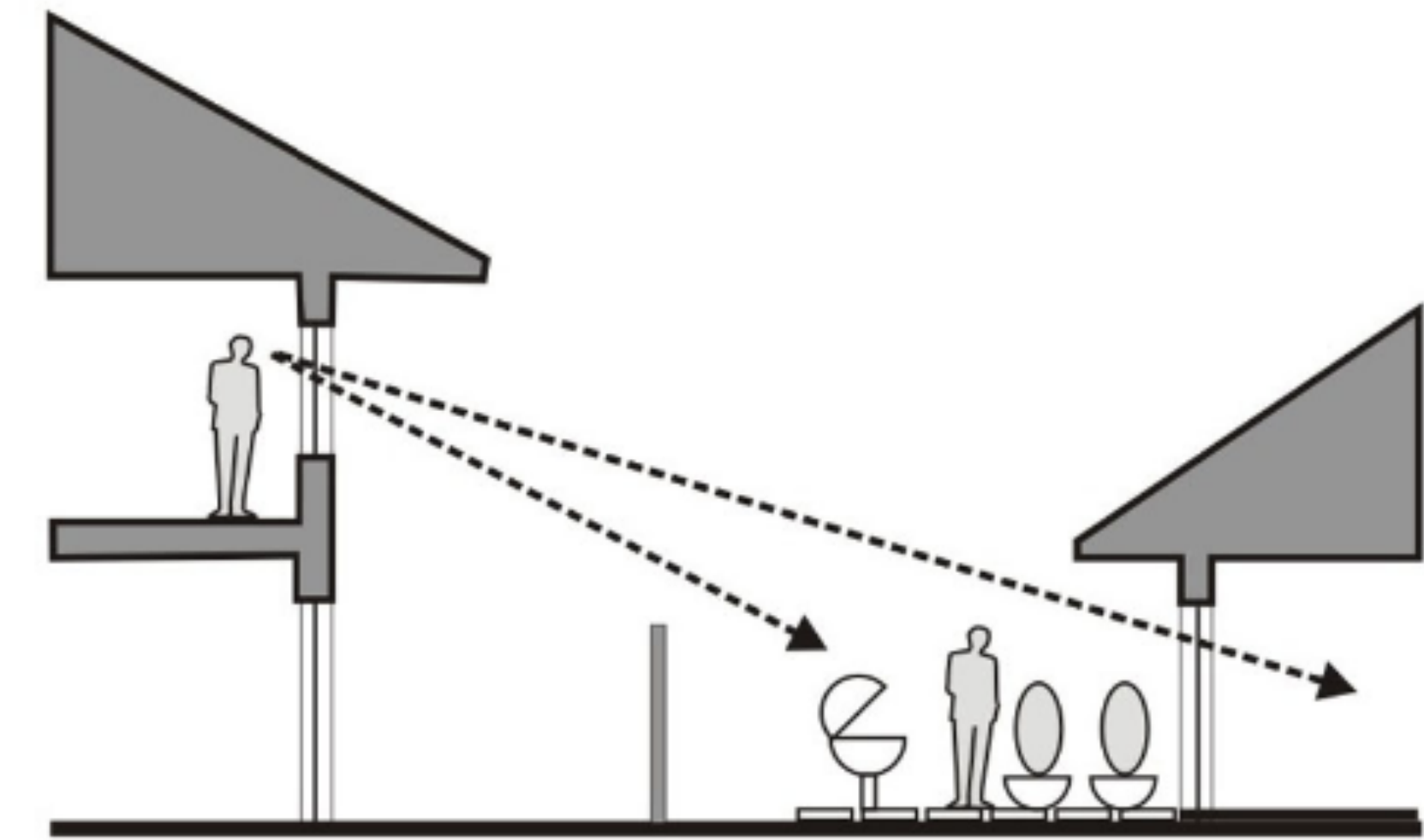
View from 14333 Mulberry Dr.



REAR ELEVATION
SCALE 1/4" = 1'-0"
Proposed Design of 14300 Lora Dr.

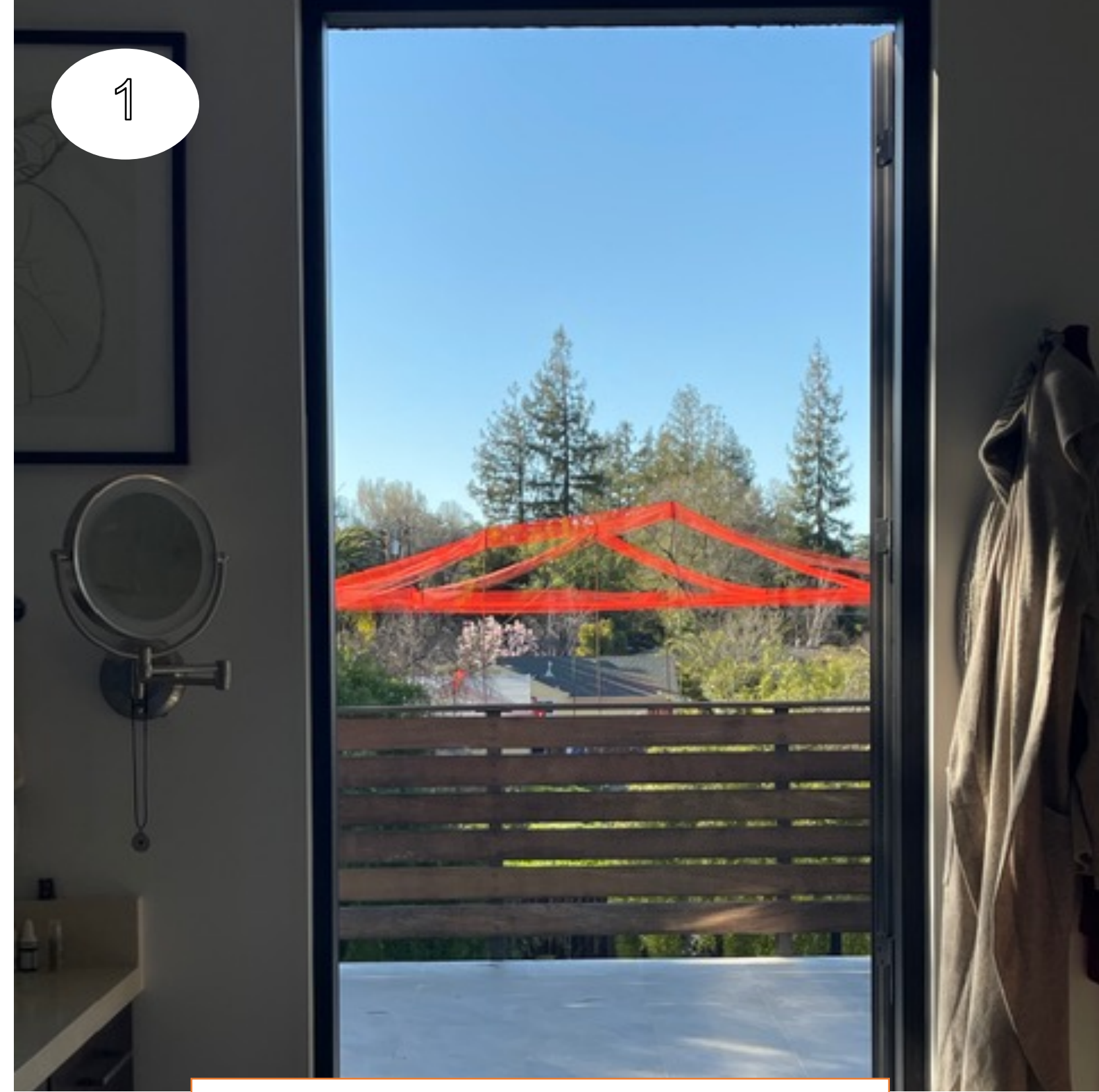
ASK – Mass, Bulk & Scale

- Eliminate the need for an extended height foundation, significantly lower the exterior wall height
- Reduce 2nd story mass
- Install at least 10 mature & tall trees (permit required replaced trees "Red wood Trees)
- Reduce the spacing between trees
- Install lattice on the fence

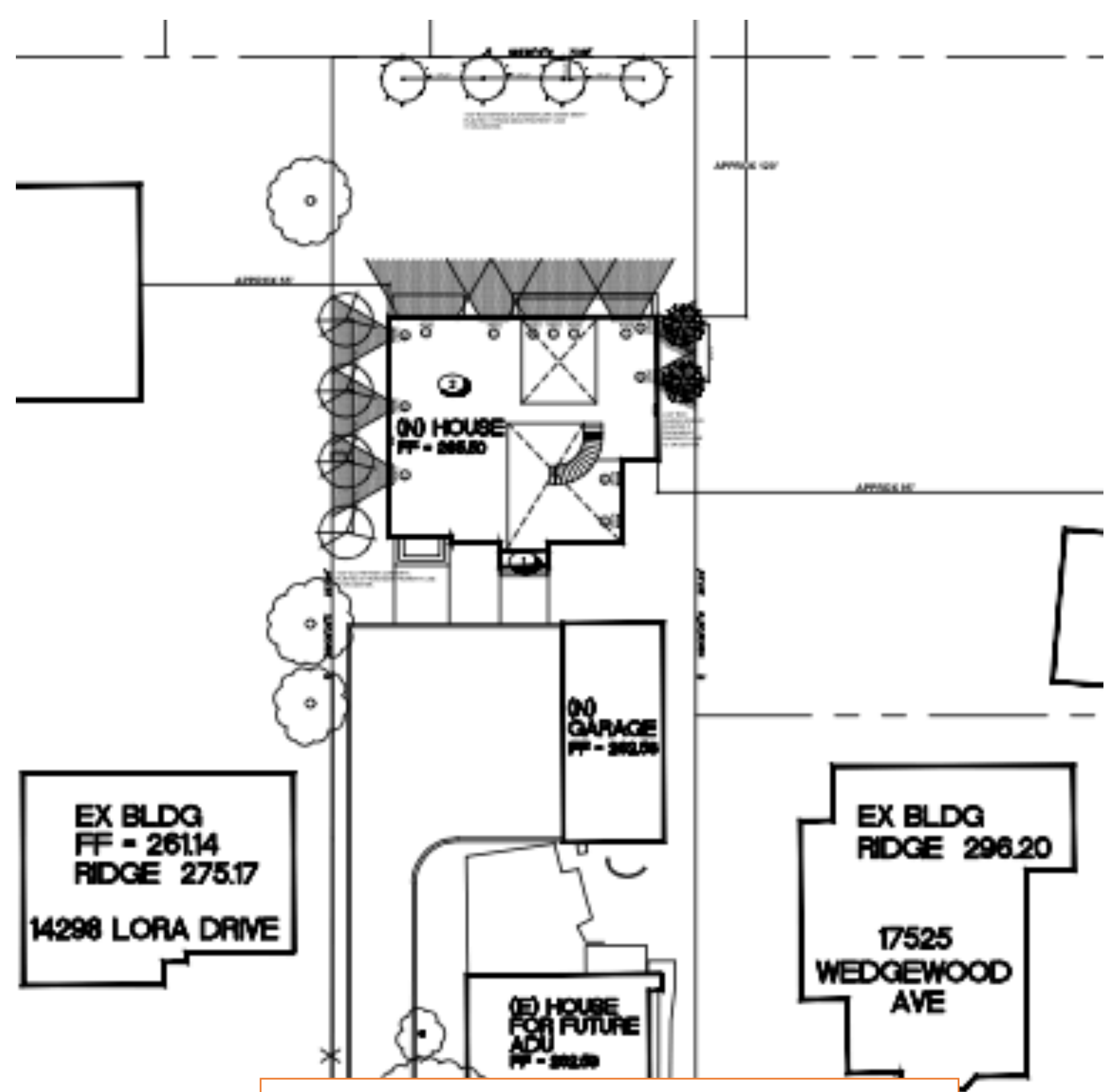


Avoid placing windows in locations that would look into adjacent neighbors' windows or active private yard spaces

Town of Los Gatos Design Guideline



View from 14333 Mulberry Dr.



Proposed Design of 14300 Lora Dr.

Privacy

1. 2nd floor to 2nd floor
2. 2nd floor To 1st floor



View from 14333 Mulberry Dr.

1



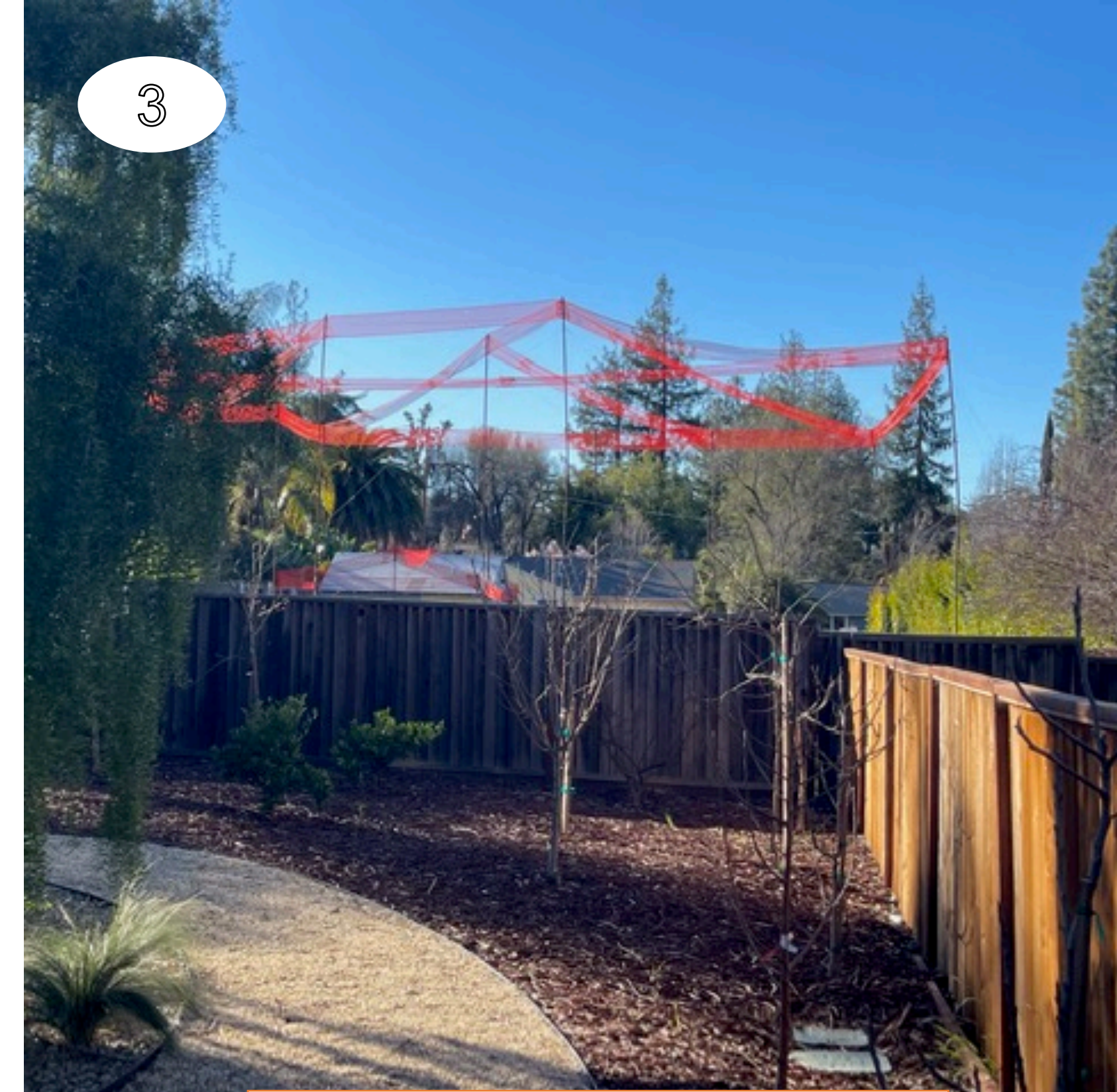
View from 14333 Mulberry Dr.

2



View from 14333 Mulberry Dr.

3



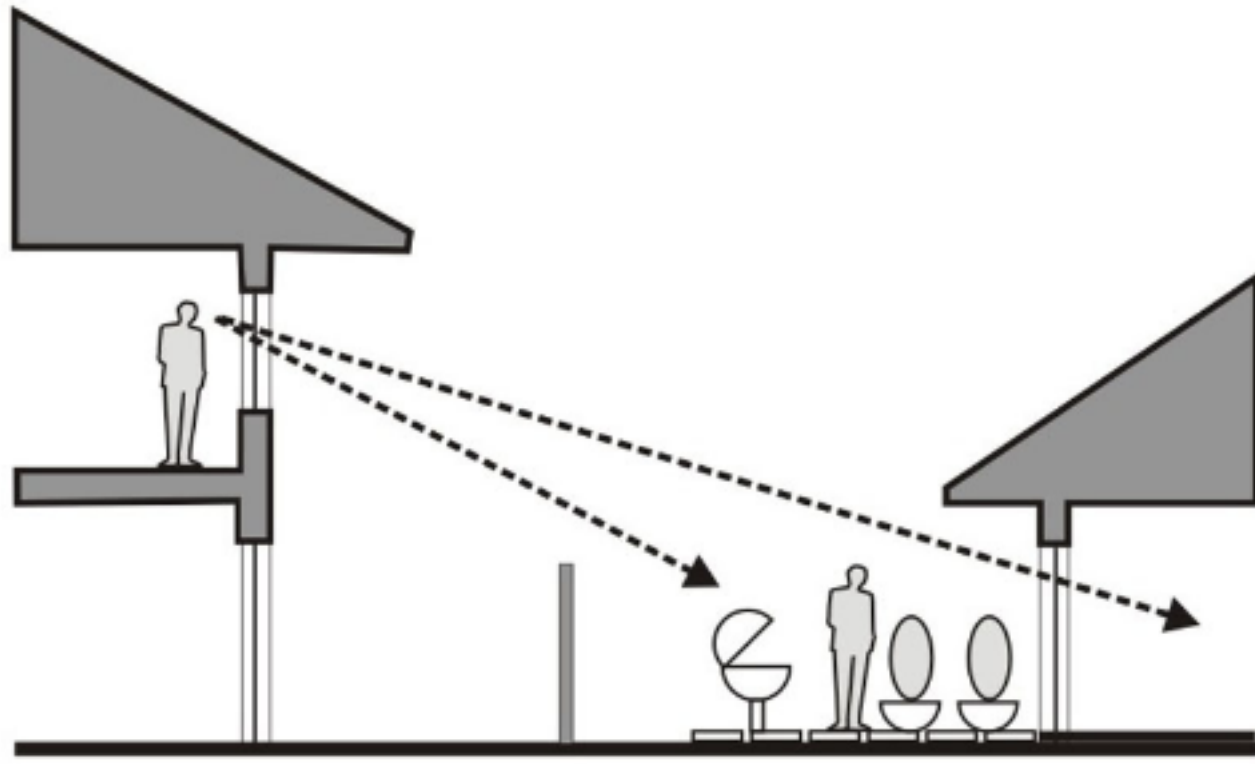
View from 14333 Mulberry Dr.

4



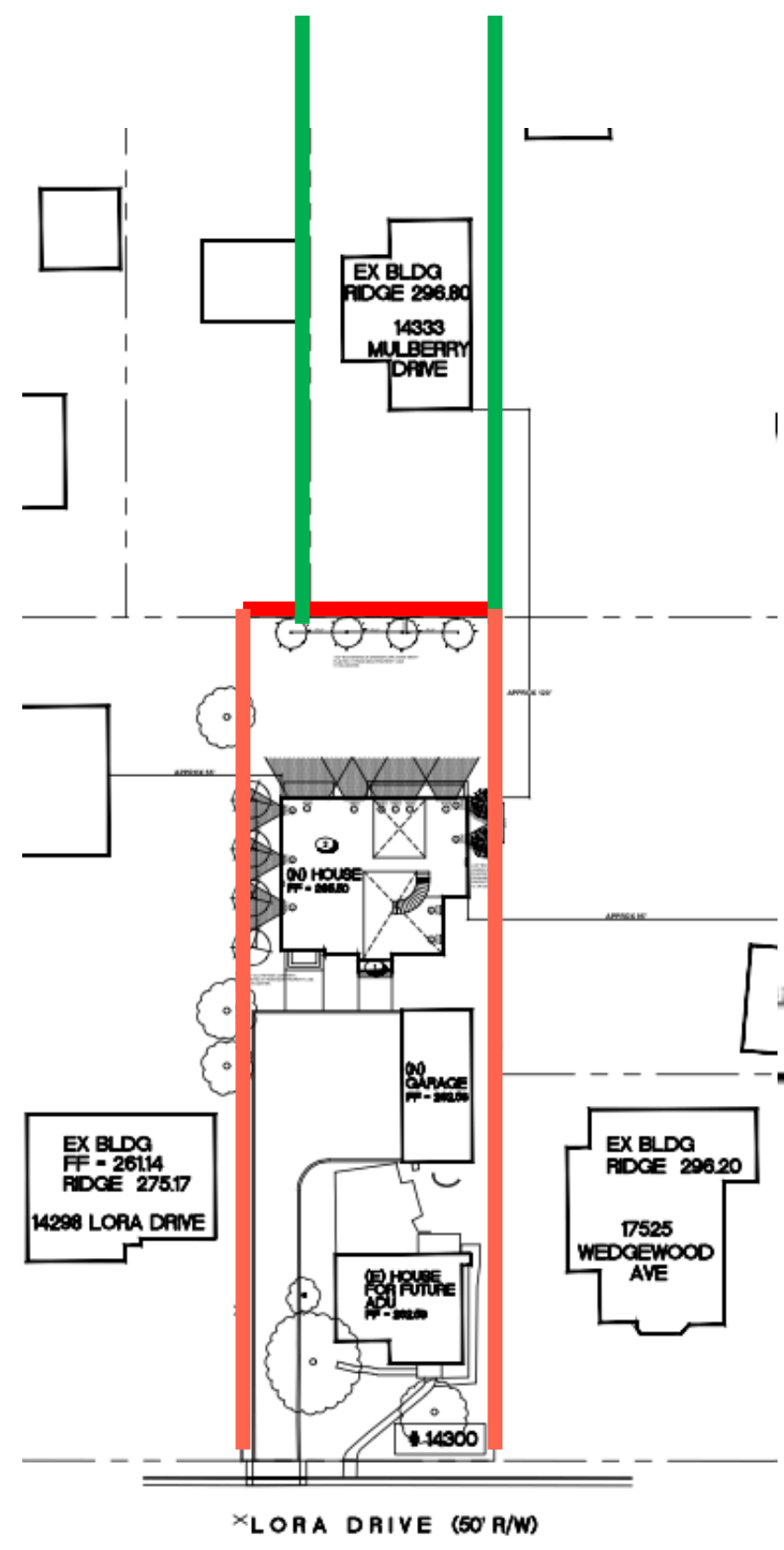
Privacy

1. Master Bedroom
2. Master Bathroom
3. BBQ Area
4. The Seating Area



Avoid placing windows in locations that would look into adjacent neighbors' windows or active private yard spaces

Town of Los Gatos Design Guideline



REAR ELEVATION
SCALE 1/4" = 1'

Proposed Design of 14300 Lora Dr.

ASK - Privacy

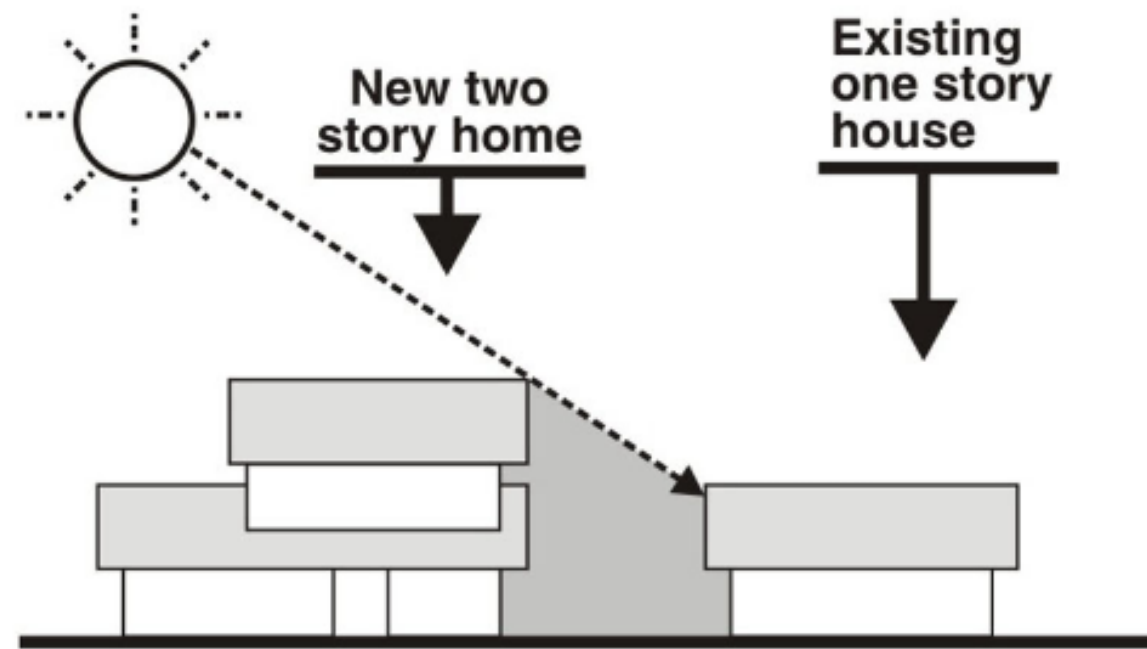
- Reduce the overall exterior wall height of the proposed structure.
- Reduce 2nd story mass of the proposed structure
- Windows
 - Install obscure privacy glass
- Balcony
 - Install rails to act as privacy screen
 - Install privacy screen

Mass & Scale → Sun Blockage & Shadowing



- It Seems the focus of the analysis was partial and only one side
- Clearly due to mass and scale of the proposed plan **14333 Mulberry will be impacted.**

This is going to be a problem for my mother who is 85+ years old and is required to get sun.



Avoid second floor masses in locations that would block sun access to adjacent homes

Town of Los Gatos Design Guideline



R ELEVATION

Proposed Design of 14300 Lora Dr.



View from 14333 Mulberry Dr.



Impacted of Proposed Design On 14333 Mulberry Dr.

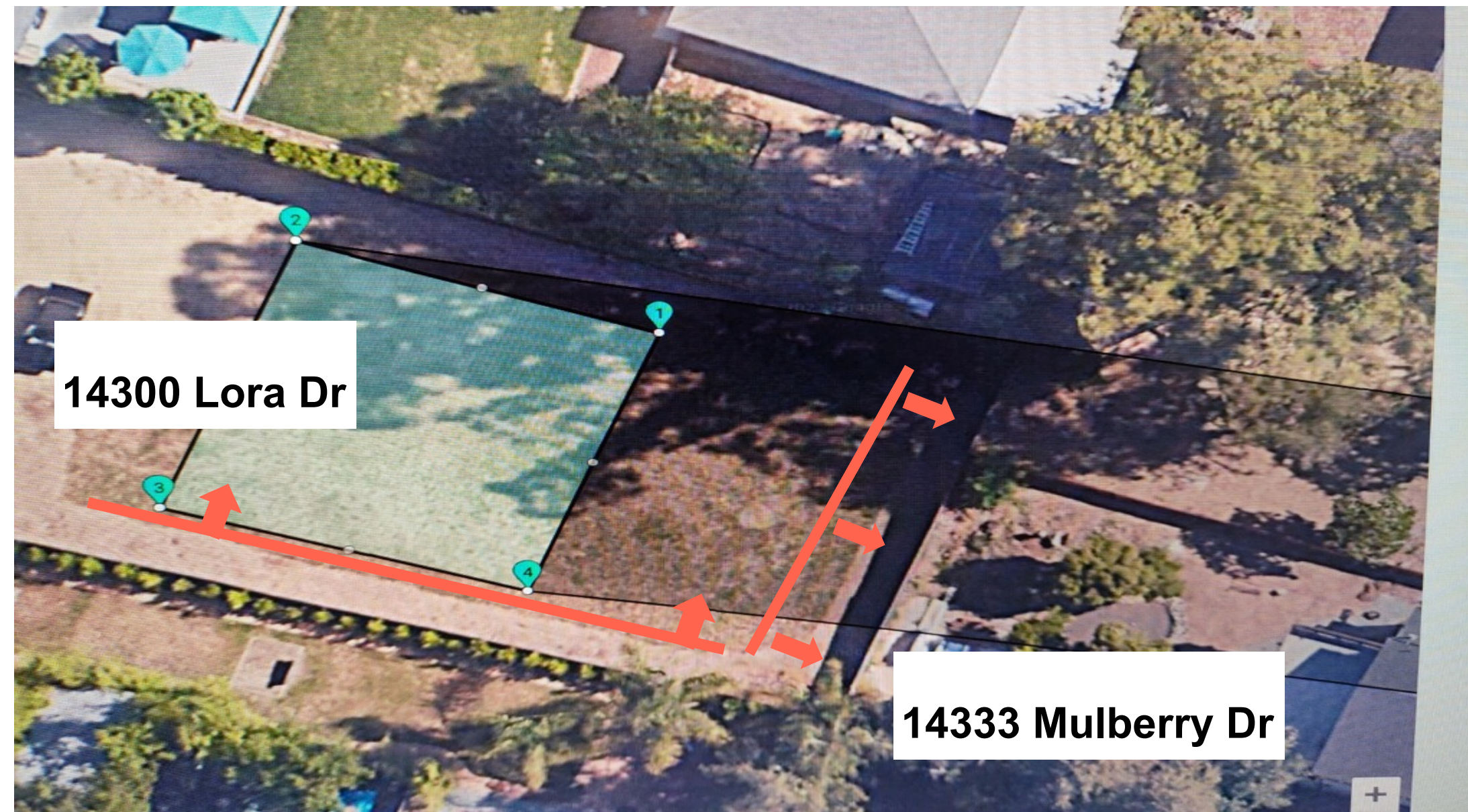
ASK - Mass & Scale → Sun Blockage & Shadowing

- Redo the shadow calculation for different time of the day during all seasons and determine the correct height & 2nd story mass.
- Reduce the overall exterior wall height of the proposed structure.
- Reduce 2nd story mass of the proposed structure
- Redo the shadow calculation with the new proposed height & 2nd story mass for different seasons.

Drainage → Poor Grading Causes Water Saturation



- Previous owner brought a lot of dirt and regrade the area. Currently it is slope toward 14333 Mulberry Dr.
- This is causing a lot of **problem near 14333 Mulberry fence/property line.**



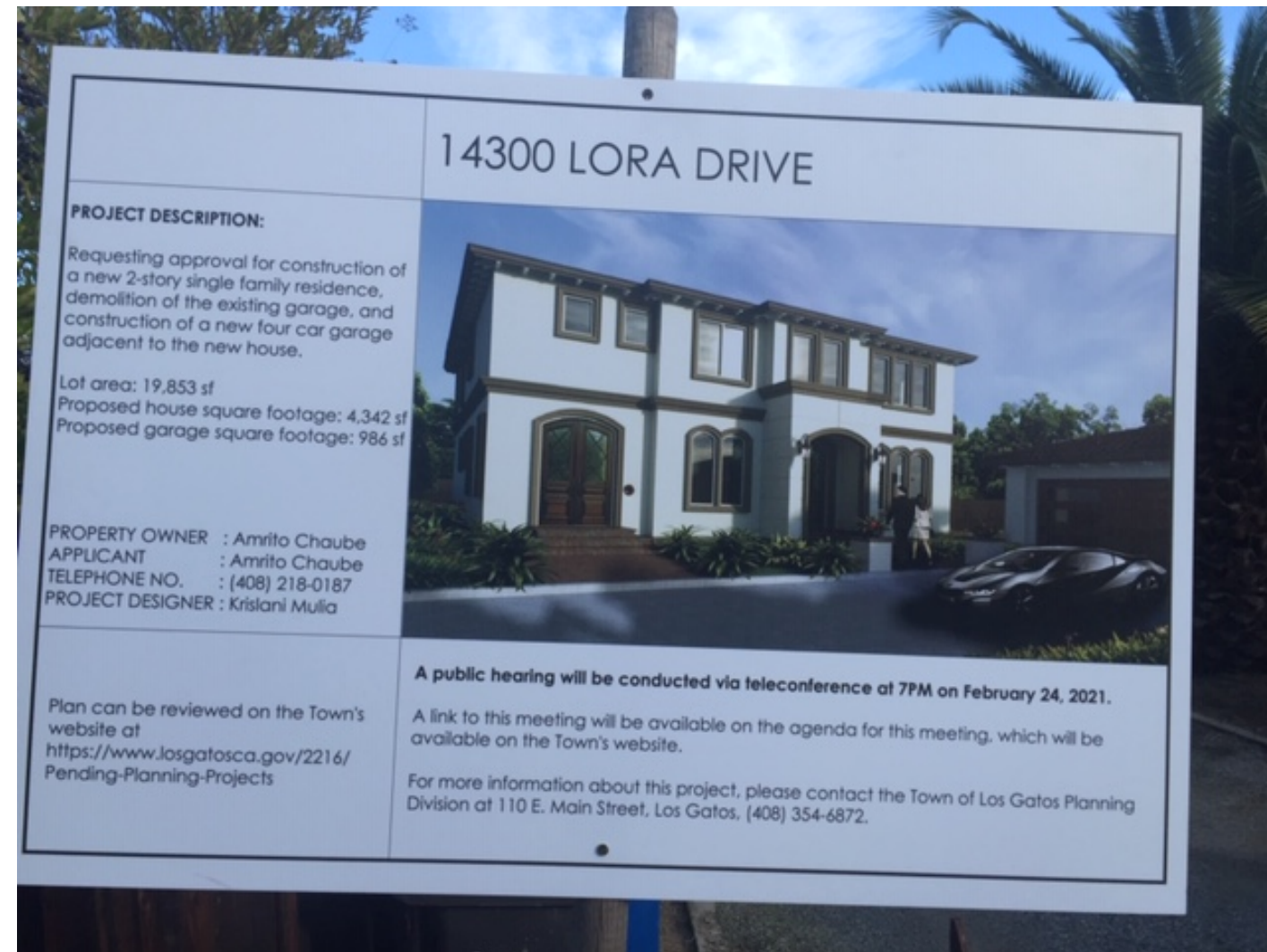
Proposed Design of 14300 Lora Dr.



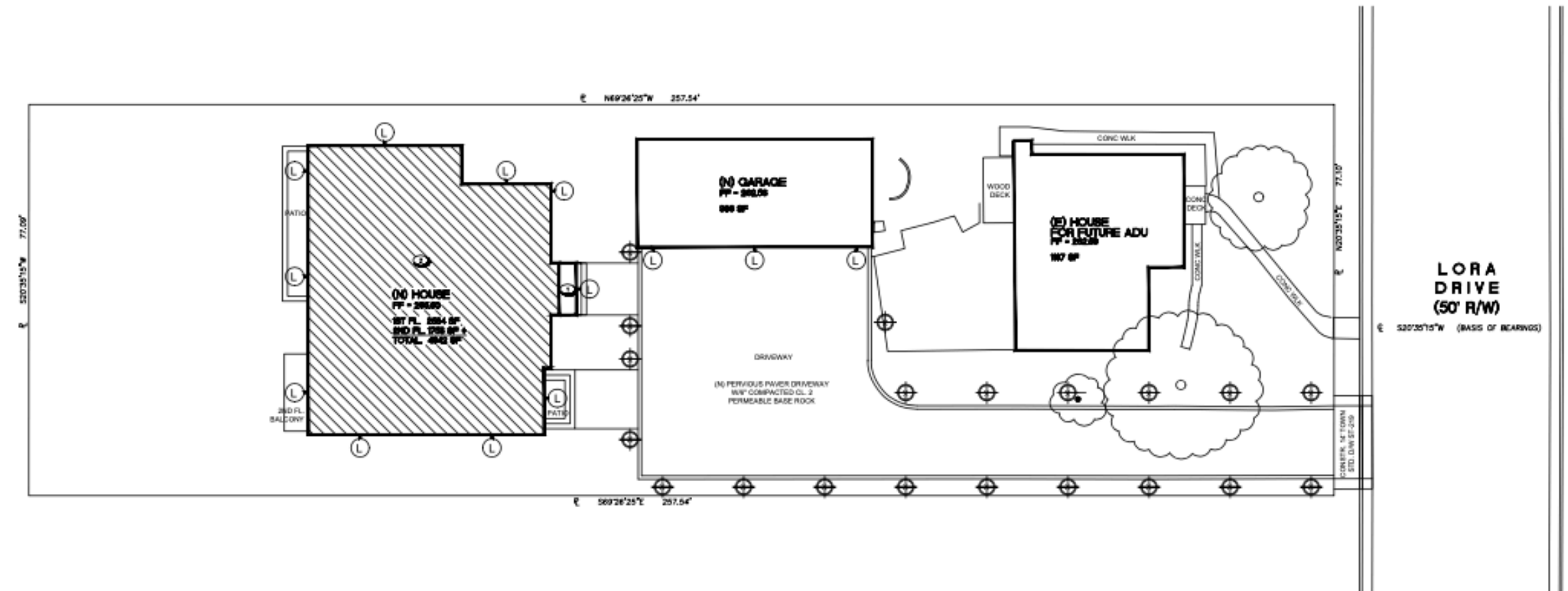
Impacted of Proposed Design On 14333 Mulberry Dr.

ASK - Drainage

- Re-establish positive drainage.
- Install rain water management system
- Reenforce the fence posts



Proposed Design of 14300 Lora Dr.



Proposed Design of 14300 Lora Dr.

INCONSISTENCY IN DRAWINGS & RENDERING

- The rendering image doesn't show the scale of the finished propose structure.
- How would the proposed structure look from street side with the current single story house?

*This Page
Intentionally
Left Blank*