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TOWN OF LOS GATOS
PLANNING DIVISION

Planning Department
Community Development Department, Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030

November 12, 2019

**Re: The Dehkordi Residence, 146 Robin Way
Project Description/ Letter of Justification**

To Whom it May Concern:

On behalf of Mehrdad and Leila Dehkordi and their young family, I am pleased to present this new project to the Town of Los Gatos. The proposed project includes the demolition of an existing single story house and the construction of a new one story home with an attached two car garage. This letter accompanies the submitted building plans and additional exhibits for the above referenced project, and contains descriptions of the property, the neighborhood, and how it complies with the Residential Development Standards.

EXISTING PROPERTY DESCRIPTION

The property is located on the east side of Robin Way, half way down the cul de sac. The immediate neighborhood (entire cul de sac) consists of one story single family homes. The majority of the homes are semi-traditional ranch and craftsman styled homes. The neighboring property to the south is approximately 3 feet higher in grade than the subject property, while the northern property is approximately 3 feet lower.

The existing home has 2,466 sq. ft. with stucco siding, gable roofs and aluminum framed windows. There is an enclosed sunporch in the rear, and the North exterior wall is located 6'-6" from the property line, where 8 feet is the required side setback. The two car garage is attached, as is the case on all of the other properties. There is no architectural detailing or distinct style to speak of.

There is one 22" diameter fir/conifer tree in the rear yard that is not in the way of construction but has been topped repeatedly as the electrical lines drop over it. This tree is slated for removal, as are a few other non protected fruit trees. There is one mature redwood on the adjacent property to the left, and two street trees flanking the property.

PROPOSED DEVELOPMENT DESCRIPTION

The proposal includes the demolition of the existing residence and the construction of a one story, 3,745 square foot home, an attached 2-car garage (510 sf), a front porch, and a covered loggia in the rear.

The proposed architecture is done in what is commonly referred to as "transitional", which means it has elements found in both traditional and contemporary homes. The forms and materials are simple and clean, with a mixture of both flat and hipped roofs. The siding is a blend of stained cedar, stone veneer and smooth stucco. Exterior doors and windows will be a charcoal gray to

emulate a steel frame look. The standing seam metal roofing will be a dark brown/charcoal gray color. (See color boards)

LANDSCAPING

A preliminary landscape plan is included with the application. The plan shows three trees to be removed, one of which is protected. Several replacement trees are planned as mitigation. Drought resistant hedges are proposed on the side yards to provide privacy without overwhelming the space.

COMPLIANCE WITH RESIDENTIAL DEVELOPMENT STANDARDS

The proposed home specifically addresses the Residential Design Guidelines as follows:

SITE/ PLANNING:

- The new home has been sited in the same location as the existing one, including the garage/driveway, so the pattern of the street is retained.
- Utilizing hipped roofs on the sides reduce the impact on the adjacent neighbors.
- Grading has been kept to the minimum required for proper site drainage.

HARMONY/COMPATIBILITY:

- The neighborhood character is somewhat eclectic, so a transitional style is neutral yet makes a step toward the future.

SCALE AND MASS:

- The proposed home has 25 foot front setbacks to the garage and bedroom wing, while the front door sets back 40 feet. The garage and bedroom wing have hip roofs to reduce the
- The house has been carefully articulated with roof elevation lines and walls pushed in and out that break up each elevation except for the north wall, which hugs the setback line.

EXTERIOR MATERIALS:

- High quality materials adorn this home, including the use of stained cedar siding, stone veneer and smooth stucco on the walls, aluminum framed windows and sustainable metal roofing.
- A single steel column supports the porch, and three more support the rear loggia.

ENERGY CONSERVATION:

- The house will employ high quality dual glazed, low E wood windows, ultra-high performance insulation packages and high efficiency mechanical systems for heating, cooling and domestic hot water.
- Deep covered porches and eaves will shade the windows and doors in the summer.
- Several strategically placed skylights throughout the house will illuminate the interior to reduce the need for artificial lighting during the daytime.
- Cross ventilation is provided to allow natural cooling in order to reduce the need for A/C.

PRIVACY:

- The single story home does not pose and privacy issues to any adjacent neighbor.

LANDSCAPING:

- All proposed landscaping shall comply with the Town's Landscaping Policies

- Proposed drought tolerant plants and landscape materials have been chosen to enhance both the architecture and the natural setting of the lot.

GEOLOGICAL:

- A Geological report has been ordered and will be submitted for peer review when completed.

CONCLUSION

This house has been conceived from the beginning to be compatible with both the neighborhood and the site. The size, mass, color and exterior style are in keeping with the surrounding properties and enhance neighborhood.

Sincerely,



Gary Kohlsaat
Architect C19245

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