

RE: LETTER FROM NEIGHBOR
AT [REDACTED]

AFTER REVIEWING THE LETTER SUBMITTED BY THE NEIGHBOR AT [REDACTED], I WOULD LIKE TO PROVIDE THE FOLLOWING RESPONSE.

AS THE PROJECT ARCHITECT, I HAVE NOT HAD THE OPPORTUNITY TO WORK WITH THE NEIGHBORS NOR HAVE I BEEN APPROACHED BY THEM TO DO SO.

SITE DRAINAGE

THE [REDACTED] IS NOT AN APPLICABLE POINT. 176 IS DOWNHILL FROM 178.

THE EXISTING IMPERVIOUS COVERAGE OF 176 IS 3,959^{SF}, PROPOSED IS 3,991^{SF} - A MERE 32^{SF} INCREASE.

THE PROPOSED SITE DRAINAGE HAS BEEN ENGINEERED TO RETAIN ALL WATER ON SITE PER TOWN REQUIREMENTS AND HAS BEEN REVIEWED AND APPROVED BY THE TOWN ENGINEERING DEPARTMENT. THERE IS NO ISSUE HERE.

SHADOWS

THE PROPOSED NEW HOME WILL CAST SHADOWS OPPOSITE FROM THE NEIGHBOR AT 178. THIS IS ILLUSTRATED CONCLUSIVELY ON SHEET SHW-1. NO SHADOWS WILL BE CAST TOWARDS [REDACTED] AND DAYLIGHT WILL NOT BE BLOCKED IN ANY WAY TO [REDACTED] - THERE IS NO ISSUE HERE.

SETBACKS

THE LOT IS NON-CONFORMING IN TERMS OF WIDTH, AREA AND OF AN IRREGULAR TRAPEZOIDAL SHAPE. ITS FRONTAGE IS 31'-9" (60'-0" IS REQUIRED FOR ZONE). IT HAS 7,435^{SF} OF SITE AREA (8,000^{SF} IS REQUIRED FOR ZONE). TOWN POLICY SPECIFICALLY ALLOWS SETBACK AND AREA EXCEPTIONS FOR SUCH NON-CONFORMING PARCELS.

THE PARCELS IN THE NEIGHBORHOOD ALL POSSESS NON-CONFORMING FRONTAGES/LOT WIDTHS AND ALL THE HOMES POSSESS NON-CONFORMING SIDEYARD SETBACKS.

RE: LETTER FROM NEIGHBORHOOD
AT [REDACTED]



THE PARCEL TO THE RIGHT OF 176 (172) IS THE ONLY CONFORMING WIDTH PARCEL AND EVEN THAT HOME ENJOYS A 4'-9" SIDEYARD SETBACK NEXT TO 176.

THE NEIGHBOR TO THE LEFT AT 178 HAS A WIDER LOT THAN 176 AND ENJOYS SIDEYARD SETBACKS OF 4'-0" ON THE SOUTH SIDE AND 5'-0" ON THE NORTH SIDE - RIGHT NEXT TO 176.

NEXT TO 178, THE PROJECT HOUSE WILL HAVE AN AVERAGE FIRST FLOOR SIDEYARD SETBACK OF 6'-6" AND AN AVERAGE UPPER FLOOR SIDEYARD SETBACK OF 7'-0".

THE UPPER FLOOR SIDEYARD SETBACK NEXT TO 178 INCREASES FROM FRONT TO BACK - IT IS 6'-6" AT FRONT OF PROPERTY, THEN INCREASES TO 9'-6" TOWARDS THE OF REAR OF THE PROPERTY.

WINDOWS/PRIVACY

THERE ARE NO 'PUBLIC SPACE' SIDEYARD UPPER LEVEL WINDOWS FACING 178. AS DESIGNED, A CHILDS BEDROOM, BATHROOM AND THE MASTER BATHROOM WINDOWS DO FACE TOWARDS 178, BUT THESE ARE PRIVATE SPACES AND THE THORNBERRY'S DESIRE PRIVACY TO THESE SPACES AS MUCH AS [REDACTED] DOES.

THESE SPACES WILL EMPLOY THE USE OF WINDOW COVERINGS AS A COURSE OF NATURAL BEHAVIOR.

RE: LETTER FROM NEIGHBORHOOD
AT [REDACTED]

THIS IS A TYPICAL CONDITION OF 'IN TOWN' LOS GATOS HOMES/
NEIGHBORHOODS AND IS CONSISTENT/PERMISSIBLE WITHIN DESIGN
GUIDELINES AND TOWN POLICY.

GROUND LEVEL SIDEYARD WINDOWS OF BOTH 178 AND 176
[REDACTED] FACE EACH OTHER - THIS CONDITION WILL NOT CHANGE,
BUT WILL IMPROVE AS THE NEW KITCHEN WINDOW LOCATION OF 176
WILL BE OFFSET FROM 178'S KITCHEN WINDOW. CONSISTENT WITH
DESIGN GUIDELINES.

BULK AND MASS

VERTICAL TWO STORY FAC [REDACTED] ARE TYPICAL OF THE
NE [REDACTED] HBORHOOD AND TYPICAL OF THE ITALIANATE AND VICTORIAN
STYLES IN GENERAL.

LARRY CANNON'S REVIEW SPEAKS FOR ITSELF. HE FOUND THE
HOME TO BLEND WELL, FIT WELL AND BE OF APPROPRIATE
MASSING AND STYLE WITH THE NEIGHBORHOOD.

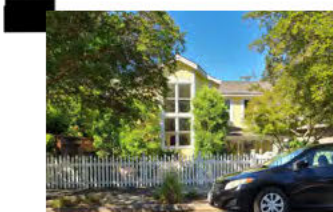
WE HAVE ALSO MODIFIED THE FRONT PORCH PER CANNON'S
DIRECTION, SHORTENING ITS PROJECTION AND INCREASING THE
FRONTYARD SETBACK.

PUSHING THE UPPER LEVEL BACK WOULD NOT BE CONSISTENT WITH
ITALIANATE OR VICTORIAN STYLE, NOR WARRANTED AS THE FRONT
PORCH CREATES AND PROVIDES AN OFFSET MASSING
ARTICULATION CONSISTENT WITH OTHER NEIGHBORING HOMES SUCH
AS:

162 LOMA ALTA
188 LOMA ALTA

177 LOMA ALTA
195 LOMA ALTA

179 LOMA ALTA



RE: LETTER FROM NEIGHBORHOOD
AT [REDACTED]

MANY MORE EXAMPLES LINE THE WHOLE OF LOMA ALTA FROM LOS GATOS BLVD UP TO CYPRESS WAY.

LARRY CANNON'S REVIEW WAS THOROUGH - FRONT, SIDE AND BACK - WITH NO MENTION OF A NEED TO CHANGE THE MASSING IN ANY WAY. [REDACTED] THE [REDACTED] GROUND FLOOR AREA TO UPPER LEVEL AREA IS 58% LOWER LEVEL TO 42% UPPER LEVEL, BEING IN COMPLIANCE WITH TOWN GUIDELINES.

LIKE ALL FAMILIES, THE THORNBERRY'S DESIRE TO HAVE THEIR CHILDREN RESIDE ON THE SAME LEVEL AS THEY DO. THE UPPER LEVEL CONSISTS OF 3 MODEST BEDROOMS AND TWO BATHROOMS - ONE ROOM FOR THEIR TWO SONS (AGES [REDACTED] ONE ROOM FOR THEIR DAUGHTER (AGE [REDACTED] ONE BATHROOM TO BE SHARED BY ALL 3 CHILDREN AND A PRIMARY BEDROOM AND BATH. THE MAIN LAUNDRY ROOM HAS BEEN PLACED DOWN IN THE BASEMENT TO MINIMIZE UPPER LEVEL AREA BULK AND MASS - IN NO WAY SHOULD THIS BE CONSIDERED EXCESSIVE.

NEIGHBORHOOD COMPATIBILITY

THE HOME HAS BEEN METICULOUSLY DESIGNED TO FIT ITS SITE, FOUND COMPATIBLE IN TERMS OF MASSING AND STYLE BY CONSULTING ARCHITECT LARRY CANNON. MATERIALS CONSISTING OF WOOD SIDING, COMPOSITION ASPHALT SHINGLE ROOFING AND TRUE DOUBLE HUNG WOOD WINDOWS ARE CONSISTENT WITH MATERIALS OF NEIGHBORING HOMES.

NEIGHBOR OUTREACH WAS CONDUCTED WITH THE FOLLOWING ATTACHED LIST HAVING REVIEWED THE PLANS AND PROVIDED SIGNATURE OF APPROVAL.

SUMMARY

THIS HOME HAS BEEN DESIGNED IN A MOST THOUGHTFUL WAY TO RESPECT THE NEIGHBORHOOD, PROVIDE FOR NEIGHBORING TREE PRESERVATION, AND TO BLEND HARMONIOUSLY WITHIN ITS GIVEN SITE CONSTRAINTS. IT MEETS APPROVAL WITH THE CONSULTING ARCHITECT AND ALL THE OTHER IMMEDIATE NEIGHBORS. THE EXCEPTIONS ASKED FOR ARE TYPICAL OF THE EXISTING NEIGHBORHOOD CONDITIONS.

THANK YOU FOR YOUR CONSIDERATION AND WE WOULD ASK THAT YOU APPROVE THE THORNBERRY'S HOME AS DESIGNED.

RESPECTFULLY,

JAY PLETT ARCHITECT

176 Loma Alta Neighbor Review

I/We AYHAN MUTLU

10/3/24

residing at [REDACTED] LOMA ALTA AVE

have reviewed the plans for 176 Loma Alta dated 9.30.24 and have no objections.

I/We Kelly Garton and Tom Valencia

10/5/24

residing at [REDACTED] Loma Alta Ave.

have reviewed the plans for 176 Loma Alta dated 9.30.24 and have no objections.

immediate potential obstruction of chimney placement w/ neighboring chinese elm
② making note to discuss exact placement of upper stairwell window for potential privacy concerns to master bathroom into bedroom at 172

I/We Tom & Julie Thomas

10/6/24

residing at [REDACTED] LOMA ALTA AVE

have reviewed the plans for 176 Loma Alta dated 9.30.24 and have no objections.

I/We Gina Tuckfield

10/6/24

residing at [REDACTED] Loma Alta Ave, Los Gatos CA

have reviewed the plans for 176 Loma Alta dated 9.30.24 and have no objections.

I/We Yvonne Bentley

10/7/24

residing at [REDACTED] Loma Alta Ave LG

have reviewed the plans for 176 Loma Alta dated 9.30.24 and have no objections.

176 Loma Alta Neighbor Review

I/We Ron & Linda Eng 10/7/2024
residing at [REDACTED] Loma Alta Ave

have reviewed the plans for 176 Loma Alta dated 9.30.24 and have no objections.

I/We Linda Van Mowenik [Signature]
residing at [REDACTED] Loma Alta Ave, LG 95030 10/7/24

have reviewed the plans for 176 Loma Alta dated 9.30.24 and have no objections.

I/We _____
residing at _____

have reviewed the plans for 176 Loma Alta dated 9.30.24 and have no objections.

I/We _____
residing at _____

have reviewed the plans for 176 Loma Alta dated 9.30.24 and have no objections.

I/We _____
residing at _____

have reviewed the plans for 176 Loma Alta dated 9.30.24 and have no objections.

See list of supports below and the original signature document attached. The bottom twos are verbal support we got.

- Ayhan Mutlu(with supporting letter to town)
 - [REDACTED] LOMA ALTA AVE
 - 10/3/24
- Kelly Garton and Tom Valencia(some concerns over the tress and they sent a letter to town, we addressed that already)
 - [REDACTED] Loma Alta Ave.
 - 10/5/24
- Tom and Julie Thomas
 - [REDACTED] Loma ALTA Ave
 - 10/6/24
- Gina Tuckfield
 - [REDACTED] Loma Alta Ave, Los Gatos CA 1
 - 10/6/24
- Patricia(Trixie) Bentley
 - [REDACTED] Loma Alta
 - 10/7/24
- Yu Chen
 - [REDACTED] Johnson Ave
- Ron + Linda Eng
 - [REDACTED] Loma Alta Ave
 - 10/7/2024
- Wei Yu
 - [REDACTED] Loma Alta Ave
- Linda Van Mouwerik
 - [REDACTED] Loma Alta Cave, 16 95030
 - 10/7/24
- Shimin Zhu
 - [REDACTED] Vista del Monte
- Verbal support below:
 - Raymond and Robin
 - [REDACTED] Los Gatos Blvd
 - Scott(Raymond and Robin told us about him)
 - [REDACTED] Loma Alta Ave

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