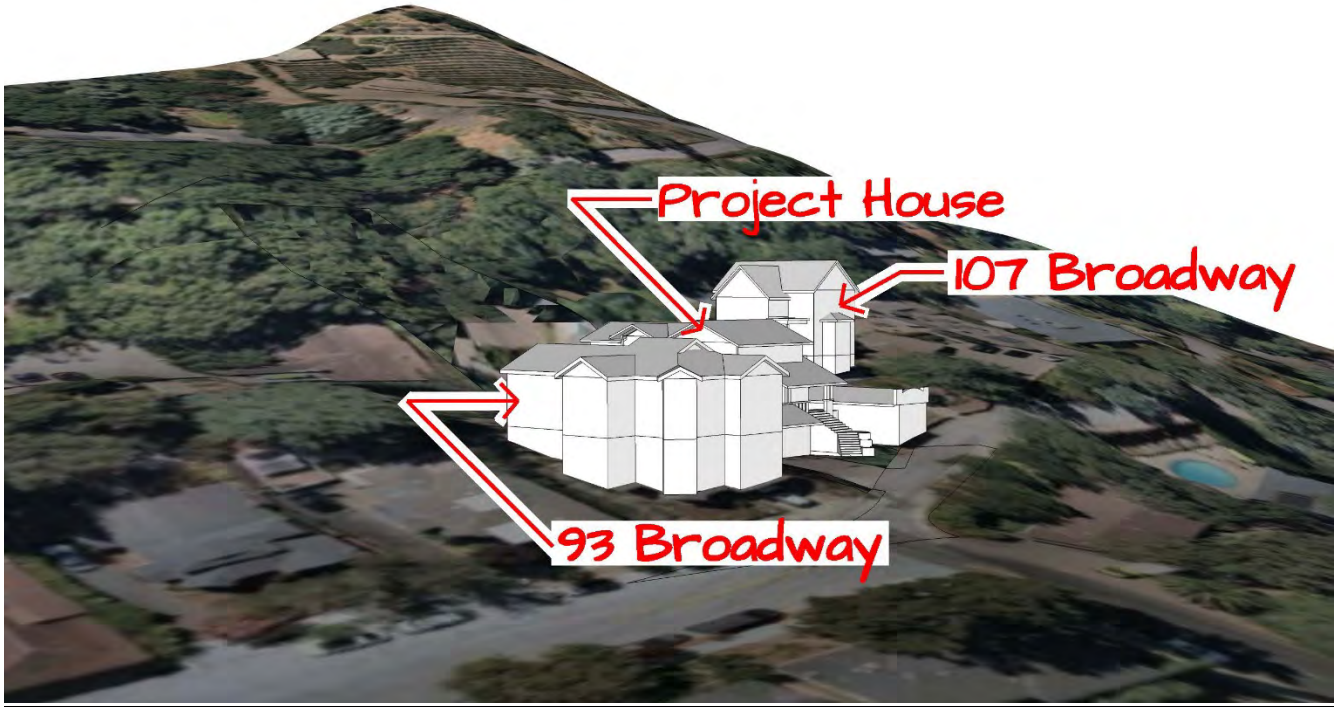
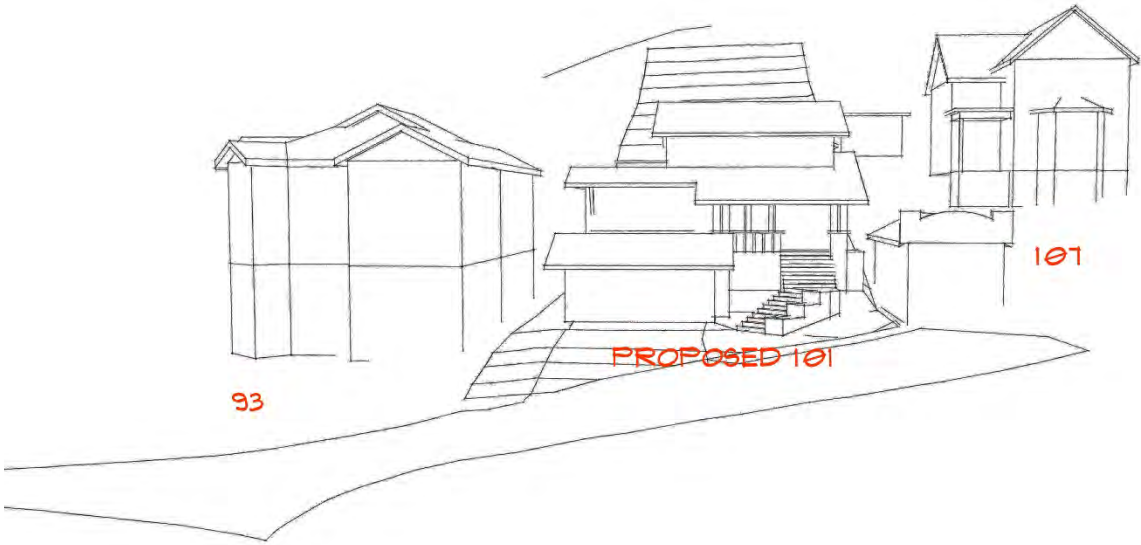


101 Broadway



PROJECT SUMMARY, OCTOBER 26, 2020

As the photo below demonstrates, the current home is a fire stricken, unsafe blight on the neighborhood and the Town at large. The HPC rightfully approved of its demolition. Per county record, its area is 1296SF. No historic character can be found. Even prior to the fire, the home was bastardized with unseemly additions and remodels - things that should never be done to any house.



Exhibit A – The existing structure

This project is subject to not just one, or two, but to three of the Town's controlling guidelines --

The HPC

The Residential Design Guidelines

and

The Hillside Design Guidelines

This design meets or exceeds the guidelines at all applicable points - that is why Planning Staff had not one negative comment or concern.

The subject site is narrow, deep and sloping. The LRDA is located in lower portion of the site – the proposed home is within the sites LRDA. In turn, the building envelope is very narrow – Just 39 feet wide on a Site of over 12,000sf.

Due to its slope, the FAR was reduced 31%, in turn reducing the allowable floor area by 1100sf – from ~ 3550sf down to 2449.5sf. The project home's size, mass and area fits compatibly with the other homes and does not possess the largest FAR or Floor Area.

The Design Process

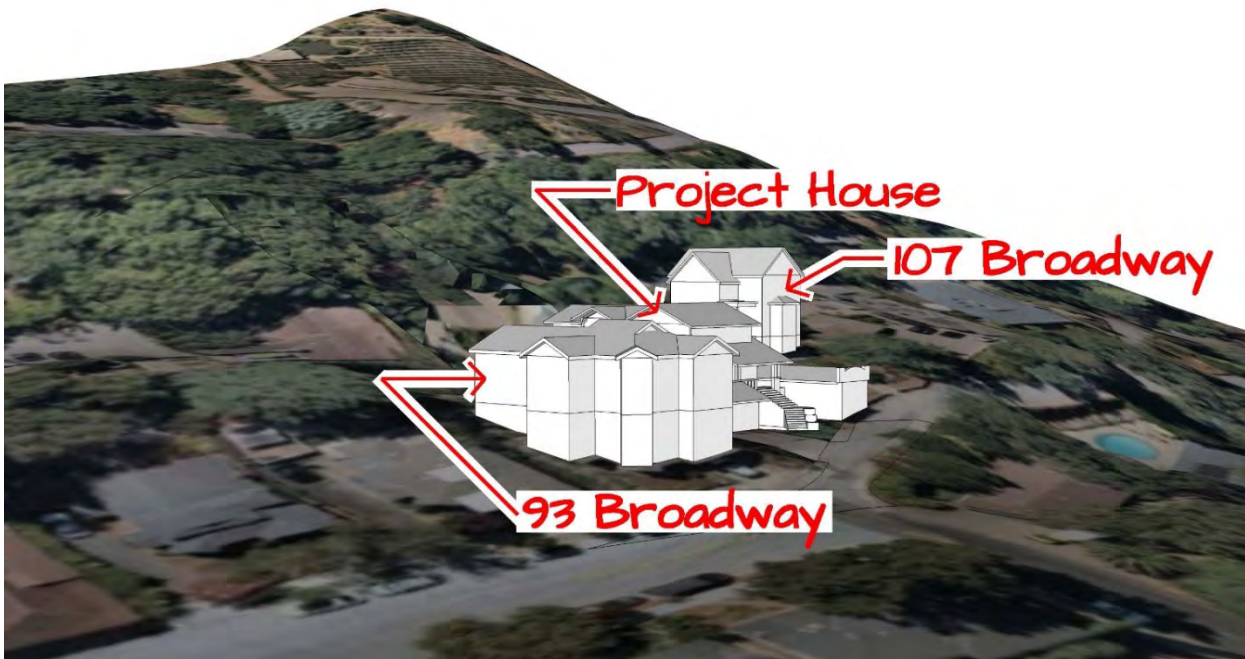
Historic

The project was deigned to be in keeping with the diverse fabric of the historic neighborhood, be of historic character, and employ the use of traditional materials and detail features.

Residential Design Guidelines

The design avoids a flat, imposing facade as currently exists. The lower level is moved 5 feet further back than what is existing, the main level is stepped back ~15' with the upper level stepped back even further, respecting the slope of the hillside and creating well-articulated massing. In addition, moving the house back provides safer back up space, and a better rhythm to the streetscape.

Exhibit B Illustration



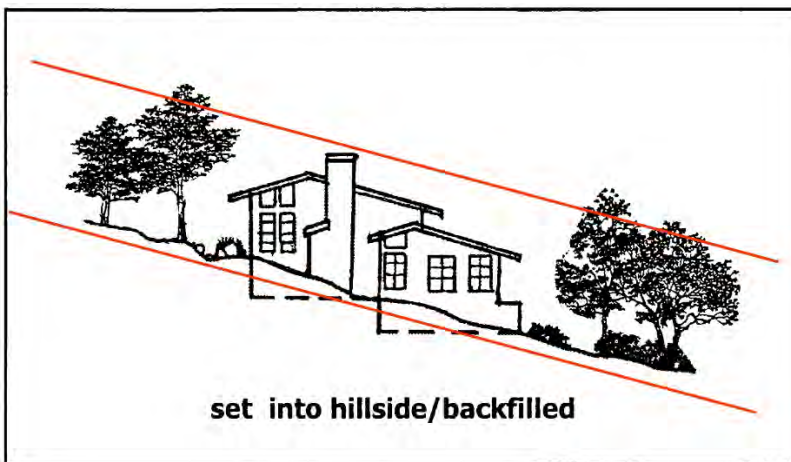
Hillside Guidelines

The home has been designed within the envelope of the site's LRDA.. Grading has been kept to a minimum.

The floor area of the home has been reduced accordingly per the Town's slope reduction policy.

The site naturally slopes up from front to back and at the same time from left to right. The design adheres to the guidelines meticulously as it steps up with the slope not only from front to back, but also from left to right. The upper level is setback 17 feet from the left side or easterly property line.

Exhibit C



Do this

Pg. 21 Los Gatos Hillside Development Standards and Guidelines, 3.A.6



East Elevation

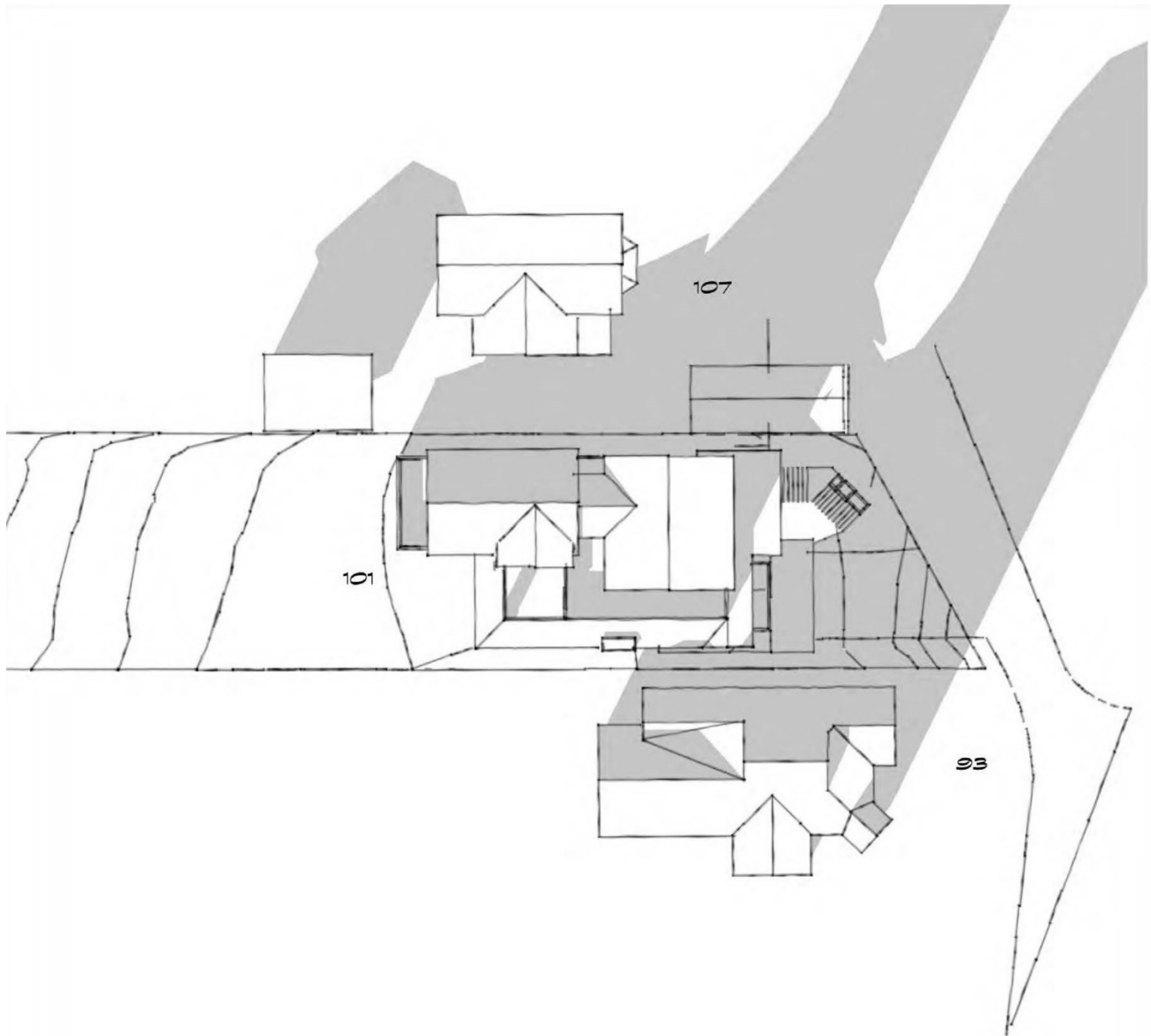


North Elevation

Shadow impacts

As can be seen in the Shadow Study, essentially no negative shadows will be cast on 107's property, with the exception of 9am Dec 21 - and even then, the house at 107 will rise above the shadow. By mid-morning on Dec 21, the shadow will have passed. Even on that particular day, 107's accessory unit casts a large shadow on its own yard.

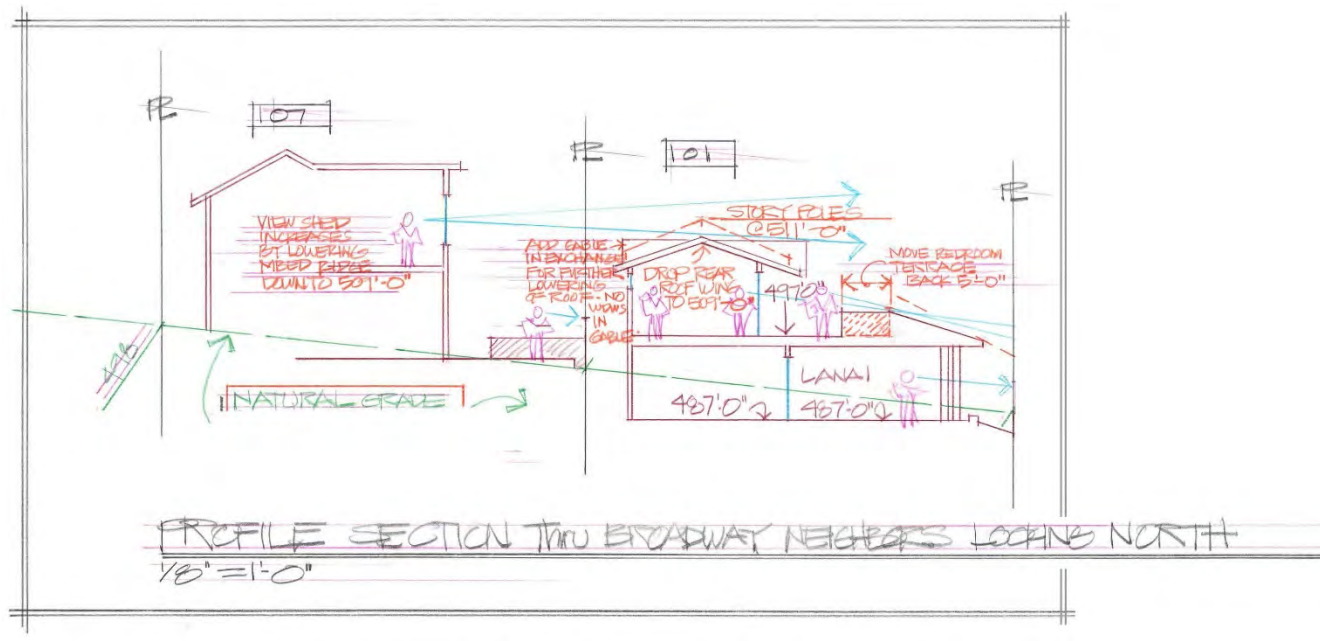
Exhibit D – Shadow Study 9:00am Dec. 21st



View Impacts

107's views from the 2nd story spaces have been preserved as illustrated in the following diagrams

Exhibit E



Neighbor Privacy

From the design's inception, windows along the westerly side with 107 were thoughtfully kept to a minimum at both the Main and Upper levels. It should be noted the upper level windows are private bathroom and bedroom windows – non-public spaces.

Also, from the design's inception, the upper level windows along the easterly side with 93 are setback 17 feet, 27 feet and 25 feet.

The 27 foot setback windows will not even be visible from 93. The allowed setback for the district is 5 feet. These are not windows from public spaces, but private bedroom and bathroom windows – non-public spaces.

HPC

We approached the HPC as other business for their direction prior to submitting the Arch and Site application. We followed their direction, and moved forward accordingly. At the formal HPC hearing, the Committee looked upon the design favorably and found it to fit well within the character of the district – all they asked was to specify the use of period style and profile wood siding, which we readily agreed to.

The HPC approved the project unanimously.

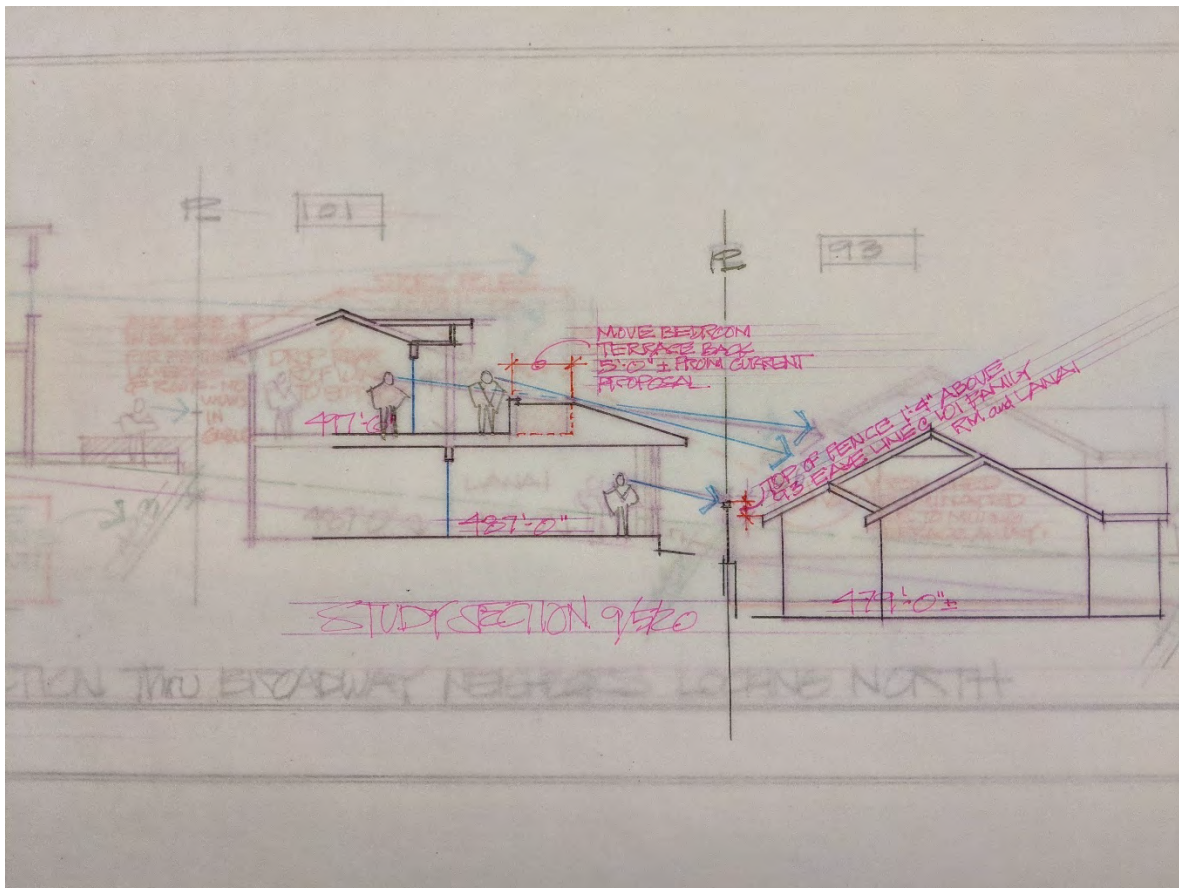
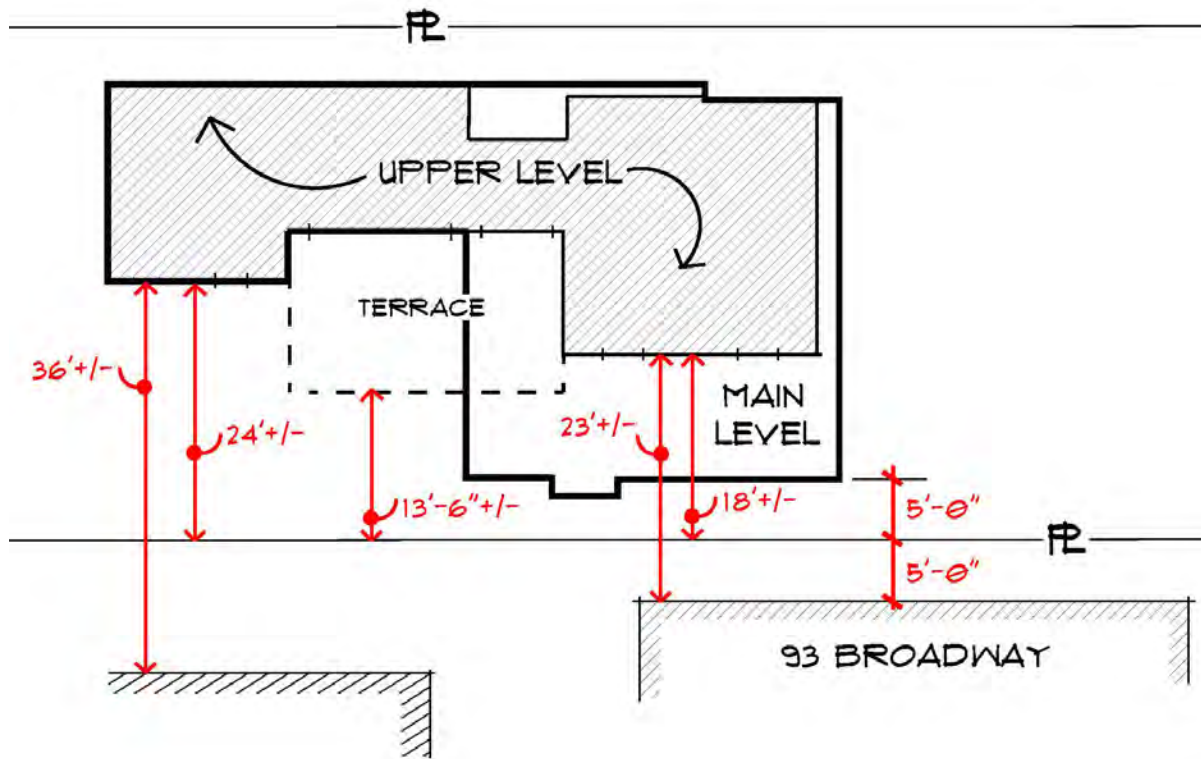
DRC

The initial DRC meeting was continued to address concerns of 107 and 93 – their resultant modifications are summarized below.

93 – concerns and agreed to modifications

After the initial DRC meeting, the neighbor at 93 granted us permission to access their property to gather As-Built topographical data. We then worked with the neighbor at 93 and came to agreement to move the bedroom terrace 5 feet further back from them - it is now in line with the 17 foot setback windows. We also agreed to a privacy screening fence just above the level of his roof eave. These modifications have been incorporated into the design. The owner has notified Planning Staff his privacy concerns have been addressed adequately.

Exhibit E



107 – concerns and agreed to modifications

Over the course of several meetings with the neighbor of 107, we agreed to modify the already minimal windows by eliminating one bathroom window and reducing the bedroom window by 50% in height - raising it higher above the floor. These window modifications have been incorporated into the plans. It should be noted these windows are not from public spaces – but are bathroom and bedroom windows.

In addition, 107 had concerns regarding the height of the rear roof ridge. There was agreement to lower it 6", then as a result of the DRC hearing, it was offered to lower the ridge by 2 feet.

Unfortunately, this was rejected.

Exhibit E



DRC Approval

Per the agreed to modifications above, the DRC approved the project unanimously and with out hesitation. The motion to approve was a very compelling, strong endorsement of the project's merits.

It should be noted that Staff had no concerns at anytime with the character of design or its conformance with any of the three applicable guidelines.

This is a thoughtful design with thorough consideration of the Town's policy direction for good design.

We ask you, the Commission, to approve this home as designed and modified per neighbor input and deemed worthy of approval by the HPC at the their January 22 meeting and by Staff at the DRC hearing of Sept 15.

Respectfully Submitted

Jay Plett Architect