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To: Town of Los Gatos, Planning Department
110 E Main St
Los Gatos, CA 95030

Address: 14331 Capri Drive
Los Gatos, CA 95032

App. No.: AS – 24-043

Responses to Consulting Architect Report

Gkw Responses in Blue

1. Lower the second floor plate height from 10 feet to 9 feet.
This is adjusted.
2. Simplify the front façade by removing the projecting formal entry.
Simplifying the front façade will result in loss of focus point and the grand-ness when looking from the street side.
We believe it is best to keep the projecting formal entry as it ties the façade together.
Neighboring houses with projecting formal entry:
589 Vasona Ave
14333 Capri Dr
14335 Capri Dr
14261 Capri Dr

In addition, please see separate attachment “14331 Capri Dr – Letter of Justification For Design Features” for further details and justification.
3. Provide larger windows on the Family Room front façade for more visual variety.
Per recommendation, larger windows are provided on the Family Room front façade for more visual variety.
4. Detail the windows to be more consistent with proposed architectural style. Two options are possible that are consistent with the style – window frames or frameless windows with deeply recessed windows. Window sashes should be wide enough to be consistent with the style. Vinyl or metal cladding over wood are common modern equivalents to traditional wood windows. If trim is used, soften the color contrast with the house body color.
Window detail/trim’s color is revised to be soften.
5. Add projecting trim to visually separate the floors.
Per recommendations, projecting trim to visually separate the floors is added.
6. Add trim at the bottom of the projecting bay on the right side elevation and enlarge the size of the supporting corbels. Exposed roof rafter tails were shown in a very limited area: eliminate them or carry them consistently around all eaves.
Per recommendations, supporting corbels are enlarged and exposed roof rafter tails are removed.
7. Substantially recess the garage door.
Per recommendation, garage door is recessed in by 12 inches.
8. Change the extended roof overhang at the Master Bedroom on the rear elevation to a hip roof.

This cannot be done as it will result a cricket in between two hips. In addition, the roof was carefully designed in a way to reduce the amount of “pointy” peak while keeping the simplicity of the ridge lines. **Please see separate attachment “14331 Capri Dr – Letter of Justification For Shed Roof” for further details and justification.**

9. Add windows to the garage on the rear façade to break up the current blank wall.
Windows are added on the rear façade of the garage to break up the current blank wall.



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Community Development Department
110 E Main St, Los Gatos CA 95030

Address: 14331 Capri Dr
Los Gatos, CA 95032

City Record #: AS-24-043

Letter of Justification (Design Features)

To Whom it May Concern:

On behalf of Ravi Kiran Vallamdas and family, we are pleased to present this new project to the Town of Los Gatos with evidence to support this project's design features (size, height, floor area, massing, and style).

Projected Entry Feature:



14331 Capri Dr (Proposed project) – 5 ft depth covered entry

Evidence from neighboring residence:



589 Vasona Ave – Roughly 6.5 ft depth 1 ½ story tall covered entry



14259 Capri Dr – 5 ft depth covered entry



750 Pollard Rd – 3 feet depth covered entry



731 Pollard Rd – 2.5 ft depth covered entry



398 Knowles Dr – 4 ft depth 1 ½ story tall covered entry

Conclusion: These neighboring residences, within 0.25 miles radius, indicate the use of projected entry. Despite of the Los Gatos Residential Guidelines stating “Avoid large and formal entries unless that is the norm for nearby houses,” we believed that the formal projecting entry for this project ultimately ties the design together and gives that grandness factor.

Reference:

3.6.3 Design Entries with sensitivity to the surrounding neighborhood

3.6.4 Entry details are encouraged

Massing and FAR:



14331 Capri Dr

- 2 Stories, 27' - 2" tall
- FAR: 26.8%
- Prominent roof shape: Hip



589 Vasona Ave

- 2 stories, roughly 29 ft tall in height
- FAR: 30.3%
- Prominent roof shape: Hip



398 Knowles Dr & 388 Knowles Dr

- 2 stories, both roughly 27ft tall in height
- FAR: 30.2% (398 Knowles Dr) & 24.6% (388 Knowles Dr)
- Prominent roof shape: Hip

Conclusion: These neighboring residences, within 0.25 miles radius, indicate similar size based on the usage of two-story building design. Not only that, this brings us into conclusion that the proposed project (14331 Capri Dr) is not the largest building in the neighborhood with only FAR of 26.8%. There are many houses around the neighborhood, (not shown on the justification letter) has FAR greater than 26.8% in relative to the lot size. In addition, majority of the neighborhood consists of soft roof slope, lack of steep roof slope, and primary hip shape roof with some gable at the entry.

Architectural Style:



14331 Capri Dr – Spanish Mediterranean



14333 Capri Dr – Spanish Mediterranean



14259 Capri Dr – Spanish Mediterranean / Ranch style hybrid

- Matching usage of clay tile roof

Conclusion: These neighboring residences, settled on the same street “Capri Dr”, indicate similar use of architectural style “Spanish Mediterranean”. Similar exterior materials are proposed to match with these two “Capri Dr” homes; i.e., clay tile roofing and beige color stucco.

COMPLIANCE WITH RESIDENTIAL DEVELOPMENT STANDARDS

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

Neighborhood Harmony & Compatibility: The neighborhood character is very eclectic and trending towards transitional, so this modern take on a Spanish Mediterranean style will fit right in. In addition, the direct neighboring property at the south side is a Spanish Mediterranean as well.

Scale & Massing: The proposed home has 25 ft front setback to the front of the house, and 30 ft 7 in to the front door and 80 ft to the garage. The house has been carefully articulated with roof elevation lines and walls pushed in and out that break up each elevation. The second floor on the left side has been inset to provide additional relief, and there are two bedrooms on the second floor on the right elevation. All roof types have been introduced to help reduce the overall building heights and emphasize horizontal lines which help to ground the building. In addition, this proposed residence is not the largest in comparison of other houses stated in the justification letter.

Exterior Materials: High quality materials adorn this home, including the use of smooth-troweled 3-coat stucco, and aluminum framed windows and doors. The bermuda blend clay tile roofing contrasts the house colors for a more consistent display.

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. Strategically placed high windows 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 two story home does not pose any privacy issues to any adjacent neighbor. The windows that are not oriented to the front and back have higher sills and are for lighting and illumination to the main house only. In addition, the proposed balcony does not face towards directly to any of the neighboring property. However, it was discussed with the Town of Los Gatos, which the property “14299 Capri Dr” is a potential large mass development with multi-stories. In that case, the balcony should not have any effect on property “14299 Capri Dr”.

FURTHER RESPONSES TO THE FOLLOWING COMMENTS:

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 will enhance the neighborhood.

Los Gatos Single and Two Family Residential Design Guidelines -

2.2.3 Maintain a strong street presence on both street-facing facades of corner lots

2.2.4 Relate any street visible fences and gates to the house facades

2.3.4 Use roof forms and pitches that are similar to other houses in the neighborhood

2.4.2 Minimize the impact of garage doors on the streetscape

2.4.5 Mitigate the impact of driveways on the streetscape

3.2.1 Select an architectural style with sensitivity to the surrounding neighborhood

3.2.2 Design for architectural integrity

3.3.1 Develop the house plans and elevations together

- Avoid complex floor plans that require complicated building mass and roof forms

3.3.2 Height and bulk at front and side setbacks

- Use hip roofs at the sides rather than gables
- Avoid bay windows and other features that compete with the entry as the home’s focal point
- Corner lots need to be treated with extra care when designing a new house or an addition to soften the visual mass and height and to enliven the street frontage

3.3.3 Provide visual relief for two story walls

- Pop outs and bay windows

3.4.1 Limit the prominence of garages

- Avoid designs that allow the garage to dominate the street façade
- Recess garage doors as much as possible from the garage façade

3.4.3 Integrate garage doors into the design with appropriate details

- Wood doors are encouraged
- Use wood trim similar to the house windows

3.5.2 Avoid excessive roof form complexity

3.5.3 Relate roof overhangs to the architectural style and to the surrounding neighborhood

3.6.1 Provide a clear expression of entry

- Orient the entry to the street front. It should be visible from the street.
- Provide a separate walkway from the sidewalks to the entry if that is the common pattern for adjacent and nearby homes. Avoid using the driveway as the walkway to the entry unless that is the norm for the neighborhood. In cases where the driveway is used, consider the use of modular pavers or decorative banding.

3.6.2 Design home entries with sensitivity to the architectural style

- Most architectural styles have a distinctively unique entry type.

3.6.4 Entry details are encouraged

3.7.1 Arrange windows in patterns and groupings consistent with the architectural style and surrounding neighborhood

3.7.2 Match window types and proportions to the architectural style and to the surrounding neighborhood

- Select window types to complement the style of the house.
- Most architectural styles feature windows that have either vertical or square proportions. Avoid horizontal window proportions unless the style (e.g., Modern or Ranch Style) is clearly supportive of that shape.
- Limit the number of different window types and proportions to enhance the visual unity of the house design.

3.7.3 Match window materials to the architectural style and to the surrounding neighborhood

3.7.4 Design the windows with attention to matching the traditional style of the architectural style

- Most architectural styles – except Mission, Spanish Eclectic or Modern
- Projecting window sills and heads are strongly encouraged unless the architectural style would not normally have those features.
- Wood trim is also encouraged on stucco homes unless the window frames are recessed at least 6 inches from the outside face of the wall.
- Divided lights are common in many home styles found in Los Gatos. Use either vertical or square proportions for the smaller window elements. Be consistent in the proportions of the smaller panes. Do not use snap in flat grids to simulate divided lights. Use either true divided lights or one of the newer window systems that have dimensional muntins on both the exterior and interior of the glass along with a space muntin between the panes of glass. Use consistently for windows on all sides of the house.

3.8.1 Use high quality materials

- Use materials and mixes of materials that are consistent with the architectural style selected.
- Avoid rough textured stucco in favor of a smooth sand finish.

3.10.2 Balconies

- Avoid balconies that project more than 3 feet from the face of the building unless they are typical of the architectural style.

3.10.5 Roof flashing and vents

- Paint flashing and vents to match the color of the roof.

3.11.2 Minimize privacy intrusions of adjacent residences

- Second floor balconies and decks should be used only when they do not intrude on the privacy of adjacent neighbors
- When allowed, the design of railings should be tailored to the privacy concerns of neighbors. Open railings should only be used when privacy concerns are minimal.



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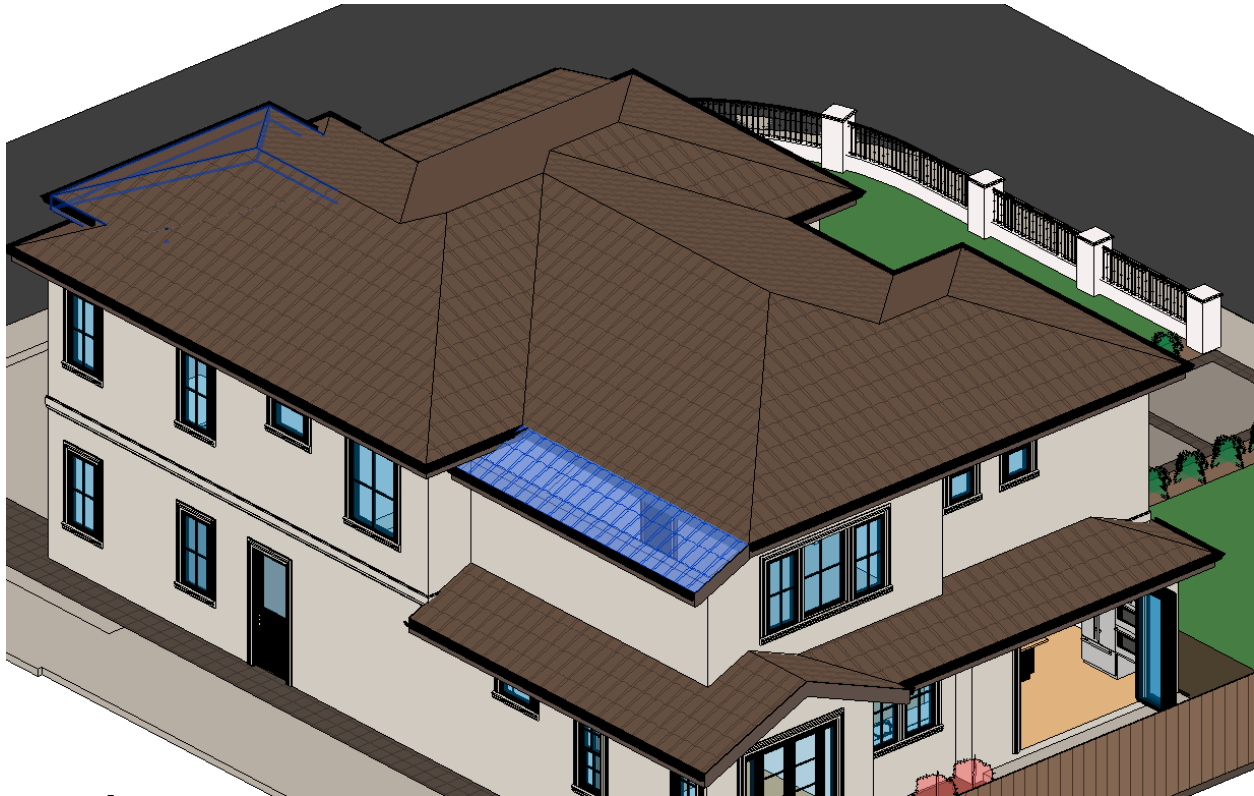
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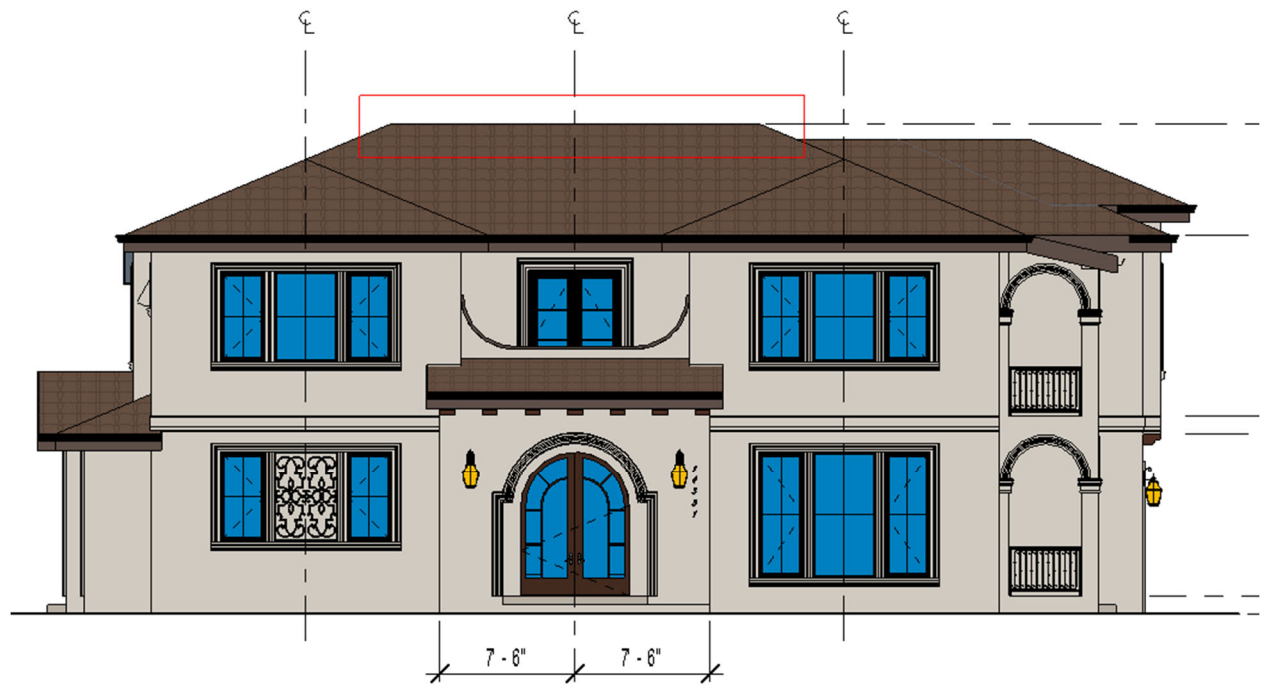
Letter of Justification (Shed Roof)

To Whom it May Concern:

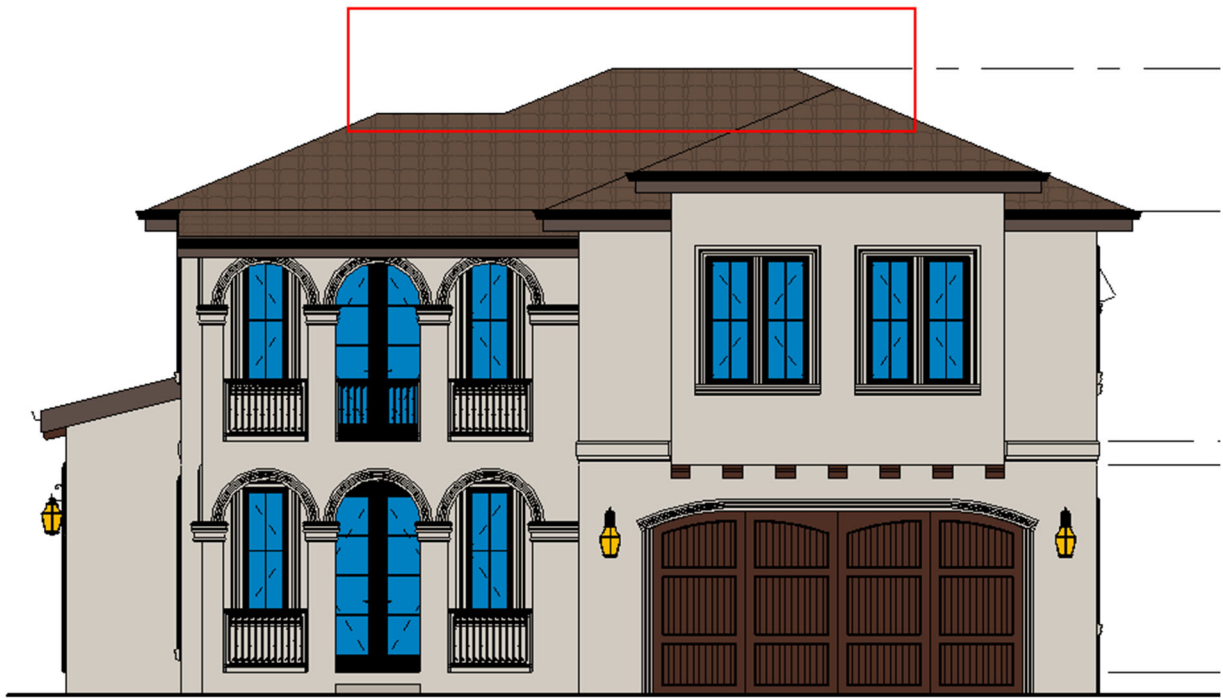
On behalf of Ravi Kiran Vallamdas and family, we are pleased to present this new project to the Town of Los Gatos with evidence to support the proposed features of this project design.

Shed Roof @ Master Bedroom

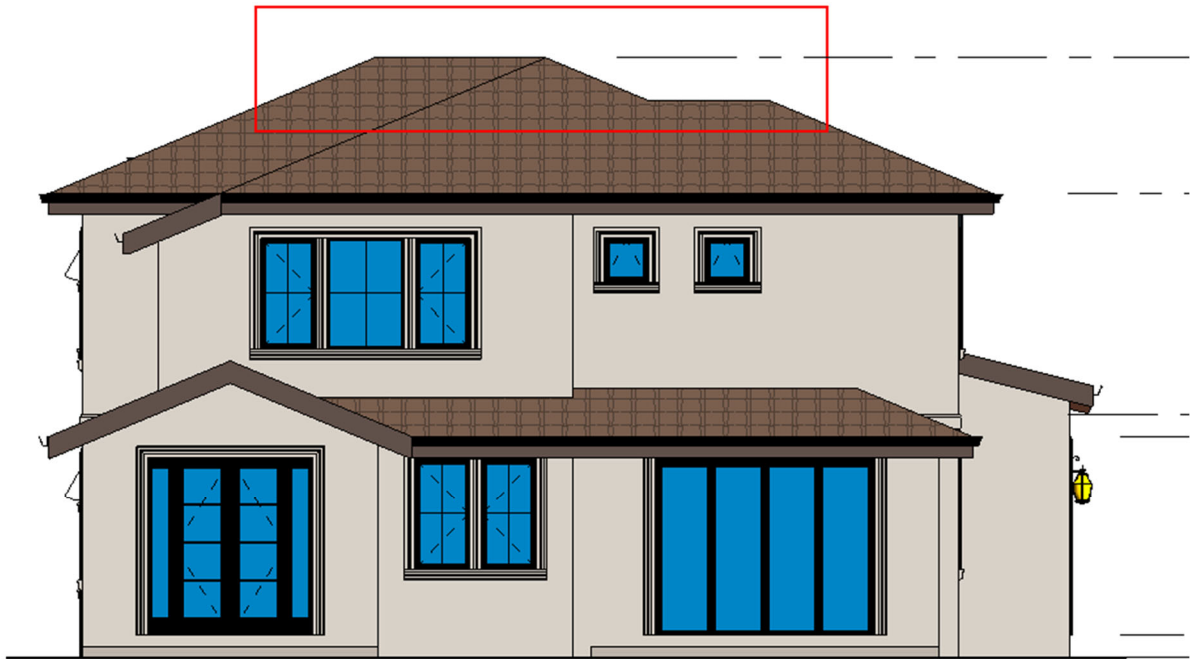




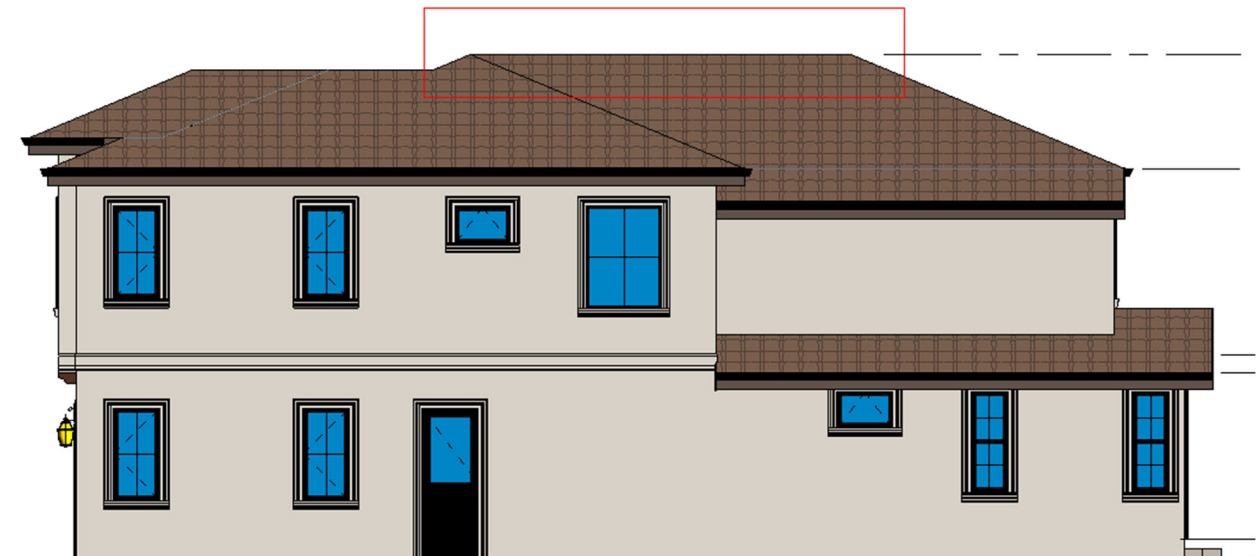
East, Proposed with Shed Roof @ Master Bedroom



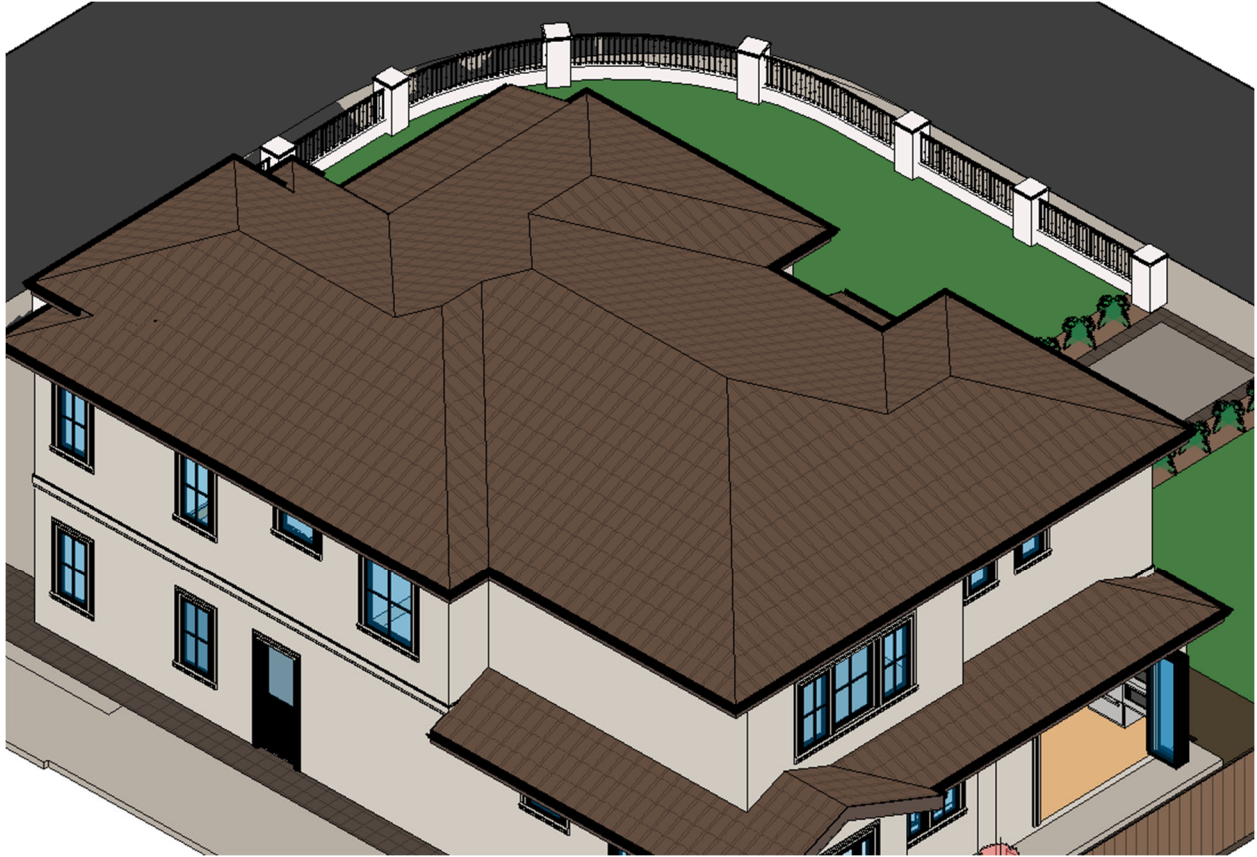
North, Proposed with shed room @ Master Bedroom



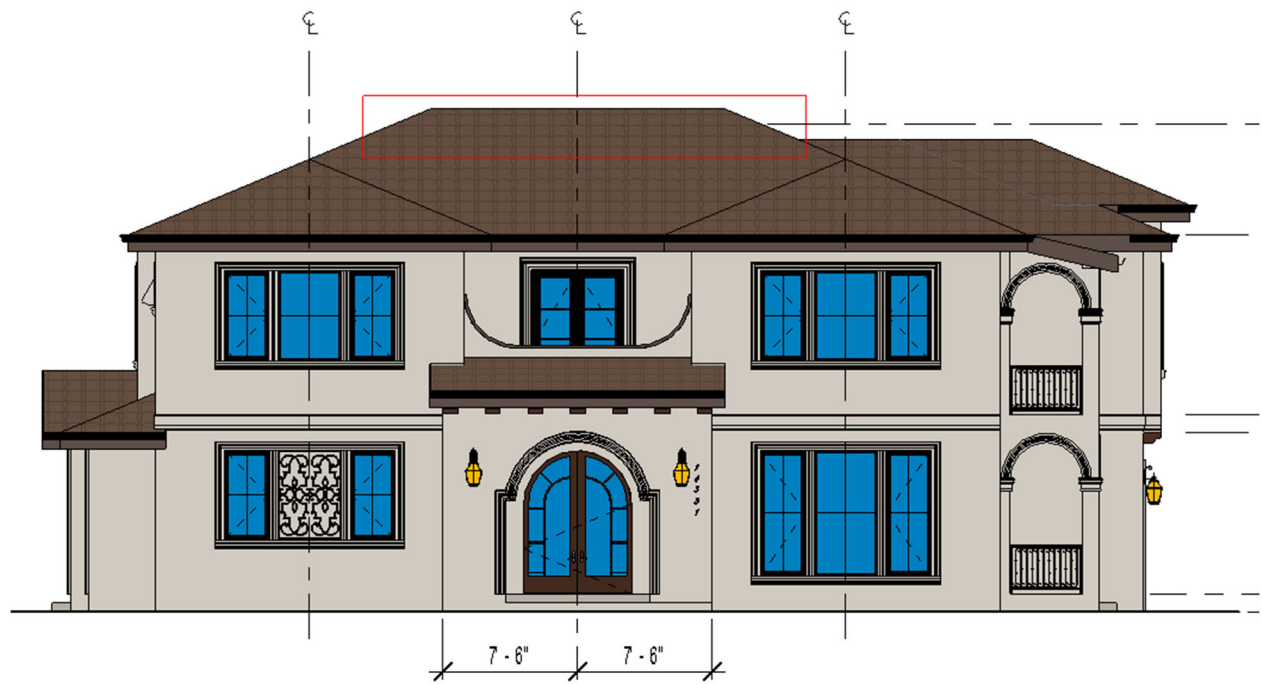
South, Proposed with shed roof @ Master Bedroom



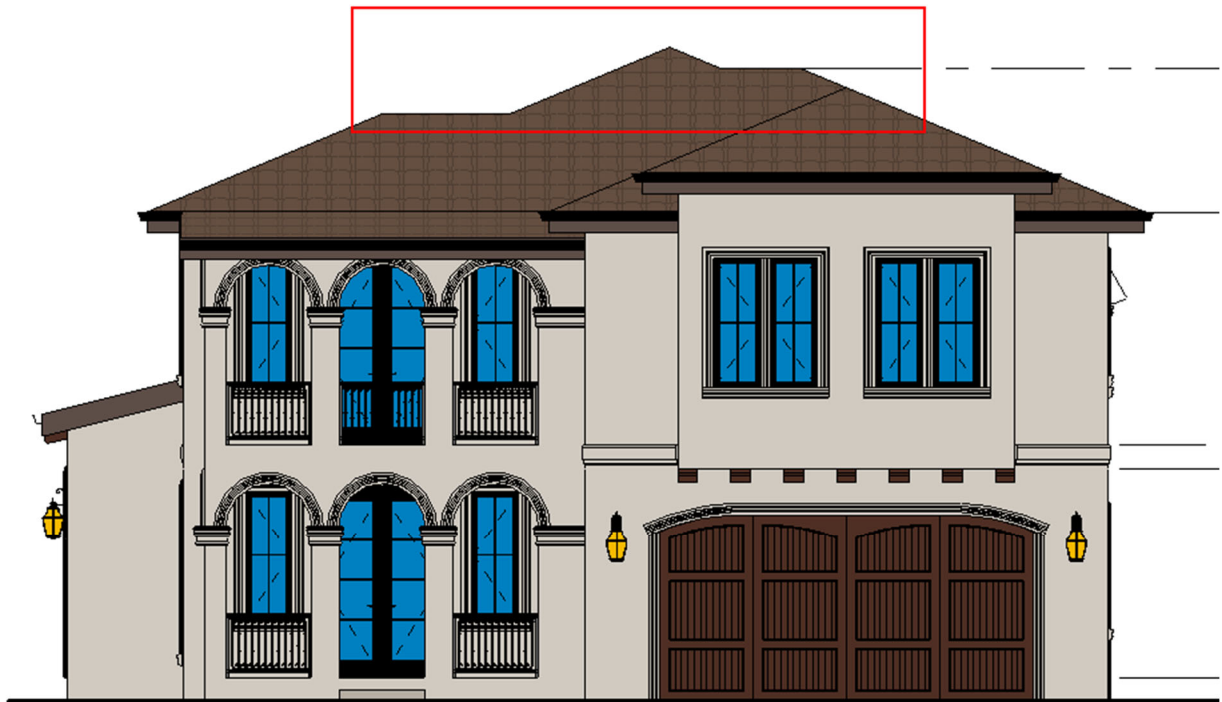
West, Proposed with shed roof @ Master Bedroom



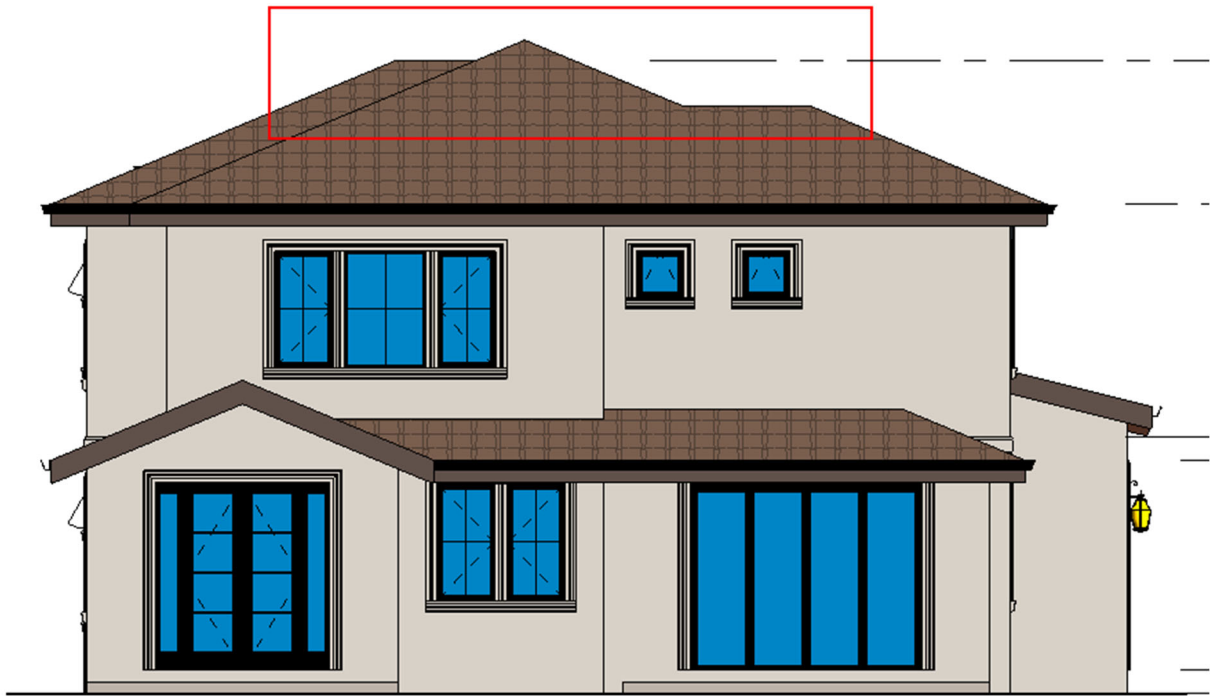
Design without shed roof @ Master bedroom, instead with hip and valley within 16 inches from the exterior wall



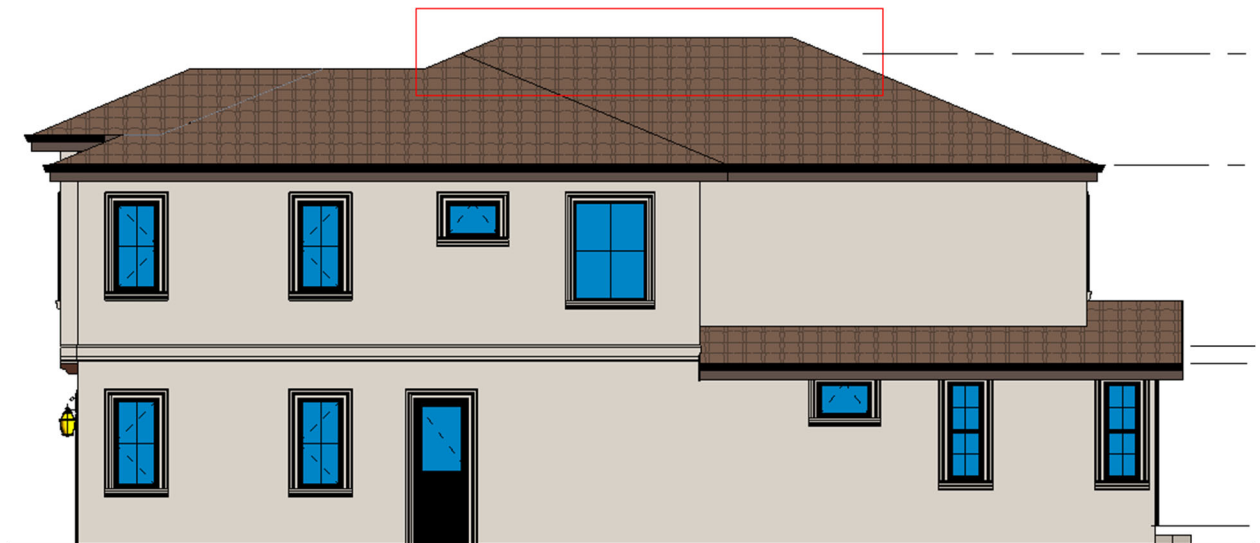
East, Proposed without shed roof @ Master Bedroom



North, Proposed without shed roof @ Master Bedroom



South, Proposed without shed roof @ Master Bedroom



West, Proposed without shed room @ Master Bedroom

Conclusion: By comparing the elevations, the peak of the roof has increased by 11 inches without adding the shed roof at the master bedroom. In addition, North and South elevations indicate the excessively sharp peak at the center of the roof which makes the whole roof shape overly convoluted and awkward. By adding the shed roof at the master bedroom side, the peak of the roof softens as a result of no awkward shape peaks. In addition, this is compatible with Los Gatos Residential Guidelines – Building Design Section 3.5 as follows:

3.5 Roofs

3.5.1 Unify Roof pitches

- Utilize the same slope for all primary roof
- Roof slopes for porches may be lower than the primary roof slope, depending on the architectural style
- Dormer roof slopes may sometimes be steeper than the primary roof slope, depending on the architectural style

3.5.2 Avoid excessive roof form complexity

- Avoid multiple floor plan pop outs that produce multiple roof gables. Where roof eave variation is desired, consider vertical wall extensions and dormer roofs

3.5.3 Relate roof overhangs to the architectural style and to the surrounding neighborhood

- Some architectural styles (e.g., Mission and Spanish Eclectic) often come in small and large overhang versions. In those circumstances, tailor the roof overhangs to the general character of the surrounding homes.

3.5.4. Design dormers with attention to the architectural style and the neighborhood

- Avoid dormer sizes that are out of scale with the roof and contrary to traditional designs
- Gable dormers, single or an aggregate of multiple dormers, should rarely exceed 50% of the width of the roof. Shed dormers can be wider.

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