

Please accept this followup letter as a summary of the concerns my family has with the proposed project. It is also a recap of themes from the Town Council Meeting and a review of my discussions with Amrito this past weekend.

The February 25th Town Council Meeting produced consistent themes in regard to the project:

1. House would be the largest in the immediate area - this is not advisable.
2. Mass/ Bulk/ Scale is extensive and does not support our neighborhood.
3. The 2nd Story Mass/ Bulk/ Scale could be reduced with no impact to you usable square footage.
4. Formal Architectural Design is not indicative of the immediate area, where Informal would be.
5. There are various ways to reduce the finished floor height- to include reducing below ground level, which would be consistent with how the garage will be constructed.
6. An extended height foundation is not suitable as it raises the finished floor to between 5'-6' above existing and adjacent grades.
7. Sun Exposure is blocked by the structure and various solutions are available.
8. Privacy is Impeded and can be remedied with viable solutions.
9. Balconies are not appropriate if they negatively impact privacy.
10. Extensive amounts of exterior lights will have an unanticipated impact.
11. Curb appeal concerns due to the existing structure not being part of the provided Elevation Plans.
12. Accurate Drawings and Plans are needed to understand the proposed home.
13. Another review from the Town's Consulting Architect is needed.

Our Family's Consistent Concerns:

1. Mass/ Bulk/ Scale Negatively Impacts our Property and Lifestyle
2. Proposed Structure Completely Blocks Winter Sun Exposure
3. Diminished Privacy our Home and Active Use Areas

1 Mass/ Bulk/ Scale - Reduce the Height at least 4 feet w/ Attention to Left Elevation Side Wall

We are specifically seeking a reduction of the finished floor elevation as well as a reduction of the overall height, at our setback, by stepping back the second floor. Our specific concern is the height of the left elevation walls. As this seems to be indicative of Formal Mediterranean Architecture, perhaps Informal Mediterranean is more appropriate for our neighborhood.

Amrito asked me various ways to reduce the Mass, Bulk and Scale. While his architect is the best to determine this, I provided him the following ideas:

1. Remove fill dirt/ construction debris which was discarded on the property and install the foundation at an appropriate level.
2. Use sub-surface 1st floor foundation - similar to how he plans to build your garage.
3. Install slab on grade foundation.
4. Reduce 1st and/or 2nd floor plate heights from 10' and 9' to lower values.

5. Install vaulted ceilings on the 2nd floor Left Elevation - starting at 7' or 8' - instead of flat ceiling at 9'.
6. Reduce roof pitch from 3.75/12 to 3/12. Note the garage is 4/12 - both should match.
7. Start the first floor completely under grade as the Town Council member inquired - which is consistent with how the immediate neighbor to the south has done.
8. Drop the roof line of the home to be more similar to a Triangle as opposed to a Square in shape.

The Below Images Illustrate the extensive Mass, Bulk and Scale



2 Sun Exposure - Reduce Impact of Structure Blocking Access to the Sun

The provided Shadow Survey demonstrates that in December, there is total obstruction to a significant portion of our house as well as the complete coverage of our defined outdoor Active Use Areas. It is essential to minimize this impact to a more acceptable level.

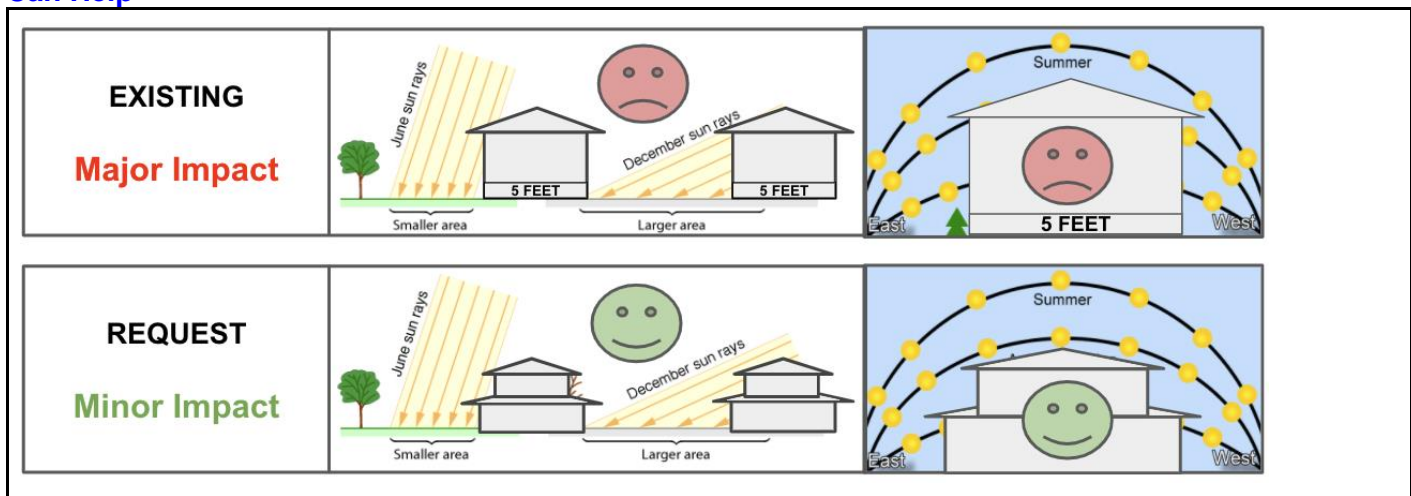
The reduction of Mass/ Bulk and Scale is the only way to reduce this impact. We are not seeking complete access to the sun, but are very concerned that the planned structure will have significant impacts between November, December and January. Besides the obvious concerns with ensuring we have access to the sun, we have a specific health concern which we are asking for specific consideration.

I have previously provided several photos of the shadows cast from the story poles. The shadows in February are similar to what the provided Shadow Study demonstrates in December. I would like to ensure the Shadow Survey was conducted correctly.

The Below Images Illustrate Block Sun Exposure



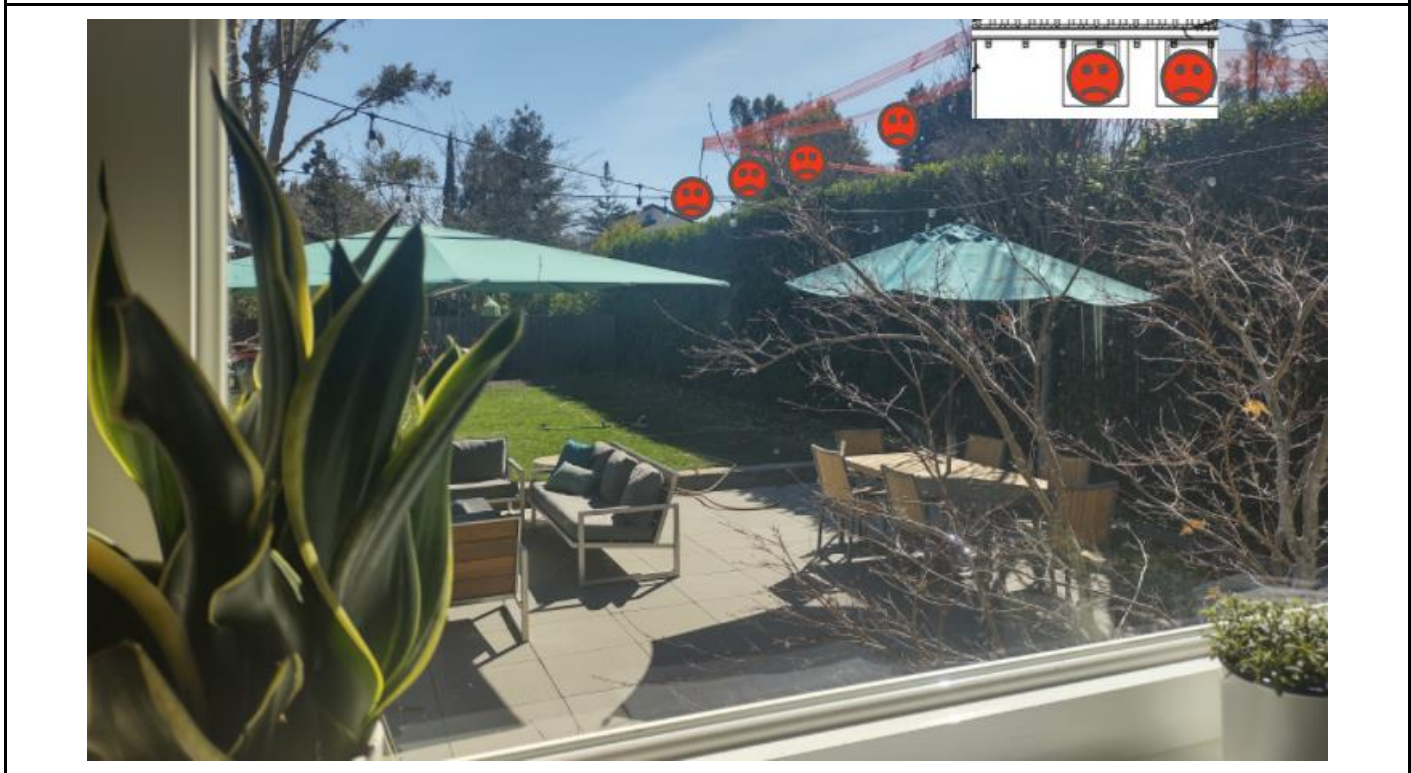
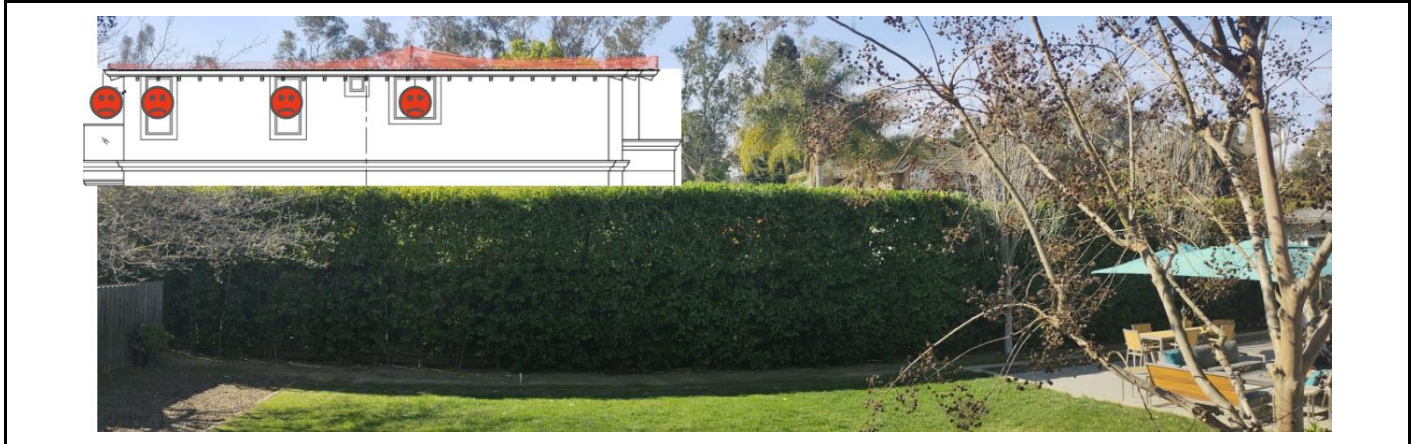
Images Illustrate How Step-Backs and Reduction in Height & 2nd Floor Mass, Bulk, Scale Can Help



3 Establish Suitable Privacy - Reduce Impact from 2nd Story Windows

The windows on the 2nd floor provide absolute and clear visibility into our Kitchen/ Dining Area as well as provide stadium views of our complete backyard and clearly defined active use areas. The reduction of the 1st floor's finished floor height, along with the 2nd Floor Step-Back will aid tremendously with improving our privacy. Raising the window sills to 5 feet from the floor will also help this. The installation of opaque glass on bathroom windows will also improve. The balcony creates a visual vantage point, which needs to be addressed. Screen trees have been proposed, however due to the location there will be insufficient sunlight to be effective within 2 years. I would also prefer a species that would not have such a large crown which would also negatively impact our Sun Exposure.

This Images Demonstrate our Privacy Concerns



4 Exterior Lighting - (New) Concern Identified During Council Meeting

We are in agreement that the proposed lighting will have a negative impact, as the amount and placement of the lights will essentially illuminate their entire sides of the structure. We are requesting that exterior mounted lighting is installed no higher than the midline of the structure on the Front and Left Elevations.

My Efforts to Self Implement Solutions

When I was advised that a 2 story home was to be built, I have purposefully been trying to increase the existing hedge height from 10 feet to as high as practically possible. As the hedge species is ['Prunus Caroliniana 'Compacta'](#) I am beyond the recommended height capability of the species. I have landed on the ability for me to maintain a 12 foot hedge (11' above neighboring grade). As demonstrated in the below images, this is the tallest I am comfortable with maintaining, without significant expense and an increased risk to workers

Images Demonstrate Highest I Feel Safe Maintaining Privacy Hedge



Neighbor Partnership, Resource Outreach, and Collaborative Assistance

I am actively trying to partner with Amrito to illustrate unintentional consequences of the proposed project. I am also focused to ensure his project is successfully welcomed into our neighborhood.

Here are a few areas I have been engaged:

- **Laser Grade Level Demonstration**

I set up a grade level laser and marked and demonstrated the proposed height of the finished floor in relation to the fence lines and existing home. I also demonstrated the area and depth of where and fill dirt/ construction debris would need to be reduced - which is minimal. I have also dug down to demonstrate that there is a retaining wall that was covered by the introduction of the Fill Dirt.

- **Assistance in Aiding with Cost Effective Fill Dirt/ Construction Debris Removal**

I connected Amrito to a neighbor who is offering to remove the fill dirt/ construction rubble, at direct cost with no markup. The resource is licensed, bonded, and insured - and has the core competency for the scope of work.

- **Geotechnical Consultant/ Engineer**

Provided a reputable Geotechnical Engineer to aid in understanding the effects of fill dirt/ construction debris as a medium to install a foundation as well as be able to guide them in how to properly reduce the foundation and finished floor height - while maintaining needed site drainage.

- **Commitment Partner for the Success of Their Project & the Benefit of the Neighborhood**

My Grandparents purchased the 1st Model Tract Home in 1961 (249 Mattson Ave). I have been part of this neighborhood my entire life. I have been focused on being a good neighbor and have been working to improve the neighborhood in many ways. One of the more visible examples was to enhance the beautification of the Lora Drive

Condominiums, where I provided and installed 10 Trees around their property. I have also donated a significant amount of new/ excess landscape construction materials and have loaned tools to various neighbors to improve their properties.



Thank you for your consideration,
Joe Clark and Family

14300 Lora Drive - Post Council Meeting Followup

Hello Amrito,

March 15, 2021

Thank you for your partnership over the past few days to land on reasonable compromises. Here is a recap of the agreed solutions:

- The overall height of the house has been reduced by 3' 8 1/2" , a few inches short of 4 ft as you requested. **Agreed - Thank you.**
- The foundation is 2 ft lower as you had suggested as well. **Agreed - Thank you. Finished Floor Height Installed at 263.5 - w/ survey elevation confirmation.**
- The drainage also has been planned with no impact to the common fence as per your feedback. **Agreed - Thank you. I am still very interested in seeing the engineered plans that are to be designed with the Building Department.**
- Additional Stepback, as requested, has been introduced, 7' 6 1/2" towards the front of the house closer to your home, and 4 ft towards the backyard. **Agreed. Thank you. If further chances in size are necessary, we would prefer this wall to be brought to 7' 6 1/2" across the entire side.**
- An additional roof therefore has been introduced similar to a non formal architectural style as per your suggestion. **Agreed. Thank you. I am assuming this is in reference to the roof under the step backs.**
- The pitch of the roof has been reduced as you had suggested, to allow for more sun to come into your background. The Solar impact is now minimal due to reduced height. **Agreed. Thank you. Based on the provided solar study, this seems like a good compromise.**
- The bathroom windows will have opaque glass and so will the bedroom windows till 5ft as per your request. We had agreed to 5.5.ft when the stepback was not in the picture, so 5ft with the stepback should provide similar privacy, which is what you have mentioned above as well. **Agreed - With Modification. Thank you. For clarification, I understand all the windows on the Left Elevation and the one on the Front/ Left Elevation will be constructed to have the window sills starting at least 5 feet above the 2nd floor's finished floor. The bathroom windows would be obscure glass. The sizes windows will be:**
 - All Windows Sills constructed with Minimum 5' above finished floor.
 - Left Elevation 2nd Floor Bedroom 2 quantity 2.5' wide
 - Left Elevation Bathroom 1 quantity 2' wide - Obscure
 - Front Left 2nd floor bathroom 1 quantity 2.5' wide - Obscure
- Furthermore the balcony will not overlook your backyard to ensure additional privacy. **Agreed. Thank you.**
- **We Agreed to ensure exterior lighting is set no higher than the 1st floor on the Left and Front Elevations of the home.**
- **We also agreed that the exterior HVAC Equipment and any other exterior mechanical equipment will be located on the Right Elevation - near the Utility service entrance.**
- **We also agreed to continue working on an appropriate screen tree species - if screen trees are even necessary at this point.**

We both recognize that the Consulting Architect, as well as others within the community, may influence your home's design. With that in mind, I will continue to be prompt and accommodating to aid the success of your project. With these principles implemented, we do not foresee us having further concerns. We look forward to seeing the revised plans.

More importantly - we look forward to your project starting and welcoming you to the neighborhood.

**With Gratitude,
Joe Clark**

On Mon, Mar 8, 2021 at 6:32 PM Amrito Chaube <amritochaube@gmail.com> wrote:

Joe

As discussed here is the revised plan. We have taken into account all your asks and have modified the design accordingly.

1. The overall height of the house has been reduced by 3' 8 1/2" , a few inches short of 4 ft as you requested.
2. The foundation is 2 ft lower as you had suggested as well.
3. The drainage also has been planned with no impact to the common fence as per your feedback.
4. Additional Stepback, as requested, has been introduced, 7' 6 1/2" towards the front of the house closer to your home, and 4 ft towards the backyard.
5. An additional roof therefore has been introduced similar to a non formal architectural style as per your suggestion.
6. The pitch of the roof has been reduced as you had suggested, to allow for more sun to come into your backyard. The Solar impact is now minimal due to reduced height.
7. The bathroom windows will have opaque glass and so will the bedroom windows till 5ft as per your request. We had agreed to 5.5.ft when the stepback was not in the picture, so 5ft with the stepback should provide similar privacy, which is what you have mentioned above as well.
8. Furthermore the balcony will not overlook your backyard to ensure additional privacy.

You can study the drawings which capture these changes. The Solar study has also been updated to reflect the changes. Hope that resolves your concerns.

We will also reduce the lighting in the backyard in the formal submission to the city.

Regards
Amrito

14300 Lora Drive Architectural Design

Hello Jocelyn and Sally,

March 18, 2021

I hope everyone is healthy and doing well.

I am writing regarding concerns to the style and height of a home that is being proposed at 14300 Lora Drive, Los Gatos. One of the reasons my husband and I decided to choose the town of Los Gatos to build a home and raise our family in, was because of the charm throughout the town.

We fell in love with the golf course views off of Wedgwood Ave and the rolling hills to walk right outside our front door.

When looking at the plans for 14300 Lora Drive, I don't see the charm in the architecture that makes Los Gatos special. Honestly, from the street view design posted at the sight, the house looks like a large square box with no architectural design. Please don't take short cuts when approving this design. Please look at it with a careful eye, as the town has done for so many years with each home.

This is a beautiful part of Los Gatos with desirable schools. Please don't treat this part of Los Gatos with any less attention than you would other neighborhoods in the town. This is a hidden gem of an area, that if treated with the same attention as the other neighborhoods in Los Gatos will shine with the Los Gatos charm we all love.

Please reach out to me if there is anything more I can do to voice my concern for the height and style of the home that is being proposed.

Thank you,

Jeannie DaQuino

Good morning Amrito,
Thank you for your email, thoughts and kind words.

4/1/2021

I did go over the drawings, and report from your designer.

I have some **questions** from your email regarding overall mass:

- **Overall** the height of 14300 Lora Dr is now **7'55"** lower than 14333 Mulberry Dr => **this means 7 ft and 55 inches = (11 ft and 7 inches). Is this correct?**
- 14333 Lora Dr. has been lowered to be **5' 36"** below Mulberry Dr. **first floor** => **this means 5 ft and 36 inches = (8 ft). Is this correct?**

I did not see much changes from last email with exception of drainage. Clearly we are not on the same page regarding the mass, scale & bulk of your proposed structure and the kind of privacy issues that will create.

I am confused and extremely frustrated with the drawings and the report from your designer. I don't know what I should trust. There are so many inconsistencies & errors in numbers and claims.

Here are some examples:

- On the report the claim is that Mulberry structure is 6 inches wider than proposed structure of Lora dr. The actual data is **Mulberry structure width is 24ft 8 inches** and **Lora Dr. proposed structure width is 57 ft**. Could somebody please tell me, **Which one is wider?** (page 2 of her report, plan Bulk dimension).
- On last drawing sheet 15, it shows there are 4 trees on Mulberry property "missing trees per plan". I don't understand how they showed up and why only on sheet 15. These trees were on Lora dr. property not Mulberry dr. **Why did these trees show up on Mulberry?**
- Your designer is forgetting that you are building a brand new house not me. Her analysis around scale and mass is interesting. Mass Bulk Scale. For example have her count up all the square footage of every house that received a flyer to comment. The average square footage of all 16 houses is 1990sqft. The house she is proposing is over DOUBLE the average and 1200 sqft larger than the largest house within all 16. The proposed house's square footage is out of scale and does not fit the surrounding neighborhood.
- The Distance from your proposed structure to my seating area near the fence is ~ **60 ft** not 123 ft or 113 ft.
- Balcony comments, Please have her read the Town of Los Gatos Design Guidelines regarding privacy around the 2nd floor balcony & windows.

I believe your intentions are good; however, this set of drawings and report from your designer don't do justice to anyone. They create confusion and mistrust. We have to be able to see things from each other's perspective. Unfortunately, I don't see anything was done to address the mass, bulk and scale of the proposed structure and the kind of privacy issues that will create.

I look forward to hearing back from you with a revised set of drawings & report.

Best regards
Hooman

Dear Krislani,
Thank you for your email and update.

April 8, 2021

I see the new style of proposed structure is Informal Mediterranean (page 14 of your word document). I saw that the revised drawings were uploaded on the Town of Los Gatos Website; unfortunately, I didn't see the revised CANNON DESIGN GROUP report.

I have 2 questions:

1. Could you please let me know when you will get the report of the revised drawings back from CANNON DESIGN GROUP (page 16 of your word document)?
2. Could you please let me know the precise square footage of the revised
 - o 1st floor,
 - o 2nd floor
 - o Voids on the 2nd floor.

I look forward to hearing back from you.

Best regards
Hooman

On Thu, Apr 8, 2021 at 12:53 PM Joe Clark <joe.clark@gmail.com> wrote:
Hello Amrito (et all)

April 8, 2021

I noticed that the revised plans are now posted on the Town's website. Upon review, it seems like a few of the agreed upon items have not been included or correctly specified in your drawings. Is it possible to have these updated and have a correct file be reloaded on the website? This will remove the need for discussion at the town meeting.

1. **Page A-3 - 2nd Floor Plan** does not clarify that both bathroom glass windows are to be opaque. We Agreed:
 - o **Left Elevation Bathroom 1 quantity 2' wide - Obscure**
 - o **Front Left 2nd floor bathroom 1 quantity 2.5' wide - Obscure**
2. **Page A-13 - Site Lighting Plan** shows 1 light for each entry door of the Front Elevation and 1 light on the Left Elevation.
 - o **Pages A-4 & A-5** do not have consistent lighting illustrated.
 - o **We Agreed to ensure exterior lighting is set no higher than the 1st floor on the Left and Front Elevations of the home.**
3. **Page A-1 Cover Sheet** illustrates that the 1st and 2nd Floor Left Setback is at 12'.
 - o This should be updated to be correct as there are now stepbacks introduced on the 2nd Floor.

I am also interested in reviewing the Consulting Architects second report. When will that be made available?

Much Thanks,
Joe