



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

March 22, 2021

RE: RESPONSE TO JOE CLARK - NEIGHBOR ON 14298 LORA DRIVE

On behalf of Sonali and Amrito Chaube and their family, below are our responses to various subjects during the outreach and subsequent negotiations.

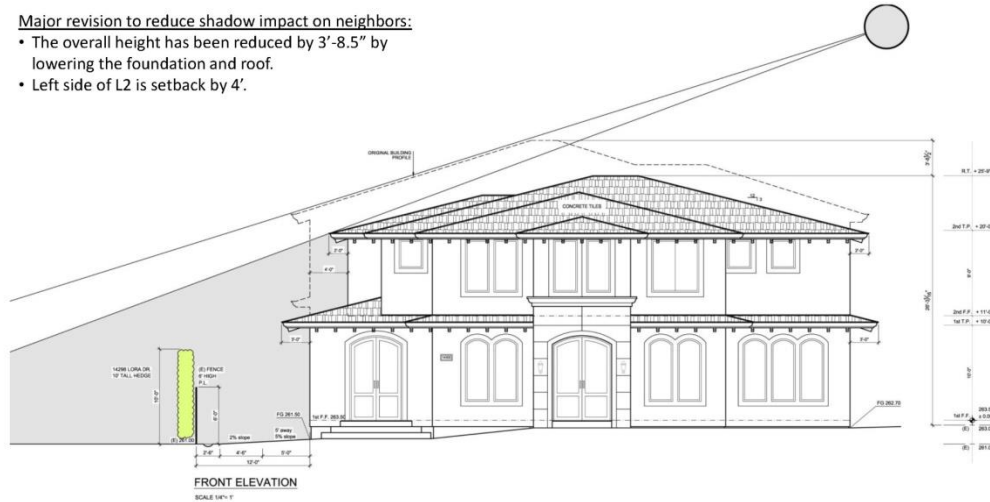
Notes: Joe Clark responses and acceptance are highlighted in **Cyan**.

1. The overall height of the house has been reduced by 3'-8.5", a few inches short of 4 ft. as you requested. **Agreed - Thank you.**
 - a. 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.**
 - b. Additional step back, as requested, has been introduced, 7'-6.5" 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'-6.5" across the entire side.**
 - c. 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.**
 - d. 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.**

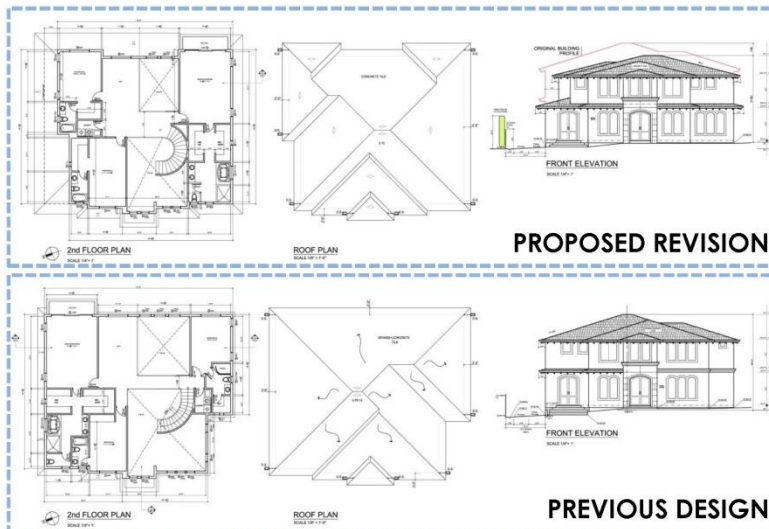
SOLAR & SHADOW

Major revision to reduce shadow impact on neighbors:

- The overall height has been reduced by 3'-8.5" by lowering the foundation and roof.
- Left side of L2 is setback by 4'.



DESIGN REVISION & IMPROVEMENT



Major revision summary:

- The overall height has been reduced by 3'-8.5" by lowering the foundation and roof.
- Left side of L2 is setback by 4' to provide privacy and visual relief to the left neighbor (14298 Lora Dr.).
- The second floor has been reoriented to provide additional privacy to the left neighbor.
- Balcony has been positioned to the right side, increasing the distance from the left neighbor.
- Voids has been reduced by 254sf.
- All around roof between the 1st and 2nd floor has been introduced to accommodate neighbors concern about the solid wall as well as privacy concern.
- Portion of 2nd floor rear elevation is setback around the void and loft area to break the continuous wall and to further reduce roof height.

TOTAL PROPOSED HOUSE S.F. COMPLIES TOWN OF LOS GATOS ORDINANCE

CONCLUSION: PROPOSED REVISION IMPROVES THE OVERALL DESIGN OF THE HOUSE

DESIGN REVISION & IMPROVEMENT

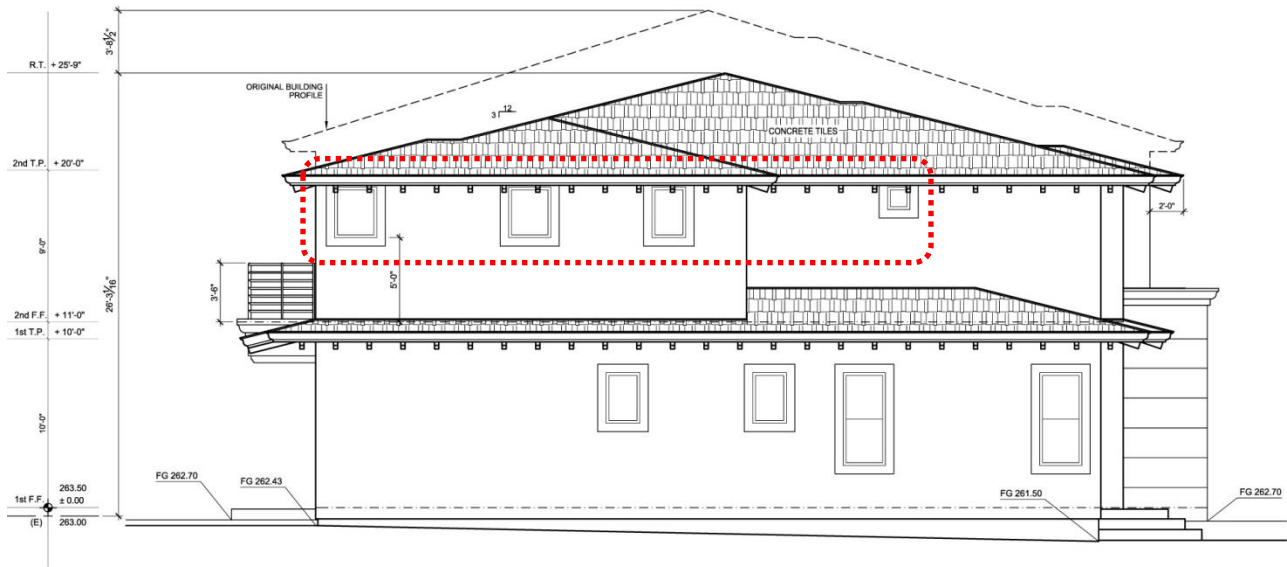


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2. The bathroom windows will have opaque glass and so will the bedroom windows till 5ft as per your request. We had agreed to 5.5ft when the step back was not in the picture, so 5ft with the step back should provide similar privacy, which is what you 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.**



LEFT ELEVATION

SCALE 1/4" = 1'

3. 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.**
4. Furthermore the balcony will not overlook your backyard to ensure additional privacy. **Agreed. Thank you.**
5. We agreed to ensure exterior lighting is set no higher than the 1st floor on the Left and Front Elevations of the home.

Krislani Mulia

Krislani Mulia
Designer



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

March 22, 2021

RE: RESPONSE TO HOOMAN BOLANDI - NEIGHBOR ON 14333 MULBERRY DR.

On behalf of Sonali and Amrito Chaube and their family, below are our responses to various subjects during the outreach and subsequent negotiations.

Notes: Hooman Bolandi comments are highlighted in **Cyan**.

1. Overall Mass Bulk & Scale (please see attached file slides 4-8):

While my family & I appreciate your effort on reducing the proposed height by 3 ft 8 inches and introducing a setback of 4 ft on one side, unfortunately, the overall mass (width of the 2nd floor) and height of structure is still towering over our property. Looking at the 2nd floor floor plan layout, there is plenty of "void" space (~800 sqft) that allows for more mass (width) reduction which results in further reduction of overall height.

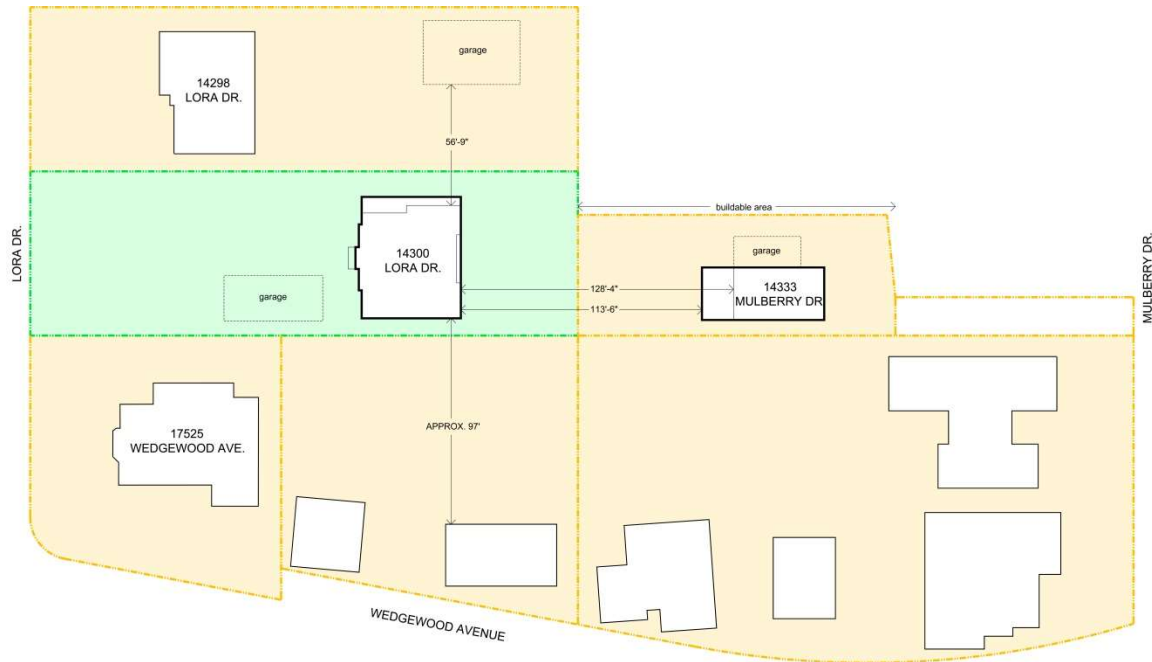
Our Ask is to please reduce the overall mass (width) of the 2nd floor proposed structure. This will further reduce the overall height.

Response:

- **Overall** the height of 14300 Lora Dr is now **7'55"** lower than 14333 Mulberry Dr
- 14333 Lora Dr. has been lowered to be **5' 36"** below Mulberry Dr. **first floor**
- Second floor height has **been lowered to be 5'5"** below mulberry drive **2nd floor height**

MASS, BULK, SCALE COMPARISON

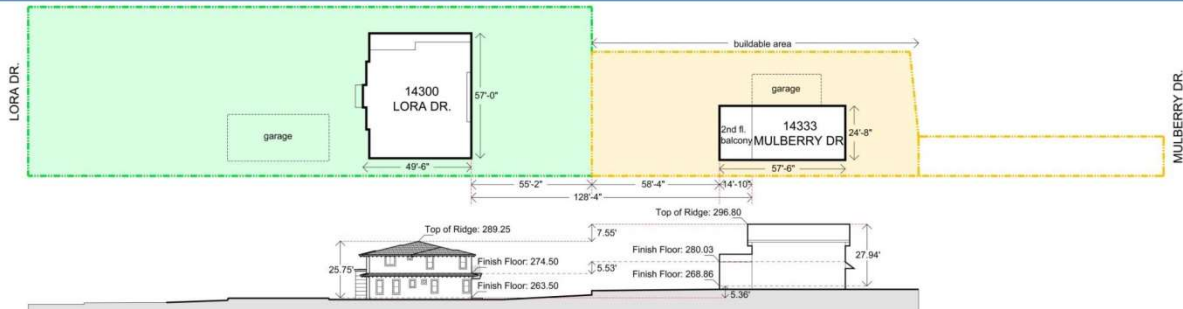
THE A. CHAUBE RESIDENCE, 14300 Lora Drive, Los Gatos, CA 95032



COMPARISON (2 STORY HOUSE)	LOT (s.f.)	LIVING (s.f.)	FLOOR AREA RATIO	TOP OF RIDGE (ft.)
14333 MULBERRY DR.	8,378	2,609	0.3114	296.80 (7.55' higher)
17525 WEDGEWOOD AVE.	14,474	3,749	0.2590	296.20 (6.95' higher)
14300 LORA DR.	19,853	4,467	0.2250 (smallest)	289.25 (lowest height)

CONCLUSION: LORA DR. HAS THE SMALLEST F.A.R. & THE LOWEST RIDGE IN THE BLOCK

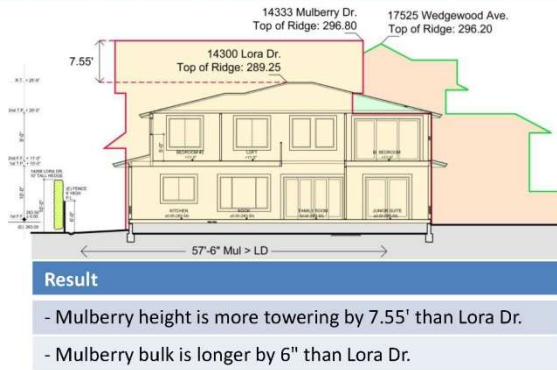
MASS, BULK, SCALE COMPARISON



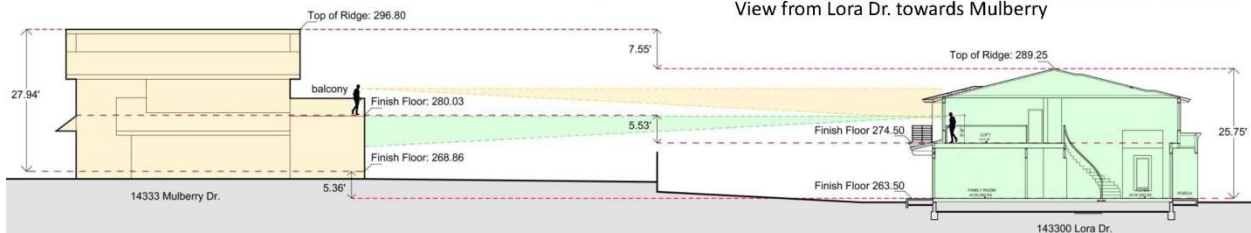
COMPARISON	14300 LORA DR.	14333 MULBERRY DR.	RESULT
Top of Ridge	289.25	296.80	Mulberry is 7.55' higher than Lora Dr.
Finish 1 st Floor Level	263.50	268.86	Mulberry is 5.36' higher than Lora Dr.
Finish 2 nd Floor Level	274.50	280.03	Mulberry is 5.53' higher than Lora Dr.
Building Height (ft.)	25.75	27.94	Mulberry is 2.19' higher than Lora Dr.
Plan Bulk Dimension	57'-0" x 49'-6"	57'-6" x 24'-8"	Mulberry is 6" wider than Lora Dr.
Buildable Lot Size (s.f.)	19,853	8,378	Lora Dr. Lot is 237% significantly larger than Mulberry's
Building Coverage	2,672/19,853 = 13.46%	1,418/8,378 = 16.92%	Mulberry has larger building coverage than Lora Dr.

CONCLUSION: MULBERRY MASS IS TALLER AND BULKIER THAN LORA DR.

MASS, BULK, SCALE COMPARISON

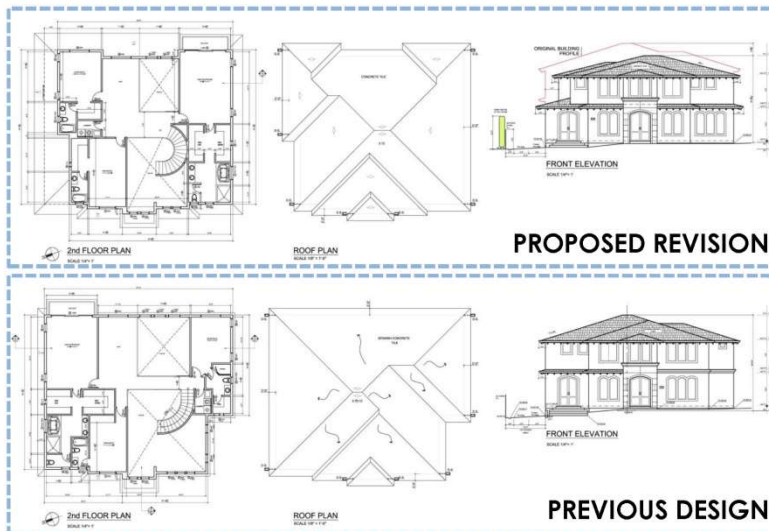


View from Lora Dr. towards Mulberry



CONCLUSION: MULBERRY MASS IS TALLER AND BULKIER THAN LORA DR.

DESIGN REVISION & IMPROVEMENT



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- Balcony has been positioned to the right side, increasing the distance from the left neighbor.
- Voids has been reduced by 254sf.
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CONCLUSION: PROPOSED REVISION IMPROVES THE OVERALL DESIGN OF THE HOUSE

2. Privacy & Shadow (please see attached file slides 9-12):

Unfortunately, planting trees by the fence of Mulberry dr. will diminish the value and effort of reduced overall height of 3ft 8 inches. The trees should be planted against your proposed house and they can be in a staggered pattern to create a shaded patio area for your backyard. This will be a Win-Win for both of our families.

Our Ask is to please plant trees against your proposed house, reduce the overall mass (width) of the 2nd floor proposed structure, install privacy screen lattice on the fence and around balcony

Response:

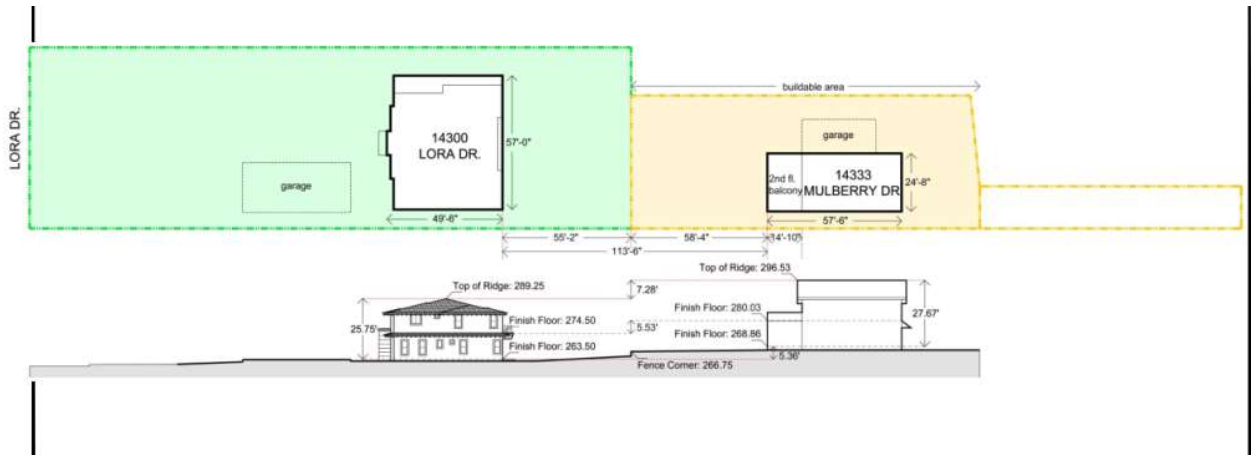
PRIVACY

- Several existing trees already provide privacy
- Rails on the balcony to provide privacy as requested.



- 14333 Lora Dr. has been lowered to be 5' 36" below Mulberry Dr. first floor
- First Floor privacy will be provided through additional lattice on the fence till 8 ft.
- Second floor height has been lowered to be 5'5" below mulberry drive 2nd floor height
- Distance including the setbacks between the second floors of the two houses is a total 123' 6"
- Additional Screen trees will be added to provide additional privacy. Screen trees will be added 5ft from the property line to minimize shadow. Shadow study has been created to depict minimal impact.

THE A. CHAUBE RESIDENCE, 14300 Lora Drive, Los Gatos, CA 95032



SHADOW STUDY – RESPONSE TO 14333 MULBERRY DR.

As shown on the shadow study for all season below, only very small part of 14333 Mulberry Dr. will get afternoon shadow from trees on 14300 Lora Dr. backyard.



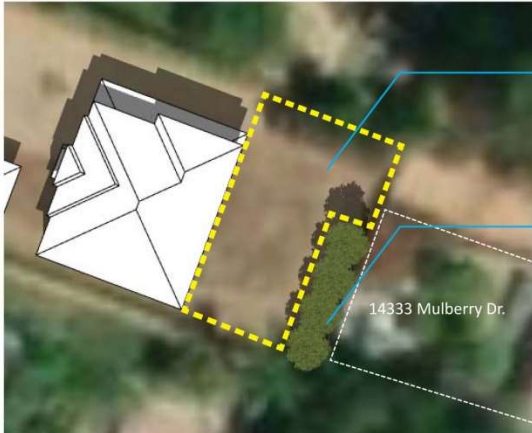
CONCLUSION: VERY SMALL SHADOW FROM LORA DR. TREES ON MULBERRY



SHADOW STUDY – RESPONSE TO 1433 MULBERRY DR.

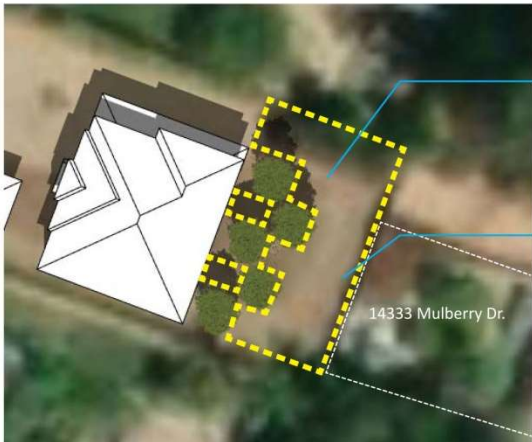
THE A. CHAUBE RESIDENCE, 14300 Lora Drive, Los Gatos, CA 95032

We appreciate your suggestion about staggering the trees and place them close to our building. However, the suggested location of the trees is not aligned with our design and intention.



The placing of the trees by the back fence created a big active space on the backyard.

These evergreen trees give privacy for both our property and yours. Furthermore, the mature height of these slow-growing trees is 20-25' (which is as tall existing trees on the backyard of 14333 Mulberry Dr.), which could also create privacy from 14333 Mulberry Dr.'s 2nd floor and vice versa.



These staggered trees placement creates segmented backyard space. The close distance of the trees from the building also blocking the sunlight to the house.

The backyard of 14300 Lora Dr. does not have privacy from the back neighbor because of the absence of the trees along the fence.

CONCLUSION: TREES PLACEMENT BY THE BACK FENCE OF LORA DR.

SHADOW STUDY – RESPONSE TO 14333 MULBERRY DR.

The mass of the proposed building has been revised. As seen on the shadow study over every season below, clearly no shadow from 14300 Lora Dr. will cast on 14333 Mulberry Dr., therefore 14333 Mulberry Dr. will not get impacted by the shadow despite the mass and scale of the proposed building.



CONCLUSION: NO SHADOW FROM LORA DR. MASS ON MULBERRY

3. Drainage (please see attached file slide 12):

Unfortunately, I didn't see any notes or design to address the drainage near the Mulberry dr. fence.

Our Ask is to Reinforced all fence posts with Mulberry dr., Establish positive drainage, install rainwater management system.

DRAINAGE



Proposed Design of 14300 Lora Dr.



Impacted of Proposed Design On 14333 Mulberry Dr.

- On the new plan I did not see any note regarding drainage near Mulberry fence
- Re-establish positive drainage.
- Install rain water management system
- Reenforce the fence posts

Response:

A: - REVISED C1 GRADING & DRAINAGE IS SHOWING POSITIVE DRAINAGE AND DEFINITELY WATER RUN-OFF PER CODE
- REINFORCE THE FENCE WILL BE DONE AS NECESSARY

COMMISSIONER'S COMMENTS DURING THE 2/24/21 HEARING (PLEASE SEE ATTACHED FILE SLIDE 3):

1. Compatibility study around mass & volume of 2 Story Formal Mediterranean Style.

Response:

See previous pages. Two story Formal Mediterranean has been changed to informal Mediterranean Style

2. The largest house in the neighborhood over 4500 sf.

Response:

- a. The proposed 4,467 sf. is still under the limit of TLG ordinance (max. limit 4,590 sf.).
- b. There are 2 condominium complexes in neighborhood, which must be more than 4,500 sf.:
 - 14225 Lora Dr.
 - 14245 Lora Dr.

3. Town Architecture Report suggested an informal architecture

Response:

The current Architecture design turned to an Informal Mediterranean style.

4. Two story building with a basement to act as 1st floor.

Response:

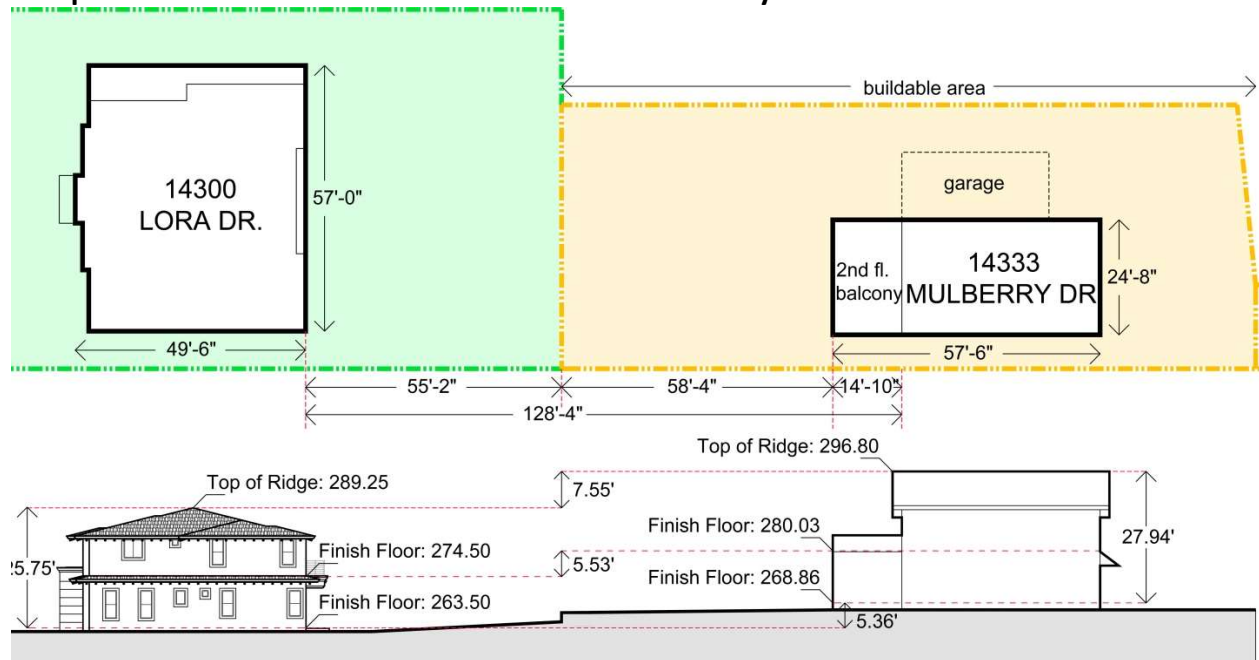
- a. The proposed 2-story height of 26'-3" is still under the limit of TLG ordinance.
- b. The proposed 4,467 sf. is still under the limit of TLG ordinance (max. limit 4,590 sf.).
- c. There is no basement implementation precedent on houses around the block.

5. No balcony

Response:

Our adjacent rear neighbor at 14333 Mulberry has a full house width balcony (30'x14'-10"). Our balcony is only 15'x4'-8".

Comparison between 14300 Lora Dr. and 14333 Mulberry Dr.



6. Ask the town architect to relook at the proposed design

Response:






Proposed revised design will be submitted to Architect Consultant for review.

Sincerely,

Krislani Mulia

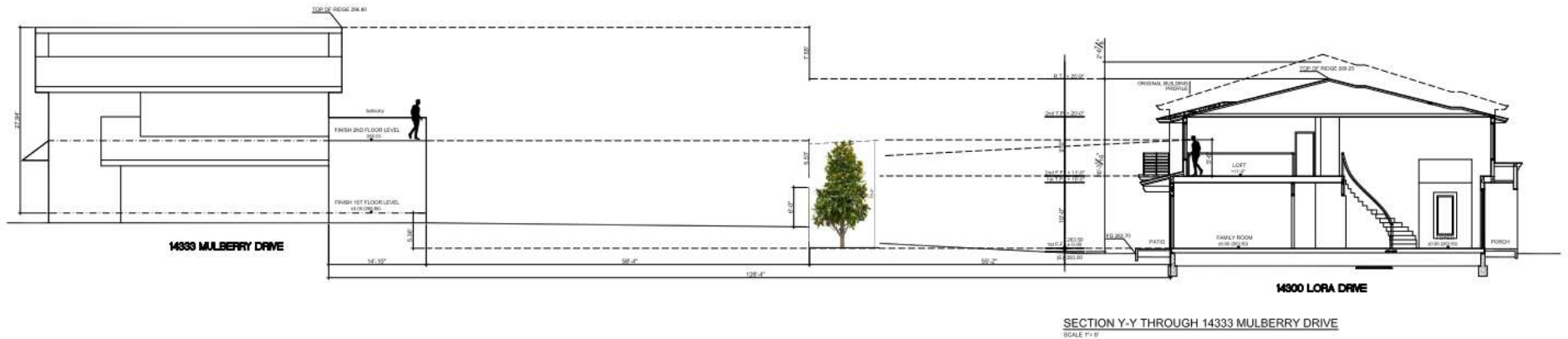
Krislani Mulia
Designer

MR H BOOLANDI'S CONCERNS ADDRESSED

	Area	Actioned
1.	Privacy	
2.	Mass	
3.	Solar Access	
4.	Drainage	
5.	Others	

PRIVACY

Privacy will be provided by the distance, height and screen trees



Towering Mulberry has 7.55' higher ridge
Distance between the second floors 128'

Privacy through Engineering

The floor height comparison for both floors both have Mulberry at the more than 5 ft advantage reducing privacy issues

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Towering Mulberry floors are >5' higher

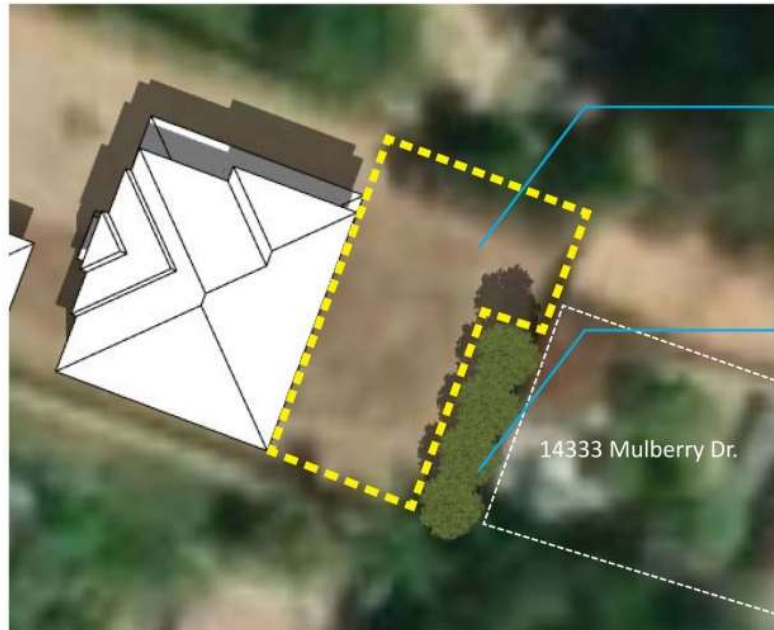
Steps to satisfy Hooman Boolandi's request

PRIVACY

- Install lattice on the fence
- Balcony : Install rails to act as privacy screen
- Screen Trees



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The placing of the trees by the back fence created a big active space on the backyard.

These evergreen trees give privacy for both our property and yours. Furthermore, the mature height of these slow-growing trees is 20-25' (which is as tall existing trees on the backyard of 14333 Mulberry Dr.), which could also create privacy from 14333 Mulberry Dr.'s 2nd floor and vice versa.



These staggered trees placement creates segmented backyard space. The close distance of the trees from the building also blocking the sunlight to the house.

The backyard of 14300 Lora Dr. does not have privacy from the back neighbor because of the absence of the trees along the fence.

Screen Trees will be placed 5 ft into Lora Drive to preserve active backyard taking into Account Mr. Boolandi's request

Extremenly Minimal shadow from Screen Trees



MASS

Steps to satisfy Hooman Boolandi's request

MASS

- Eliminate the need for an extended height foundation, significantly lower the exterior wall .
Mulberry FF is 5.36 higher
- Reduce the overall exterior wall height of the proposed structure **Mulberry ridge is 7.55' higher**
- Reduce 2nd story mass
- Roof Pitch has been reduced
- Roof has been added between 1st and 2nd floor to break a single wall
- Void has been reduced by 254 sq ft





Height of the screen tree will be 4 ft lower than the roof. In a few years only roof will be visible

Minimal roof line will be visible with a 12ft screen tree – ***fence height referenced for comparison***

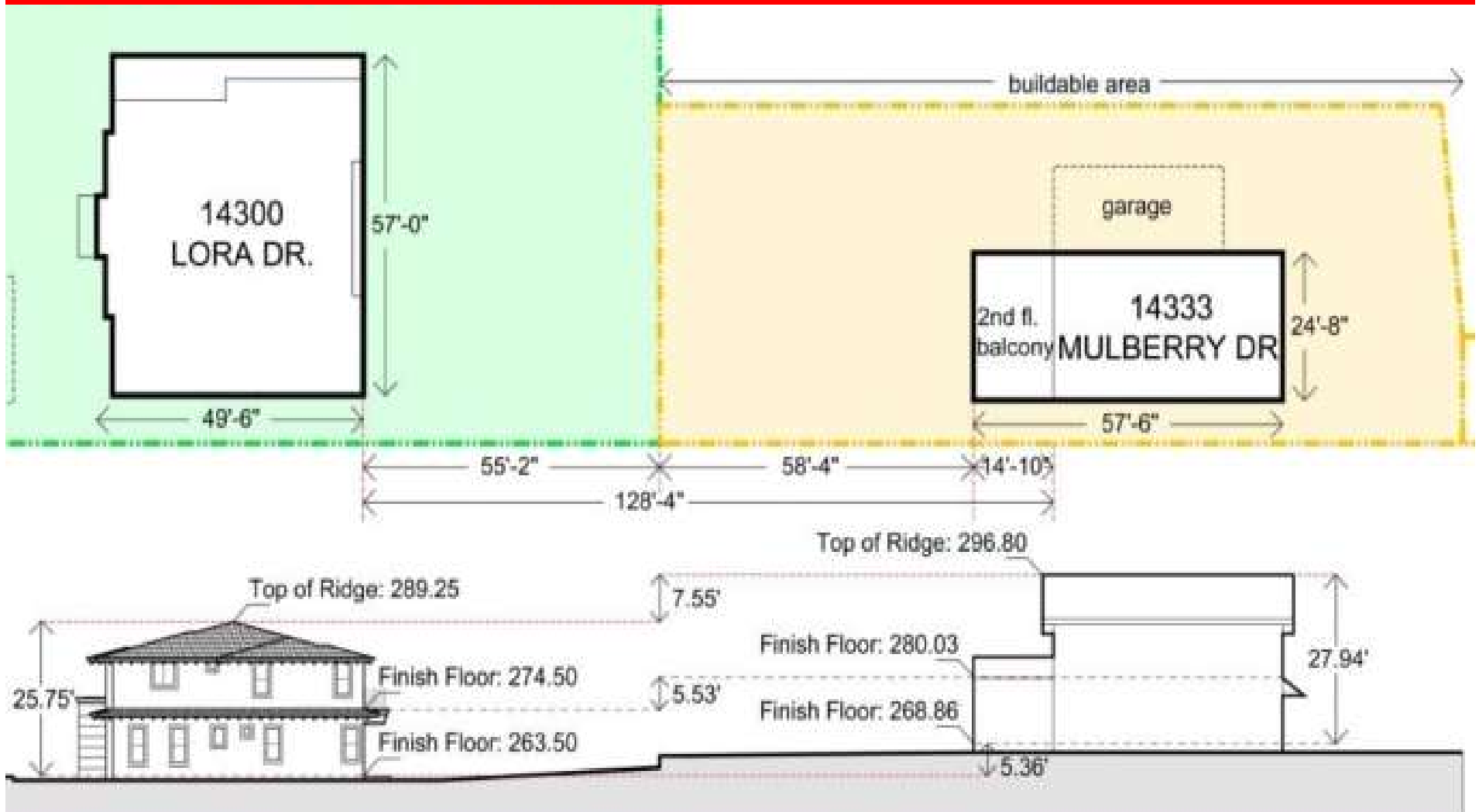


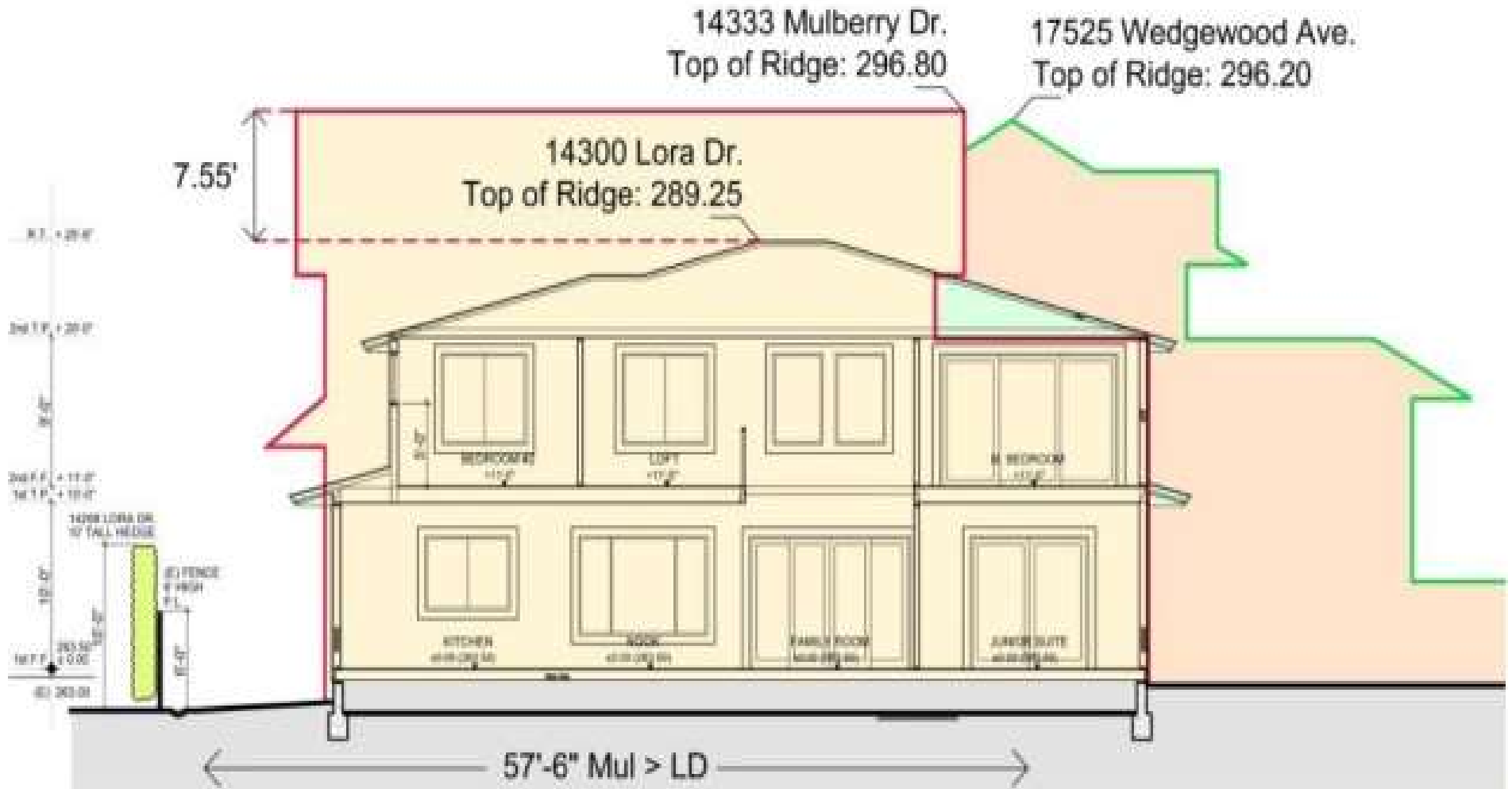
Only roof will be visible with a 12ft screen tree – ***fence height referenced for comparison***



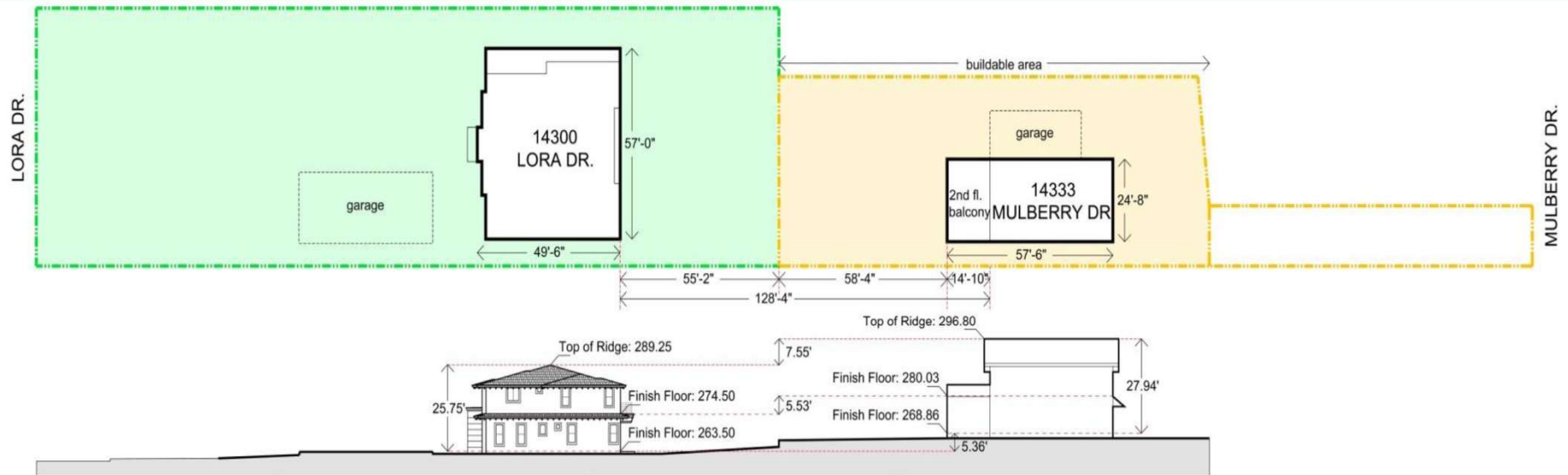
15 ft screen trees have been proposed

Towering Mulberry is 7.55' higher
Lora Buildable area is 2.4 X Mulberry's





Towering Mulberry is bigger in 2 of the 3 dimensions although Lora Buildable area is 2.4 X Mulberry's



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Towering Mulberry is bigger in 2 of the 3 dimensions although Lora Buildable area is 2.4 X Mulberry's

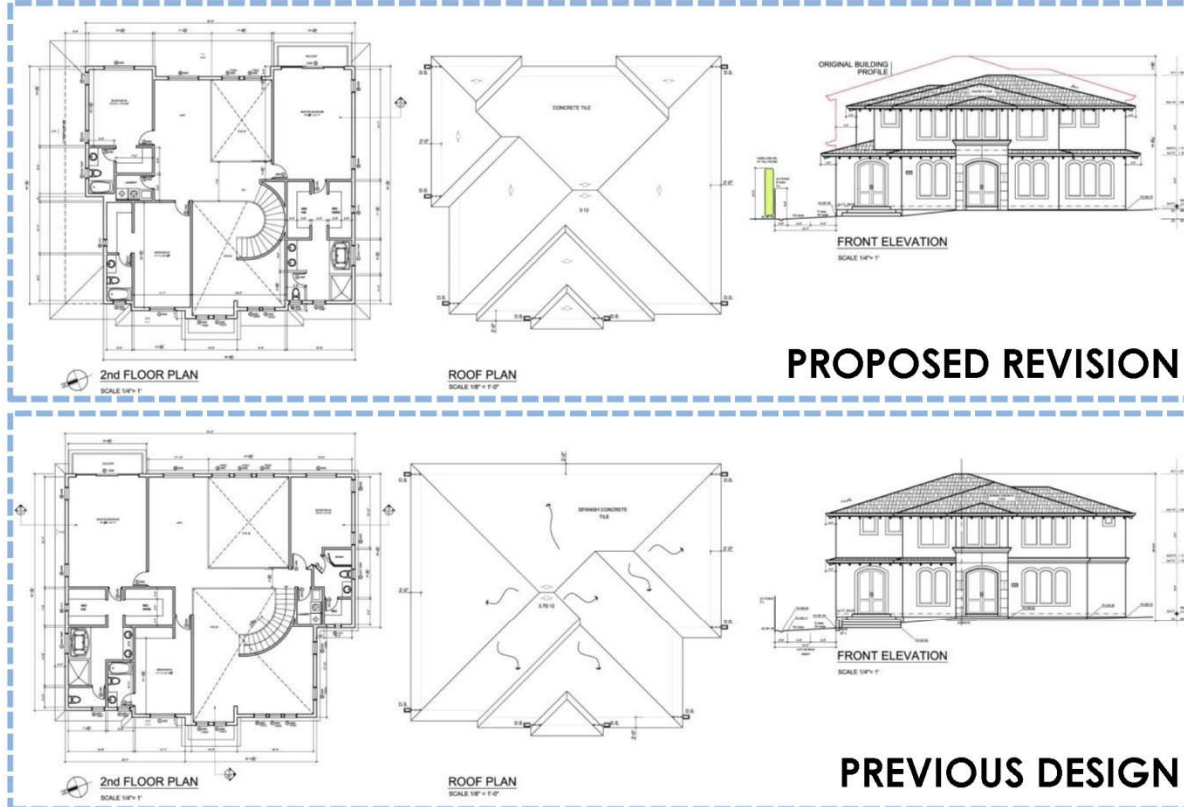
MASS, BULK, SCALE COMPARISON



COMPARISON (2 STORY HOUSE)	LOT (s.f.)	LIVING (s.f.)	FLOOR AREA RATIO	TOP OF RIDGE (ft.)
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14300 LORA DR.	19,853	4,467	0.2250 (smallest)	289.25 (lowest height)

Lora has smallest FAR in block

DESIGN REVISION & IMPROVEMENT



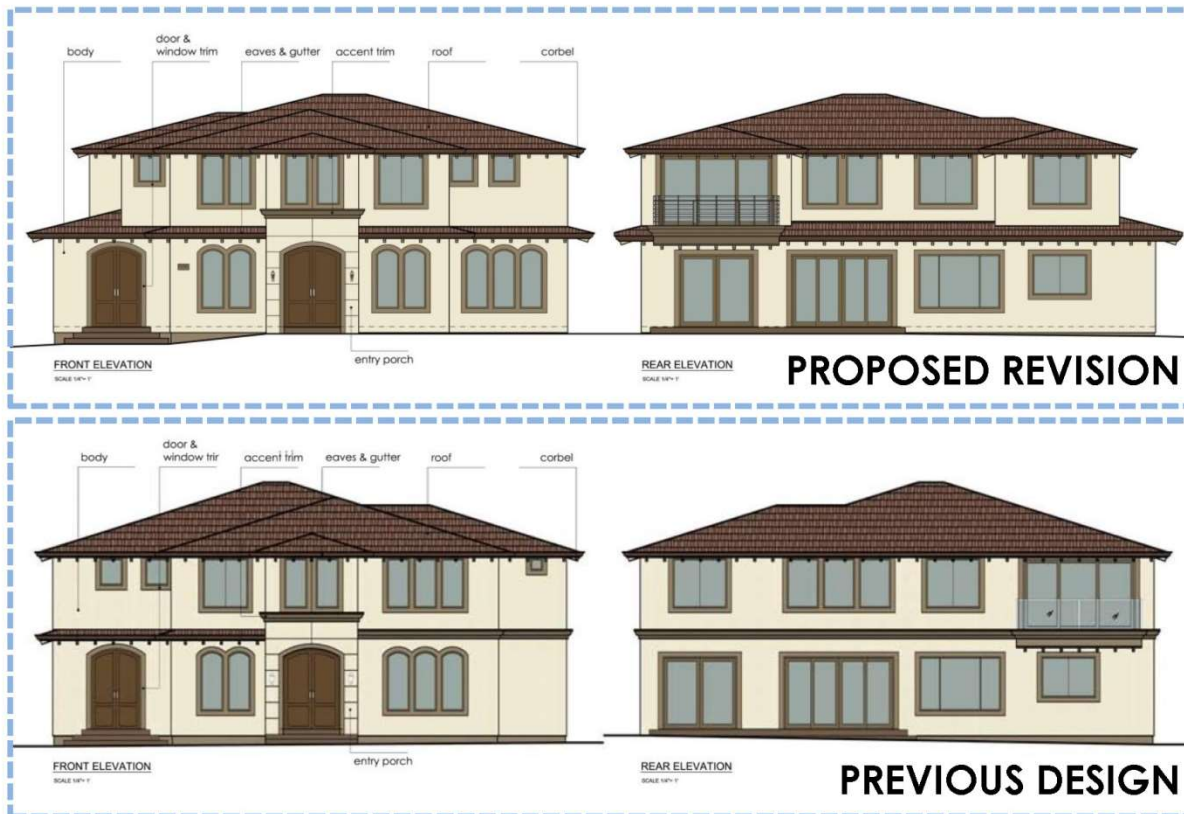
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2nd Floor mass has been reduced

DESIGN REVISION & IMPROVEMENT



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CONCLUSION: PROPOSED REVISION IMPROVES THE OVERALL DESIGN OF THE HOUSE

SHADOW

No shadow on Mulberry



Mass & Scale → Sun Blockage & Shadowing

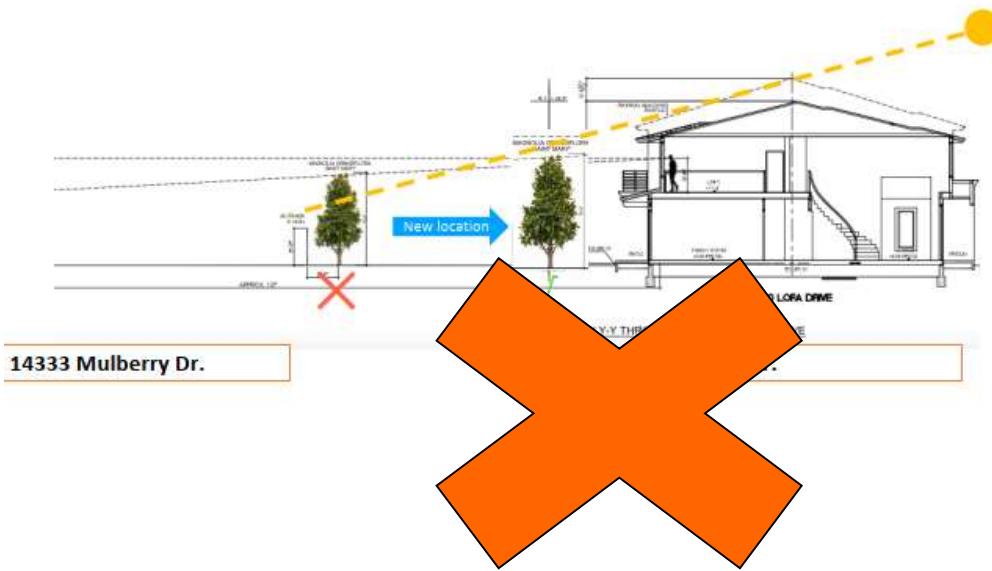


- Clear due to mass and scale of the proposed plan **14333 Mulberry will be impacted.**

This is going to be a problem for my mother who is 85+ years old and is required to get sun.

Inaccurate representation – shadow from Towering Mulberry on Lora

Privacy & Shadow



14333 Mulberry Dr.

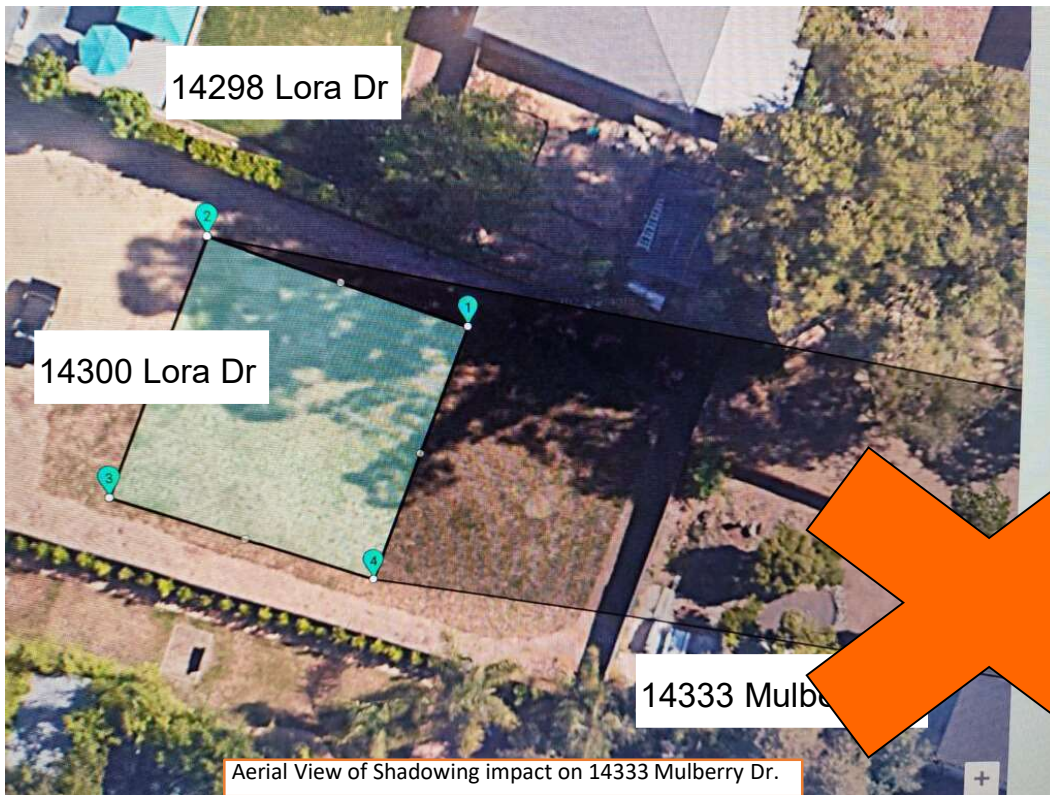
- Planting Trees by the fence of Mulberry dr. will diminish the value of reduced exterior wall height.
- Planting trees by the fence will create Shadow on 14333 Mulberry dr.



The overall massive scale of the proposed house is towering over 14333 Mulberry Dr.

Inaccurate representation –Shadow study provides accurate solar impact

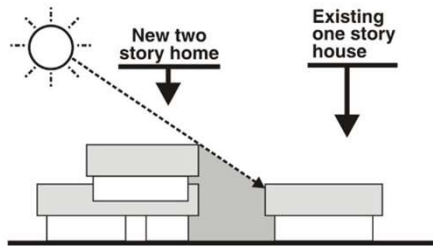
Mass & Scale → Sun Blockage & Shadowing



Seems the focus of the analysis was partial and only one side
Clearly due to mass and scale of the proposed plan **14333 Mulberry will be impacted.**

This is going to be a problem for my mother who is 85+ years old and is required to get sun.

PICTURE SHOWS SHADOW FROM 14333 MULBERRY DRIVE ON TO 14330 LORA DRIVE



Avoid second floor masses in locations that would block sun access to adjacent homes

Town of Los Gatos Design Guideline



Proposed Design of 14300 Lora



View from 14333 Mulberry Dr.



Impacted of Proposed Design On 14333 Mulberry Dr.

INACCURATE REPRESENTATION:
BACKYARD SHADOW FROM EXISTING FOLIAGE AND STRUCTURES NOT FROM STORY POLE OF 14300 LORA DRIVE

Redo the shadow calculation for different time of the day during all seasons and determine the correct height & 2nd story mass.

Reduce the overall exterior wall height of the proposed structure.

Reduce 2nd story mass of the proposed structure

Redo the shadow calculation with the new proposed height & 2nd story mass for different seasons.

DRAINAGE

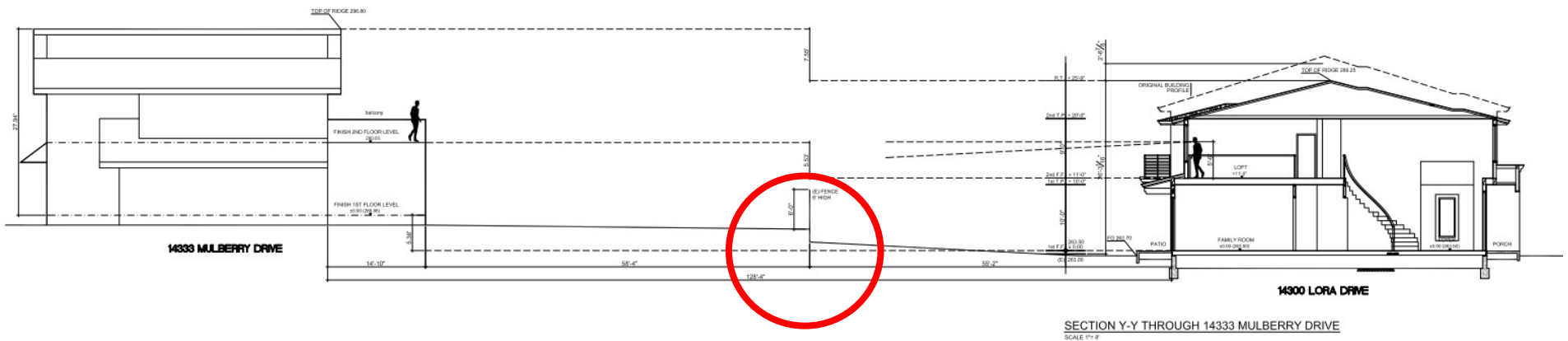
DRAINAGE



Proposed Design On 14300 Lora Dr.

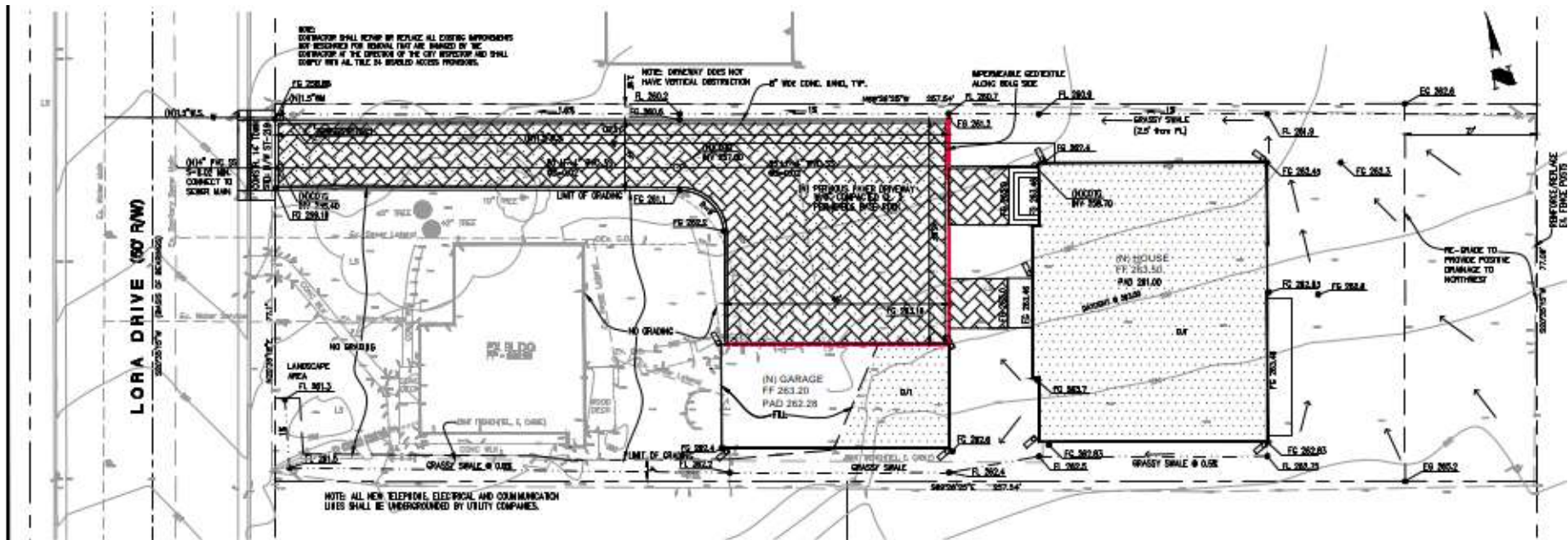


Impacted of Proposed Design On 14333 Mulberry



Inaccurate representation – Mulberry Lot grade is much higher than Lora

Positive Drainage plan is part of Civil plan



- On the new plan I did not see any note regarding drainage near Mulberry fence ✓
- Re-establish positive drainage. ✓
- Install rain water management system ✓
- Reinforce the fence posts ✓

A: - REVISED C1 GRADING & DRAINAGE IS SHOWING POSITIVE DRAINAGE AND DEFINITELY WATER RUN-OFF PER CODE
- REINFORCE THE FENCE WILL BE DONE AS NECESSARY

OTHERS

Balcony

- **Balcony:** Your beautiful house and its balcony is a wonderful example which we have factored in as well as design guidelines, e.g we have a 55' ft distance from my rear property much more than the recommended 20ft. We have also accepted your proposal earlier of using railings instead of glass sides.

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