Sean Mullin,
Community Development Department,
Planning Division,
110 E. Main Street,
Los Gatos, CA 95030.

Date: August 25, 2020

RE: Architectural Review Response – 140 Arroyo Grande Way (S-20-013)

Dear Sean Mullin:

We appreciate the review provided by the consultant Architect for our project at 140 Arroyo Grande Way. We have made every effort to incorporate the recommendations provided by the consultant Architect, and we have provided justifications for the suggestions that we were unable to incorporate. The architecture of our proposed home is modeled as an English country-side brick home, as depicted in the image below. We feel that this architecture is suitable for the small-town image of Los Gatos, and elements of this architecture are visible in some homes in the town.

English County-Side Brick Home

Given below is our response to the recommendations provided by the consultant Architect. We have tried our best to incorporate the suggestions either completely or partially. A justification has been provided for the suggestions that have been partially incorporated.

1. **Recommendations #1:** Lower the roof eave height by one foot in height

Plan Updates / Justification
We have reduced the slope of the roof to 5:12, so instead of lowering the roof eave height by 1', we have lowered the height of the whole house by 2'. We believe that this change will be more visible as it creates a smaller impression of the house in the neighborhood. We would like to keep 10' exterior walls and 10' ceilings in the house, so that we can have taller windows that provide more natural light.

2. **Recommendations #2:** Utilize a hip roof on the garage in lieu of the proposed gable

Plan Updates / Justification
We believe that this recommendation was primarily to reduce the prominence of the garage. We have reduced the roof slope of the garage to 5:12, and we have also removed the brick work from the garage walls, which will significantly reduce the prominence of the garage. The gable garage roof is consistent with the selected architectural style and many other homes in our neighborhood have gable garage roofs (see images below).

Gable Garage Roof at 144 Arroyo Grande Way (Immediate Left)

Gable Garage Roof at 143 Arroyo Grande Way (Across the street)

3. **Recommendations #3:** Simplify the window forms and styles and provide wood trim on all facades.

Plan Updates / Justification

We have simplified the window forms and have provided wood trim on all facades. We have used slightly arch windows in the front and rear elevation, and we have consistent window styles for each elevation.

4. **Recommendations #4:** Eliminate the brick in favor of a uniform stucco treatment and add a molding trim strip.

Plan Updates / Justification
We have eliminated the brick in all elevations and have provided uniform stucco treatment as suggested.

5. **Recommendations #5:** Substantially recess the garage door and select a garage door color to blend with the main body of the home rather than contrasting with it.

Plan Updates / Justification
The garage door has been recessed as suggested and changes are depicted in the floor plan. The color has also been updated to blend with the main body of the home.

6. **Recommendations #5:** Remove the roof dormer to simplify the roof.

Plan Updates / Justification
We have significantly reduced the size of the dormer; however, we require it as it is the only source to provide natural light in the entry hallway. We hope that the city will allow us to keep the roof dormer.

7. **Recommendations #7:** Match bay window roof slope to main roof.

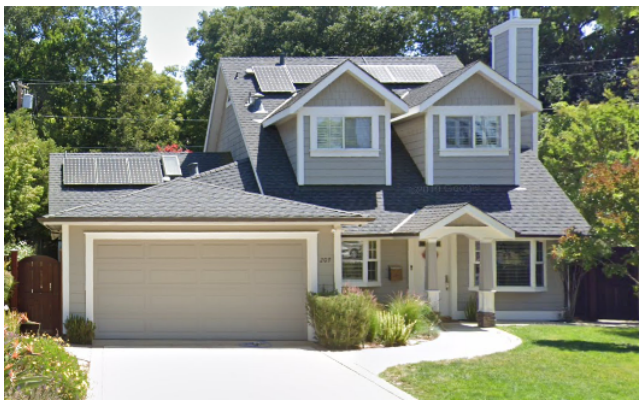
Plan Updates / Justification
The bay window roof initially consisted of two slopes—the initial slope of 6:12, followed by 9:12 slope. We have reduced the slope to be 5:12 initially, and then followed it with a 7.5:12 slope. This leads to a slight transition in the roof slope, which in our opinion adds character to the structure. We experimented with a consistent 5:12 slope; however, that makes the structure look very flat and abates its significance. In our opinion, a flat bay window roof structure gives more prominence to the garage.

In addition to addressing the above recommendations, we have also provided our perspective on the other comments made by the consultant Architect.

Comment #1: The tall floor to eave height and roof ridge height are out of scale with the immediate neighborhood.

Plan Updates / Justification: We had initially considered a two-story home, however, we decided against it considering the prevalence of single-story homes in our neighborhood. There are, however, multiple two-story homes on our street, and we have attached a couple of images for reference. In any case, we understand the concern raised by the consultant architect and to address the concern, we have reduced the slope of the roof from 6:12 to 5:12, which has reduced the height of the house by 2'.

Two-story home at 156 Arroyo Grande Way



Two-story home at 209 Arroyo Grande Way

Comment #2: The front elevation has too many elements fighting for attention.

Plan Updates / Justification: We have made the following changes to address this comment:

- We have removed the exterior crown molding.
- We have significantly reduced the size of the roof dormer. The roof dormer is required to provide natural light in the entry hallway. We would like to build an energy efficient home, so we would prefer natural light where possible.

- We have simplified the window layout in the front elevation and have updated the windows to have a very slight arch.
- We have removed all brick work and have provided consistent stucco treatment.

Comment #3: The gables on the rear elevation are very awkward, and unrelated to the architectural style.

Plan Updates / Justification: The review suggested the use of a hip roof on the rear elevation. We spend a lot of time in the backyard and it is also the place where we host most of our gatherings with family and friends. Therefore, we would like to have certain architectural design elements in the rear elevation to appreciate the home we have built. Since the rear elevation is not visible from the street, we sincerely hope that the city will allow us to keep the gable roof in the rear elevation.

Comment #4: Wrapping the brick around on the side elevation and then stopping it in the same plane as the stucco wall is not consistent with residential design guidelines 3.2.2 and 3.8.4.

Plan Updates / Justification:
We have removed brick work and have provided consistent stucco treatment.

Comment #5: The tall garage gable facing the street is out of scale with the immediate neighborhood and makes the garage the most prominent element of the front facade. This would not be consistent with Residential Design Guideline 3.4.1.

Plan Updates / Justification: We have reduced the roof slope to 5:12, which has resulted in a reduction in garage gable height. We have also removed all brick work to make the garage less prominent.

Comment #6: Multiple window styles and proportions are not consistent with Residential Design Guideline 3.7.2 and 3.7.4.

Plan Updates / Justification: We have updated the right-side elevation to have a consistent window style. All the elevations have a window style that is consistent for the given elevation.

Comment #7: The landscape plan appears to show only redwood bark as ground cover. This would be in stark contrast to the treatment of other homes in the immediate neighborhood.

Plan Updates / Justification: Since a landscape plan is not required for our project, we have removed it from the formal submission. We will use low-water plants and trees to conserve natural resources, and there will be no lawns on the property.

Please let us know if you have any questions or concerns regarding any of the statements presented in this document.

Sincerely,

Hema and Yogesh Jhamb
140 Arroyo Grande Way,
Los Gatos, CA 95032.