



Comment Response Memo –

Consulting Architect Review

for

PROPOSED SINGLE FAMILY RESIDENCE

at

14329 MULBERRY DR. Los Gatos, CA

Submitted to:

Planning & Zoning Department,
Town of Los Gatos

Submitted by:

Sundar Swaminathan
1545 Theresa Ave. Campbell CA 95008

Updated June 13, 2022

Planning and Zoning

Town of Los Gatos

Re: Proposed Single Family Residence at 14329 Mulberry Drive Los Gatos, CA 95032

Dear Sirs,

Thanks for reviewing the application for the proposed Single-Family home and walking through the comments in the staff technical review meeting. I hope the responses that you will find under each of those comments will be meeting your requirements and you will approve the project to move to the next stage expeditiously.

Thanks.

Response to CONSULTING ARCHITECT COMMENTS

RECOMMENDATIONS:

The recommendations below are intended to simplify the design, refine the details and improve conformance with the Residential Design Guidelines.

1. Eliminate the gable roof at the garage and extend the porch roof over the garage.
Adopted as recommended
2. Increase the consistency of the roof slopes (6:12 shown), and provide more uniformity to the front façade roof gables and bay windows.
Adopted as recommended
3. Revise the transition of the porch roof to the left side facade to reduce the tall wall expanse.
Adopted as recommended
4. Add window on the second floor front facade which currently is quite blank.
Historically there have been concerns from neighbors (Particularly from owners of 14325 Mulberry Drive) due to perceived privacy impacts from neighboring two-story residences. The windows on the front façade are kept to a minimum to limit the privacy impact on the neighbor in the front (14325 Mulberry Dr.). Hence no changes made.
5. Add a beam at the front entry porch, refine the column bases and caps, and use a wood railing rather than the proposed metal railing.
Adopted as recommended
6. Eliminate the side facade gables/ This would still provide a generous, high ceiling in the Master Bedroom.
Adopted as recommended
7. Add a roof truss to the rear facade second floor deck. Two examples are shown below.
Adopted as recommended
8. Refine the second floor deck columns, column bases and railings to match the front entry porch.
Adopted as recommended
9. Group the windows on the rear facade (see example below), or use smaller windows to allow more wall space between them.
Adopted as recommended
10. Provide consistency on all roof overhangs - see concern #9 and illustration on page 6
Adopted as recommended
11. Recess the garage door per Residential Design Guideline 3.4.1.
The Garage has been recessed and shown in the drawings. Planning to put shrubs / climbers / landscaping on the Garage and porch corner that will further minimize the prominence of garage. Additionally, the Garage door will have windows to soften the appearance as recommended in the Residential Guidelines.