

Dec, 11
2019

Re: Olgaard Residence-Project Description Letter.

Site Address: 15365 Santella Court; APN: 527-09-036 Architecture and Site Application: S-18-052.

Dear Planning Commissioners
Community Development Department.
Town of Los Gatos

The project scope involves development of a downward sloping, south facing, 2-acre vacant lot. This natural setting of an undulating hillside with existing mature oak trees, offers city views from specific locations. The site features a long narrow area from the Santella Court cul-de-sac, toward the south, that widens to a triangular shape spreading in the east-west direction. The site is in a HR-2½: Planned Development Zone at the end of Santella Court.

The proposed site design features a private driveway from Santella Court, sloping down about 30 feet to the fire truck turn around space, in front of the home's garage. From here a winding stair path leads to the front entrance and a side yard that opens to a patio and pool towards the north-east side of the property.

This low-profile home with a linear building form follows the site contours and levels so that the structure appears integrated into the hill side. This two-level home will appear as a single-story home, to most of the neighbors as 3 sides of the lower level are tucked into the hill. The roof rises with the hill and most of the roof would be only 15 feet from the grade level. This house siting has minimal impact to the existing grading and vegetation.


The north south orientation of the home harvests the maximum amount of solar energy to achieve net zero energy use. This two-level, 4 bed, 4 1/2 bath and 3 car garage, single family dwelling of has 5,840 sf. of countable floor area including 756 sf below grade space (exempt from countable floor area), in an HR-2½: Planned Development Zone, would be a LEED certified home as well.

Much of the home space will be at the lower level with private spaces such as bedrooms, media and family rooms and a wine cellar in addition to a garage. The upper level will have an entry foyer, kitchen, dining and living spaces.

This building will be clad with sintered stone panels of natural, earth toned colors. The entry door will have a wood finish and the windows and garage door frames will feature a dark oxidized metal finish. A majority of the landscaping adjacent to the building will include native, drought tolerant plants and most of the site will remain in its natural state preserving the existing oak trees and other surrounding vegetation.

Thank you for the project review. If you have any questions, or need any additional information please contact me at your earliest convenience.

Sincerely



Hari Sripadanna AIA



[Srusti Architects](http://www.srustiarchitects.com)

P - 408-507-8138 hari@srustiarchitects.com

We collaborate to create sustainable spaces.

www.srustiarchitects.com