

Detailed Description of Neighbors' Outreach, Their Concern, & UTOPIA's Response

Concerned Neighbors, image 01:

- 23 Loma Alta Ave.
- 100 Los Gatos Blvd.
- 45 Whitney Ave.

Overall Concerns:

- 1- Privacy
- 2- View Of 15 Loma Alta From Their House/Backyard
- 3- 15 Loma Alta Shadow Over Their House/Backyard
- 4- Overall Architectural Design

All neighbors provided photos of their backyard. Image 01

Individual Concern:

- Resident of 23 Loma Alta concerns about the roof garden and if the future resident overlook to their backyard. Also didn't like the view of flat roof from their backyard.
- Resident of 45 Whitney Ave. concerns about the roof garden and overlooking to their backyard. Also blocking their sunset view.
- Resident of 100 Los Gatos Blvd. concerns about the view from their kitchen window and needs explanation on how much the future house will block it. Also, if the future house will shade over their house.
- All three neighbors weren't happy with the architectural design.

Reports & Summeries:

We set up two meetings on Friday Sep.11th 2020

- ZOOM call with the neighbor at 23 Loma Alta.
- In person meeting at 15 Loma Alta with the other two neighbors. Please see image 05-07

1- The roof garden is removed, and a gable roof is proposed. The roof starts from 5 to 6 feet from the balcony side sloping down towards north! It blocks both access and sight to 45 Whitney Ave. and 23 Loma Alta. And will put that specific concern in bed. Image 02-04

2- We are proposing to replace flat roof of living room with a sloped roof. This way the resident of 23 Loma Alta won't look at a flat roof from their backyard.
Image 02-04

3- We are planting some greeneries in the left-over balcony in order to block the look of future structure from 100 Los Gatos Blvd Kitchen window. The resident at 100 Los Gatos Blvd will see only greeneries with mountains in background.

4- On the garage we are proposing to either remodel the existing garage or replace the flat roof of proposed garage with a hip roof. There won't be any possibility of using garage roof as a balcony in future.
Image 02-04

5- We agreed to install fences at the border of the project and 45 Whitney Ave if we demolish the existing garage.

6- we have explained to resident of 100 Los Gatos Blvd. that the future house shadow won't impact their house more than the existing elements such as two large oak trees and their own garage structure.

7- Based on the photo provided by 45 Whitney Ave. resident (image 01) the future house doesn't impact the sunset view from their backyard. The tip of trees is still higher from the future house structure.

Conclusion:

All 3 neighbors fully understood and agreed that there won't be:

- No additional shadow will hover over their houses/backyard created by future house.
- No view blockage caused by future house after our new roof proposal presentation.
- No possibility of overlooking to their backyard and invasion of their privacy.

All 3 neighbors don't like the architectural style of the house.

- The architectural style of the house has been approved by Town architect, Canon Design Group, and Town of Los Gatos. We have followed all of Town's rules and guidelines and agreed to all Town's recommendations. It is impossible to make every single neighbor's happy and satisfy their taste.

IMAGE 01



IMAGE 02

1 ELEVATION @ PANIGHEHTTI PL

2 FRONT ELEVATION @ LOMA ALTA AVE.

3 SIDE ELEVATION

4 REAR ELEVATION

SYMBOL LEGEND

- METAL ROOFING
- METAL SIDING
- CERAMIC FLUENTS
- LAMINATE FINISH (WOOD)
- EXTERIOR FINISHES BY MANUFACTURE
- ALUMINUM FRAME WINDOW AND DOORS

CLIENT: LOMA ALTA Residence
15 LOMA ALTA
LOS GATOS
APN: 332-29-073

CONSULTANT: Utopia ARCHITECTURE
10000 N. GARDEN
LOS GATOS, CA 95026
408-571-2373 - 408-571-5266

DRAWING TITLE: BUILDING ELEVATIONS

DATE: 8/26/19

SCALE: 1/8" = 1'-0"

PROJECT NO.: A3.1

1 ELEVATION @ PANIGHEHTTI PL

2 FRONT ELEVATION @ LOMA ALTA AVE.

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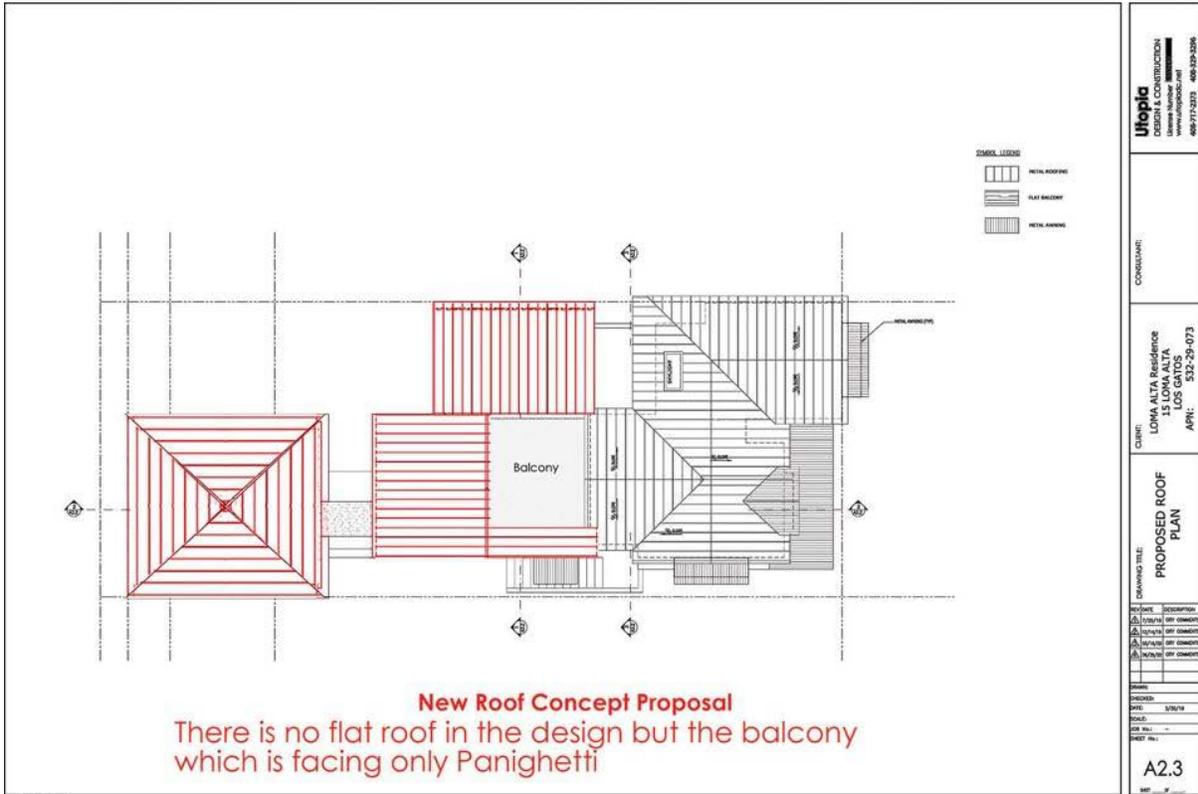
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IMAGE 03



Utopia
DESIGN & CONSTRUCTION
License Number: [REDACTED]
480-717-2223 480-330-3206

CONSULTANT:

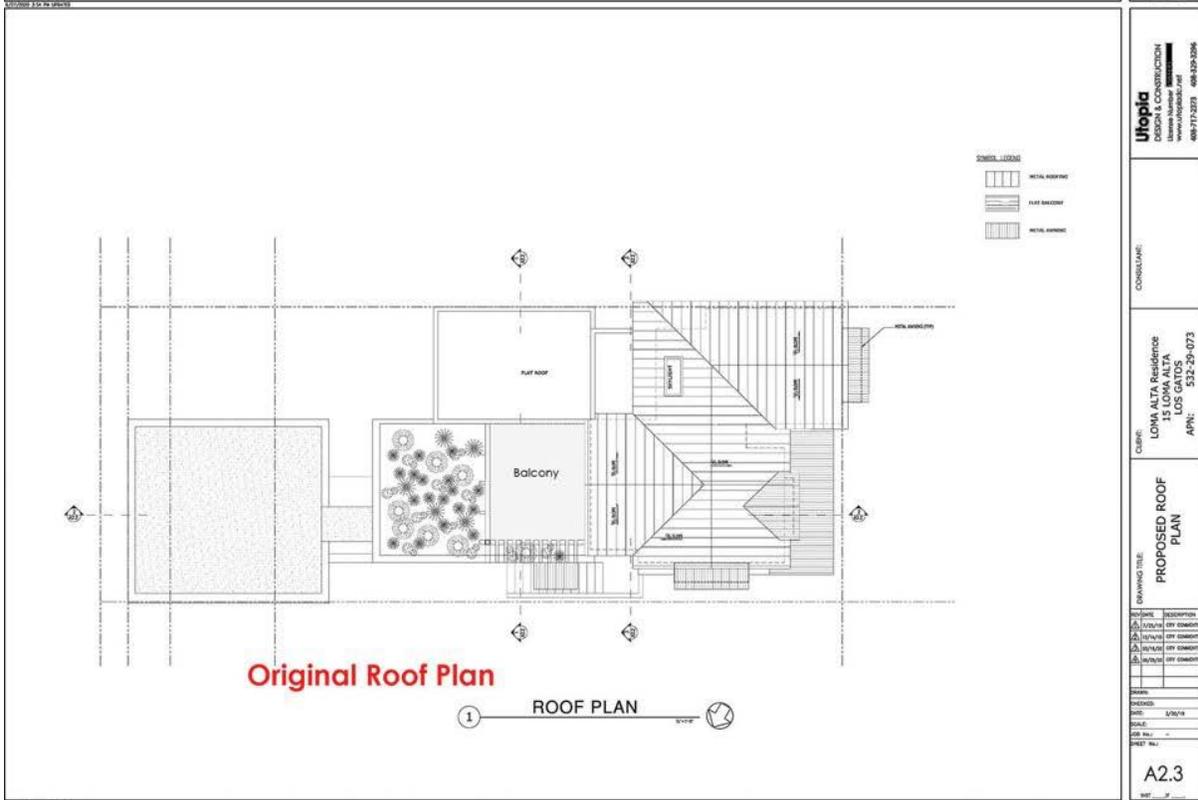
CLIENT: LOMA ALTA Residence
15 LOMA ALTA
LOS GATOS, CA 95020
APN: 532-29-073

DRAWING TITLE: PROPOSED ROOF PLAN

NO.	DATE	DESCRIPTION
1	1/27/19	BY COMMENTS
2	1/27/19	BY COMMENTS
3	1/27/19	BY COMMENTS
4	1/27/19	BY COMMENTS

DESIGNER: [REDACTED]
DATE: 1/27/19
SCALE:
JOB NO.:
SHEET NO.:

A2.3



Utopia
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15 LOMA ALTA
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IMAGE 04



IMAGE 05



IMAGE 06

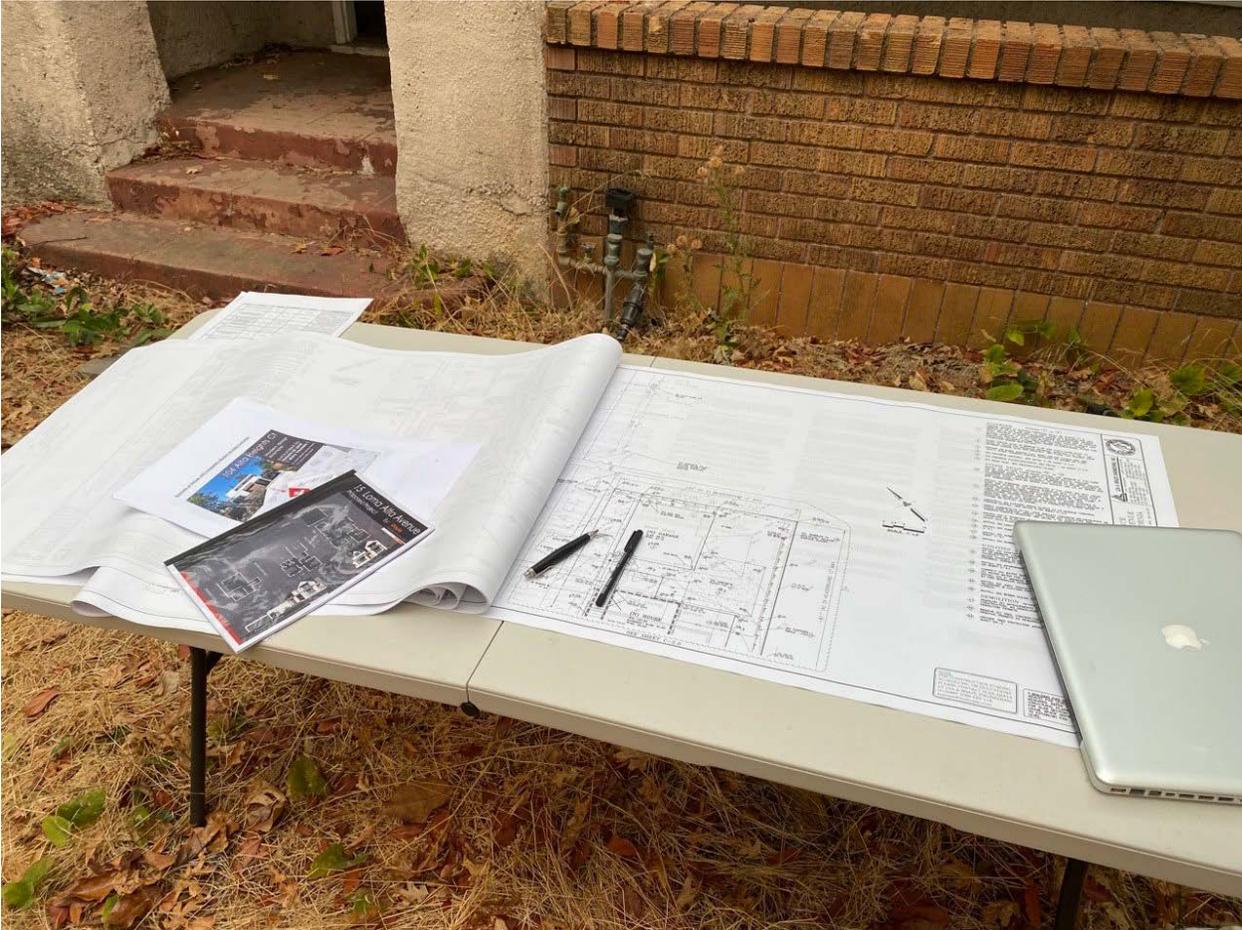


IMAGE 07



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