

DEC 20 2018

TOWN OF LOS GATOS  
PLANNING DIVISION

Dear Commission Members,

In response to Planning Commission's recommendations during the last meeting, we are now returning with a revised design that meets all the requirements, including the LRDA limitations, reduced the required excavation and improved the massing. The main building is now completely within LRDA. The garage has been pulled out from the main residence and outside of the LRDA according to Planning Commission's suggestion during the last meeting.

The revised design has been dramatically improved from technical perspective. We decided to remove the large crawl space after careful discussion with our technical team. The elimination of the crawl space reduced the required excavation quantity by more than 25%. The main building looks smaller after removing the bulky staircase in the front, and cutting the building with an angle to reduce the mass looking. Also, from the garage side, we incorporated Mr. Cannon's suggestion of using a natural stone exterior finish all the way to the drive way, to visually separate the lower mass from the upper wall and make the mass feel more like a two-story house. On top of all the improvements, the main building is now completely within LRDA. In addition, following the Planning Commission's recommendation, we revised the driveway walls to use poured-in-place concrete retaining walls with natural looking stone cladding instead of the previously proposed Allan block walls.

However, even though the revised design incorporates all of the recommendations of the Planning Commission and HDS&G from a technical perspective, the qualitative aspect of the home is compromised. Like Mr. Cannon stated in his review comments, *"the first design would be visually superior if the other changes desired by the Planning Commission could be incorporated."* If we adopt the recommended changes to the first design, we are still able to remove the large crawl space to reduce the excavation quantity by more than 25%; to replace the bulky staircase in the front with a stairs better integrated into the building to reduce their visibility; and to install a natural stone exterior finish for the garage side wall to reduce the mass of the lower level.

To clarify, below is a comparison of both designs (underlined text indicates cons):

<u>Revised Design</u>	<u>First Design</u>
Main building completely into LRDA	<u>11% out of LRDA (including garage)</u>
Garage pulled out to reduce massing <u>but with increased portion outside</u> <u>LRDA to 28%</u>	17% less out of LRDA compared to revised design
Excavation quantity reduced by 26%	Same as revised if adopt changes
Integrated front staircase	Same as revised if adopt changes
Natural stone finish on garage side to make two story appearance	Same as revised if adopt changes
Only 40 protected trees removed	Same as revised if adopt changes
Allan block changed to concrete retaining wall clad in natural-looking stone	Same as revised if adopt changes
<u>Architecturally comprised</u>	Architecturally superior
<u>Too many railing balusters</u>	Limited railing balusters

In summary, I would be happy with either design, whichever can be approved/conditionally approved during this meeting, but prefer the original design incorporating changes recommended by Mr. Cannon. I sincerely hope one of the plans will get approved this time as I have spent huge amount of time and money on this project, and I cannot afford to drag any longer. Thank you very much from my bottom heart for your understanding!