



May 14, 2014

Town of Los Gatos Planning Commissioners
Ms. Suzanne Avila
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95031

RECEIVED

MAY 19 2014
TOWN OF LOS GATOS
PLANNING DIVISION

Dear Planning Commissioners and Ms. Avila,

Davidon Homes is requesting that the Town of Los Gatos consider an alternative method for compliance with the Light Reflective Value (LRV) requirements of the Hillside Development Standards and Guidelines for the Highlands of Los Gatos project. We believe the unique location and limited visibility of the homes as well as the customized architectural styles designed for the Highlands of Los Gatos project warrant a modified approach to the interpretation of the LRV requirements and the Hillside Development Standards and Guidelines. If it is the desire of the Town, this method could also be incorporated for the review and approval of the subsequent repaint of the homes at the Highlands of Los Gatos.

Background:

Currently the Hillside Development Standards and Guidelines require that exterior materials used on a home built in the Highlands not exceed an LRV value of 30. Masonry, roof, trim and fascia materials are not subject to the requirement. The Hillside Development Standards and Guidelines requires the main body color of the home to be equal to or less than LRV30.

In working with this requirement, Davidon has found that color combinations that can meet the standard, result in a finished look which lacks variety among the homes, as well as lacking an attractive contrast of materials on any particular home. The result is a dark and muddy look overall. Additionally we have found the darker colors which are LRV 30 compliant are not in keeping with the true architectural style and design of the homes. This results in color schemes which do not accentuate the unique and custom design of the home and honor the historic character of the style of architecture.

Proposal:

Davidon is proposing the LRV to be used at the Highlands of Los Gatos project be reviewed and consider on multiple levels. This multi level approach would preserve and honor the LRV 30 value for homes predominantly visible outside of the project area and allow the versatility and variety to honor the architecture and design of the homes within the less visible project boundaries. Due to the nature of the hillside development and the topography of the site, many of the homes are not significantly visible from the viewing platforms or from the surrounding community.

EXHIBIT 5

Based upon this Davidon Proposes the following guidelines for LRV interpretation and implementation for the Highlands of Los Gatos.

1. Homes that are highly visible from outside the Highlands project, or potentially visible from viewing platforms identified in the Hillside Development Standards and Guidelines, such as lots 3, 7, 9 and 10 shall be LRV 30 compliant.
2. Homes on any lot may be LRV 30 compliant. This would presently include the homes Davidon has designed for lots 4, 11, 12 and 18.
3. Homes not highly visible from the viewing platforms as identified in the Hillside Development Standards and Guidelines could be LRV averaged to achieve a LRV of 30 or less. The LRV Compliant color shall be achieved by calculating the weighted average of the LRV of all exterior materials, including, roof, masonry, trim, glazing, and accents such as doors and shutters as well as the body color of the home. This would presently apply to homes Davidon has designed on lots 15 and 17. An example of the LRV Compliant color averaging is provided below.
4. Homes on lots where the architectural style would customarily dictate the color scheme. To honor the architectural style such homes may be non-compliant as long as they are not highly visible from outside of the Highlands community and from the viewing platforms as identified in the Hillside Development Standards and Guidelines. This would apply to homes Davidon has designed on such as lots 1, 2, 5, 6, 8, 14, 16 and 19.

In keeping with the Town of Los Gatos' requirements, Davidon would record a deed restriction on each lot within the Highlands of Los Gatos project that would identify the LRV value for the respective home and lot. Any subsequent remodel, or repainting of the home on the respective lot shall be matched to the recorded LRV value for the home and lot or may be darker at the discretion of the owner, the HOA architectural review committee and Town of Los Gatos Planning Department. In no case shall the color be lighter in value to what has been approved and recorded.

Example of LRV 30 Compliant Color Averaging:

Assume a home in question has three exterior colors. Color 1 has an LRV of 50 and is present on 10 % of the exterior. Color 2 has an LRV of 30 and is present on 35% of the exterior. Color 3 has an LRV of 25 and is present on the remaining 55% of the elevation.

Applying the weighted average calculation:

	<u>LRV</u>	X	<u>% Coverage</u>	=	<u>LRV Component</u>
Color 1	50	X	.10	=	5.0
Color 2	30	X	.35	=	10.5
Color 3	25	X	.55	=	<u>13.8</u>
Weighted Average LRV =					29.3

By using the four pronged approach to determining the color compliance for the Highlands of Los Gatos, Davidon will be able to offer a completed project that will complement the natural surroundings, provide a variety of attractive exteriors, honor the architectural styles of the homes, and meet the objectives of the Hillside Development Standards and Guidelines.

We further believe, that due to the limited views of the homes at the Highlands of Los Gatos from the surrounding neighborhood and community, that the flexibility of applying a multi approach to the weighted average LRV for this project makes it unique within the Town of Los Gatos. Home sites that are of a specific concern such as lots 3 and 10, which were conditioned to be submitted to the Planning Commission for Design Review Approval due to the potential visibility from the viewing platforms, would remain at the LRV 30 or below value.

As you can see from the above, the approach is relatively easily implemented, and would provide the Town of Los Gatos with another tool for achieving a finished neighborhood that offers internal individual variety, is a compliment to the surrounding community and honors the integrity of the unique and custom architectural designs present at the Highlands of Los Gatos.

This application includes a comparative visual analysis of the results of using the weighted average approach versus standard compliance.

Thank you for your consideration,

Davidon Homes

***This Page
Intentionally
Left Blank***



ORIGINAL



COMPLIANT



LRV AVERAGING

LOT 1 - SPANISH ECLECTIC
FRONT ELEVATION COLOR SCHEMES

THE HIGHLANDS AT LOS GATOS

LOS GATOS, CALIFORNIA

RECEIVED
AUG 20 2014
TOWN OF LOS GATOS
PLANNING DIVISION
PD-14-003

DAVIDON HOMES
Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS





ORIGINAL



COMPLIANT



LRV AVERAGING

LOT 2 - ANDALUSIAN
FRONT ELEVATION COLOR SCHEMES

THE HIGHLANDS AT LOS GATOS

LOS GATOS, CALIFORNIA





ORIGINAL



COMPLIANT (same as averaging)



LRV AVERAGING (same as compliant)

LOT 3 - GREENE & GREENE
FRONT ELEVATION COLOR SCHEMES

THE HIGHLANDS AT LOS GATOS

LOS GATOS, CALIFORNIA





ORIGINAL



COMPLIANT (same as averaging)



LRV AVERAGING (same as compliant)

LOT 4 - ITALIAN
FRONT ELEVATION COLOR SCHEMES

THE HIGHLANDS AT LOS GATOS

LOS GATOS, CALIFORNIA





ORIGINAL



COMPLIANT



LRV AVERAGING

LOT 5 - ENGLISH TUDOR
FRONT ELEVATION COLOR SCHEMES

THE HIGHLANDS AT LOS GATOS

LOS GATOS, CALIFORNIA





ORIGINAL



COMPLIANT



LRV AVERAGING

LOT 6 - ITALIAN VILLA
FRONT ELEVATION COLOR SCHEMES

THE HIGHLANDS AT LOS GATOS

LOS GATOS, CALIFORNIA





ORIGINAL



COMPLIANT (same as averaging)



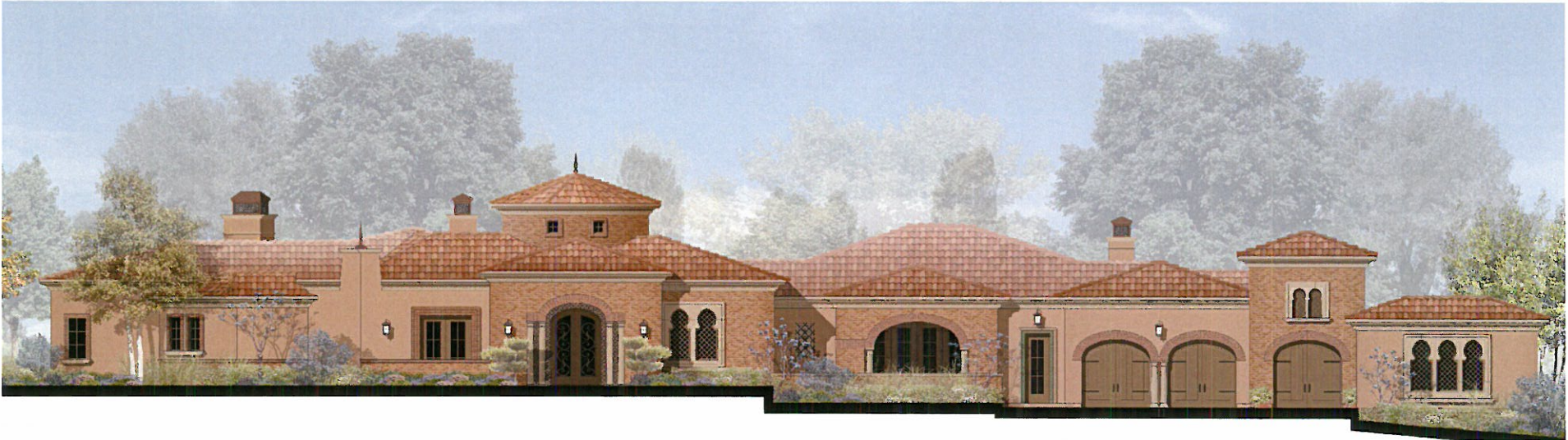
LRV AVERAGING (same as compliant)

LOT 11 - PRAIRIE
FRONT ELEVATION COLOR SCHEMES

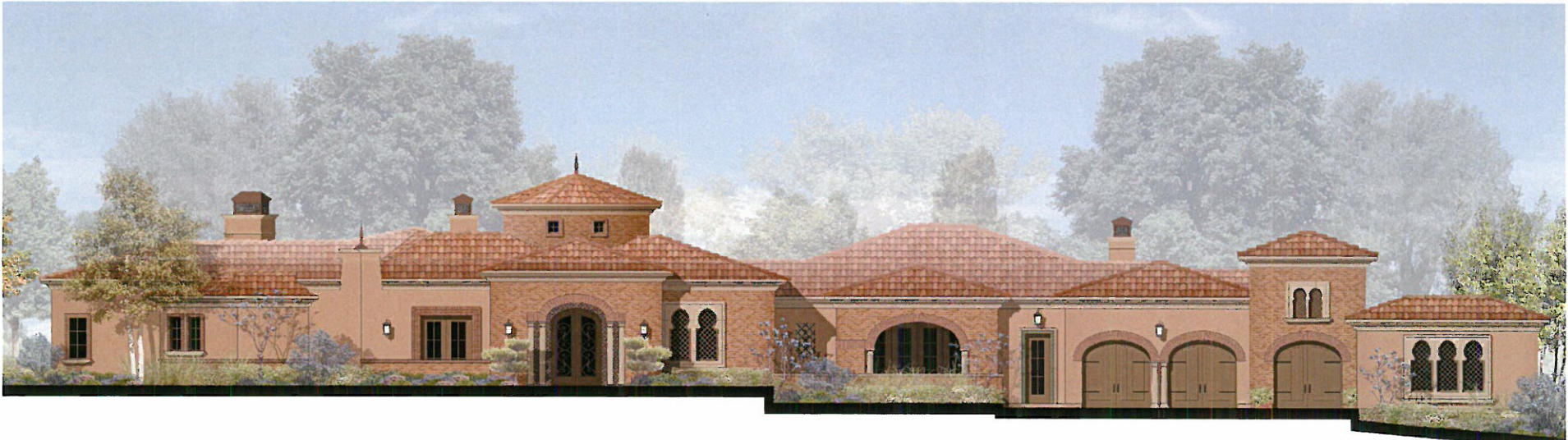
THE HIGHLANDS AT LOS GATOS

LOS GATOS, CALIFORNIA

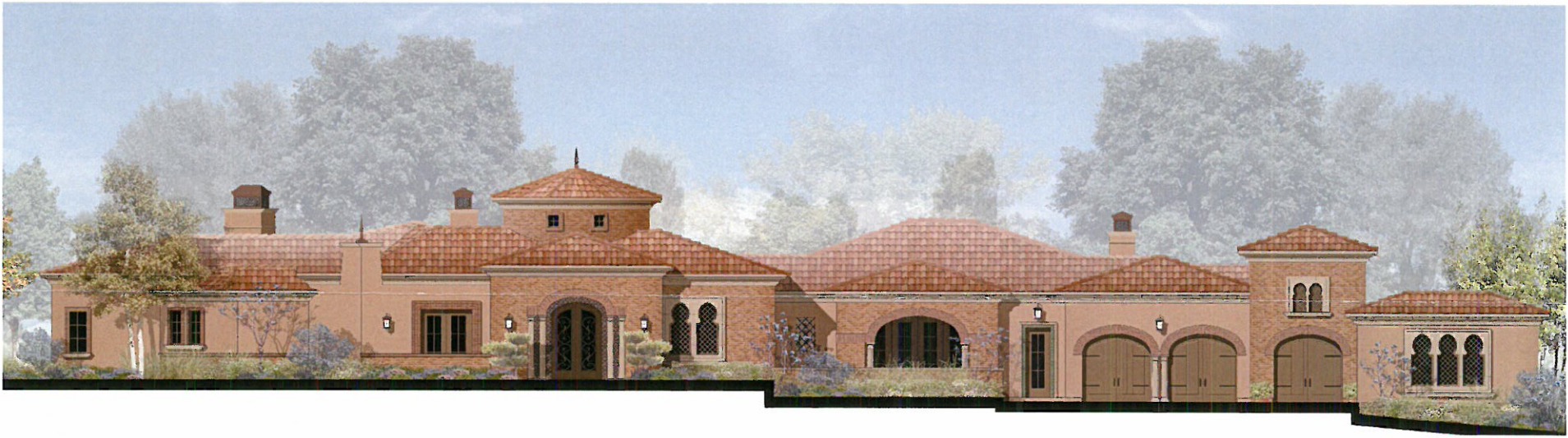




ORIGINAL



COMPLIANT (same as original)



LRV AVERAGING (same as original)

LOT 12 - ALHAMBRIAN
FRONT ELEVATION COLOR SCHEMES

THE HIGHLANDS AT LOS GATOS

LOS GATOS, CALIFORNIA





ORIGINAL



COMPLIANT



LRV AVERAGING

LOT 14 - HACIENDA
FRONT ELEVATION COLOR SCHEMES

THE HIGHLANDS AT LOS GATOS

LOS GATOS, CALIFORNIA





ORIGINAL



COMPLIANT



LRV AVERAGING

LOT 15 - PROVENCE
FRONT ELEVATION COLOR SCHEMES

THE HIGHLANDS AT LOS GATOS

LOS GATOS, CALIFORNIA





ORIGINAL



COMPLIANT



LRV AVERAGING

LOT 16 - WRIGHTIAN
FRONT ELEVATION COLOR SCHEMES

THE HIGHLANDS AT LOS GATOS

LOS GATOS, CALIFORNIA





ORIGINAL



COMPLIANT



LRV AVERAGING

LOT 17 - FOOTHILL CONTEMPORARY
FRONT ELEVATION COLOR SCHEMES

THE HIGHLANDS AT LOS GATOS

LOS GATOS, CALIFORNIA





ORIGINAL



COMPLIANT (same as averaging)



LRV AVERAGING (same as compliant)

LOT 18 - TUSCAN
FRONT ELEVATION COLOR SCHEMES

THE HIGHLANDS AT LOS GATOS

LOS GATOS, CALIFORNIA

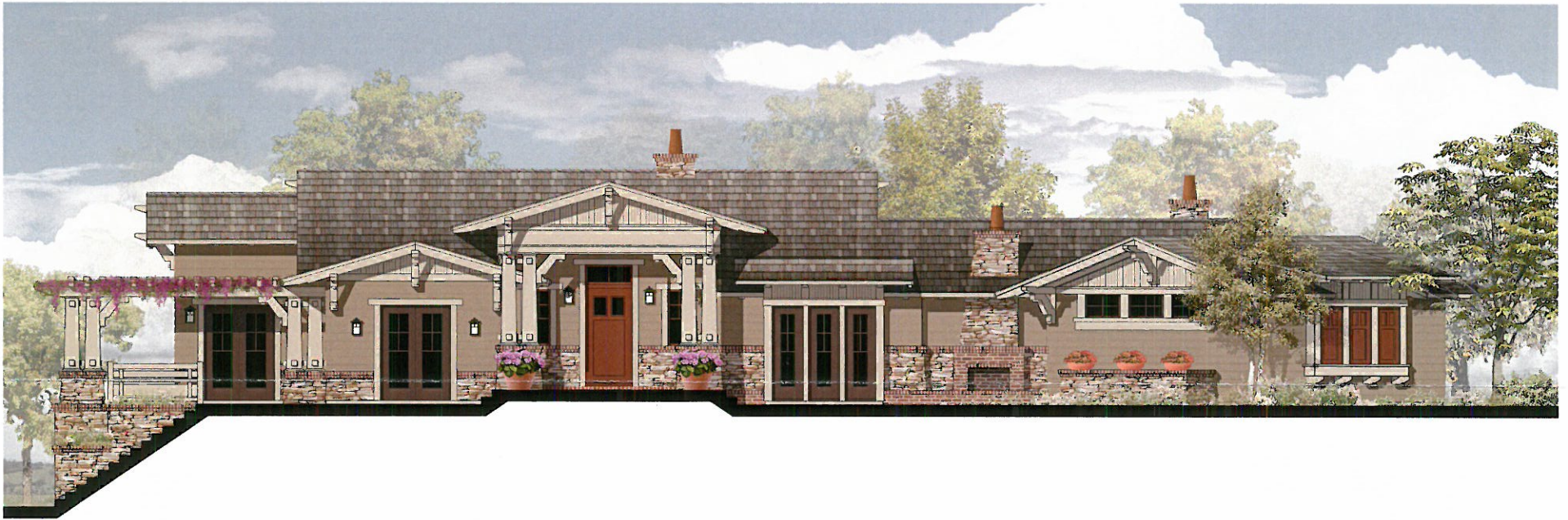




ORIGINAL



COMPLIANT (same as averaging)



LRV AVERAGING (same as compliant)

LOT 19 - CRAFTSMAN
FRONT ELEVATION COLOR SCHEMES

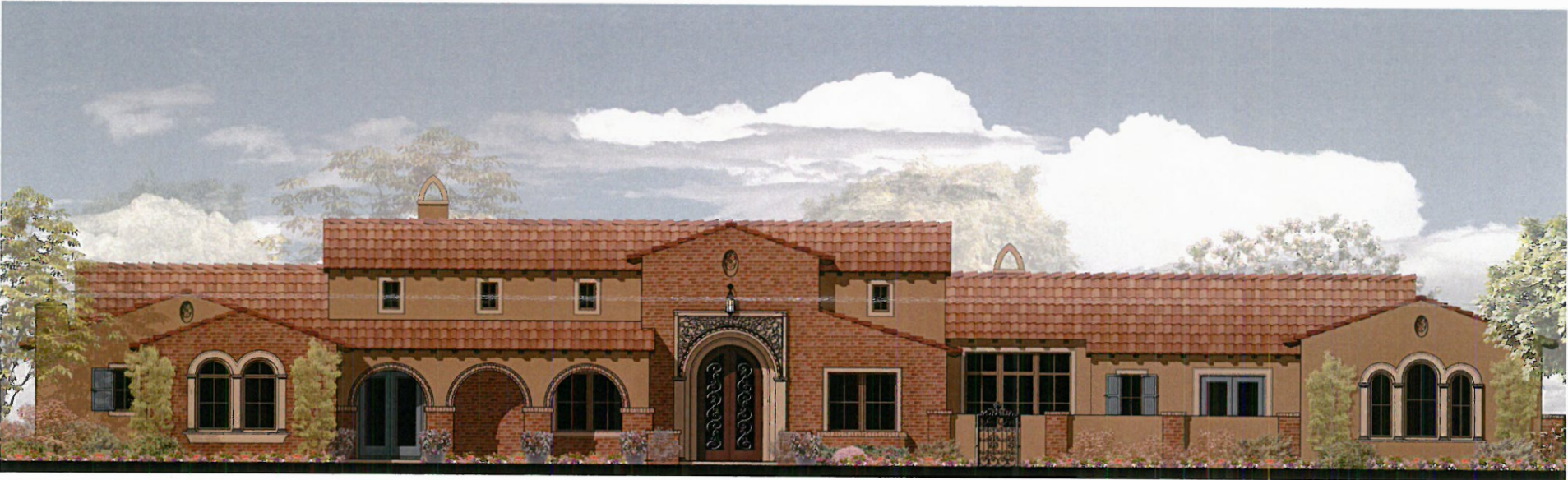
THE HIGHLANDS AT LOS GATOS

LOS GATOS, CALIFORNIA

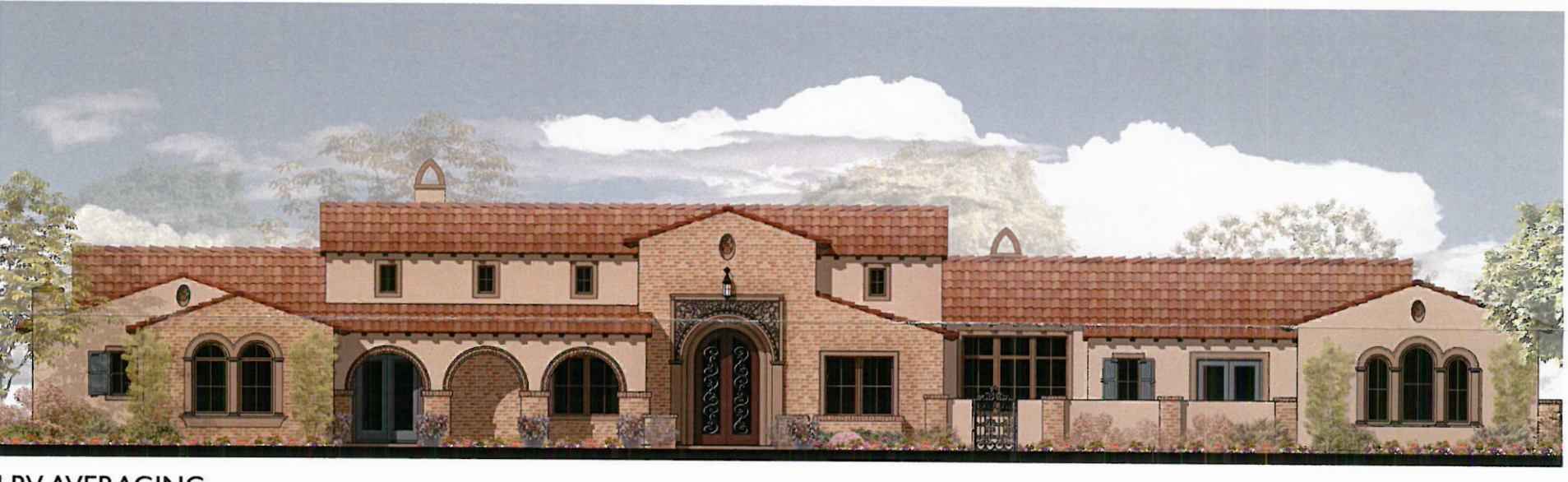




ORIGINAL



COMPLIANT



LRV AVERAGING

LOT 2 - ANDALUSIAN
FRONT ELEVATION COLOR SCHEMES
THE HIGHLANDS AT LOS GATOS
LOS GATOS, CALIFORNIA

PD-14-003
TOWN OF LOS GATOS
PLANNING DIVISION

AUG 20 2014

RECEIVED

DAVIDON HOMES
Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

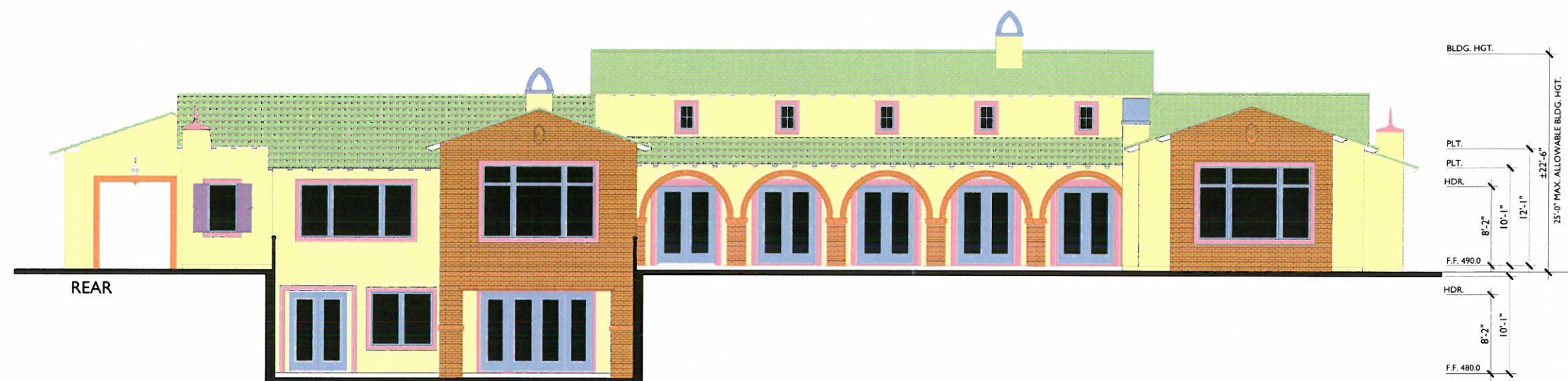
EXHIBIT 7

***This Page
Intentionally
Left Blank***

LRV Averaging

DAVIDON – LOS GATOS LOT #2 – FRONT ELEVATION				
	MATERIAL	AREA BY SQ. FT.	LIGHT REFLECTIVE VALUE (LRV)	TOTAL MATERIAL AREA MULTIPLIED BY LRV NUMBER
	BODY	817	DE 746 APACHE TAN: 50	40,850
	'S' ROOF	631	1HBCS6464 CA MISSION: 18	11,358
	BRICK	554	MC NEAR SANTIAGO: 20	11,080
	GLASS WINDOWS	261	GLASS: 11	2,871
	SHUTTERS	10	DE 6320 PIKE LAKE: 17	170
	TRIM	131	DE 759 HICKORY: 35	4,585
	WINDOWS AND FRENCH DOORS	141	ANDERSON TERRATONE: 13	1,833
		TOTAL AREA =2,545	DIVIDED BY	TOTAL = 72,747
				72,747/2,545 TOTAL LRV =28.58

DAVIDON – LOS GATOS LOT #2 – REAR ELEVATION				
	MATERIAL	AREA BY SQ. FT.	LIGHT REFLECTIVE VALUE (LRV)	TOTAL MATERIAL AREA MULTIPLIED BY LRV NUMBER
	BODY	809	DE 746 APACHE TAN: 50	40,450
	'S' ROOF	669	1HBCS6464 CA MISSION: 18	12,042
	BRICK	473	MC NEAR SANTIAGO: 20	9,460
	GLASS WINDOWS	308	GLASS: 11	3,388
	SHUTTERS	10	DE 6320 PIKE LAKE: 17	170
	TRIM	114	DE 759 HICKORY: 35	3,990
	WINDOWS AND FRENCH DOORS	365	ANDERSON TERRATONE: 13	4,745
		TOTAL AREA =2,748	DIVIDED BY	TOTAL =74,245
				74,245 /2,748 TOTAL LRV =27



DAVIDON – LOS GATOS LOT #2 – FRONT ELEVATION				
	MATERIAL	AREA BY SQ. FT.	LIGHT REFLECTIVE VALUE (LRV)	TOTAL MATERIAL AREA MULTIPLIED BY LRV NUMBER
	STUCCO	817	DE 746 APACHE TAN: 50	40,850
	'S' ROOF	631	1HBCS6464 CA MISSION: 18	11,358
	BRICK	554	MC NEAR SANTIAGO: 20	11,080
	GLASS WINDOWS	261	GLASS: 11	2,871
	SHUTTERS	10	DE 6320 PIKE LAKE: 17	170
	TRIM	131	DE 759 HICKORY: 35	4,585
	WINDOWS AND FRENCH DOORS	141	ANDERSON TERRATONE: 13	1,833
		TOTAL AREA =2,545	DIVIDED BY	TOTAL = 72,747
				72,747/2,545
				TOTAL LRV =28.58

DAVIDON – LOS GATOS LOT #2 – REAR ELEVATION				
	MATERIAL	AREA BY SQ. FT.	LIGHT REFLECTIVE VALUE (LRV)	TOTAL MATERIAL AREA MULTIPLIED BY LRV NUMBER
	STUCCO	809	DE 746 APACHE TAN: 50	40,450
	'S' ROOF	669	1HBCS6464 CA MISSION: 18	12,042
	BRICK	473	MC NEAR SANTIAGO: 20	9,460
	GLASS WINDOWS	308	GLASS: 11	3,388
	SHUTTERS	10	DE 6320 PIKE LAKE: 17	170
	TRIM	114	DE 759 HICKORY: 35	3,990
	WINDOWS AND FRENCH DOORS	365	ANDERSON TERRATONE: 13	4,745
		TOTAL AREA =2,748	DIVIDED BY	TOTAL =74,245
				74,245 /2,748
				TOTAL LRV =27

FRONT & REAR ELEVATION LOT 2

0 2 4 8 SCALE: 3/16" = 1'-0"

DAVIDON HOMES

1600 SOUTH MAIN STREET, SUITE 100
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

LOS GATOS HIGHLANDS
LOS GATOS, CALIFORNIA

03.13.12

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

2091 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
Tel: +1 949 553 9100 Fax: +1 949 553 0548
www.bassenianlagoni.com

COPYRIGHT 2011 BASSENIAN/LAGONI ARCHITECTS

08.11.207