CDG
CANNON
DESIGN
GROUP

ARCHITECTURE PLANNING URBAN DESIGN

December 10, 2021

Mr. Sean Mullin
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95031

RE: 147 Arroyo Grande Way

Dear Sean:
I reviewed the drawings and evaluated the site context. My comments and recommendations are as follows:

NEIGHBORHOOD CONTEXT
The site is located in an established neighborhood with a predominance of traditional one story homes. I reviewed another one story home in this neighborhood last year. Photos of the site and surrounding neighborhood context are shown on the following page.

700 LARKSPUR LANDING CIRCLE . SUITE 199 . LARKSPUR . CA . 94939

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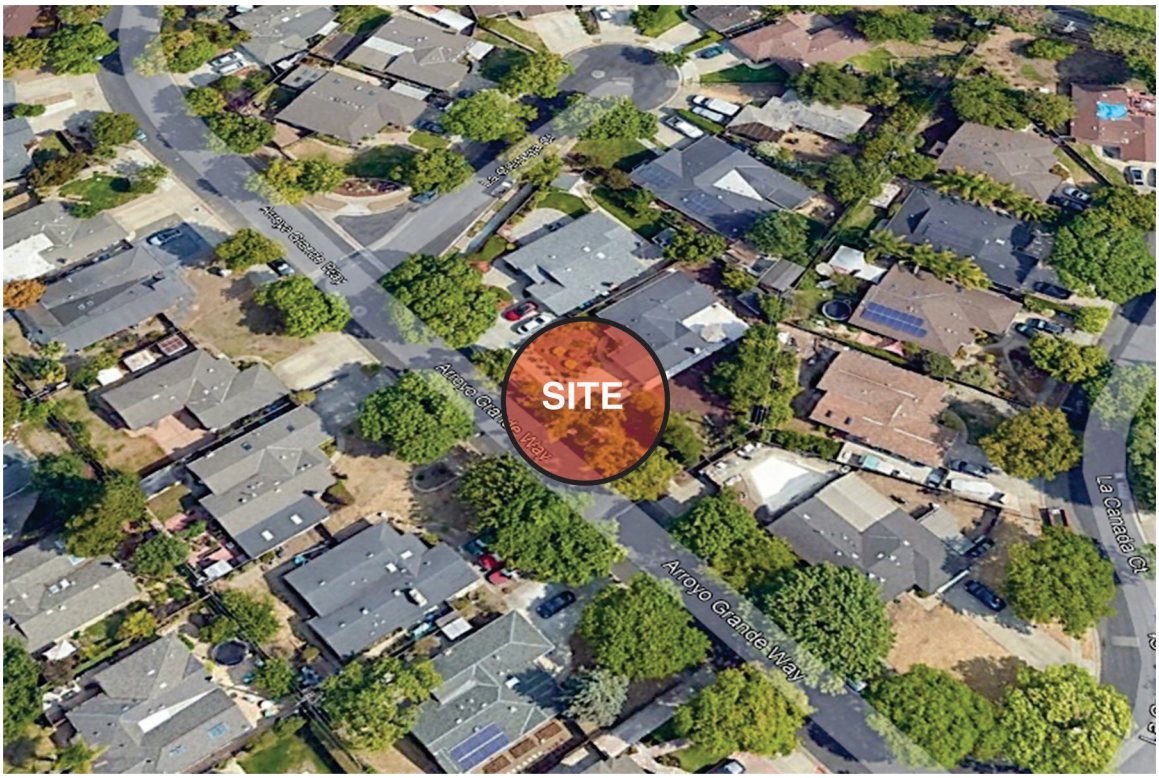
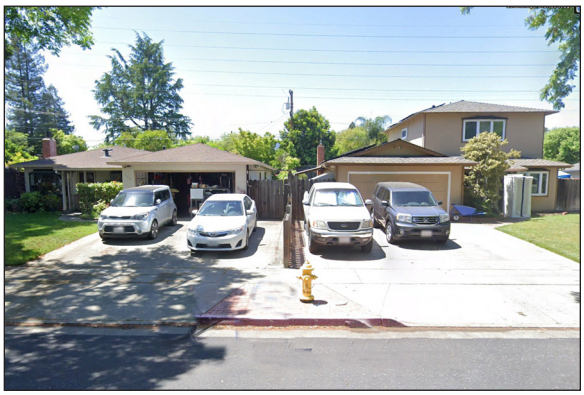
EXHIBIT 6



House to the immediate left

House to the immediate right

Nearby homes across Arroyo Grande Way

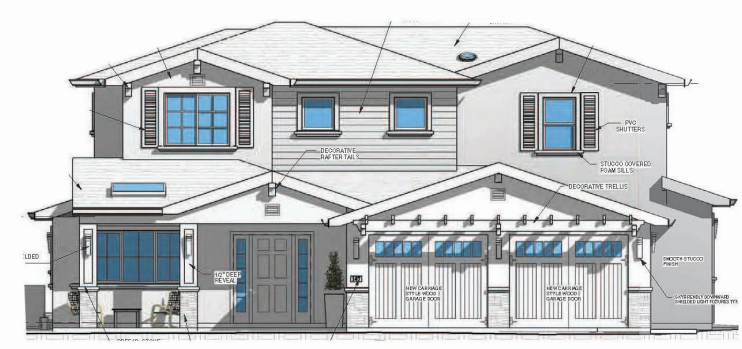


Nearby homes across Arroyo Grande Way

Only house with a second story in the immediate neighborhood

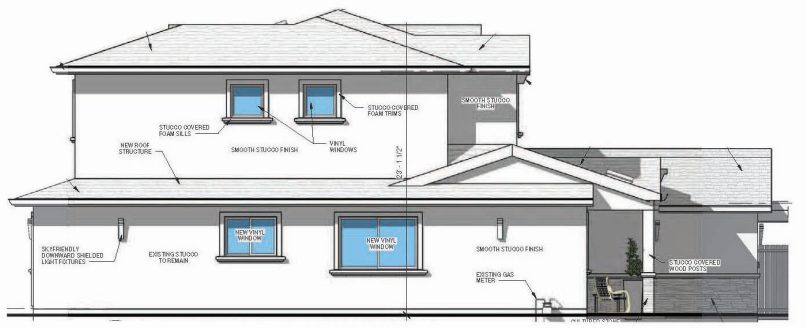
PROJECT OVERVIEW

The proposed application includes small additions on the first floor, and a full second floor addition. The proposed house is designed in a simplified Craftsman Style. See proposed elevations and sketches below.



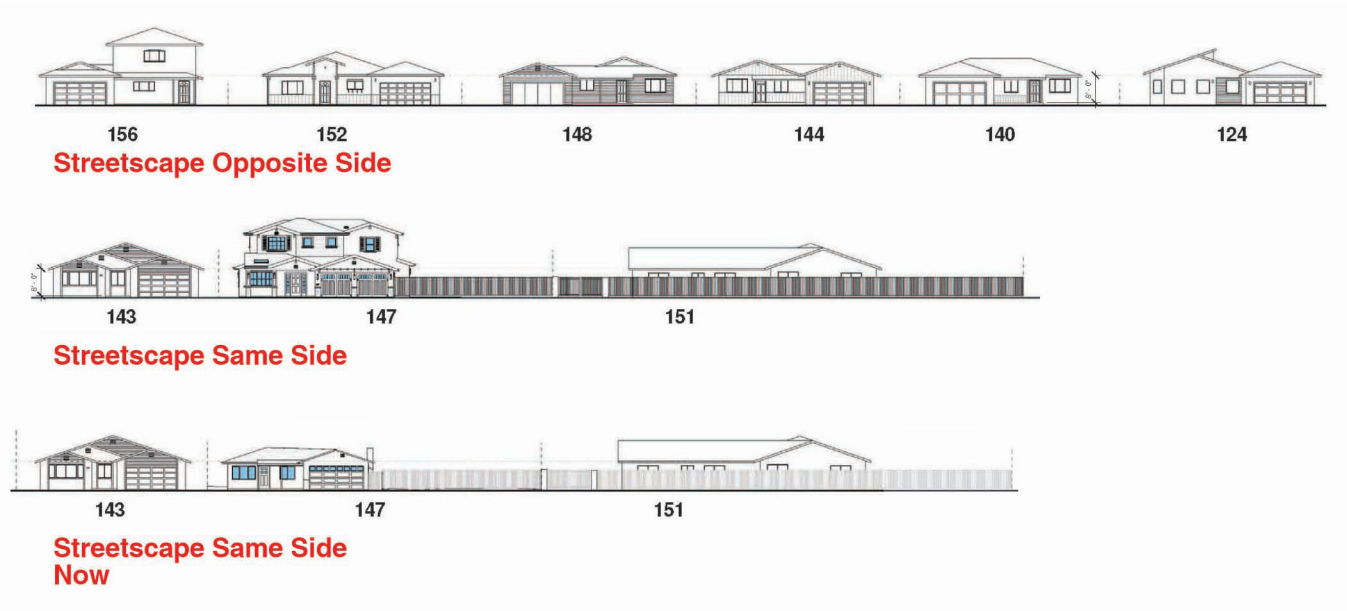
PROPOSED FRONT ELEVATION

PROPOSED RIGHT SIDE ELEVATION

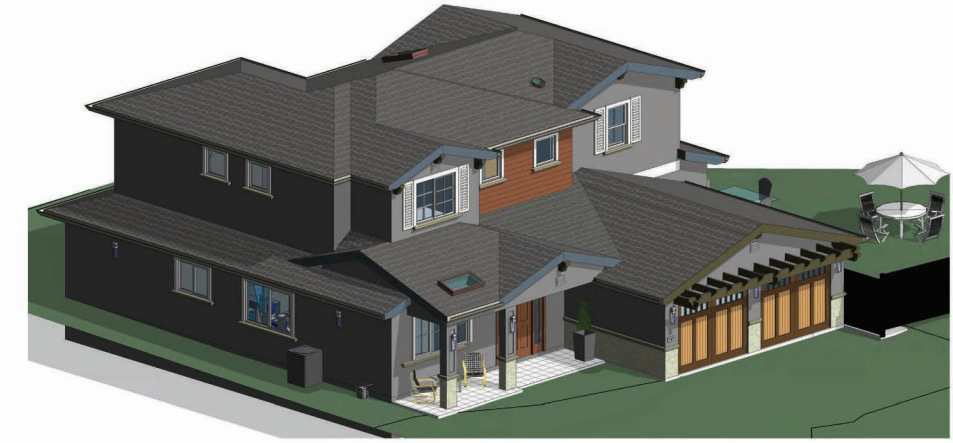


PROPOSED LEFT SIDE ELEVATION

PROPOSED REAR ELEVATION



STREETSCAPE



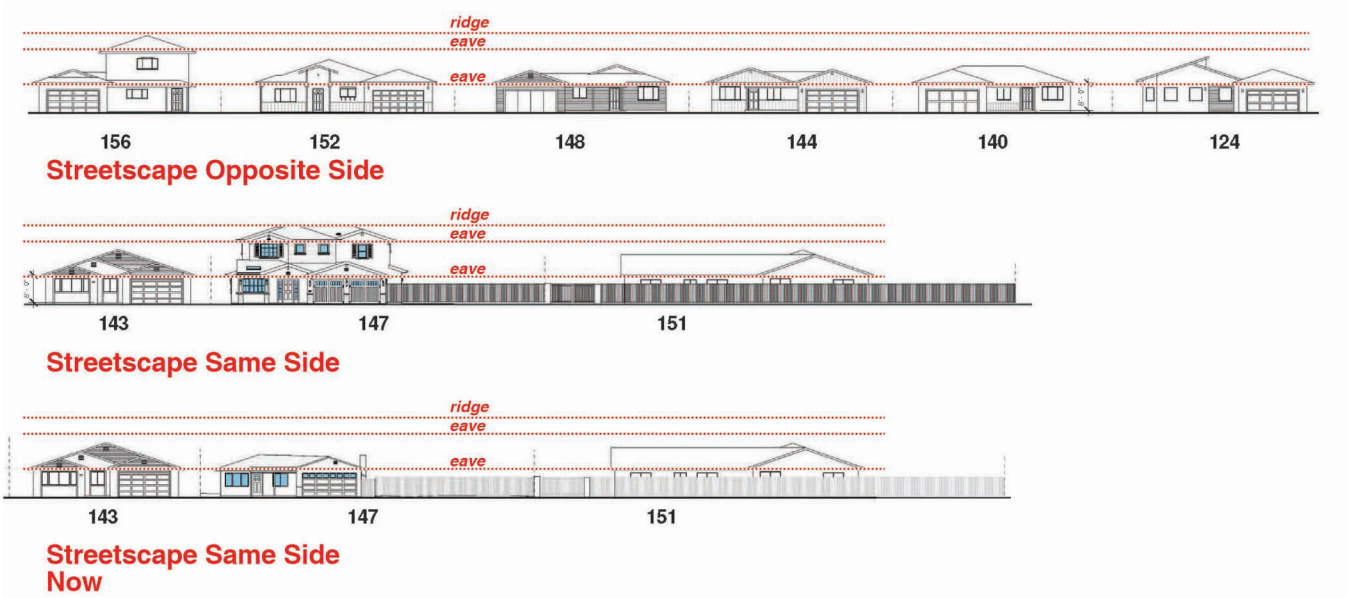
FRONT AND LEFT SIDE FACADES

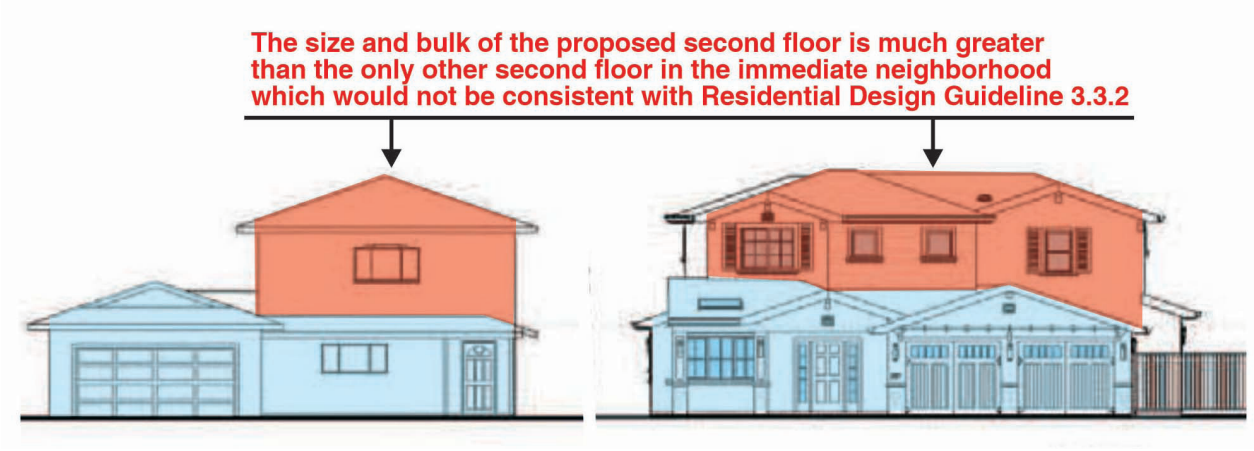
REAR AND LEFT SIDE FACADES

ISSUES AND CONCERNS

Generally, the proposed design is well done in a traditional architectural style. However, there are a number of issues and details that are not consistent with the Residential Design Guidelines or the proposed architectural style.

1. The second floor addition is much larger than that of the only other home in the immediate neighborhood with a second story - see streetscape and comparative elevation illustrations below



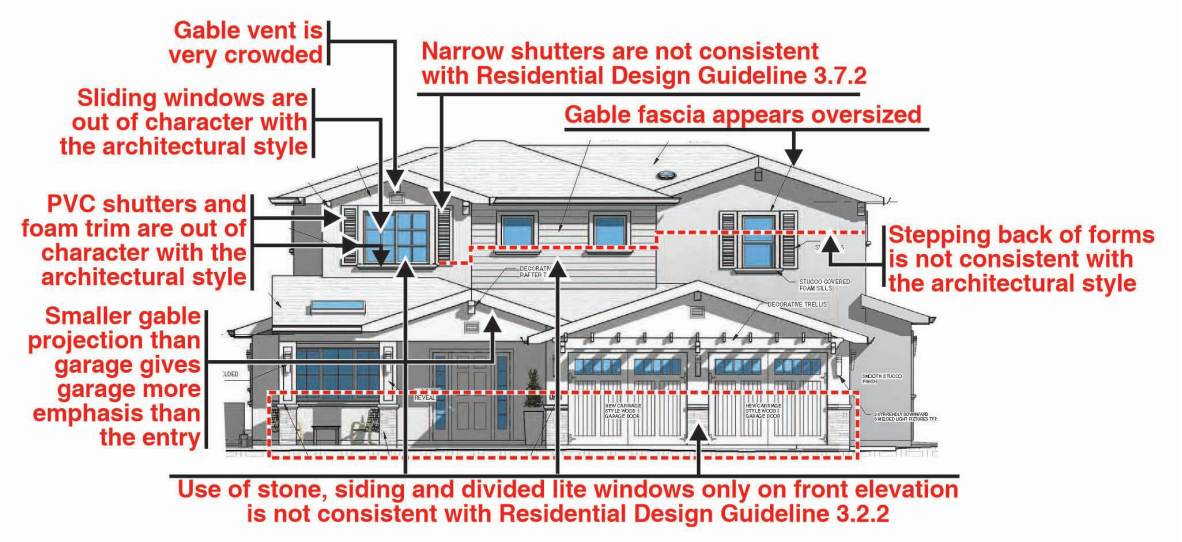


NEARBY SECOND STORY *PROPOSED SECOND STORY*

The proposed height and bulk would not be consistent with Residential Design Guideline 3.3.2.

3.3.2 Height and bulk at front and side setbacks

- *Two story houses may not be appropriate for every neighborhood. For neighborhoods dominated by one story homes, an effort should be made to limit the house to one story in height or to accommodate second floor space within the roof form as is common in the Craftsman Style.*
- *Avoid eave lines and roof ridge lines that are substantially taller than the adjacent houses.*
- *In neighborhoods with small homes, try to place more of the floor area on the first floor with less area on the second floor.*



2. The use of stone, siding and divided lite windows on the front facade only without extending them consistently to all facades is inconsistent with Residential Design Guideline 3.2.2.

3.2.2 Design for architectural integrity

- *Carry wall materials, window types and architectural details around all sides of the house. Avoid side and rear elevations that are markedly different from the front elevation.*

3. There are a number of issues with the window selection and details including the following:
   - *The use of PVC shutters and foam window trim.*
   - *The use of multiple window types and proportions.*

3.7.2 Match window types and proportions to the architectural style and to the surrounding neighborhood

- *Select window types to complement the style of the house. Each architectural style generally has one or two window types that are traditional to the style.*
- *Most architectural styles feature windows that have either vertical or square proportions. Avoid horizontal window proportions unless the style (e.g., Modern or Ranch Style) is clearly supportive of that shape. Horizontal groupings of vertical and square windows are one means of providing visual balance to a facade design.*
- *Limit the number of different window types and proportions to enhance the visual unity of the house design.*
- *Match the size and shape of window shutters to the shape and size of the windows. Shutters that are large enough to cover the windows, if closed, should be the goal. Hinges on shutters to allow their closure are desirable. Avoid very narrow shutters that are clearly not wide enough to cover the window opening.*

3.7.3 Match window materials to the architectural style and to the surrounding neighborhood

- *Wood windows are common in Los Gatos. Wood is still the desired choice for styles that traditionally used wood. However, today there are some window materials, such as vinyl clad wood windows that are not noticeably different from wood at a short distance. They may be used if their visual appearance matches wood.*

3.7.4 Design the windows with attention to matching the traditional details of the architectural style

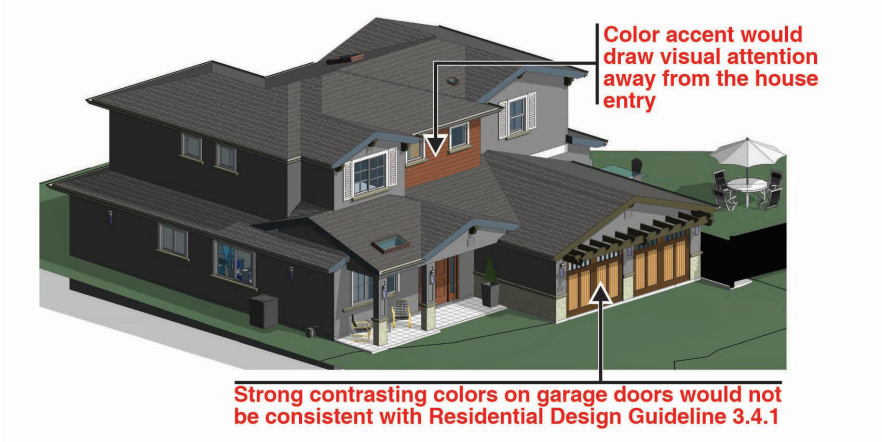
- *Most architectural styles - except Mission, Spanish Eclectic or Modern - should have wood trim around the windows. The trim width should be matched to the style, but in general, should not be less than 3 1/2 inches wide. Head trim depth should be equal to or wider than the jamb casing, but not less than one-sixth of the opening width.*
- *Projecting window sills and heads are strongly encouraged unless the architectural style would not normally have those features.*
- *Wood trim is also encouraged on stucco houses unless the window frames are recessed at least 6 inches from the outside face of the wall. The use of stucco covered foam trim is strongly discouraged.*
- *Divided lights (i.e., larger window panes broken up into smaller pieces) are common in many home styles found in Los Gatos. Use either vertical or square proportions for the smaller window elements. Be consistent in the proportions (i.e., the ratio of the horizontal to the vertical dimension) of the smaller panes. Do not use snap in flat grids to simulate divided lights. Use either true divided lights or one of the newer window systems that have dimensional muntins on both the exterior and interior of the glass along with a spacer muntin between the panes of glass. Use consistently for windows on all sides of the house.*

4. The gable fascias appear oversized.
5. The gable end overhang at the entry is smaller than that on the garage which would give more visual prominence to the garage which would not be consistent with Residential Design Guideline 3.4.1.

3.4.1 Limit the prominence of garages

- *Avoid designs that allow the garage to dominate the street facade.*
- *Limit the garage width to a maximum of 50 percent of the total facade width.*

6. The strong contrasting colors on the garage doors and the color accent on the upper front facade wall would also draw visual attention to the garage and away from the entry.



RECOMMENDATIONS

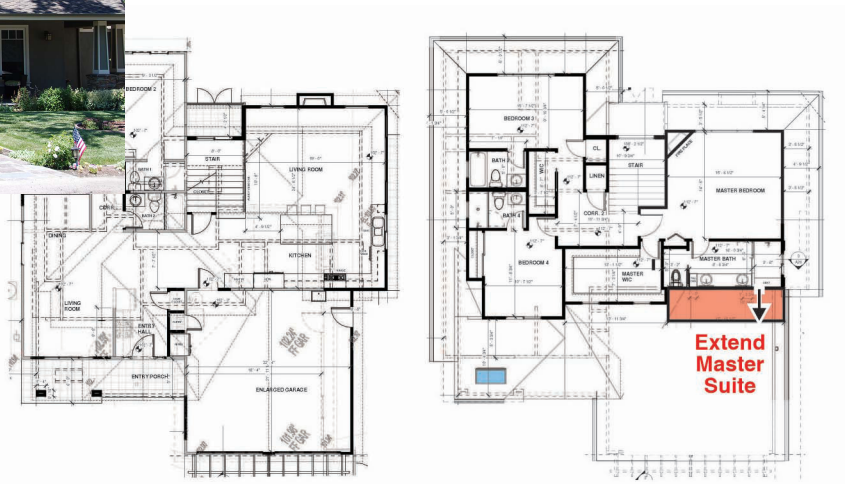
Constructing new two story homes and adding second floors to existing homes in predominantly one story neighborhoods is difficult, and much depends on a vision and prediction as to the extent of future similar growth in each individual neighborhood (i.e., the amount of similar growth that might proposed and expected in the future). For that reason, I have explored alternative approaches to a second story addition on this home.

APPROACH #1

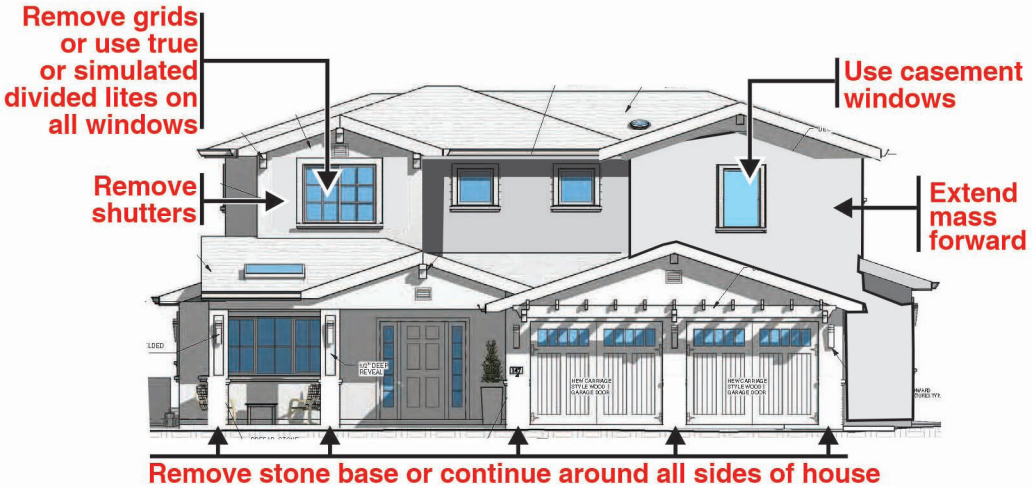
In the studies that I conducted, I could not find a reasonable way to retain the proposed plan floor area while mitigating the issue of second floor height and bulk relative to other homes in the immediate neighborhood. The first approach retains the extent of the floor area and plan layouts proposed by the applicant while improving it to be consistent with the Town's Residential Design Guidelines. It does add a small additional floor area on the second floor to bring the design into better conformance to the proposed architectural style.

This approach would set a benchmark against which other approaches to reducing second floor bulk can be compared.

Los Gatos Example of this approach



APPROACH #1: EXPAND FLOOR AREA TO IMPROVE DESIGN



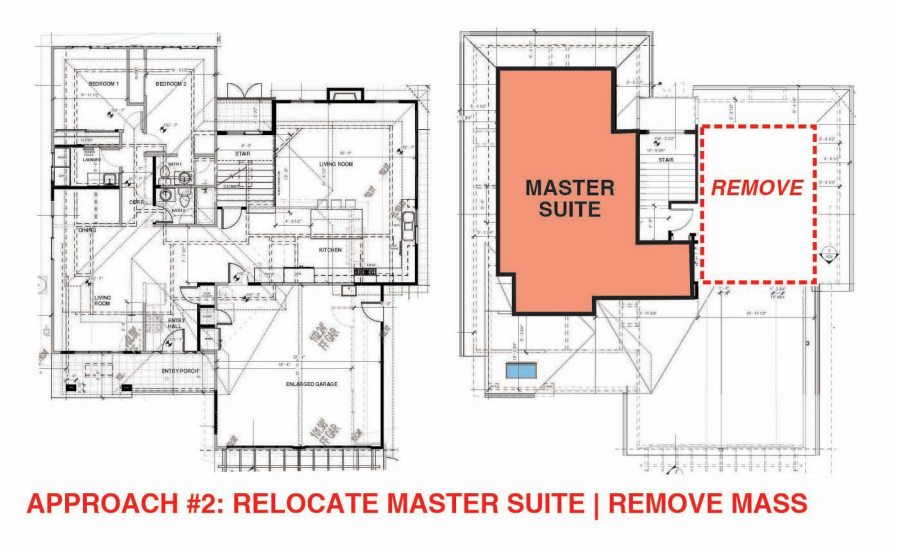
APPROACH #1

APPROACH #2

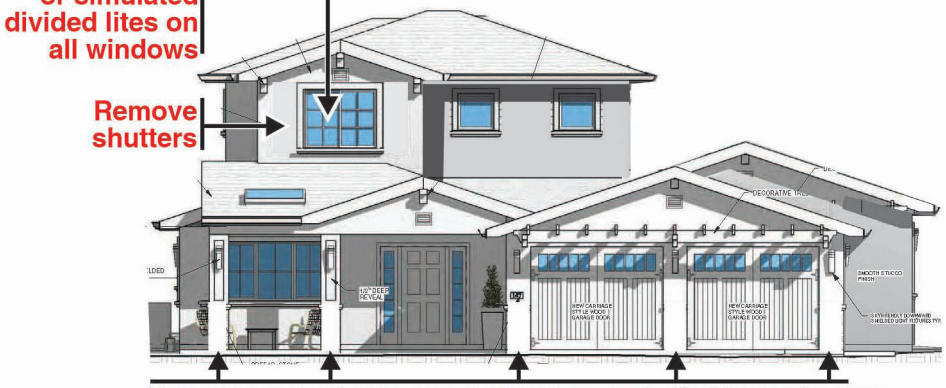
Approaches #2 and #3 both remove the floor area currently proposed as the location of the second floor Master Bedroom Suite. This would require the elimination of two of the four proposed smaller bedrooms

Approach #2 includes the following:

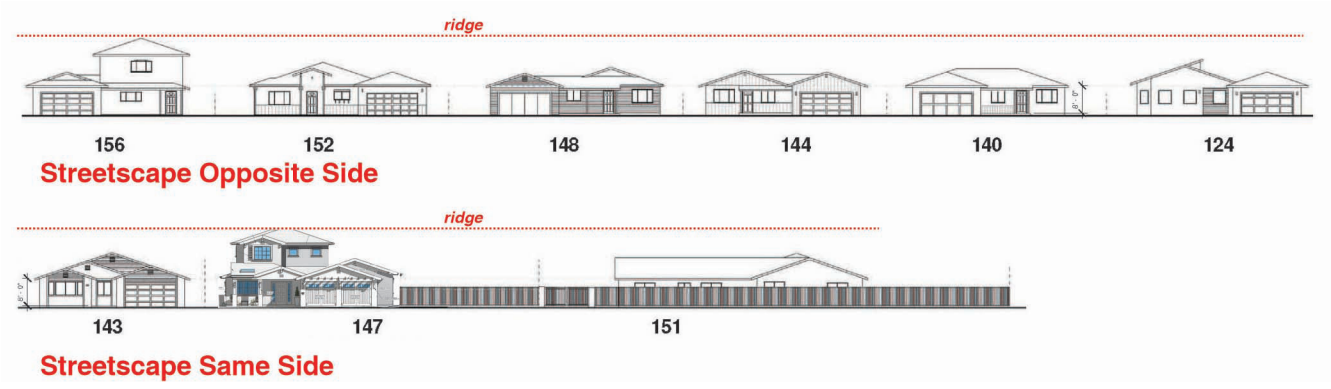
- Relocation of the Master Bedroom Suite to the second floor area currently proposed for Bedrooms 3 and 4. That area which is somewhat larger than the currently proposed Master Bedroom Suite might allow the addition of a second floor Laundry Room and other bonus rooms or areas.



APPROACH #2: RELOCATE MASTER SUITE | REMOVE MASS



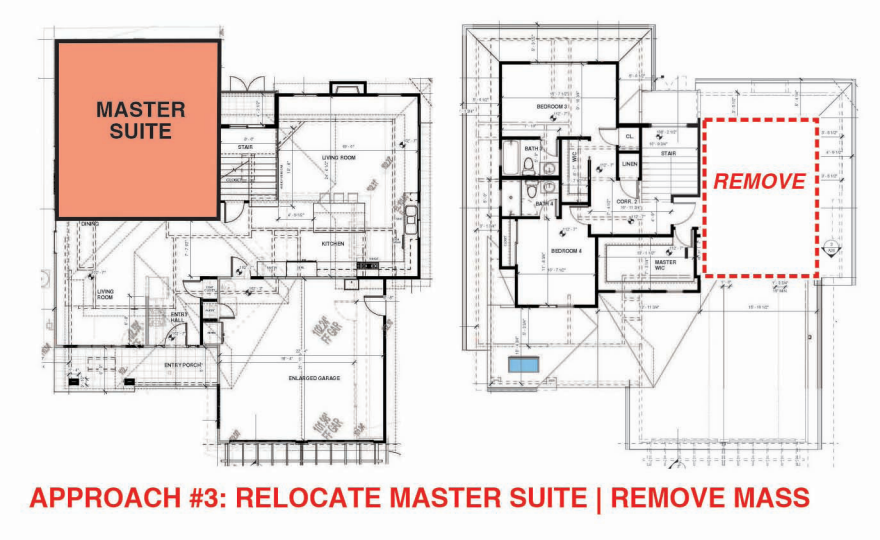
APPROACH #2 & #3

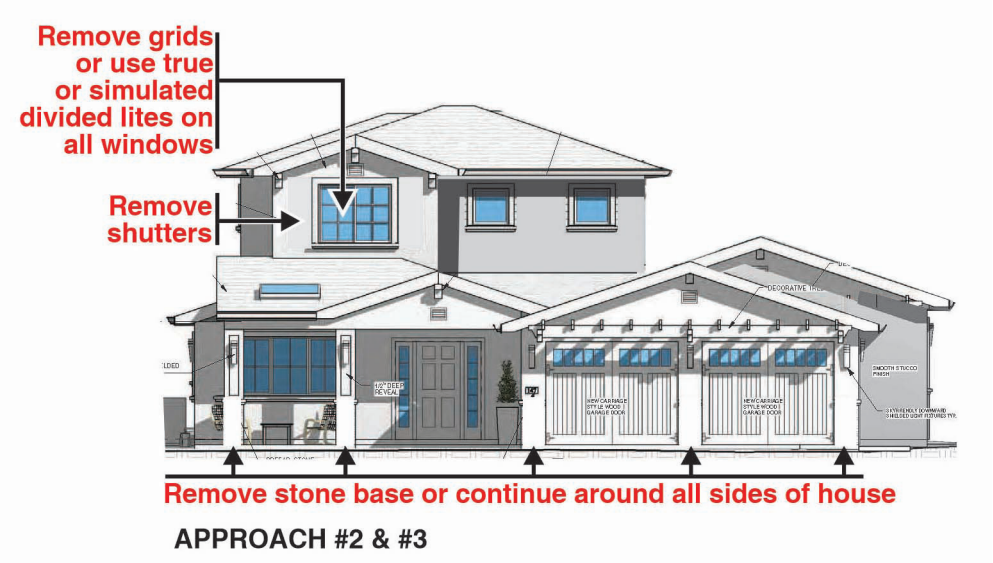


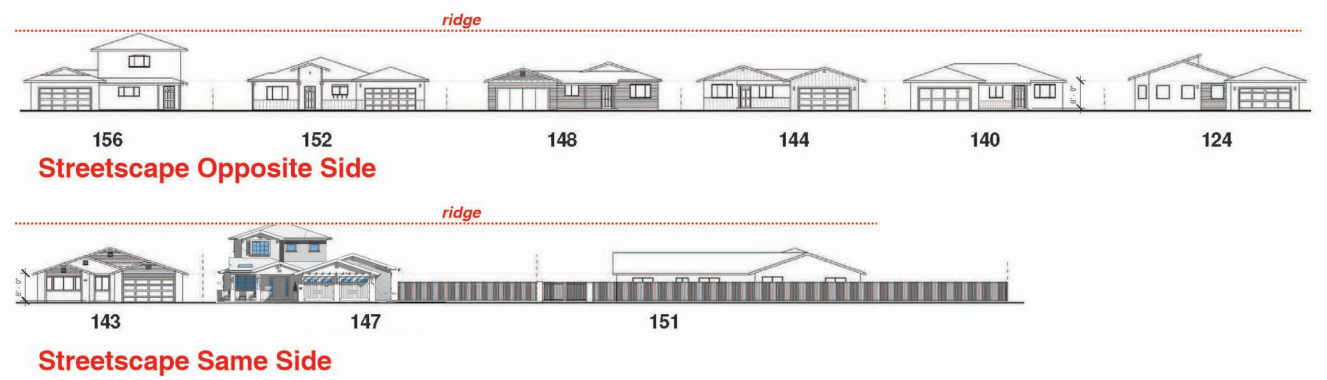
APPROACH #3

Approach #3 includes the following:

- Relocation of the Master Bedroom Suite to the first floor area currently proposed for Bedrooms 1 and 2. The available floor area would be larger than currently proposed, and would likely allow a more spacious Master Bath which, in its current proposed layout, is rather small for a Master Bath.





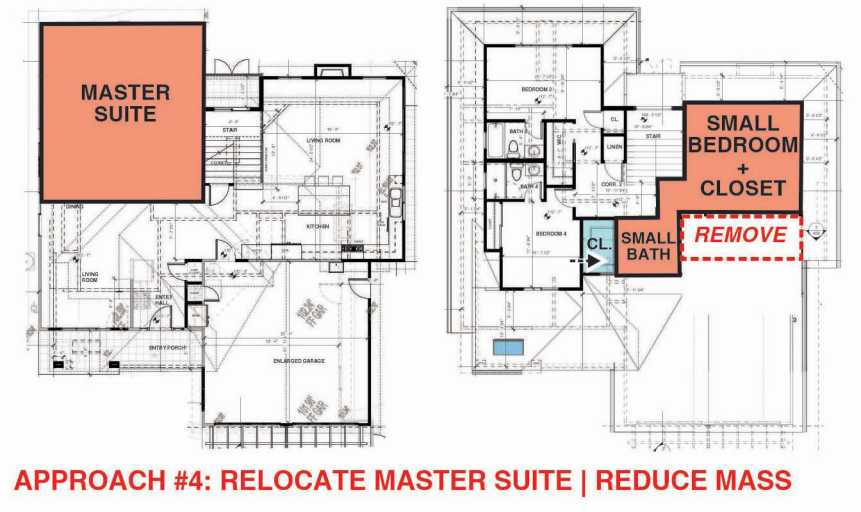


APPROACH #4

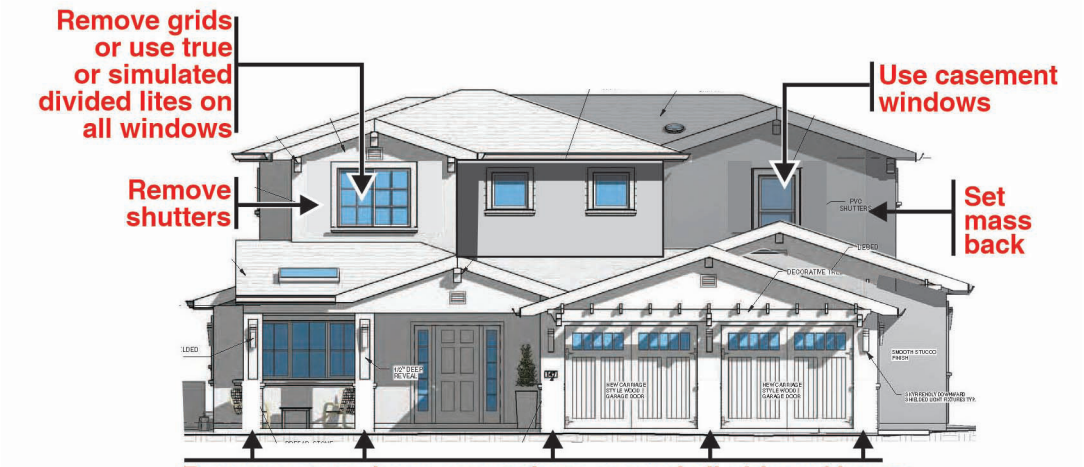
Approach #4 would provide some mitigation to the visual bulk of the currently proposed second floor addition by eliminating one of the proposed smaller bedrooms, and moving some of the second floor mass away from the front facade. This would provide some small level of mitigation.

Approach #4 includes the following:

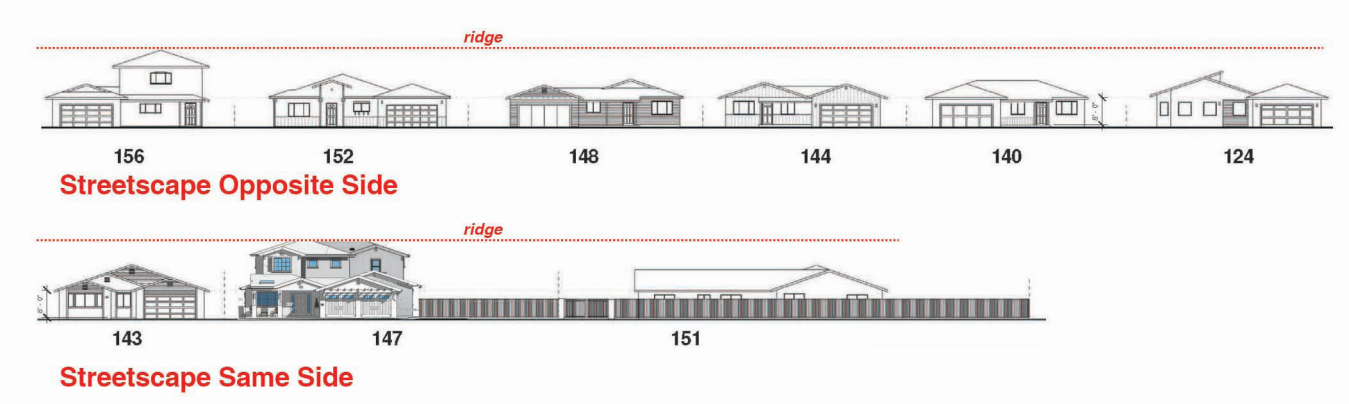
- Relocation of the Master Bedroom Suite to the first floor area currently proposed for Bedrooms 1 and 2.
- Relocation of one of the currently proposed smaller bedrooms to the second floor area currently proposed for the Master Bedroom Suite. This would result in a Master Bedroom Suite on the first floor and three smaller bedrooms on the second. The smaller second floor bedroom would not be very efficient given its awkward layout of spaces, but that was a condition that would exist for the proposed Master Bedroom Suite.



APPROACH #4: RELOCATE MASTER SUITE | REDUCE MASS

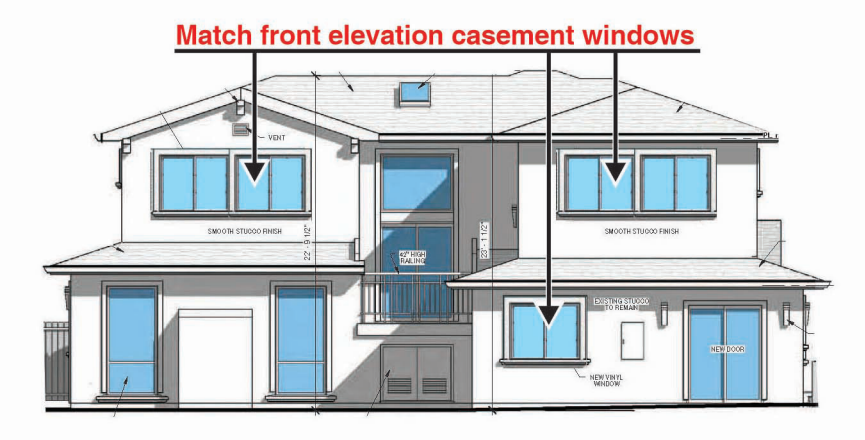


APPROACH #4



Additional recommendations:

- Utilize casement windows rather than the proposed sliding windows.
- Use wood trim on all windows in lieu of the proposed foam trim.
- Should the applicant wish to add divided lites to the windows, they should be either true divided lites or simulated divided lites (see illustration below), and they should be used consistently in all windows.



True
Divided Lites

Simulated
Divided Lites

Sean, please let me know if you have any questions, or if there are other issues that I did not address.

Sincerely,

CANNON DESIGN GROUP

Larry L. Cannon