



February 8, 2022

Ms. Savannah Van Akin
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95031

RE: 280 Carlton Avenue

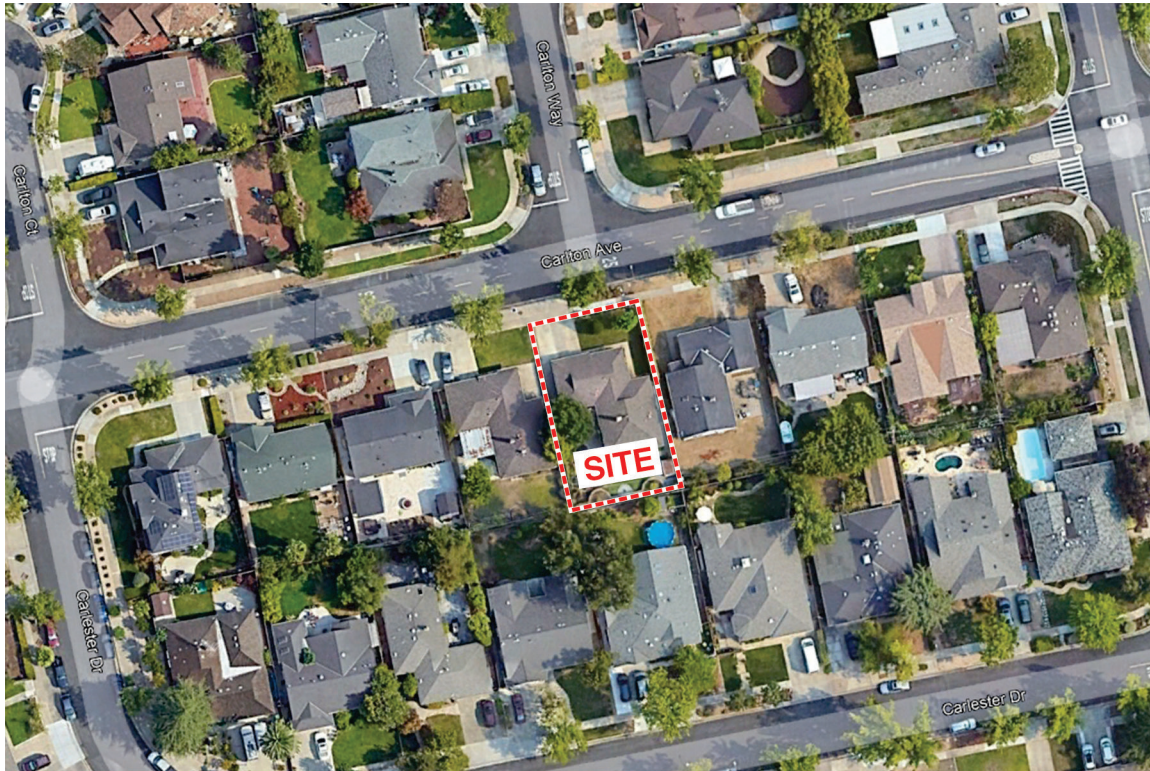
Dear Savannah:

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. Nearby homes on the south side of Carlton Avenue are all small-scale Ranch Style homes one-story in height with the exception of one home four parcels to the west at the end of the block which has a two story mass and form similar to the proposed house.

Two homes on this block face across Carlton Avenue have partial second stories. Photos of the site and its surrounding neighborhood are shown on the following page.





THE SITE



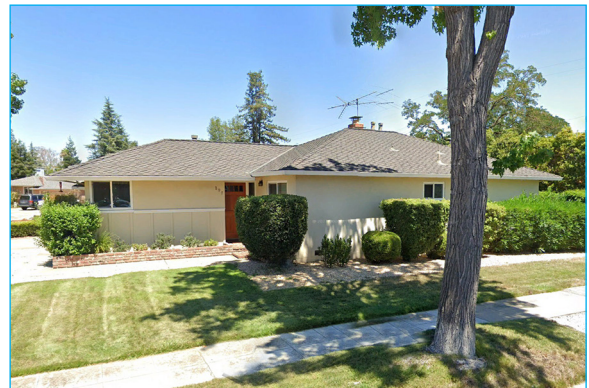
House to the immediate left



House to the immediate right



House across Carlton Avenue immediate left



House across Carlton Avenue immediate right



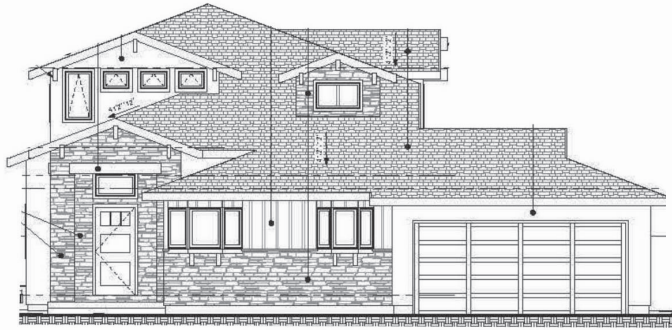
Nearby house to left



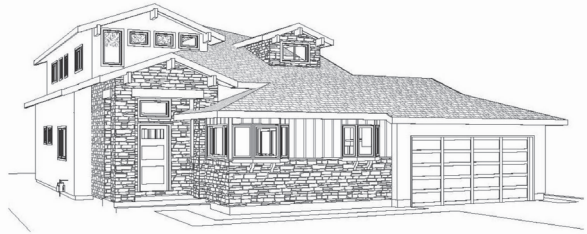
Nearby house to right

PROPOSED PROJECT

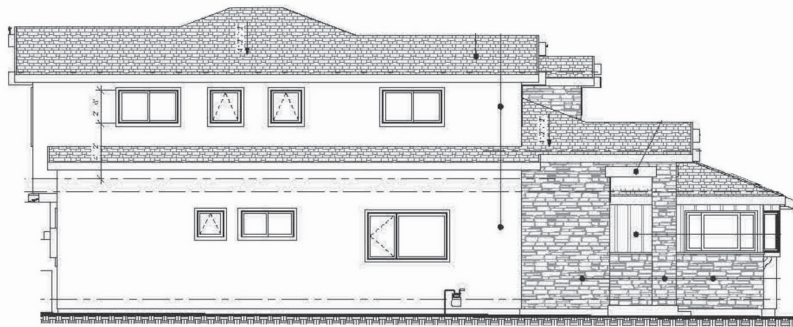
The existing home would be retained and a second floor added - see proposed elevations below.



Proposed Front Elevation



Proposed Rear Elevation



Proposed Left Side Elevation



Proposed Right Side Elevation

ISSUES AND CONCERNS

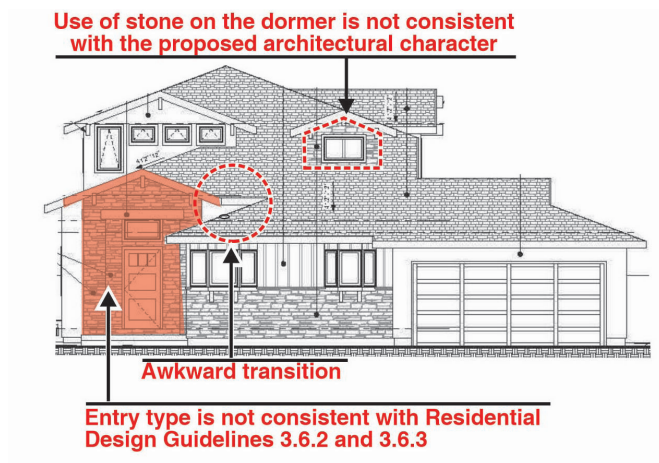
1. The proposed use of stone on the front dormer is heavy and not consistent with the architectural style.
2. The entry is not consistent with Residential Design Guidelines 3.6.2 and 3.6.3, and the roof transition at the entry is awkward.

3.6.2 Design home entries with sensitivity to the architectural style

- *Most architectural styles have a distinctively unique entry type. Avoid using an entry type that is not part of the style. For example, avoid using projecting entries, especially those with an eave line higher than the first floor roof, for Ranch Style houses or in Ranch Style neighborhoods.*

3.6.3 Design entries with sensitivity to the surrounding neighborhood

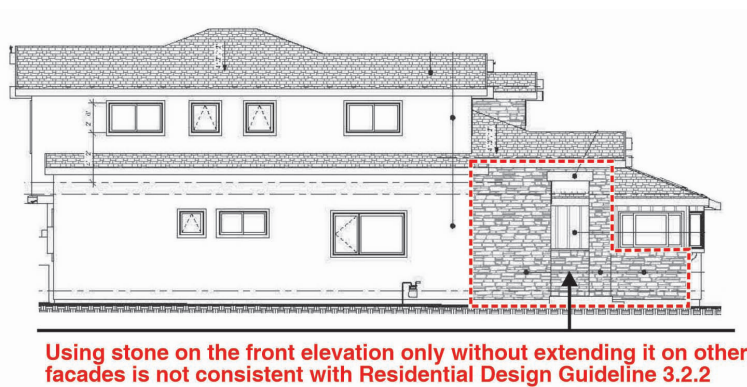
- *Avoid large and formal entries unless that is the norm for nearby houses. It is often best to start the design consideration with an entry type (e.g., projecting or under eave porch) that is similar to nearby homes.*



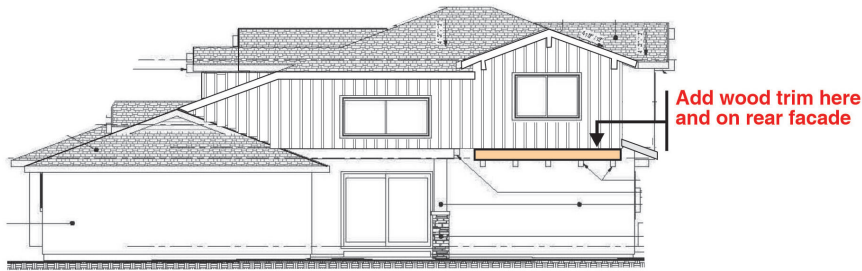
3. The use of stone on the front facade without carrying it consistently around the structure would not be consistent with Residential Design Guideline 3.2.2.

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.*

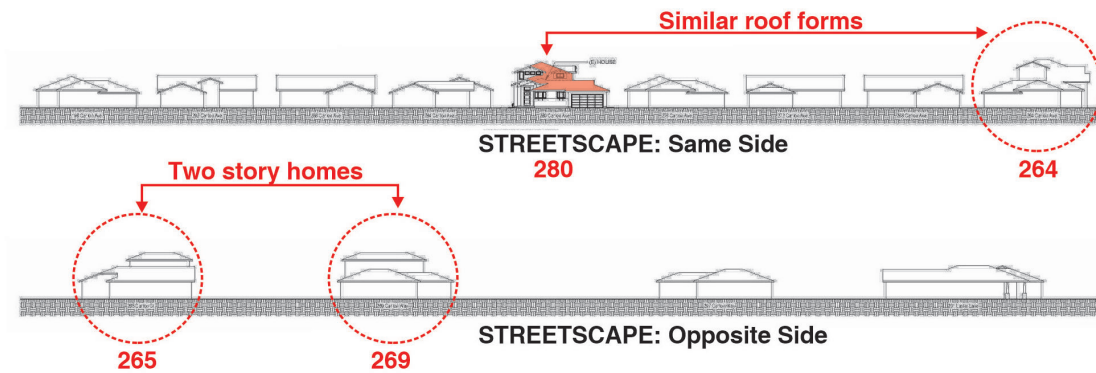


4. The corbel supports on the right side and rear facade projecting bay elements are good, but the detail is incomplete.



RECOMMENDATIONS

The size and bulk of the house are clearly different from its *immediate neighborhood*, which is the primary criterion established for review under the Town's Residential Design Guidelines. However, there is a house with similar roof forms four parcels away at the end of the block on Carlton Avenue - see streetscape diagram and photos below. There are also two 2-story homes across the Carlton Avenue.



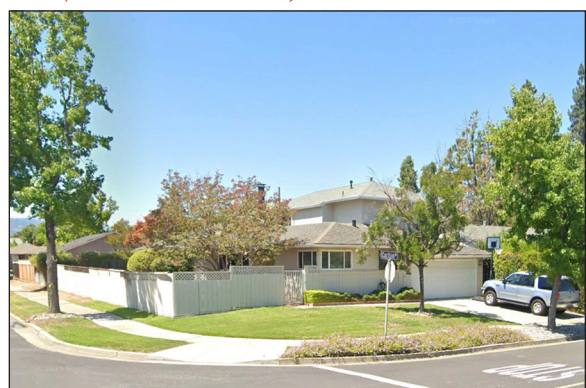
Front (264 Carlton Avenue)



Side (264 Carlton Avenue)



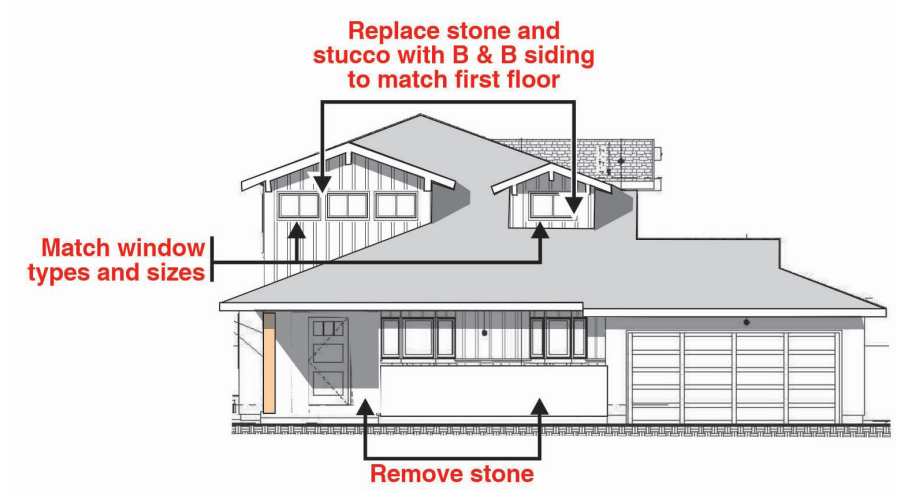
Side (265 Carlton Avenue)



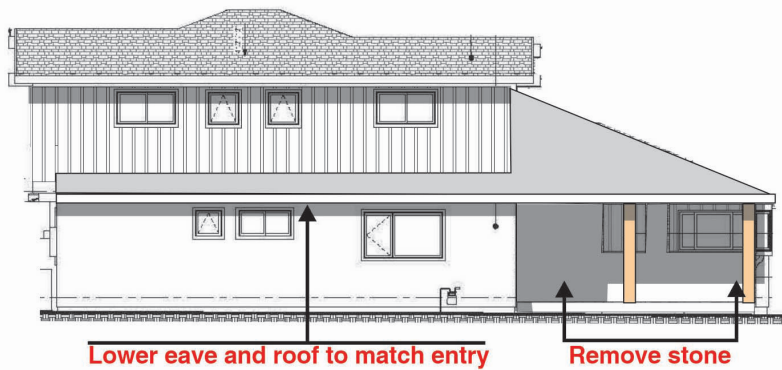
Corner (269 Carlton Avenue)

I believe that if the proposed house is revised to implement the following specific recommendations, it would meet the Town's Residential Design Guidelines and fit in with the surrounding neighborhood.

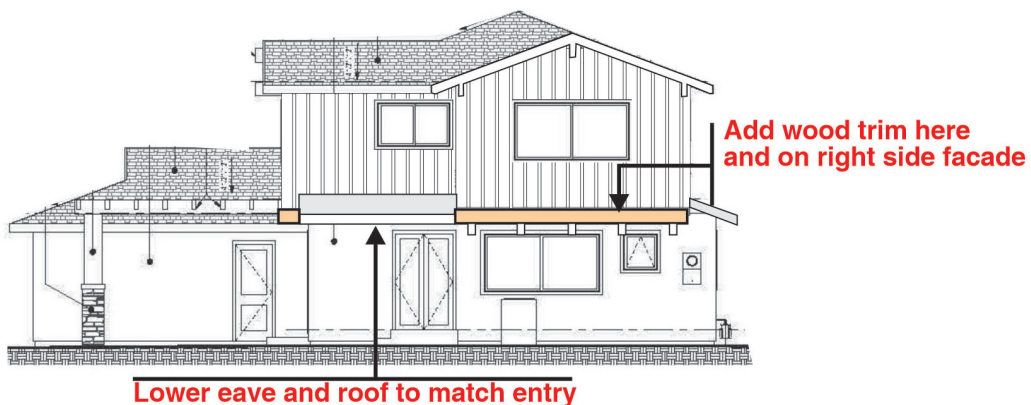
1. Remove all stone facing and replace with materials to match the rest of the first floor.
2. Add board and batten siding on all second floor walls to match the similar existing material on the existing front floor facade.



3. Replace the proposed tall entry form with an under the eave entry similar to the predominant entry type in the immediate neighborhood.



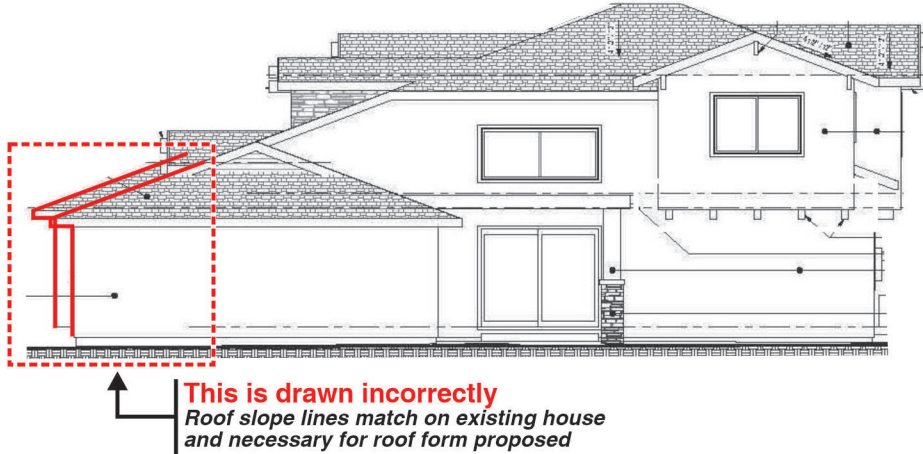
4. Lower applied roof segments on the left side and rear elevations to match the entry eave.
5. Add wood trim above the support corbels on both projecting pop out bays.



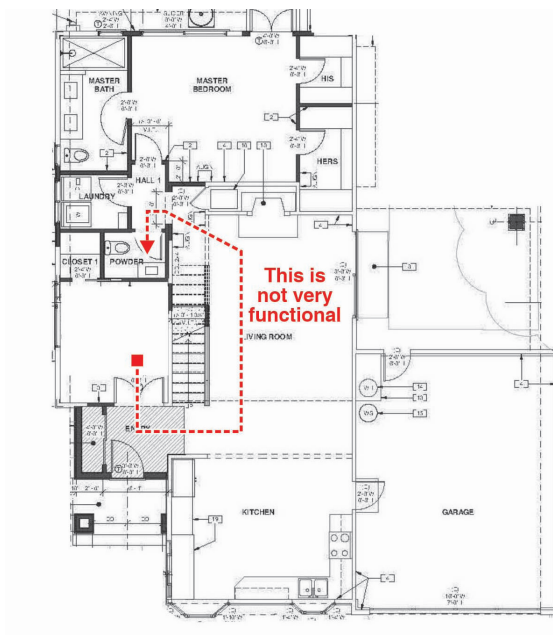
In summary, I believe that the specific recommendations above would substantially improve the design and, with the strong emphasis on its long first story eave line, would fit into the neighborhood comparable to the existing home at the nearby Calrester Drive intersection.

In reviewing this design I noted that there are a few elements of the design which are functionally awkward that I would note as a courtesy to the applicant, but which do not require floor plan or elevation changes.

A. *The right side elevation is drawn incorrectly. The front of the bay windows align with the garage face and the roof surfaces align in a single flat plane.*

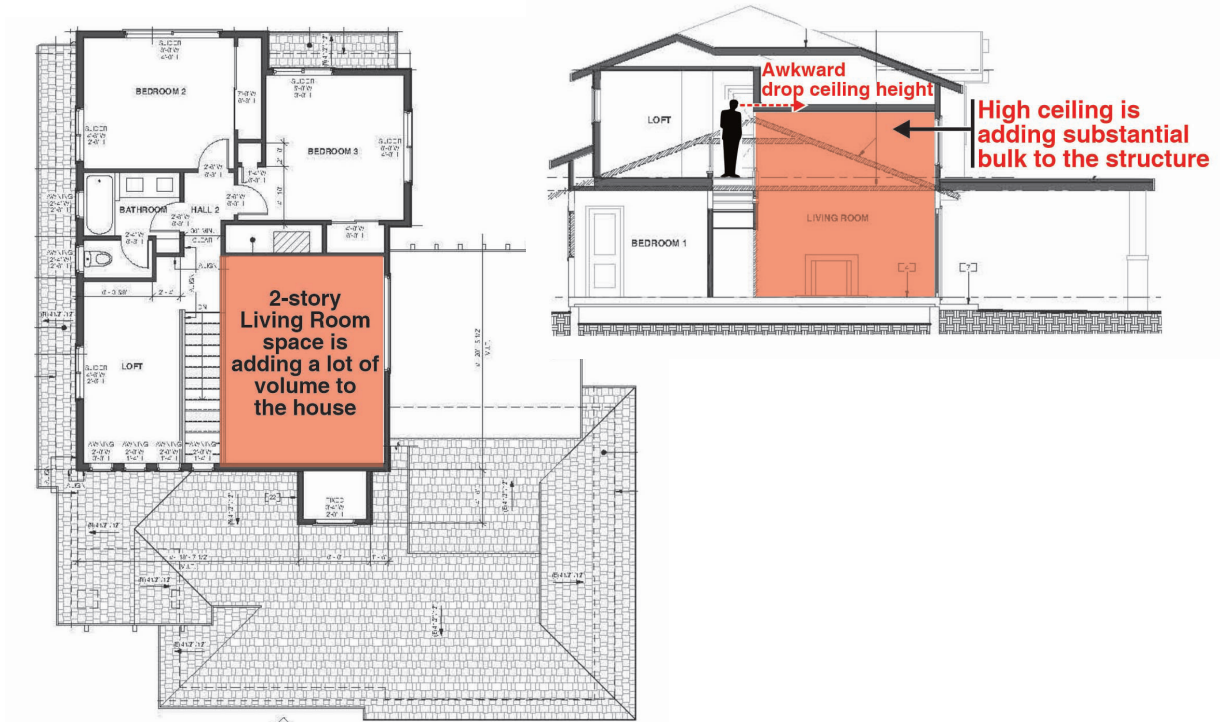


B. *The placement of the bedroom adjacent to the entry is functionally poor as it relates to its location relative to the nearest bathroom, and that bathroom is only a powder room with no tub or shower. Functionally, the room is more like a Den or Home Office.*



C. The very high ceiling over the Living Room is unusual for the Ranch Style of the house and will increase the visual bulk of the house.

D. The applicant should be aware that the drop ceiling over the Living Room is a bit too low relative to eye level on the second floor.



Sincerely,
CANNON DESIGN GROUP

Larry L. Cannon