



ARCHITECTURE PLANNING URBAN DESIGN

September 9, 2022

Ms. Jennifer Armer  
Community Development Department  
Town of Los Gatos  
110 E. Main Street  
Los Gatos, CA 95031

**RE: 232 Danville Drive**

Dear Jennifer:

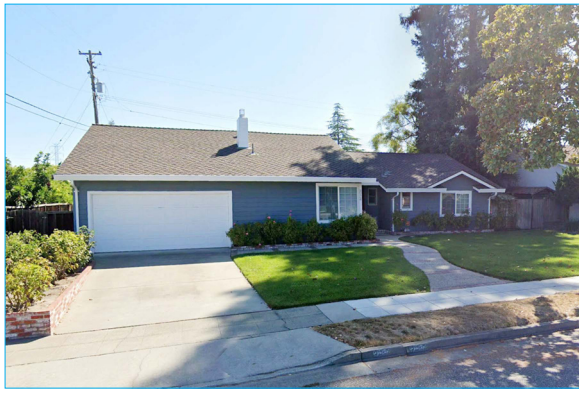
I reviewed the drawings and evaluated the site context. My comments and recommendations are as follows:

**NEIGHBORHOOD CONTEXT**

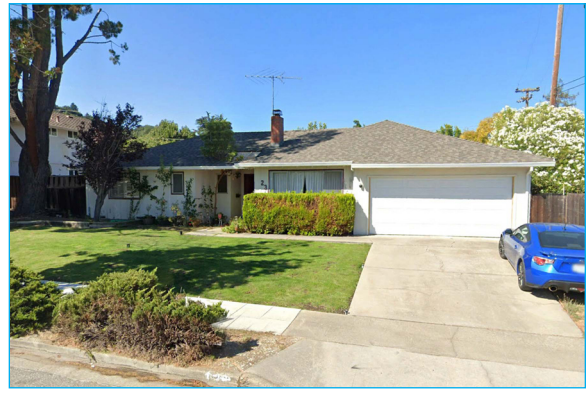
The site is located in an established neighborhood of predominately one-story Ranch Style homes. Photos of the site and its surrounding neighborhood are shown on the following page.







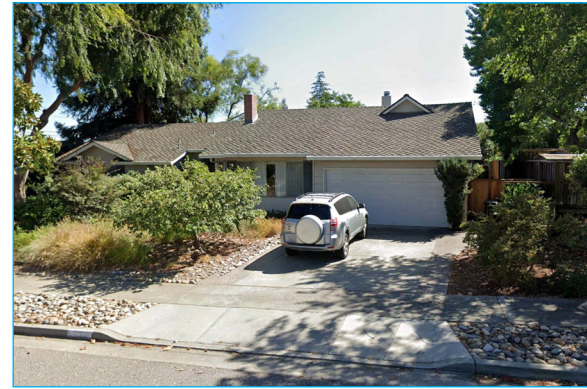
*THE SITE*



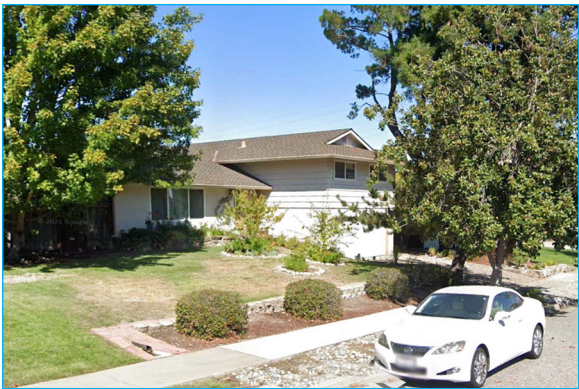
*House immediately across Danville Drive*



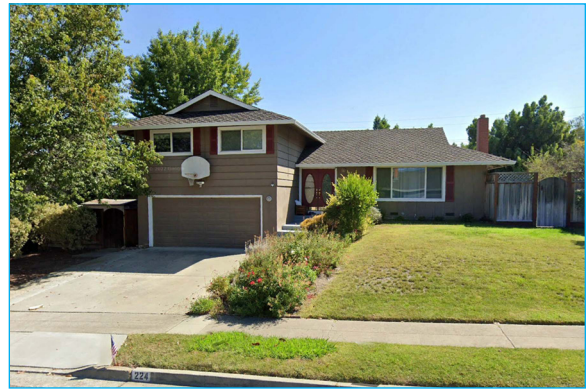
*House immediately to the left*



*House immediately to the right*



*Nearby house across Danville Drive*



*Nearby house to the right*



*Nearby house across Danville Drive*



*Nearby house across Danville Drive*

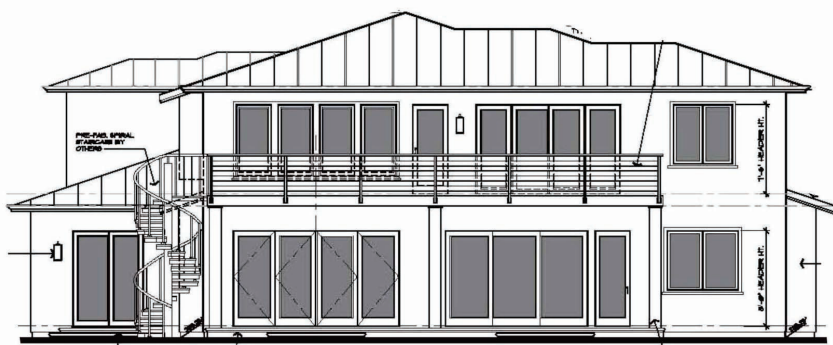


## PROPOSED PROJECT

The proposed structure is large in size with a second floor exceeding any other home in the immediate neighborhood - see proposed drawings below.



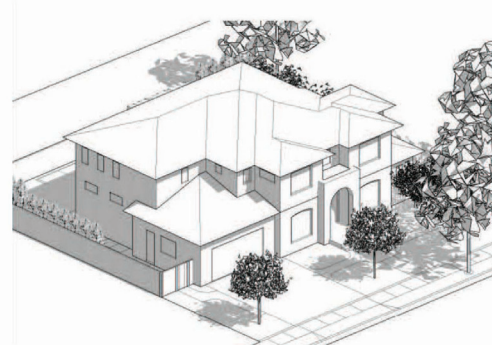
*Proposed Front Elevation*



*Proposed Rear Elevation*



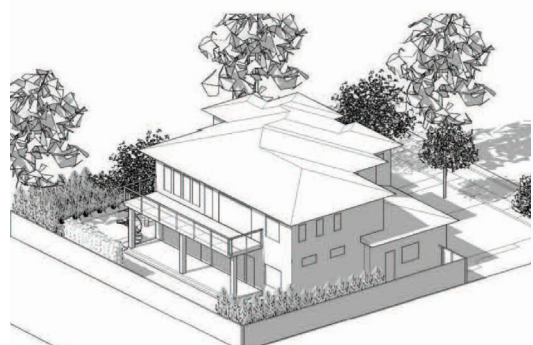
*Proposed Left Side Elevation*



*Proposed Front and Left Side*



*Proposed Right Side Elevation*



*Proposed rear and Left Side*

## ISSUES AND CONCERNS

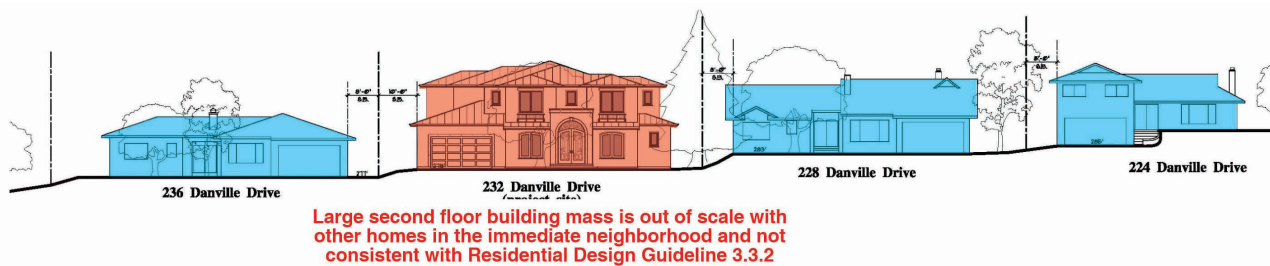
The proposed house is well designed with design unity around all sides of the structure. However, it is very large in terms of size and bulk compared to homes in the immediate neighborhood which is not consistent with several of the Town's Residential Design Guidelines. Specific concerns include the following:

1. The home design is consistent with the main form and details of its selected Mediterranean Style, but is very much different from the surrounding Ranch Style homes which would not be consistent with Residential Design Guideline 3.2.1.

### 3.2.1 Select an architectural style with sensitivity to the surrounding neighborhood

- *Styles with front facade eaves at the first floor level will be easier to adapt to predominantly one story neighborhoods than styles with two story, unbroken front facades.*

2. The large second floor building mass is out of scale with other homes in the immediate neighborhood, and not consistent with Residential Design Guideline 3.3.2.

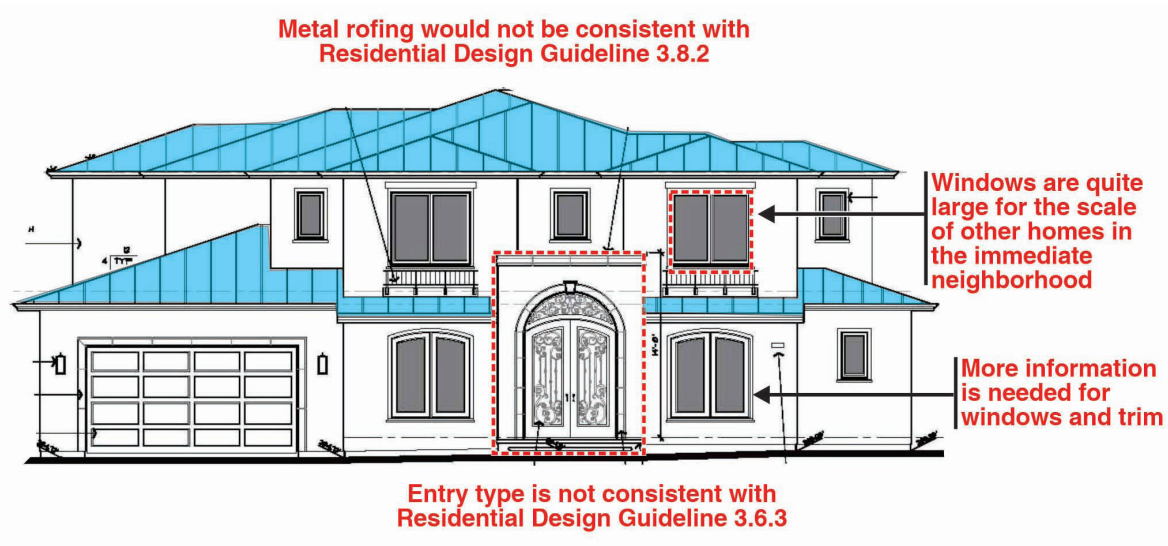


### 3.3.2 Height and bulk at front and side setbacks

- *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.*
  - *In neighborhoods with small homes, try to place more of the floor area on the first floor with less area on the second floor.*
  - *Take care in the placement of second floor masses. Unless the architectural style traditionally has the second floor front wall at or near the first floor wall, set the second floor back from the front facade a minimum of 5 feet.*
  - *The design of two story homes constructed adjacent to one story houses should include techniques to minimize their visual impact and provide transitions in scale.*
3. The proposed metal roofing would be out of character with the neighborhood and not consistent with Residential Design Guideline 3.8.2.

### 3.8.2 Select materials that are sensitive to the surrounding neighborhood





4. The formal entry is not consistent with Residential Design Guideline 3.6.3.

**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.*

5. The second floor front facade windows are quite large related to the scale of windows on other homes in the immediate neighborhood and not consistent with Residential Design Guideline 3.7.2.

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

6. More information is needed for window materials and window trim.

7. The two-story wall on the left facade is not consistent with Residential Design Guideline 3.3.3.

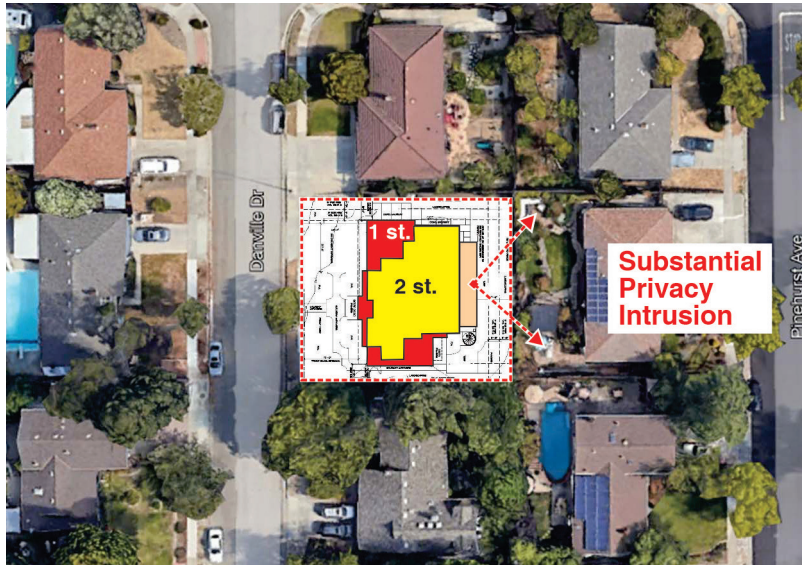
**3.3.3 Provide visual relief for two story walls**



8. The rear second floor terrace and large bank of windows poses potential privacy intrusions on the neighbors' yard to the rear.

### 3.11.2 Minimize privacy intrusions on adjacent residences

- *Windows should be placed to minimize views into the living spaces and yard spaces near neighboring homes.*
- *Where possible, second floor windows that might intrude on adjacent property privacy should have sill heights above eye level or have frosted or textured glass to reduce visual exposure.*
- *Second floor balconies and decks should be used only when they do not intrude on the privacy of adjacent neighbors.*
- *When allowed, the design of railings should be tailored to the privacy concerns of neighbors (e.g., balcony or deck sides overlooking adjacent windows or actively used yard space should be solid in form). Open railings should only be used where privacy concerns are minimal.*
- *Landscaping may be used to mitigate privacy concerns so long as the landscaping does not deny solar access to living spaces and actively used yard areas of neighboring homes.*



**Rear second floor terrace poses substantial potential privacy intrusion on adjacent neighbor's private outdoor space and is not consistent with Residential Design Guideline 3.11.2**

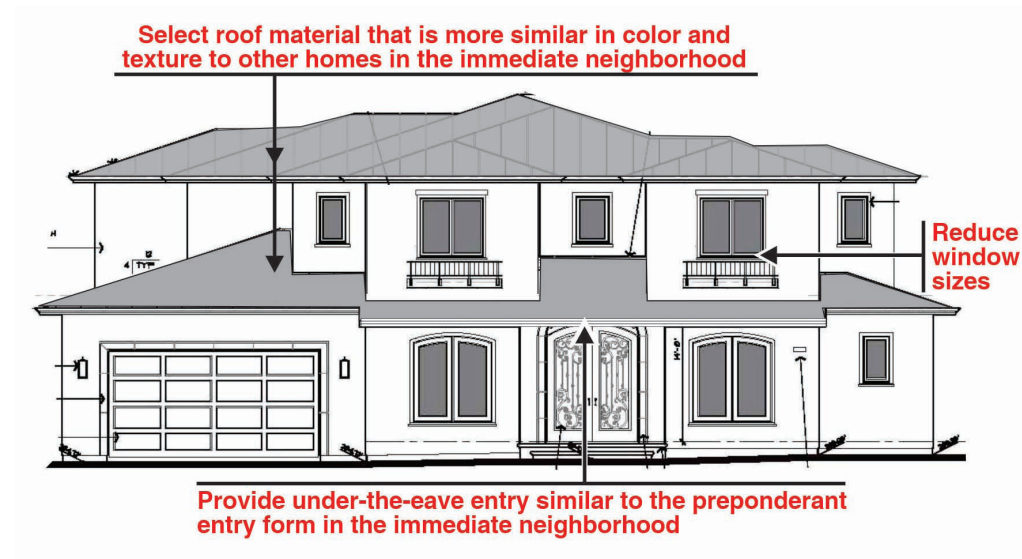




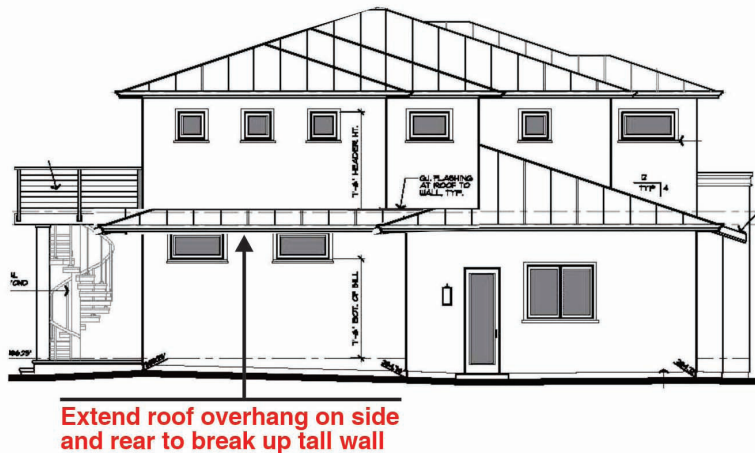
## RECOMMENDATIONS

I looked at two options for staff consideration. The first addresses some of the issues without changing the applicant's floor plans. The second makes a significant second floor plan changes to reduce the structures mass to be more in keeping with the scale of the neighborhood.

### APPROACH #1

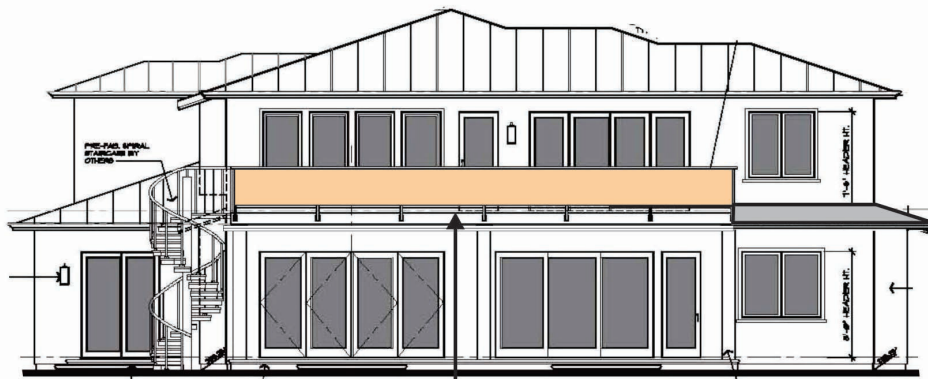


1. Select a roof material that is more similar in color, texture and finish to other homes in the immediate neighborhood.
2. Provide an under-the-eave entry to be similar to the other home entries in the immediate neighborhood.
3. Reduce the size of the front facade windows on the second story.
4. Provide more information on the window types, material and trim.
5. Extend the roof overhang on the left side and rear elevations to break up the tall walls.

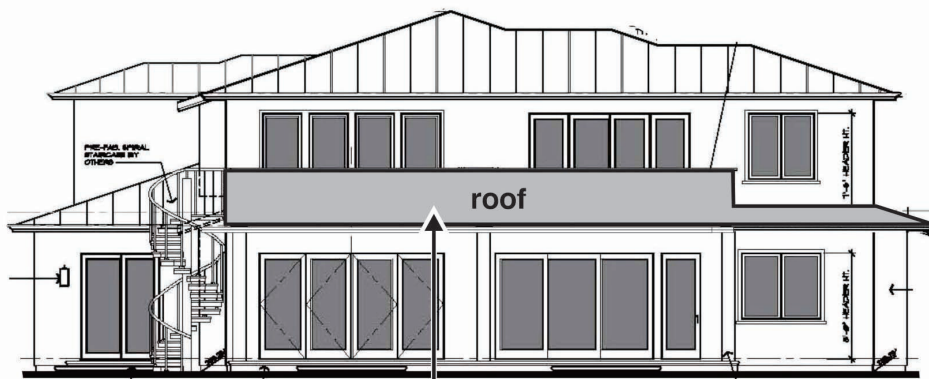


6. Add tall landscaping along the rear property line consistent with the requirements of Residential Design Guideline 3.11.2, and consider two approaches to addressing the issue of the rear terrace privacy intrusion.

- Use a solid railing in lieu of the open wire railing.
- Eliminate the second floor terrace in favor of a roof covering or trellis over the first floor patio.

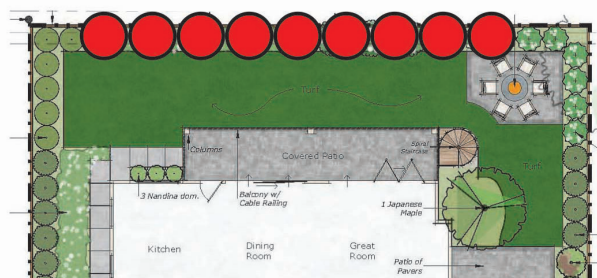


**Use solid railing and landscaping at rear property line to mitigate privacy intrusion**



**Eliminate second floor terrace and add landscaping at rear property line to mitigate privacy intrusion**

**Add tall landscaping to mitigate privacy intrusion:**



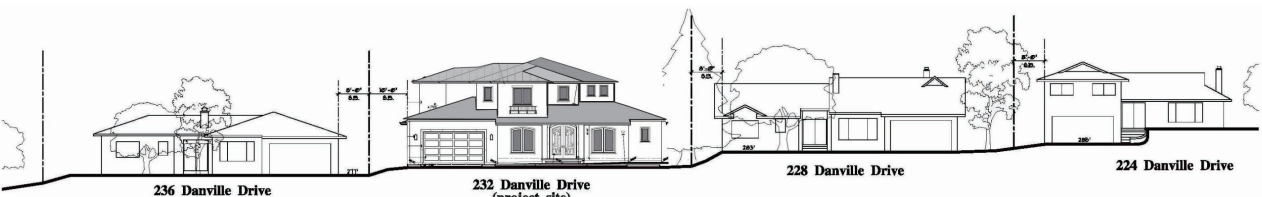
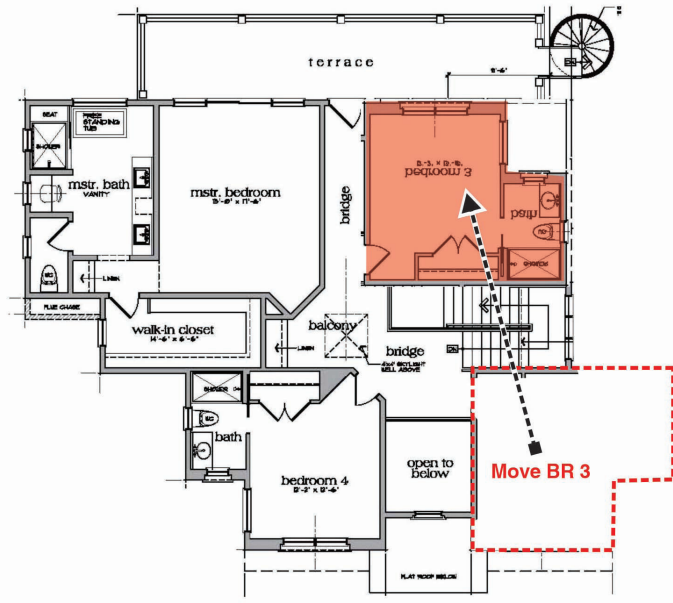
The resultant Danville Drive streetscape elevation is shown in the illustration below.





## APPROACH #2

The changes outlined in Approach #1 would be repeated, but Bedroom 3 on the second floor would be moved to the rear over the current Great Room to reduce the building mass at the front of the house. These changes are shown on the illustrations below.



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

Sincerely,  
CANNON DESIGN GROUP

Larry L. Cannon

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