



April 5, 2023

Town of Los Gatos  
Community Development Department  
Planning Division  
110 E. Main Street  
Los Gatos, California 95031

Re: Architecture and Site Application **S-22-041**  
Pham/Vo Residence  
232 Danville Drive, Los Gatos, CA

The following items are in response to Town's Peer Architect review dated September 9, 2022.

**Proposed Project is large in size with the second floor exceeding neighboring properties:**

While there will always be a largest home in the neighborhood, we have worked to reduce the size and height of the proposed home. We have reduced the height by 36" to 24'-9" (more than 5'-0" below the maximum height allowed of 30') and reduced the floor area of the Upper Level from 1,403 sq.ft. to 1,371 sq.ft. The more important reduction was the Upper Level 2 story massing by 289 sq.ft. by removing the 2 story ceiling height over the Great Room.

We reduced the length at the Upper Level rear wall from 48'-6" to 29'-4" to reduce the Upper Level massing at the front elevation. We have also simplified the geometry of roof planes to be more consistent with the neighborhood and have reduced the upper level exterior wall heights by 6" to further reduce the overall building height.

**Issues and Concerns:**

***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***

We have modified the roof forms, and the roof material to be more consistent with the overall "Range Style" architecture of the neighborhood while still keeping a little "individuality"

***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.***

As noted above, we have reduced the overall width of the upper level by bringing the Upper Level left side exterior wall in by 52" and reducing the length of the Upper Level rear exterior wall by almost 20'. The upper level is set back from the left side approximately 17'-0" and approximately 11'-0" on the right side. The upper level is set back from the front property line 29'-0". These increased setbacks give us a "transition-in-scale" and further lessen the impact to the neighbors on either side of this property by breaking up the upper level massing.

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EXHIBIT 6



***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***

We have revised the roofing material from the originally proposed metal roofing to a "Life Time" composition shingle roof which is the typical roofing material used throughout the 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***

We have reduced the height of the entry porch feature as well as reducing the height of the arched entry door opening. While this entry porch design is not common in the neighborhood, we feel that this simplified version gives the home a little diversity.

***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***

We have reduced the sizes of all of the front elevation windows and have also removed the arch shaped windows at the lower level to be more consistent with the neighborhood homes.

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

Windows are to be black wood frame aluminum clad type from Andersen (or equal). We have revised the foam window headers to a limestone finish and are providing a limestone header trim at the garage door.

***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.***

We have revised the left side of the home by pulling back the Upper Level side wall by 52". This now gives us a roof form along the entire left side of the home, breaking up the "2 story" wall plane at that side giving us an almost 16' side setback.

***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***

After meeting with the immediate neighbors to the left, right and rear, the originally proposed upper level terrace and spiral stairs were removed completely from the design to maintain the neighbor's privacy. We are now only proposing a patio cover for the lower level patio.

The home has been designed without any bedroom windows facing the neighboring properties. The windows that are facing the direction of the side neighbors are designed as "high" windows with sill heights above 5'-0" minimizing any privacy issues.



**Recommendations:**

In reviewing the Peer Architect's two options, we have decided to follow his Approach #1 comments with forms and roof geometry that blend in more with the neighborhood by revising the design per the following:

1. The proposed roofing material has been revised to be a charcoal grey composition shingle. The roof slope has been designed to match the neighborhood with a 4:12 roof pitch.
2. We have reduced the height of the proposed Entry Porch by 36", but have kept a covered porch element to create an "individuality" feature.
3. We have reduced the size of all of the front façade windows and have removed the arched shaped windows.
4. Windows are to be a wood frame black aluminum clad by Andersen (or equal). We have removed the foam window header and are providing a limestone header trim at the windows and at the garage door.
5. We have extended the roof overhang on the left side to break up the 2 story wall massing per the Architect's recommendations.
6. Landscape plans now show tall landscaping along the rear property line. The owners plan to add several trees and landscaping to both the front and rear yard areas as well as privacy trees along both property lines as shown in the Preliminary Landscaping Design.
7. We have completely removed the Upper Level Terrace Balcony, the spiral stair and the railing at the rear elevation. We are providing a roof patio cover at the rear elevation.

**This home has been redesigned to be more consistent with the neighborhood while still having a little bit of individuality. While the Home will be the largest in the neighborhood, it is only by approximately 10%. And by reducing the overall height as noted above, the building height of this home is now in keeping with the heights of the 2 story split level homes of the neighborhood.**

Sincerely,

*Michael Davis*

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