



ARCHITECTURE PLANNING URBAN DESIGN

May 5, 2023

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

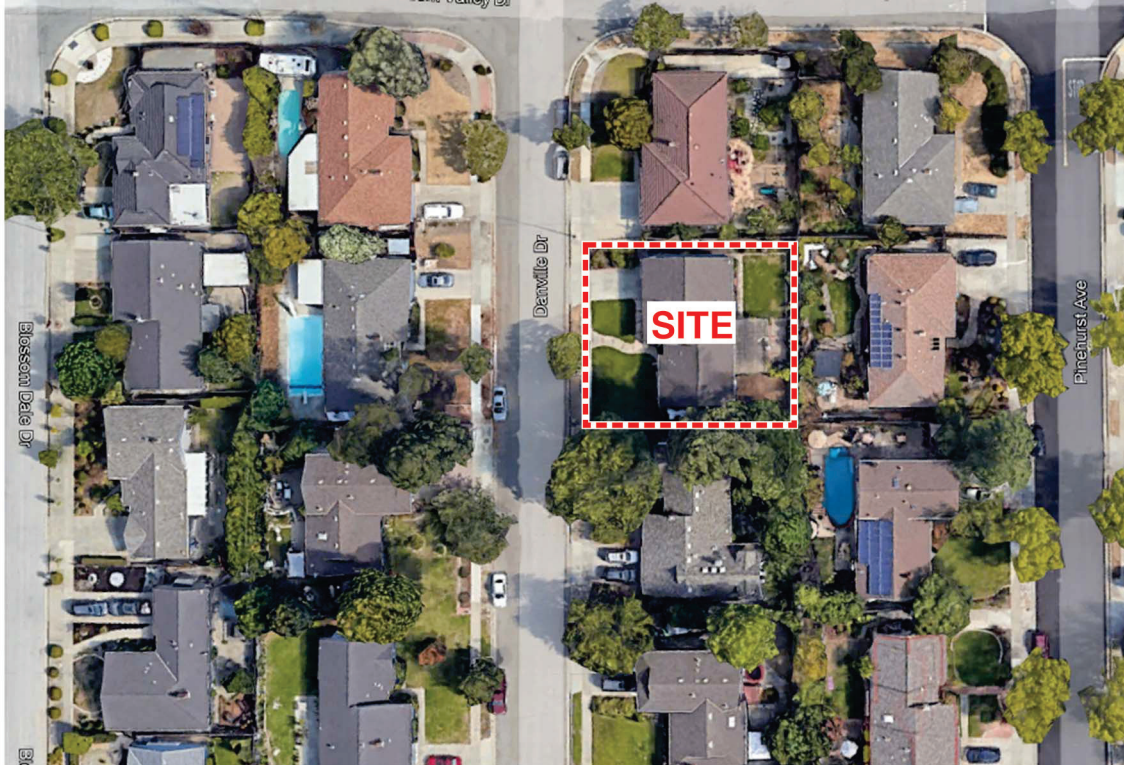
RE: 232 Danville Drive

Dear Savannah:

I previously reviewed the initial design for this project in September of last year. My comments and recommendations on the revised design are as follows:

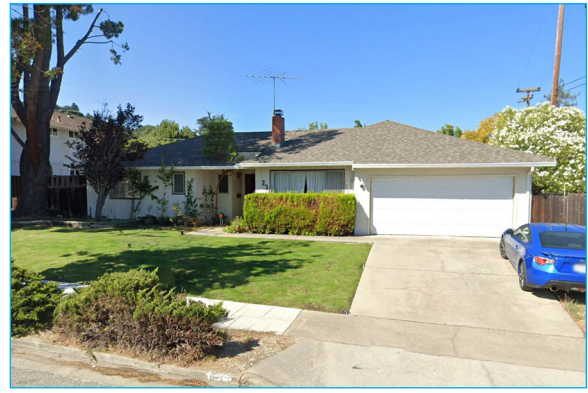
NEIGHBORHOOD CONTEXT

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.

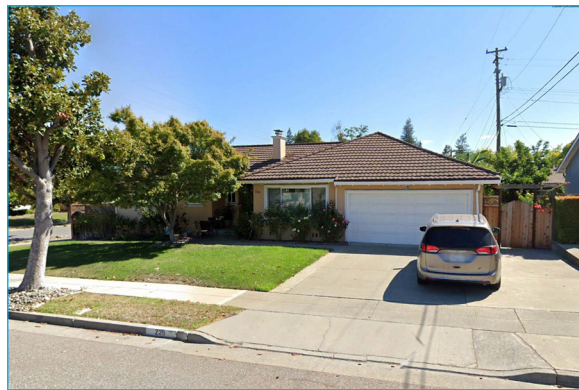




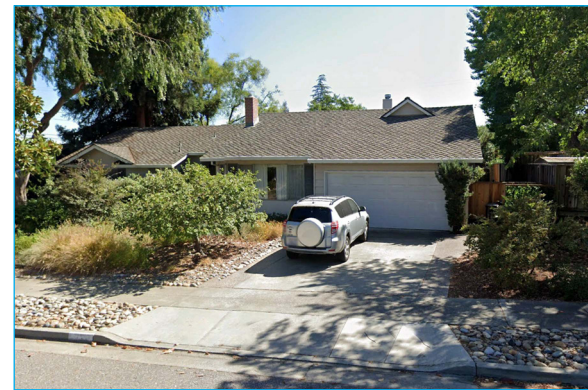
THE SITE



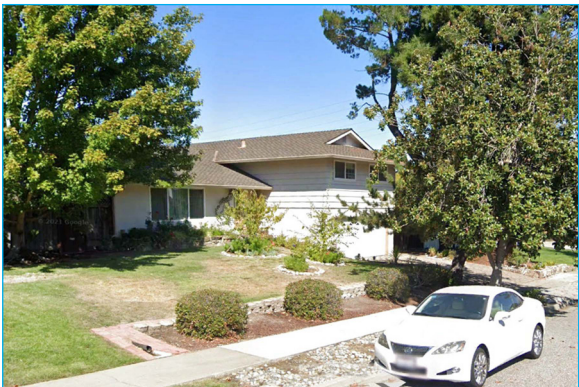
House immediately across Danville Drive



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 area and mass exceeding any other home in the immediate neighborhood - see proposed drawings below and a comparison of the previous and currently proposed elevations.



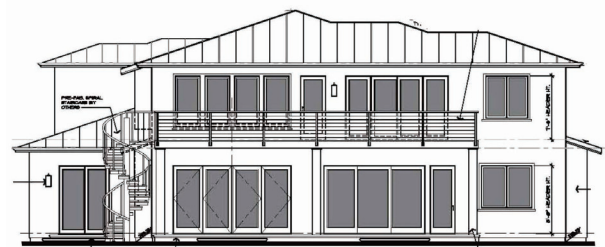
Proposed Front Elevation



Previous Front Elevation



Proposed Rear Elevation



Previous Rear Elevation



Proposed Right Side Elevation



Previous Right Side Elevation



Proposed Left Side Elevation



Previous Left Side Elevation

ISSUES AND CONCERNS

The proposed house is similar to the design proposed a few months ago - see comparison elevations on the previous page. But the applicant has made several changes in response to the previous review letter and staff comments, including modifications to its architectural style to be more compatible with the predominately Ranch Style homes nearby. Most of the changes are positive, but there still remains an issue regarding its mass and bulk at the front setback compared to other homes in the immediate neighborhood. As currently proposed, the house would not be consistent with the Town's 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.*

The height and mass issue at the front facade is emphasized by the proposed entry which is not consistent with Residential Design Guideline 3.6.3. The applicant has lowered the entry elements some but it is still not working well with the neighborhood context or the proposed architectural style.

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.*

The immediate neighborhood has a preponderance of one story homes with a few homes having a partial second story. In almost all cases there is a strong first floor roof and eave line that emphasizes a one-story building form. This emphasis is enhanced by the use of traditional under-the-eave entries.

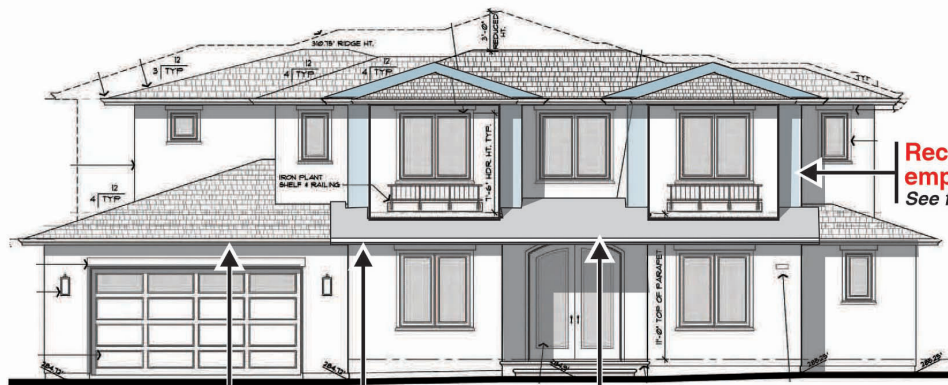
RECOMMENDATIONS

There are limited opportunities available for addressing the front facade mass relative to nearby homes without some substantial reductions in floor area in interior rooms area and volume. Staff may wish to work with the applicant to reduce the size of the proposed second floor to better reflect the scale and character of the immediately adjacent neighborhood context.

However, the recommendations below might be considered as a compromise solution. It is one that limits the changes to one minor floor plan modification and the first floor entry type.



Currently Proposed Front Elevation



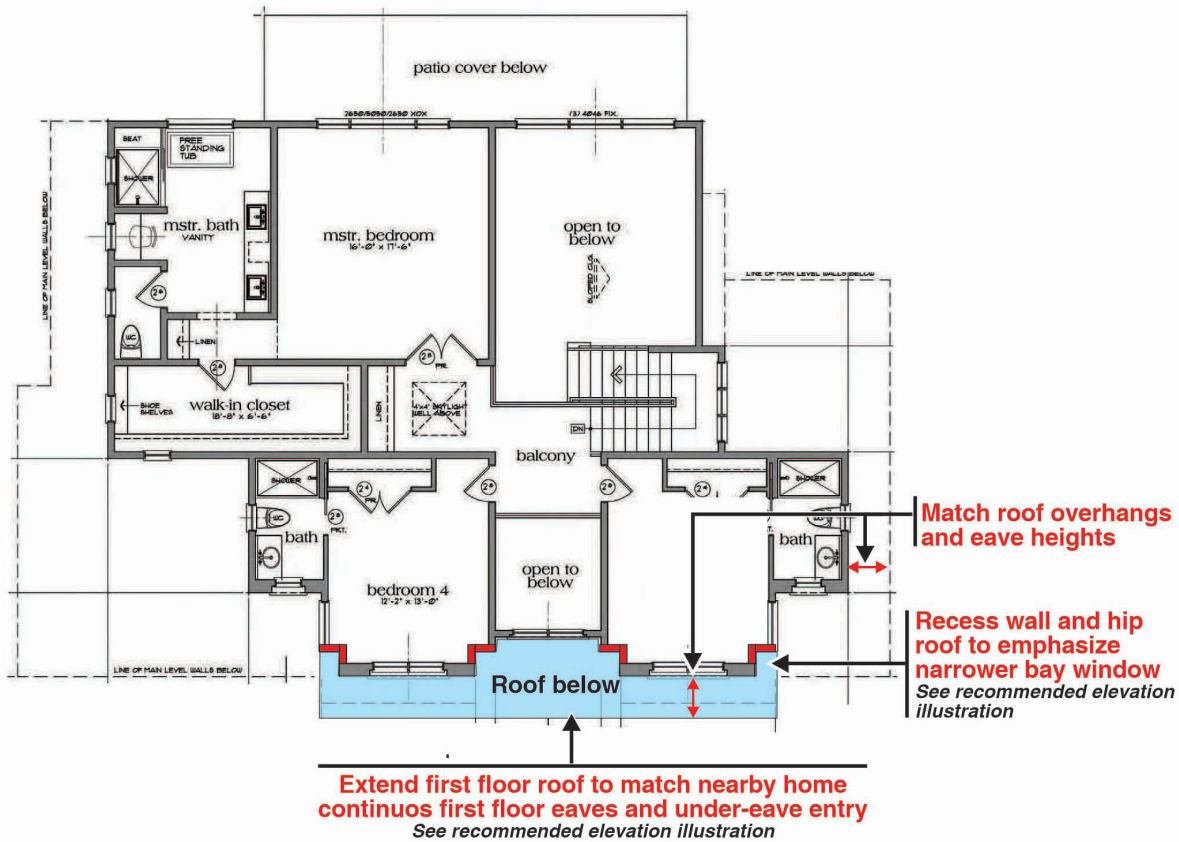
**Match roof overhangs
and eave heights**

**Extend first floor roof to match nearby home
continuous first floor eaves and under-eave entry**
See streetscape illustration

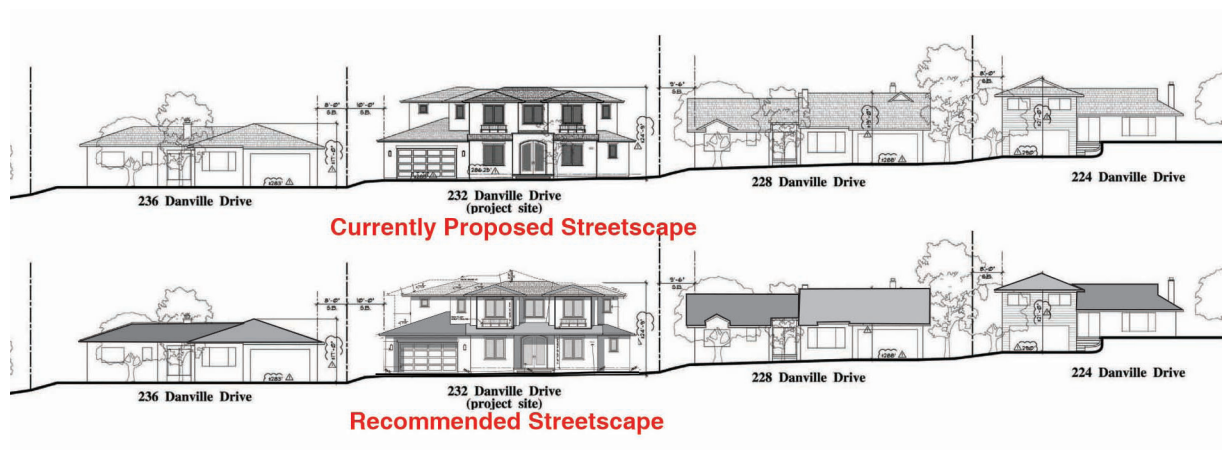
**Recess wall and hip roof to
emphasize narrower bay window**
See floor plan illustration

Recommended Front Elevation

1. Modify the front wall of the two second floor bedrooms to reduce the very front wall facade width to produce bay windows - see second floor plan illustration on the following page.
2. Match the overhang width and eave height along the central portion of the front facade and continue it across the home entry.

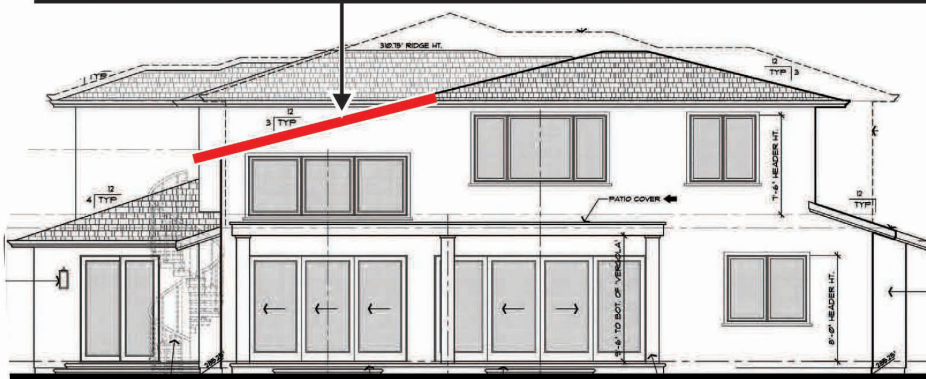


Implementation of the above two recommendations would reduce the second floor visual mass and better emphasis a strong first floor eave and roof line more in keeping with the other homes in the immediate neighborhood - see streetscape comparison below.

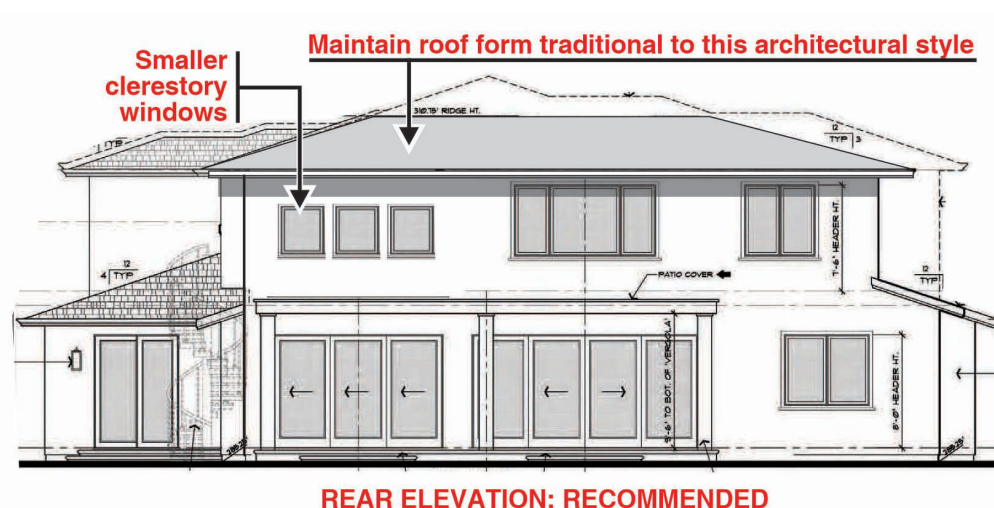


3. Another significant issue that I saw in my review of the revised design relates to the volume and roof changes over the Great Room on the rear of the home. These do no effect the streetscape appearance of the house but would be inconsistent with the Residential Design Guidelines which emphasize that the roof forms and details of the home be consistent with the proposed architectural style. The change to a long sloped roof over the Great Room is both awkward and very much out of character with the traditions of the architectural style - see currently proposed rear elevation and recommended change below.

Roof form is awkward and out of character with the proposed architectural style



REAR ELEVATION: CURRENTLY PROPOSED



REAR ELEVATION: RECOMMENDED

Savannah, 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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