



November 5, 2018

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

RE: 56 Central Avenue

Dear Azhar:

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 very deep lots. Existing homes are a mixture of architectural styles, and vary between one and two-stories in height with many of the second floor areas embedded within the roof. Photographs of the neighborhood are shown on the following page.





The Site and Entry Drive



House immediately across Central Avenue



Nearby House to Left



Nearby House to Right



Nearby one-story house



Nearby house with a Second Story



Nearby one-story house



Nearby house with a Second Story

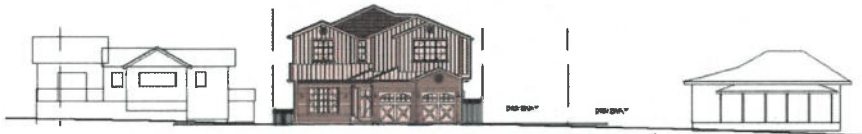
Issues and Concerns

1. The proposed house is tall and bulky compared to the norm for the immediate neighborhood. While there is one parcel on this block with a full two-story house, the others are a mix of one-story and two-story houses with a portion of the second floor embedded within the second floor roof form. The proposed design for this lot would not seem to be consistent with the following two Residential Design Guidelines.

2.3.1 Design two story houses in predominantly one story neighborhoods to blend with the smaller homes. *[Note: While some of the homes in the neighborhood have second stories, a major portion of the second floor area is embedded within the roof form.]*

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 existing roof. If a two-story house is proposed in this type of a neighborhood, the house shall be designed to blend with the smaller homes.

2.3.2 Avoid structures with height and bulk at front and side setback lines which are significantly greater than those of the adjacent homes.



Proposed house is tall and bulky compared to the norm in this neighborhood



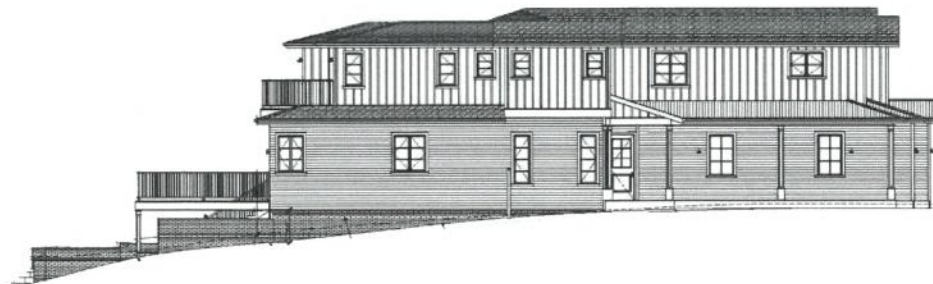
Proposed Front Elevation



Proposed Rear Elevation



Proposed Right Side Elevation



Proposed Left Side Elevation

2. The positioning of the garage makes it a very dominate feature of the streetscape facade. Most nearby garages are either at the rear of their parcel or integrated into the first floor footprint of the house - see illustration below.



The only nearby home with a projecting garage has a small amount of front projection - see photos below.



- 3. The many forms and planes at the front of the house and the large footprint of the second story relative to the first floor are not characteristics of the two-story homes that I have reviewed in Los Gatos.



The many forms and layers at the house front are not characteristic of this architectural style

Typical second floor volume and wall setbacks are shown in two Los Gatos examples below.



- 4. The tall two-story wall on the right side elevation is not consistent with Residential Design Guideline 3.3.3.



Long two-story wall is not consistent with Residential Design Guideline 3.3.3

Recommendations

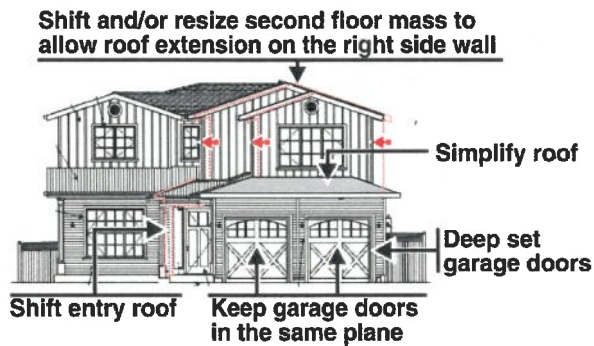
The consideration of options to address these issues is complicated by the presence of a proposed Accessory Dwelling Unit (ADU) at the front of the house over the garage. This addition to the main house will be processed under a separate application. If one looks at the house minus the ADU, elevations would look something like the illustrations below.



While the projecting garage would not be consistent with the Residential Design Guidelines, the scale of the house would be more sympathetic to the neighborhood.

My suggestions below are tailored to a minimum change to the current project proposal.

1. Shift the second floor building mass and entry roof away from the right side first floor building line.
2. Eliminate the projecting garage element in favor of a more simple form.
3. Provide a deep inset for the garage doors.



**Shift and/or resize second floor mass to
allow roof extension on the right side wall**



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

Sincerely,

CANNON DESIGN GROUP

A handwritten signature in black ink that reads "Larry L. Cannon". The signature is written in a cursive, flowing style.

Larry L. Cannon

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