



October 28, 2024

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

RE: 14341 Browns Lane

Dear Suray:

I reviewed the drawings, evaluated the neighborhood context and prepared a review letter for staff in June. Substantial changes have been made to a portion of the structure that warrant a second review.. My comments and recommendations on the revised design are as follows:

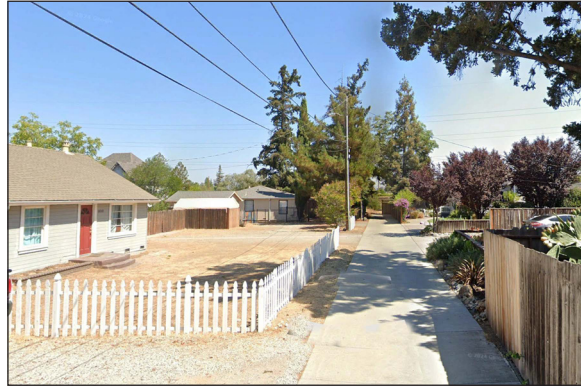
NEIGHBORHOOD CONTEXT

The site is located on a short and narrow cul-de-sac in an older neighborhood of mostly one and two story homes with a range of traditional architectural styles. Photos of the site and its surrounding neighborhood are shown on the following page.





THE SITE



*View down Browns Lane
Site to left*



House immediately to the left



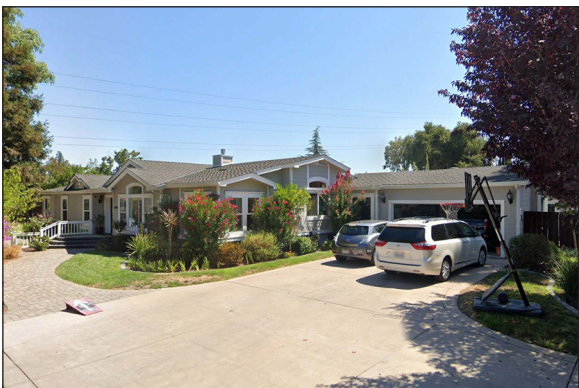
House immediately to the right



House immediately across Browns Lane

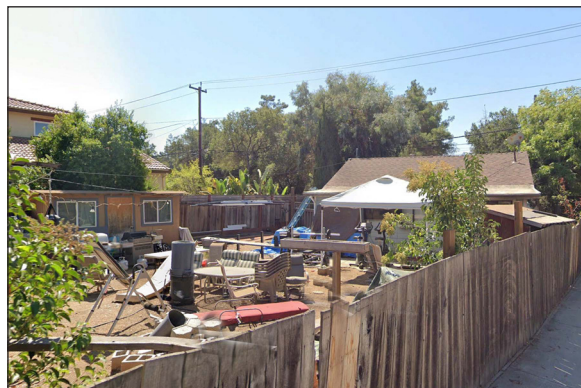


Nearby house across Browns Lane



Nearby house

CANNON DESIGN GROUP



Nearby house

6729 FAIRFIELD DRIVE SANTA ROSA, CA 95409

PROPOSED PROJECT

PREVIOUS DESIGN



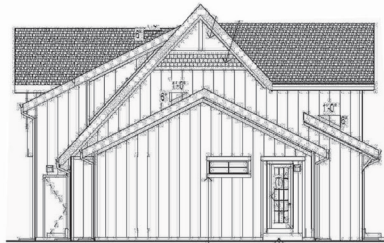
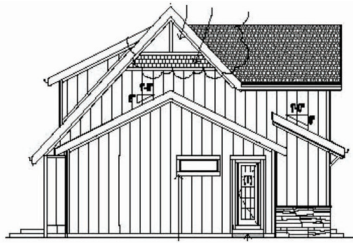
CURRENT DESIGN



Front Elevation



Rear Elevation



Left Side Elevation



Right Side Elevation



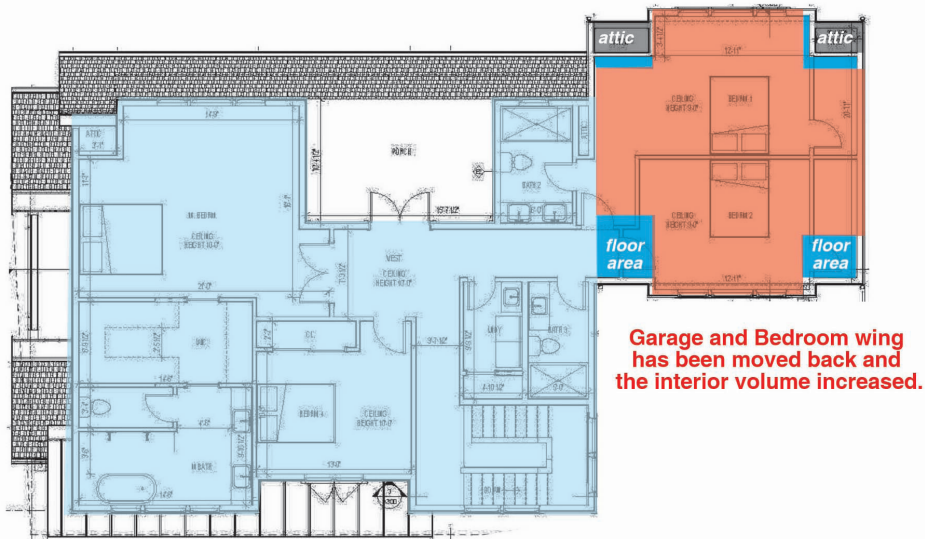
ISSUES AND CONCERNS

The originally proposed home submitted in June was well designed in a traditional architectural style. While the proposed two story structure would be taller than immediate neighbors, the design emphasized one story eave heights and a scale that were compatible with the surrounding smaller homes. Only a few recommendations for changes were made. The applicant made changes to the design as recommended, but also made major changes to the garage and second floor bedroom wing that are very much in conflict with the previous design, the overall design of the home and other homes in its immediate neighborhood. Specific changes included the following:

1. The garage and bedroom wing were moved back from the front face of the main house form.



SECOND FLOOR PLAN: PREVIOUS



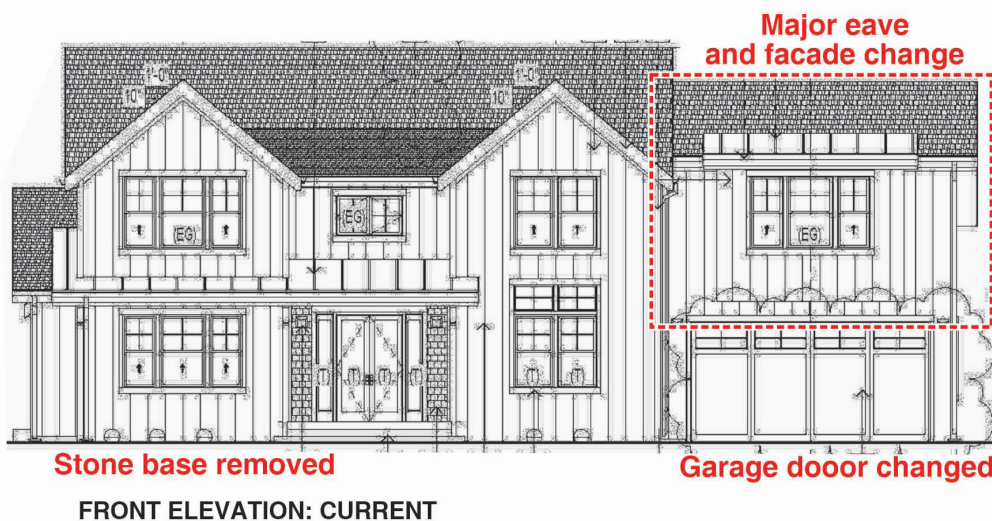
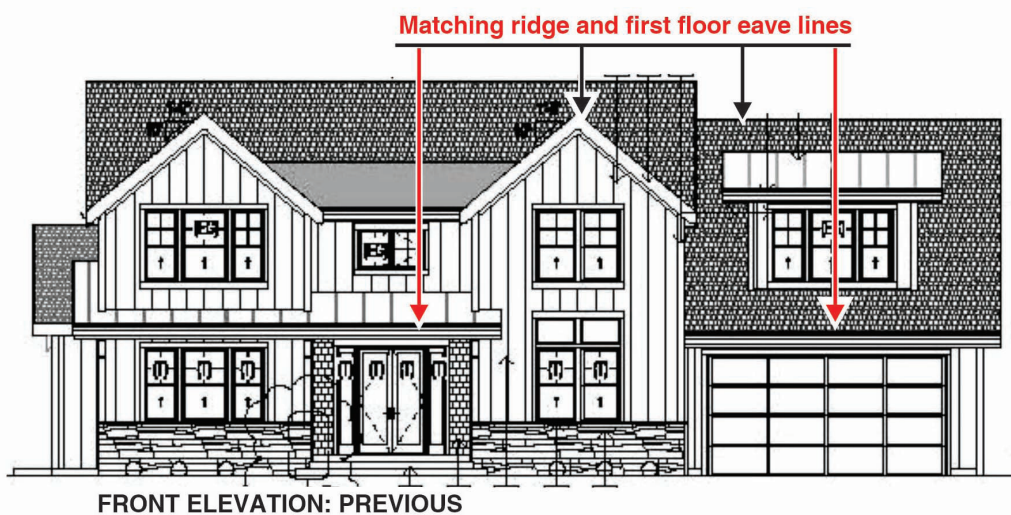
SECOND FLOOR PLAN: CURRENT

Garage and Bedroom wing
has been moved back and
the interior volume increased.

- The roof slopes for the garage/bedroom wing were changed to a much lower slope than the main roof forms which would not be consistent with Residential Design Guideline 3.5.1.

3.5.1 Unify roof pitches

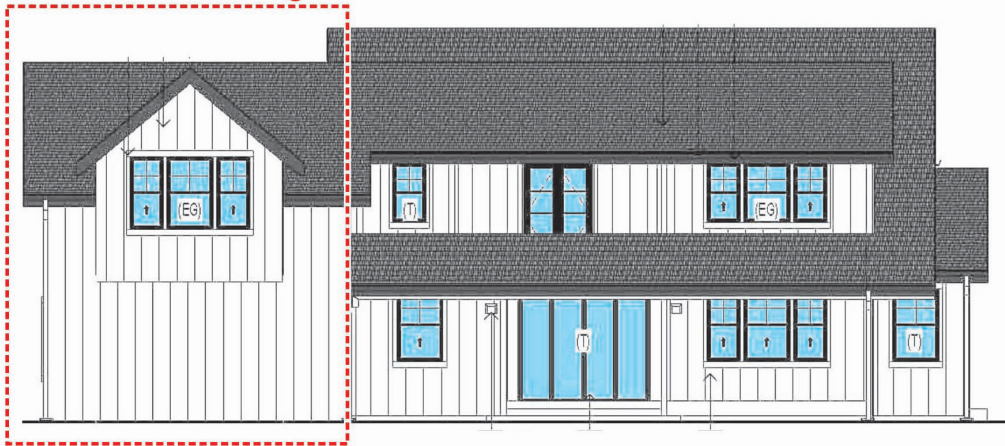
- Utilize the same slope for all primary roofs.
 - Roof slopes for porches may be lower than the primary roof slope, depending on the architectural style.
 - Dormer roof slopes may sometimes be steeper than the primary roof slope, depending on the architectural style.
- The eave heights of the garage/bedroom wing have been raised substantially which has greatly reduced this portion of the home's integration with the main body of the house.





REAR ELEVATION: PREVIOUS

**Major eave
and facade change**

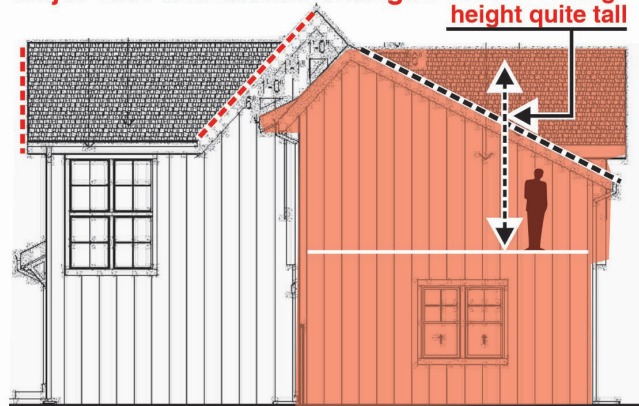


REAR ELEVATION: CURRENT



RIGHT SIDE ELEVATION: PREVIOUS

Major roof and facade changes Interior ceiling height quite tall

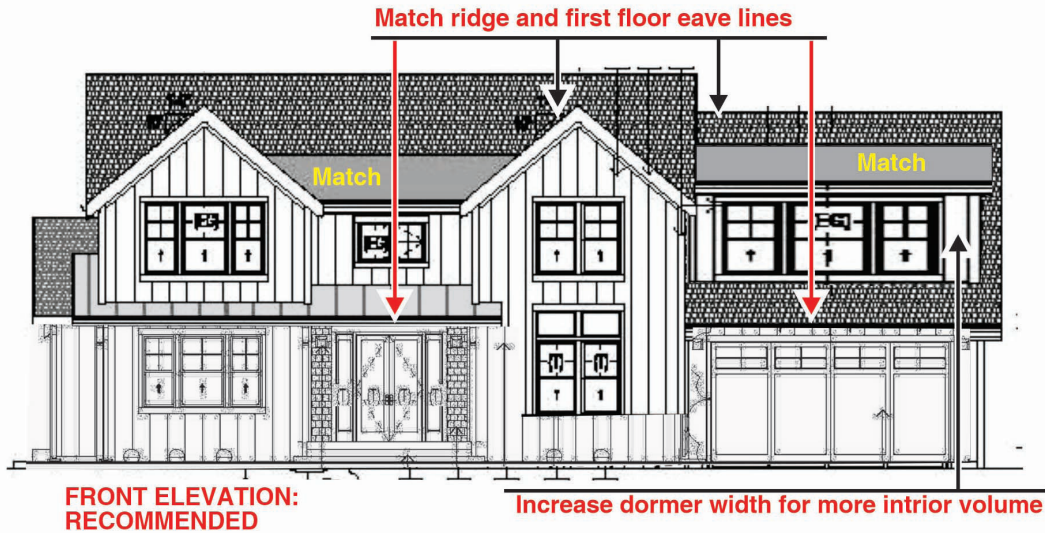


Roof slopes changed and building extension design is not well integrated to the remainder of the structure

RIGHT SIDE ELEVATION: CURRENT

RECOMMENDATIONS

1. Restore the previously proposed garage/bedroom wing roof slopes and match its ridge and first floor eave heights to those of the main part of the house
2. Widen the roof dormer to provide more interior volume in the bedrooms.
3. Match the dormer roofing material to the nearby main structure roofing.



Match recommended front elevation dormer

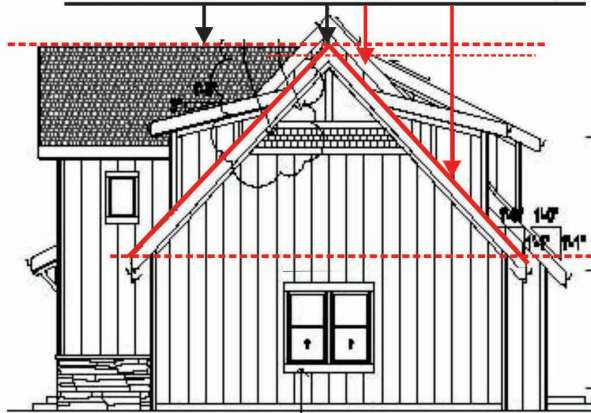


REAR ELEVATION:
RECOMMENDED



REAR ELEVATION: CURRENT

Match front gable ridge height and roof slope



RIGHT SIDE ELEVATION:
RECOMMENDED



RIGHT SIDE ELEVATION: CURRENT

Suray, 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