CDG
CANNON
DESIGN
GROUP

ARCHITECTURE PLANNING URBAN DESIGN

November 22, 2023

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

RE: 14331 Capri Drive

Dear Ryan:
I reviewed the drawings and evaluated the neighborhood context. My comments and recommendations on the design are as follows:

NEIGHBORHOOD CONTEXT
The site is located in an older neighborhood of mostly one story traditional homes along with an adjacent two story ADU unit and one nearby home with a partial second story. Photos of the site and its surrounding neighborhood are shown on the following page.

700 LARKSPUR LANDING CIRCLE . SUITE 199 . LARKSPUR . CA . 94939

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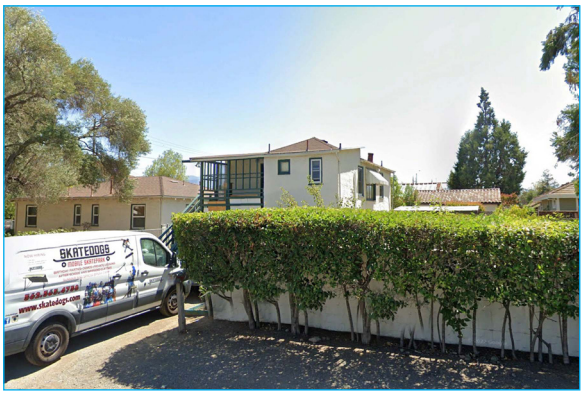
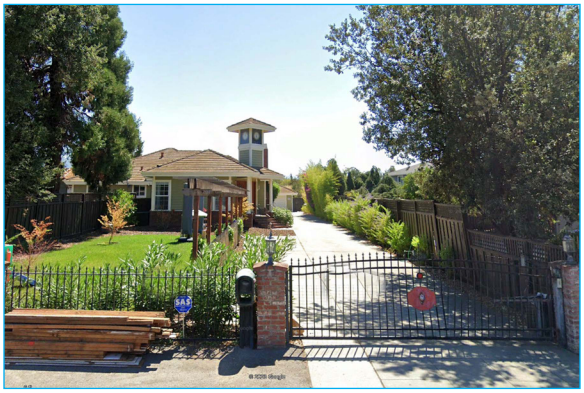
CDGPLAN@PACBELL.NET

THE SITE: Capri Drive Front



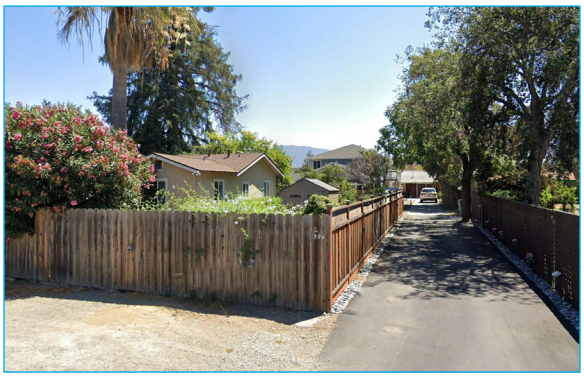
ADU immediately to the right on Vasona Avenue

House immediately to the left (Capri Drive)

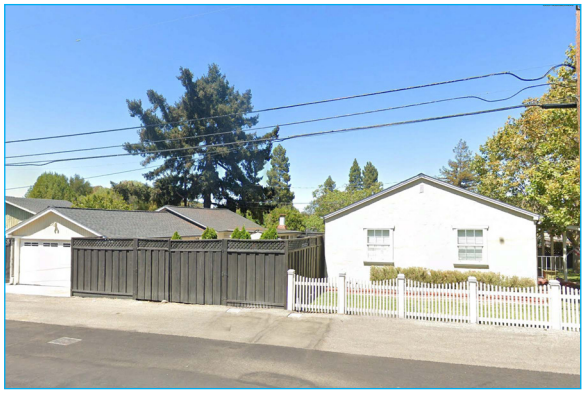


Nearby house to the right on Vasona Avenue

House to the left on Capri Drive



House to the right on Vasona Avenue



House immediately across Vasona Avenue

Nearby two story house across Vasona Avenue

PROPOSED PROJECT

Proposed Front Elevation

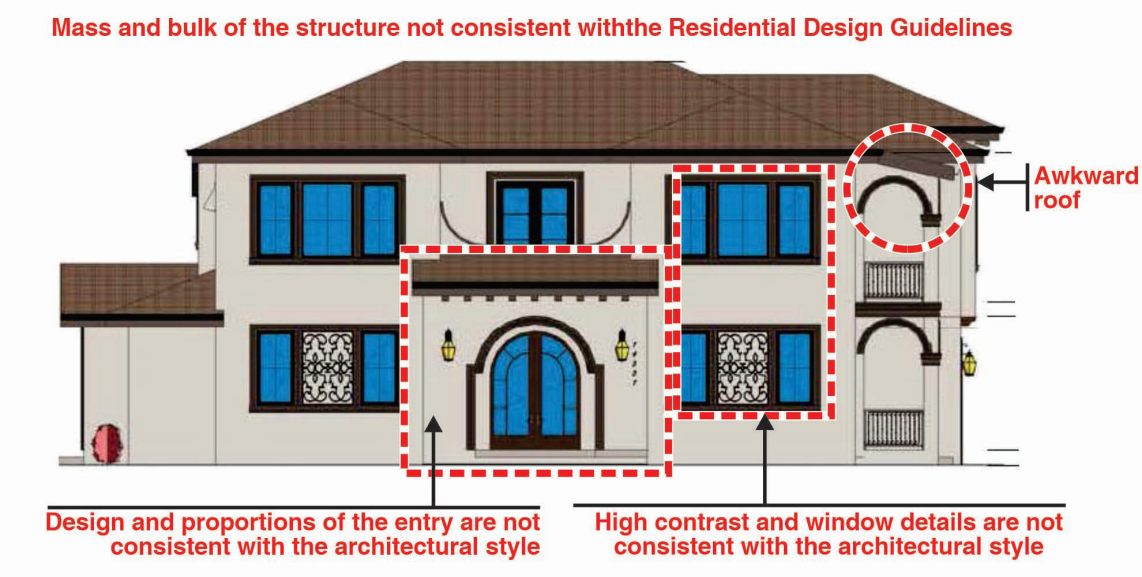
Proposed Rear Elevation

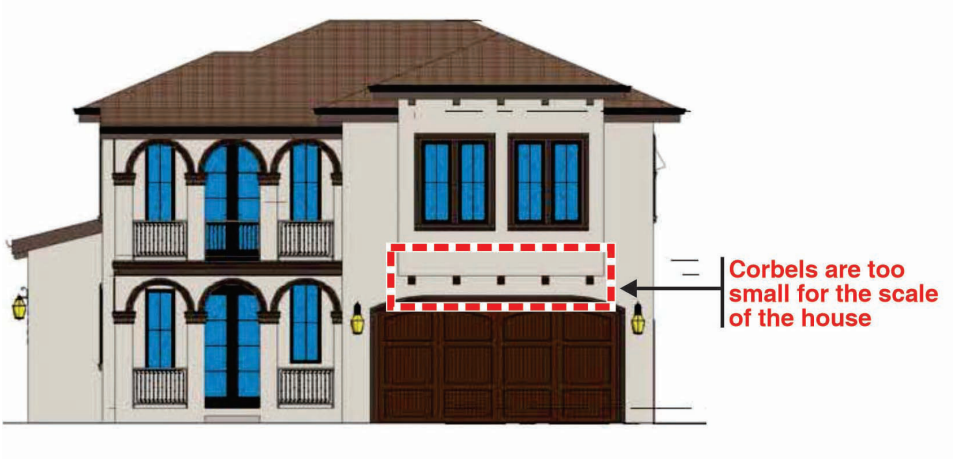
Proposed Left Side Elevation

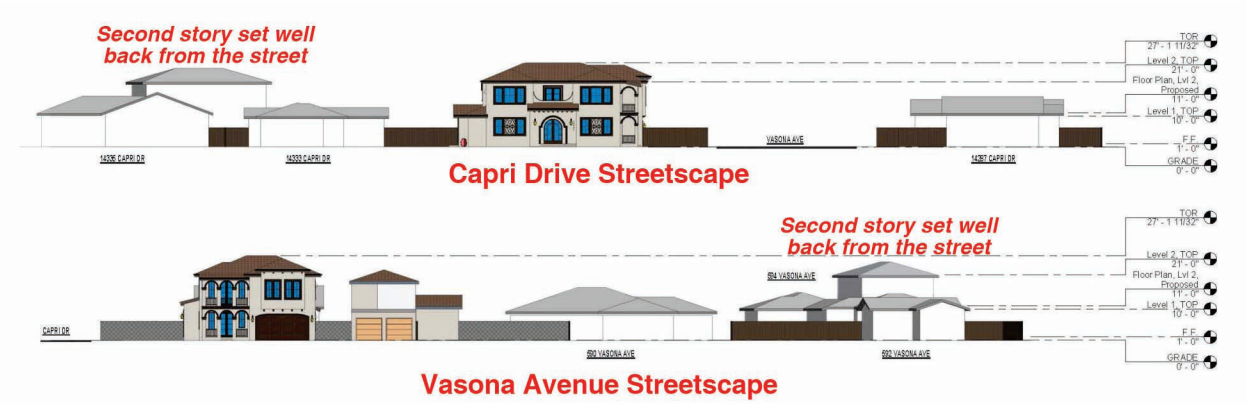
Proposed Right Side Elevation

ISSUES AND CONCERNS

The proposed house is considerably larger than other homes in the immediate neighborhood with the sole exception of the immediately adjacent ADU structure on the same parcel. This would not be consistent with the community expectations of the Town's Residential Design Guidelines. Specific issues include the following:







2.3.1 Design two story houses in predominantly one story neighborhoods to blend with the smaller homes.

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 accommodated 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.

Some techniques include:

- *A combination of one and two story masses.*
- *Roof segments separating the first and second floor facades*
- *Porches with eave height similar to adjacent homes.*
- *Second floor area contained within the roof form.*
- *Deep recessed entries, porches and windows.*

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

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*

3.3.2 Height and bulk at front and side setbacks

- *Avoid eave lines and roof ridge lines that are substantially taller than the adjacent houses.*
- *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.*

Some techniques include:

- Step down to one story elements near the side setbacks
- Provide substantial side setbacks for the entire house
- Provide substantial second floor side setbacks
- Use hip roofs at the sides rather than gables

3.3.3 Provide visual relief for two story walls

Some techniques include:

- *Belly bands*
- *Pop outs and bay windows*
- *Material and color changes*
- *Chimneys*
- *Wide overhangs with projecting brackets*
- *Juliet balconies*
- *Window boxes and pot shelves*
- *Landscaped trellises and lattices*

3.6.2 Design home entries with sensitivity to the 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.*

3.7.1 Arrange windows in patterns and groupings consistent with the architectural style and surrounding neighborhood

- *Many architectural styles have individual windows that are grouped into patterns of two, three or more windows. Be conscious of this fact, and organize the windows to complement the style.*

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

- *Select window types to complement the style of the house. Each architectural style generally has one or two window types that are traditional to the style. Double hung windows, for example, are common features of Victorian and Craftsman Styles while casement windows are seen frequently in Mission and Spanish Eclectic styles.*
- *Most architectural styles feature windows that have either vertical or square proportions. Avoid horizontal window proportions unless the style (e.g., Modern or Ranch Style) is clearly supportive of that shape. Horizontal groupings of vertical and square windows are one means of providing visual balance to a facade design.*
- *Limit the number of different window types*

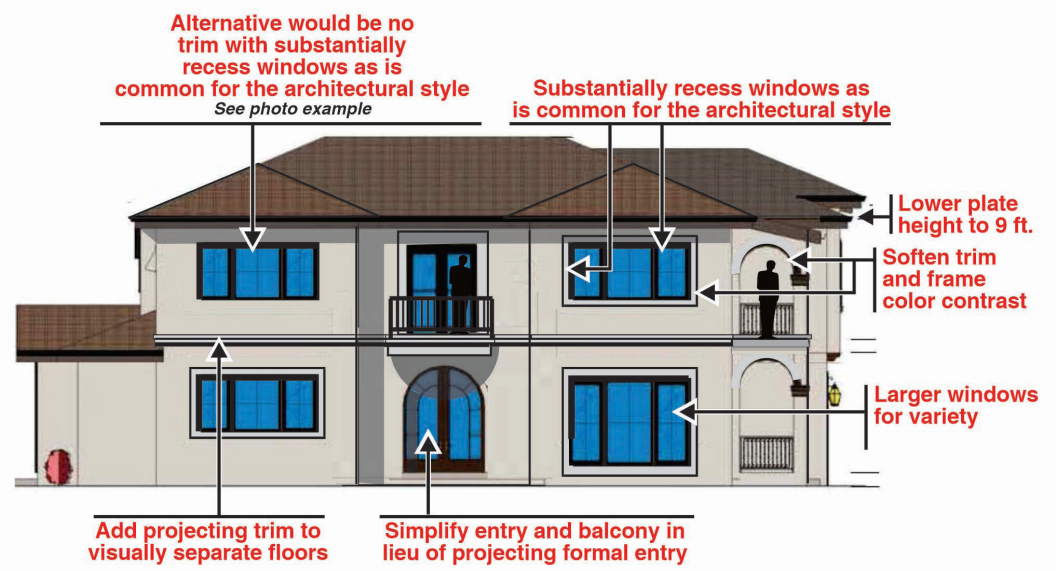
3.7.4 Design the windows with attention to matching the traditional details of the architectural style

RECOMMENDATIONS

Many of the concerns regarding the project's consistency with the Residential Design Guidelines are the result of the home's proposed floor area and building mass compared to many nearby homes. Potential internal floor area and building mass reductions could involve the elimination or modification in one of the two Master Bedrooms, the large Theater Room or other interior spaces, but any changes that reduce the floor area should be the responsibility of the applicant.

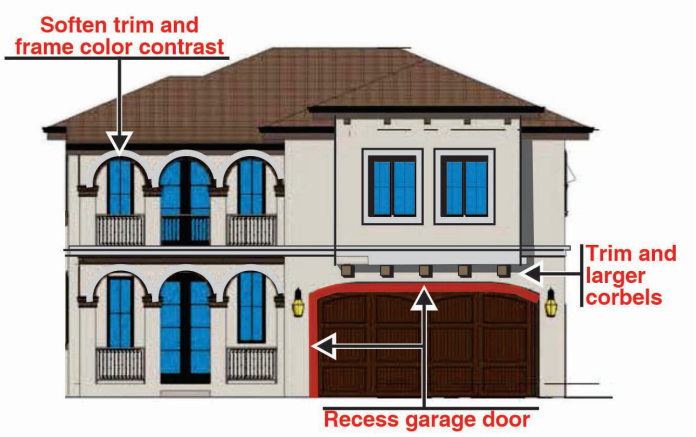
The recommendations below focus on smaller changes to simplify the design and improve its compatibility with its immediate neighborhood.

FRONT ELEVATION: Currently Proposed



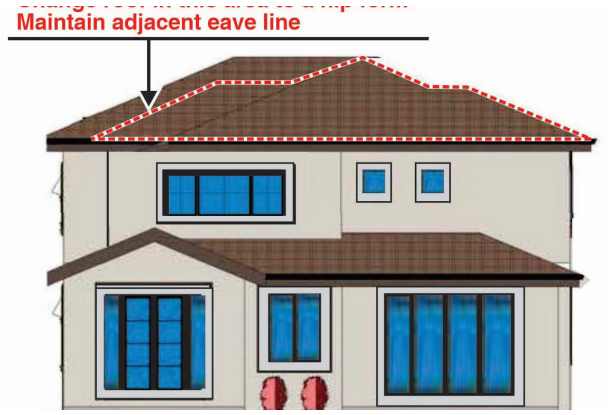
FRONT ELEVATION: Recommendation

RIGHT SIDE ELEVATION: Currently Proposed



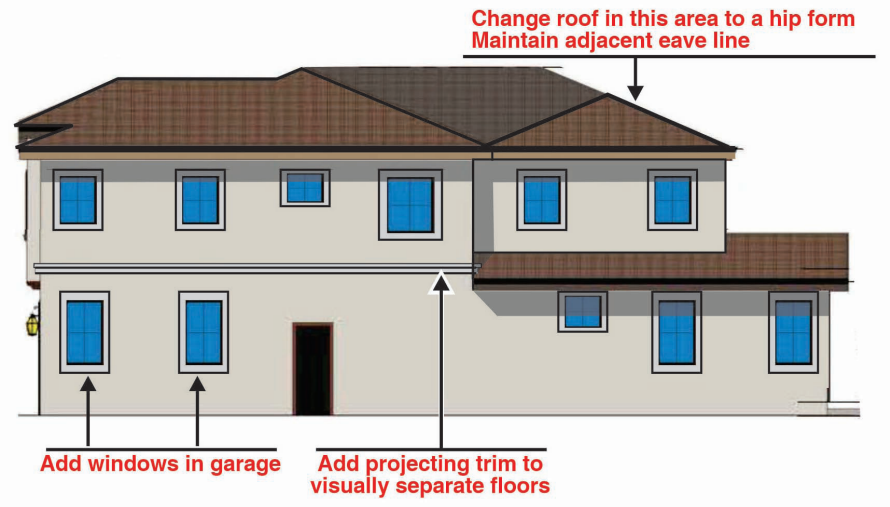
RIGHT SIDE ELEVATION: Recommendation

LEFT SIDE ELEVATION: Currently Proposed



LEFT SIDE ELEVATION: RECOMMENDED

REAR ELEVATION: Currently Proposed



REAR ELEVATION: Recommended

1. Lower the second floor plate height from 10 feet to 9 feet.
2. Simplify the front facade by removing the projecting formal entry.
3. Provide larger windows on the Family Room front facade for more visual variety.
4. Detail the windows to be more consistent with the proposed architectural style. Two options are possible that are consistent with the style - window frames or frameless windows with deeply recessed windows. Window sashes should be wide enough to be consistent with the style. Vinyl or metal cladding over wood are common modern equivalents to traditional wood windows. If trim is used, soften the color contrast with the house body color.
5. Add projecting trim to visually separate the floors.
6. Add trim at the bottom of the projecting bay on the right side elevation and enlarge the size of the supporting corbels. Exposed roof rafter tails were shown in a very limited area: eliminate them or carry them consistently around all eaves.
7. Substantially recess the garage door.
8. Change the extended roof overhang at the Master Bedroom on the rear elevation to a hip roof.
9. Add windows to the garage on the rear facade to break up the current blank wall.

Ryan, let me know if there are any questions or issues that I did not address.

Sincerely,
CANNON DESIGN GROUP

Larry L. Cannon