



March 26, 2021

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

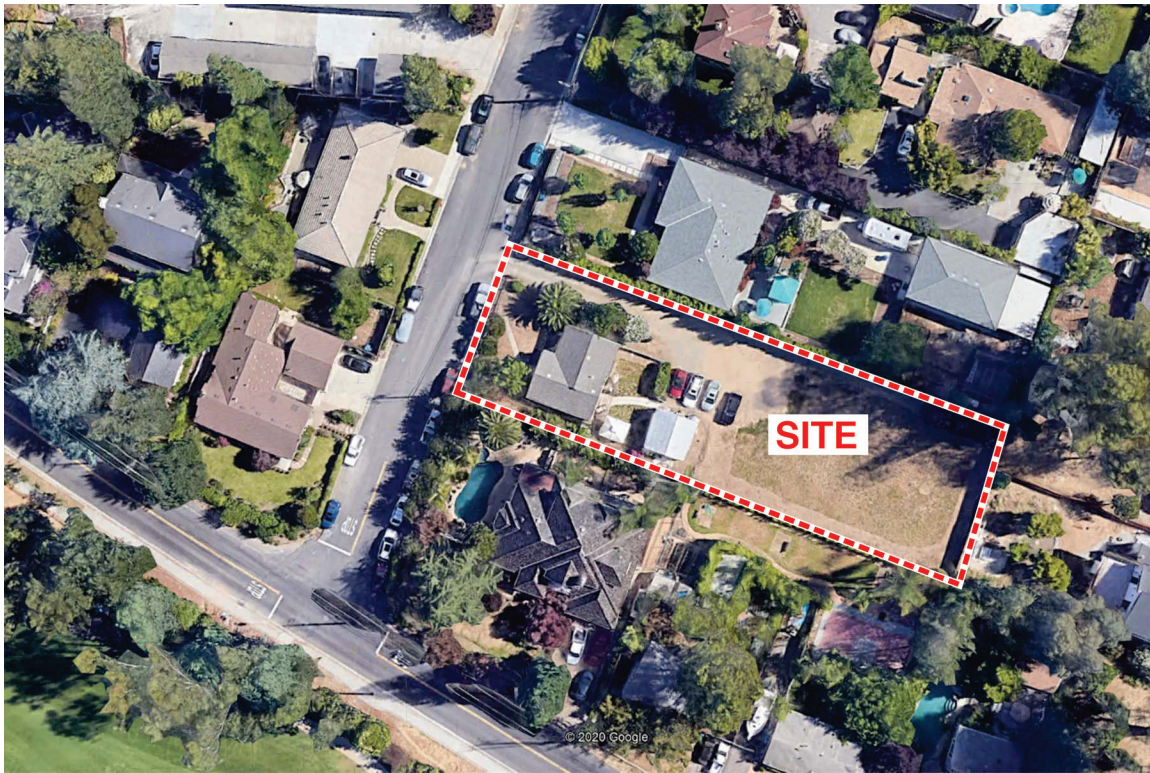
RE: 14300 Lora Drive

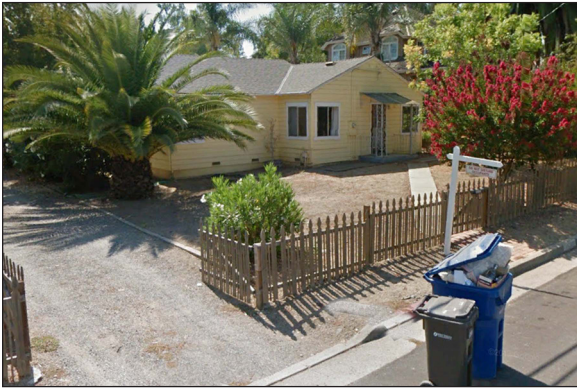
Dear Jocelyn:

I reviewed the drawings, evaluated the site context and prepared a review letter in September. I have previously reviewed one other house on this block. My comments and recommendations on the newly revised design are as follows:

Neighborhood Context

The site is a deep lot located in an established neighborhood of largely one-story homes with a scattering of two-story homes. Photographs of the neighborhood are shown on the following page.

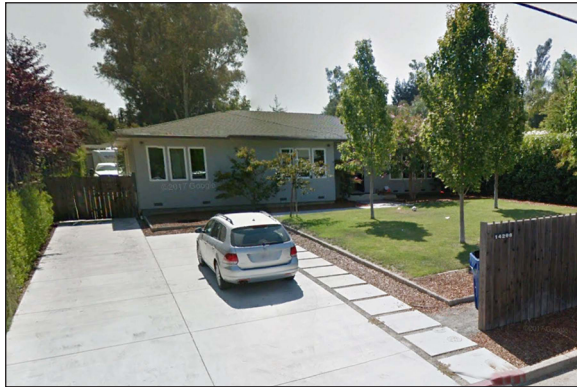




The Site and existing house



House immediately across Lora Drive



House to the immediate left



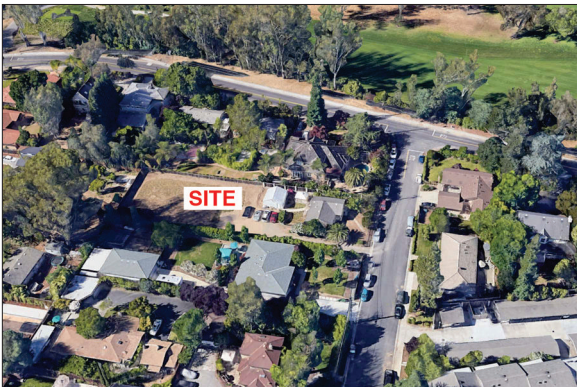
House to the immediate right



Nearby house to left



Nearby house across Lora Drive



Aerial Photo



Nearby multifamily homes across Lora Drive

OVERVIEW

The proposed house is two-stories in height, and would be located behind an existing one-story home on the site which will remain. - See air photo with superimposed site plan below and the aerial photo on the previous page



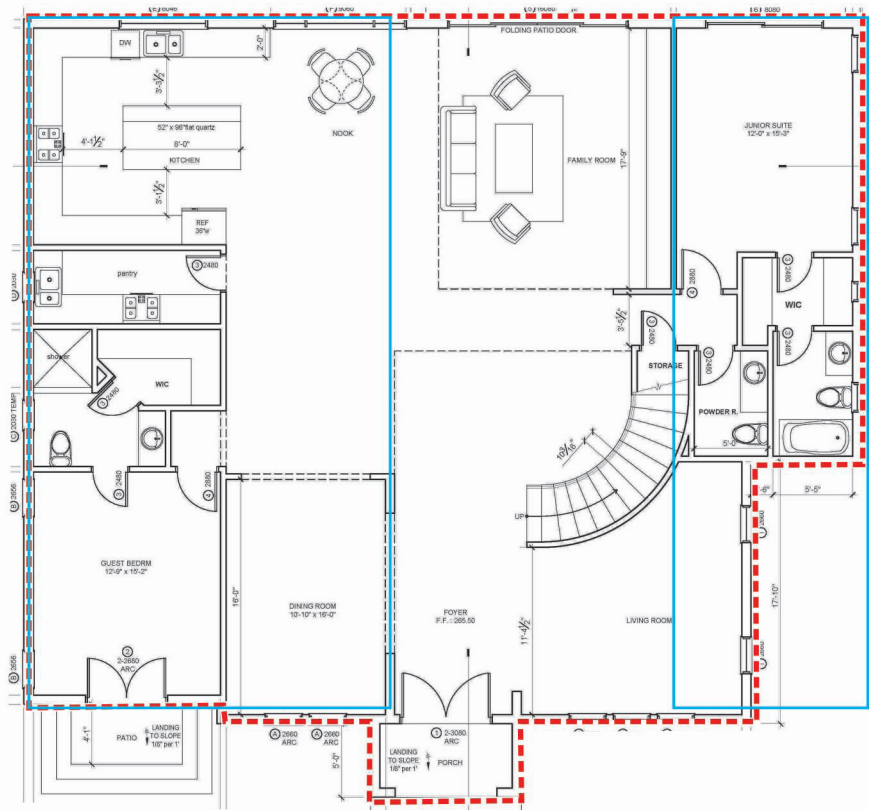
The proposed house has a site footprint that is similar to others in the immediate neighborhood. When the previous design was presented to the Planning Commission, public feedback from nearby neighbors raised a number of issues regarding the proposed building height and mass. Since that hearing the applicant has worked with staff and the neighbors to formulate an approach for mitigating those concerns.

CURRENT DESIGN EVALUATION

The applicant has been working collaboratively with the neighbors to address the issues raised in the Planning Commission hearing. The changes made to the design include:

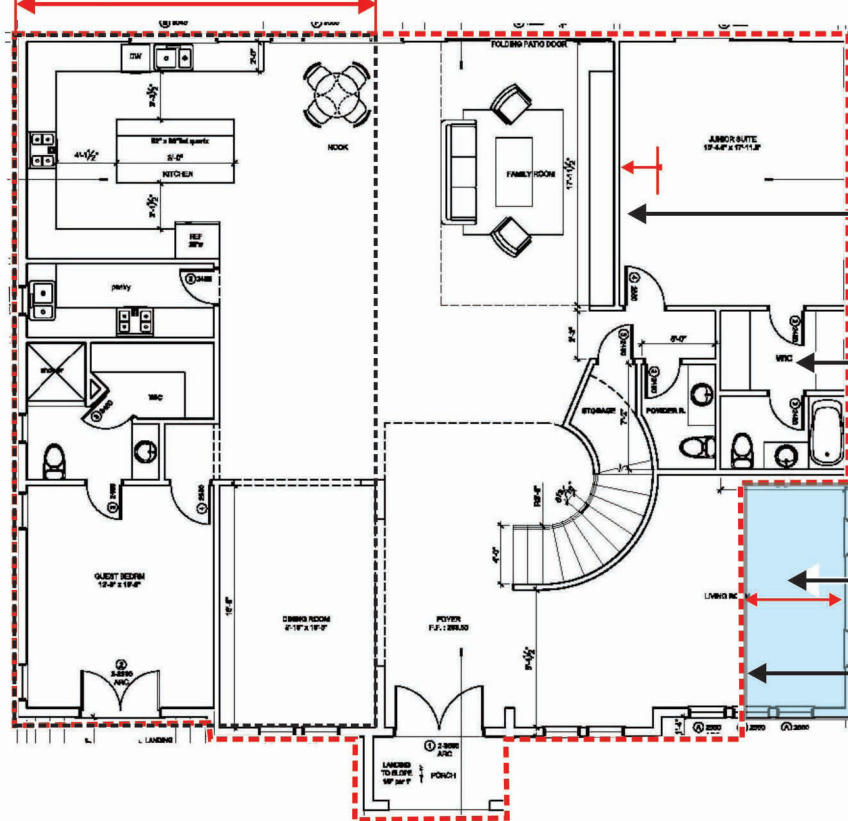
MASS BULK AND SCALE, SOLAR, PRIVACY CONCERNS

- The overall height has been reduced by 3'-8.5" by lowering the foundation, first floor finish level, and roof pitch.
- The second floor on the left side elevation has been set back by 4' to provide privacy and visual relief to the left neighbor at 14298 Lora Dr.
- The second floor plan layout has been reoriented to provide additional privacy to the left neighbor.
- The balcony has been positioned to the right side of the rear facade, increasing the distance from the left neighbor.
- The two-story interior volumes have been reduced by 254 square feet (30% reduction in size).
- A projecting roof element between the 1st and 2nd floor has been introduced to accommodate neighbor's concern about the continuous solid wall as well as privacy concern.
- A portion of the 2nd floor on the rear elevation has been setback around the void and loft area to break the continuous wall and to further reduce roof height.
- The proposed 4,467 sf. is still under the limit of Town of Los Gatos ordinance (max. limit 4,590 sf.).



PREVIOUS FIRST FLOOR PLAN

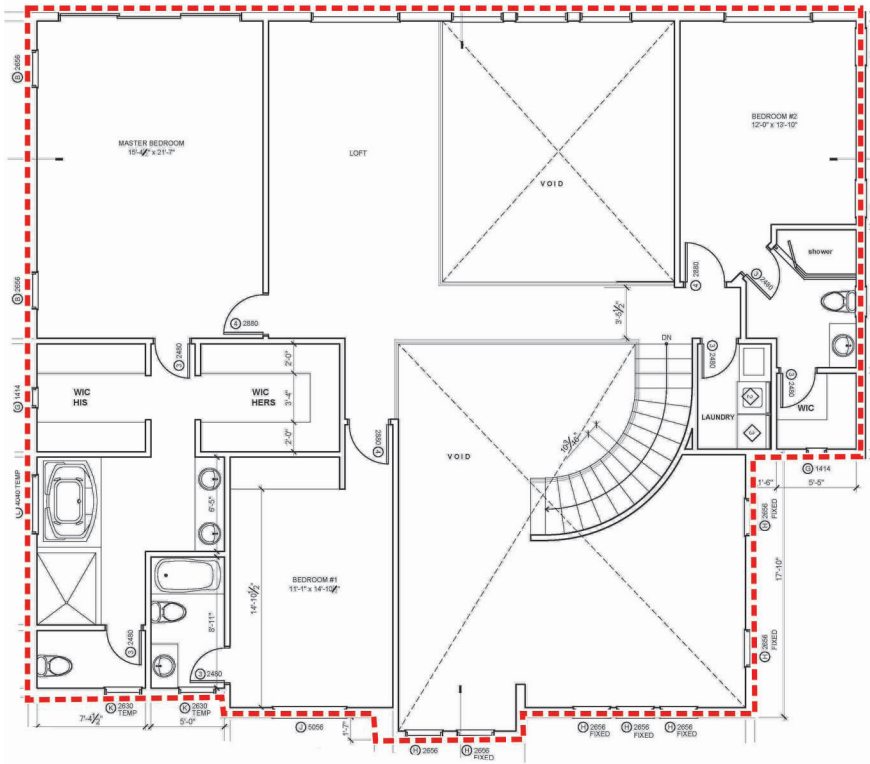
Same plan and dimensions



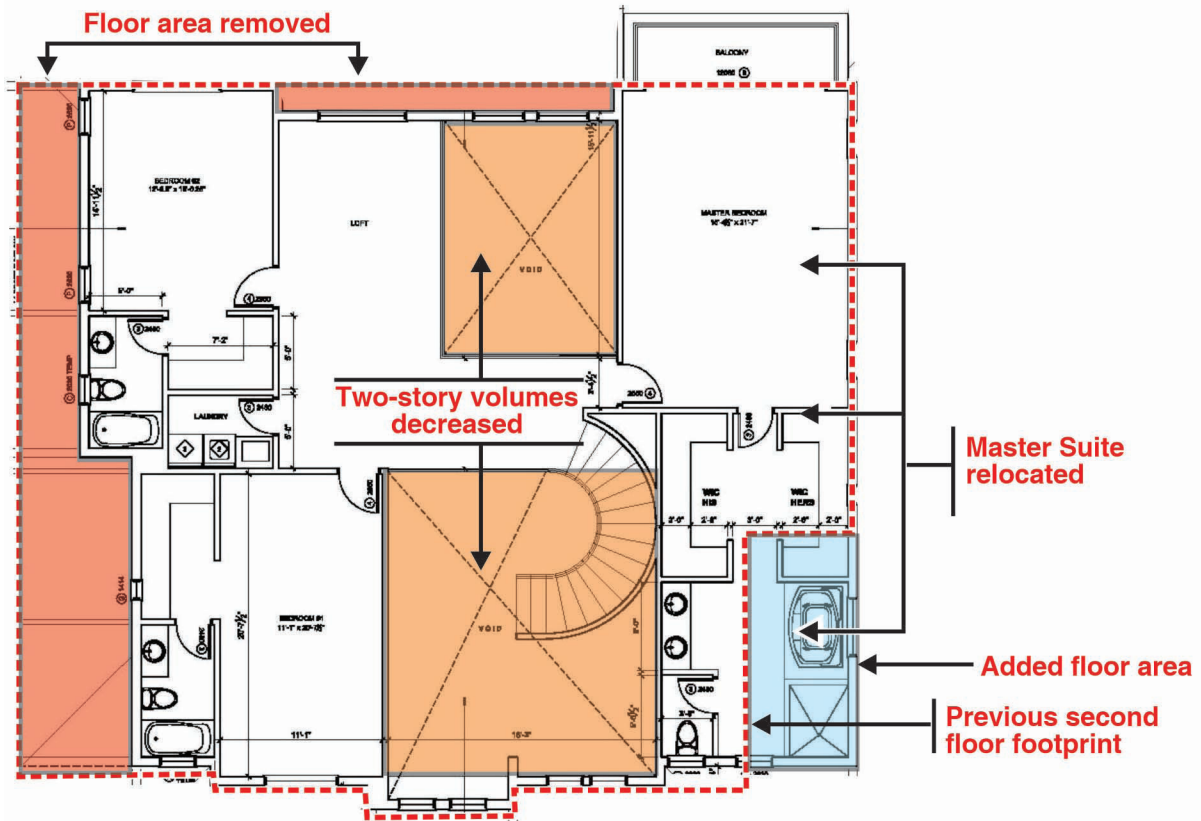
Living Room
Bedroom/Bath
increased in width

Previous first
floor footprint

CURRENT FIRST FLOOR PLAN



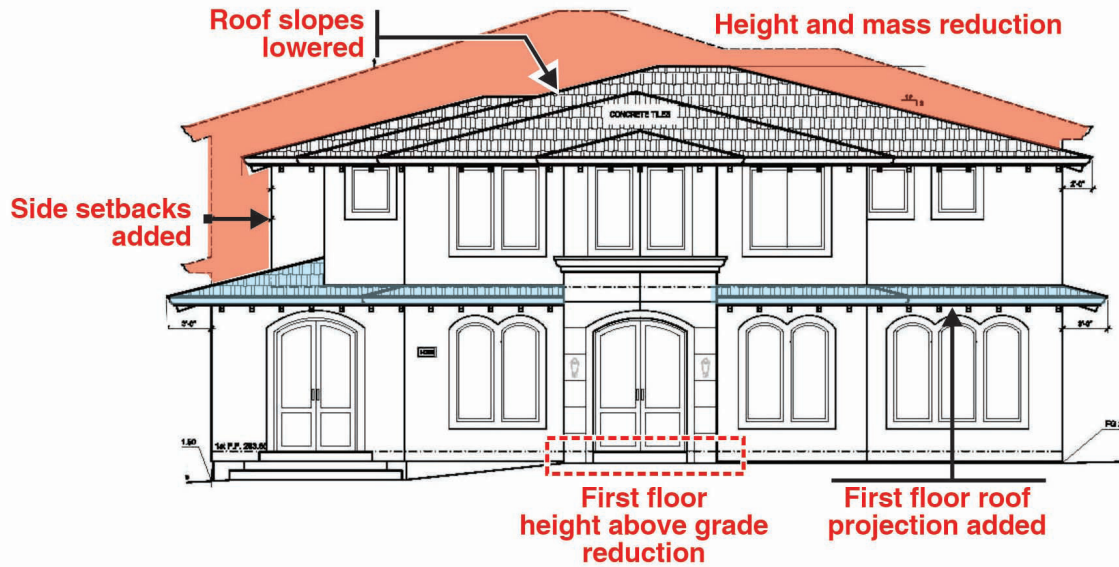
PREVIOUS SECOND FLOOR PLAN



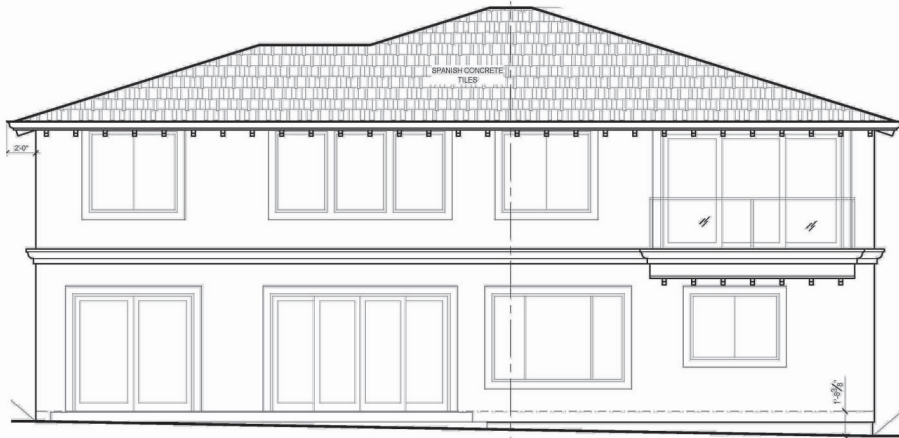
CURRENT SECOND FLOOR PLAN



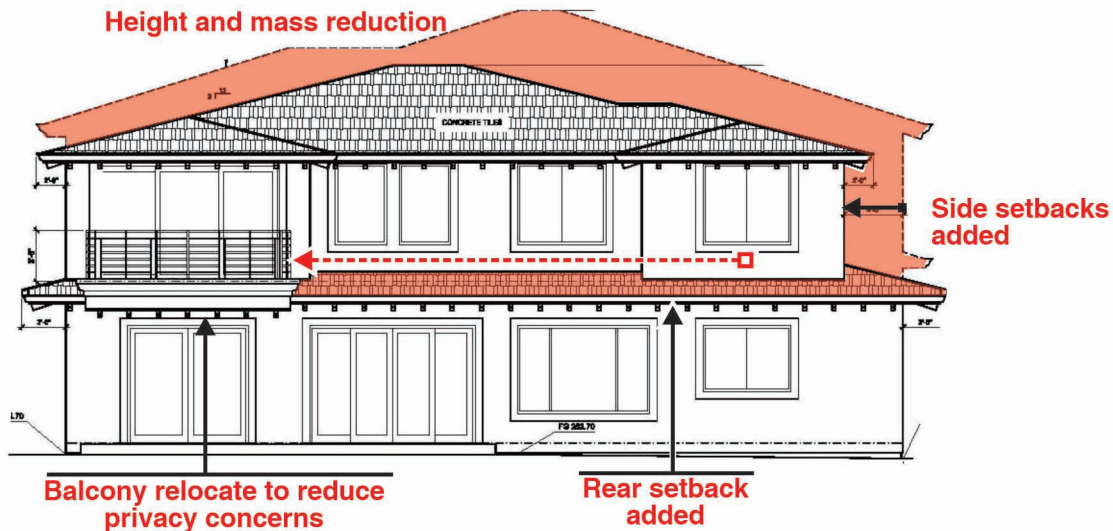
PREVIOUS FRONT ELEVATION



CURRENT FRONT ELEVATION



PREVIOUS REAR ELEVATION



CURRENT REAR ELEVATION

RECOMMENDATIONS

The changes made to the design reviewed by the Planning Commission are significant, and have been thoughtfully implemented by the applicant. The resulting design has a strong traditional Mediterranean Style with appropriate details carried around all sides of the house.

I have no recommendations for additional changes.

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

Sincerely,
CANNON DESIGN GROUP

Larry L. Cannon

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