

September 29, 2023

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

**RE: 14335 La Rinconada Drive - Parcel 1**

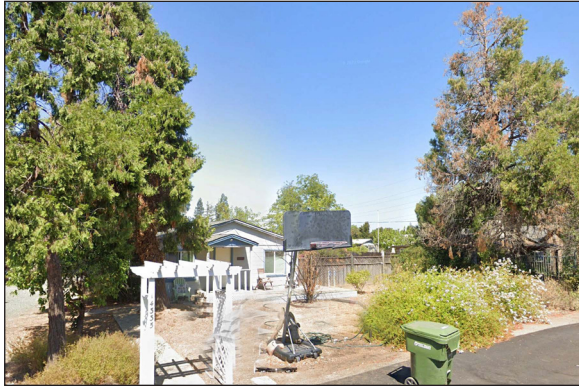
Dear Erin:

I reviewed the drawings, and evaluated the site context. My comments and recommendations are as follows:

**NEIGHBORHOOD CONTEXT**

The site is located on a cul-de-sac dominated by modest one story homes. Photographs of the site and its surrounding context are shown on the following page.

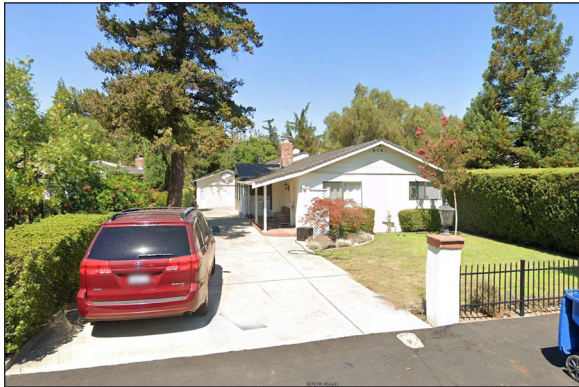




*The Site and Existing House*



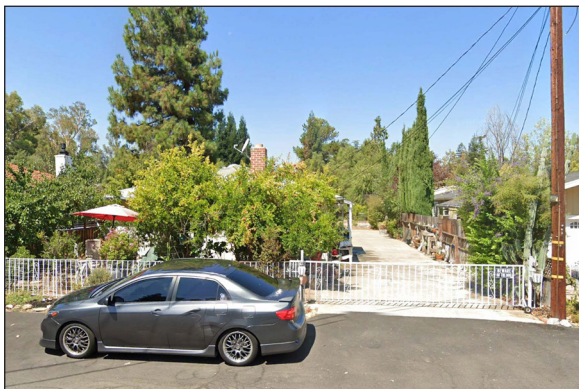
*House immediately across Rinconada Drive*



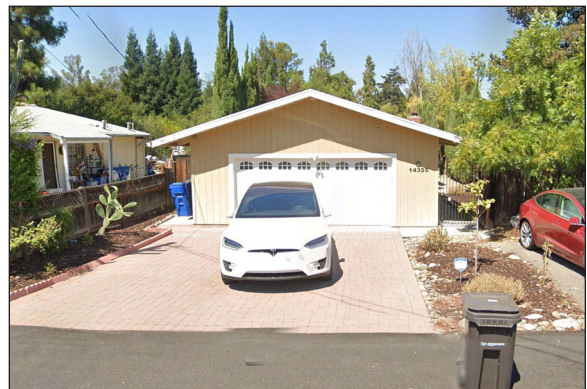
*House immediately to the left*



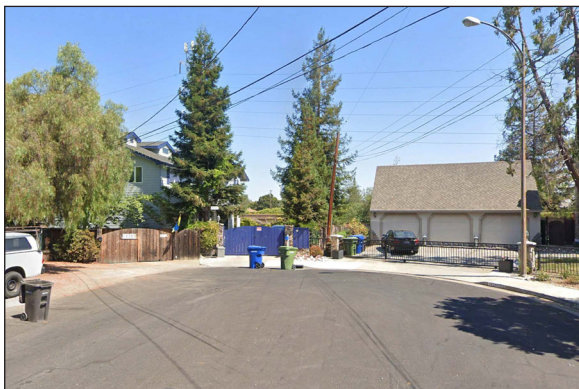
*House immediately to the right*



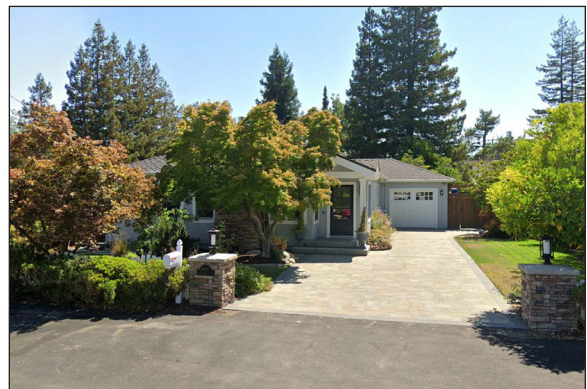
*Nearby one story house*



*Nearby one story house*



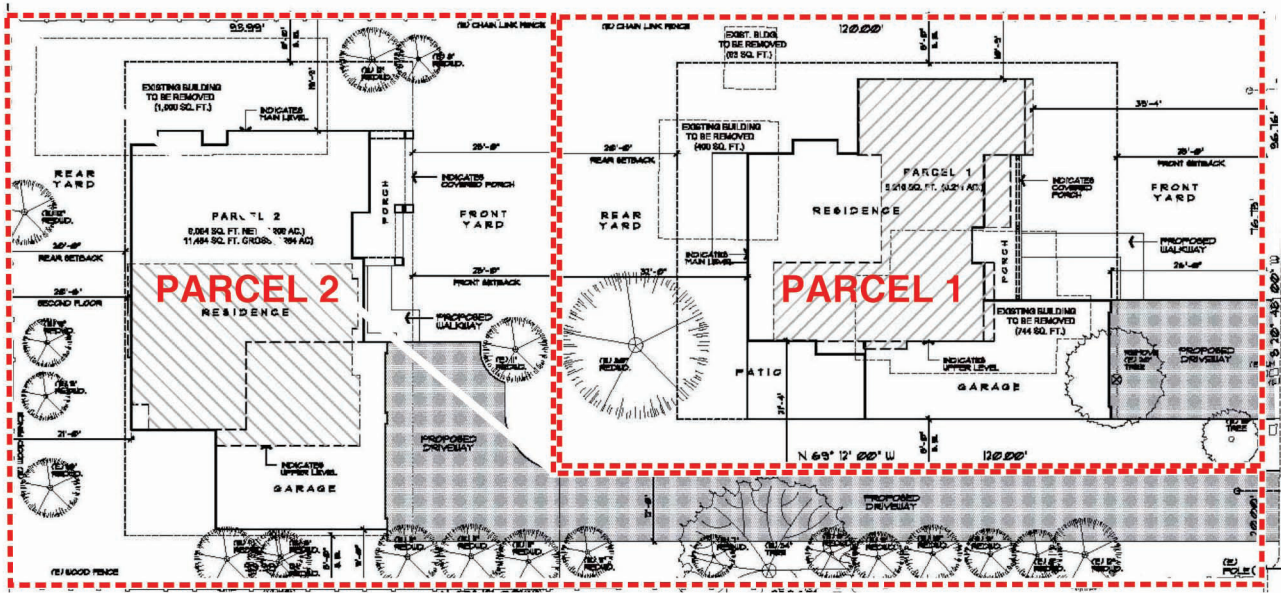
*Nearby two story house*



*Nearby one story house*

## PROPOSED PROJECT

The project is divided into two parcels as shown on the site plan illustrations below.



**PROPOSED PROJECT**  
**PARCEL 1**



*PROPOSED FRONT ELEVATION*



*PROPOSED REAR ELEVATION*



*PROPOSED LEFT SIDE ELEVATION*



*PROPOSED RIGHT SIDE ELEVATION*

**PROPOSED PROJECT**  
**PARCEL 2**



*PROPOSED FRONT ELEVATION*



*PROPOSED REAR ELEVATION*



*PROPOSED LEFT SIDE ELEVATION*



*PROPOSED RIGHT SIDE ELEVATION*

## ISSUES AND CONCERNS

The two proposed new houses would be the first two story homes in the immediate neighborhood. However, there is a linear cluster of two story homes at the end of La Rinconada Drive.



While new homes in predominately one story neighborhoods are encouraged to emulate the one story height of their neighbors or accommodate the second floor within the main roof form, as is common with Craftsman Style homes, the Town's Residential Design Guidelines include guidance for the accommodation of larger homes - see below.

### 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.*

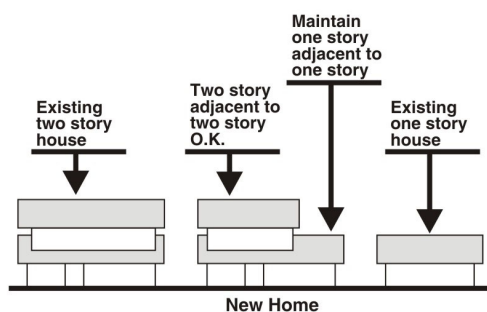
### 2.3.4 Use roof forms and pitches that are similar to other houses in the neighborhood

### 2.3.6 Locate second floor mass to minimize impacts on the streetscape and adjacent neighbors

In large part the two proposed homes are designed in accordance with these guidelines with one story garages, an emphasized first floor eave line and the setback and break up of the second floor masses. The one exception is for the Parcel 1 home which has a two story facade immediately adjacent to one of its neighbors which would not be consistent with Residential Design Guideline 2.3.6.

### 2.3.6 Locate second floor mass to minimize impacts on the streetscape and adjacent neighbors

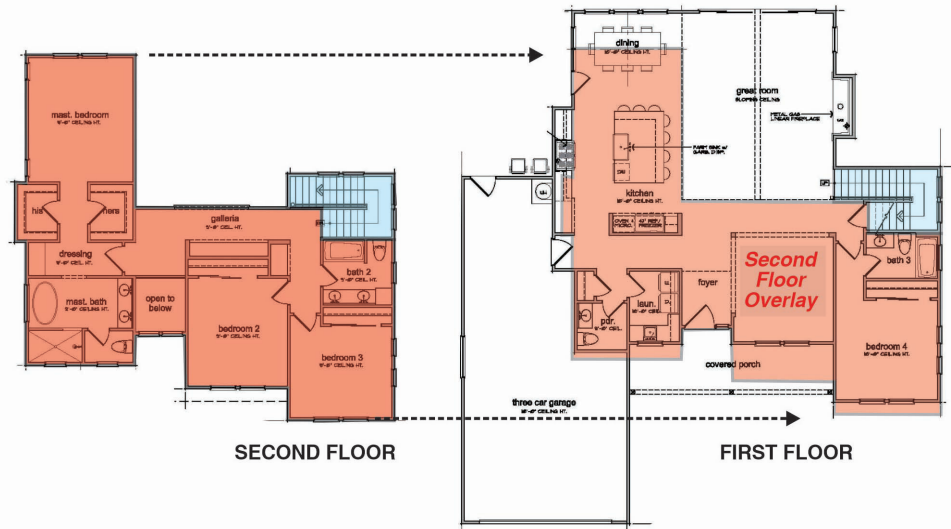
- *In one story neighborhoods, place additions at grade level behind the existing house whenever possible.*
- *Place second story mass in locations appropriate to the height of adjacent homes.*



Specific concerns and recommendations are outlined on the following pages.

## PARCEL 1 CONCERNS

First and second floor plans are shown below for ease in relating the elevations to the floor plans.

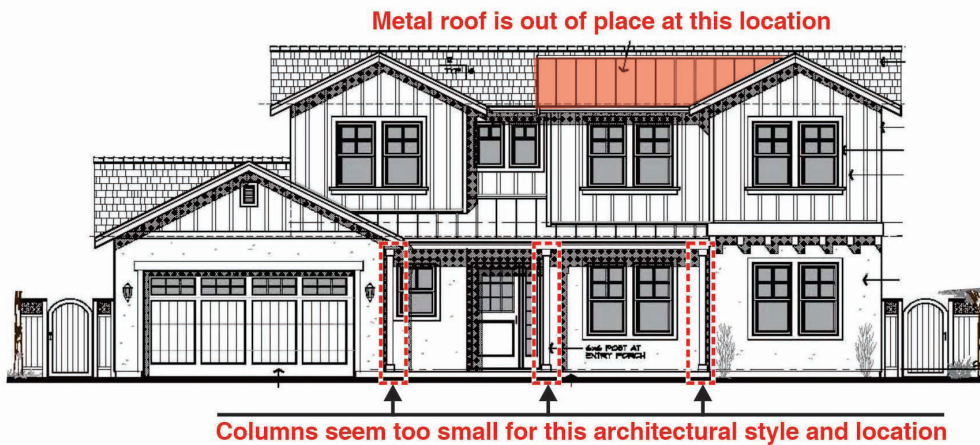


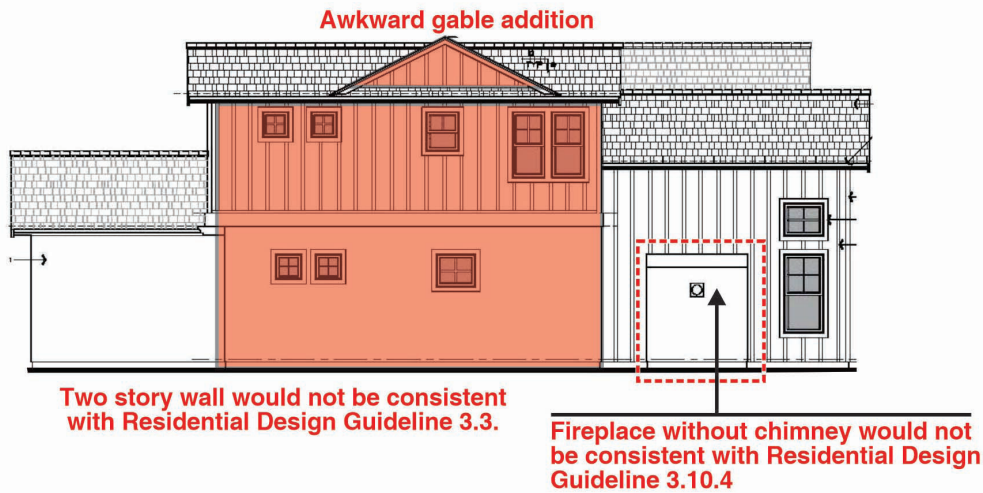
1. While a metal roof over the porch would be consistent with the proposed architectural style, its use on the upper floor would be in stark contrast to the remainder of the main roofs.
2. The proposed porch columns are too small for the size of the house and the proposed architectural style.
3. The lack of a second floor setback on the right side elevation and the resulting two story wall would not be consistent with Residential Design Guidelines 2.3.6 (above) and 3.3.3.

### 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*





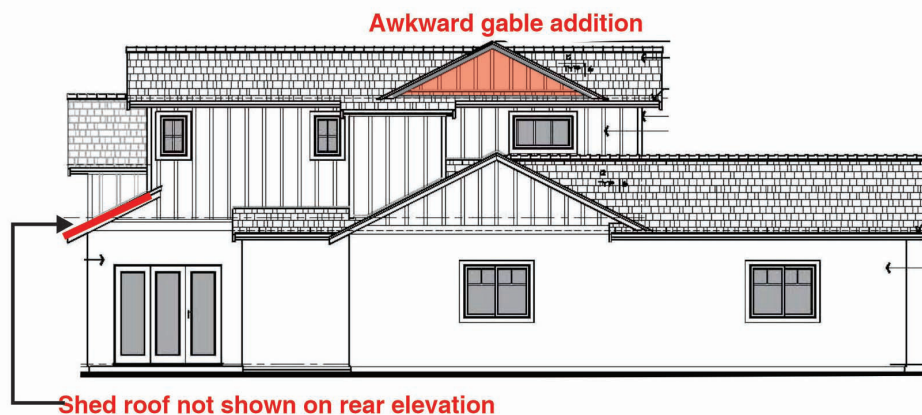
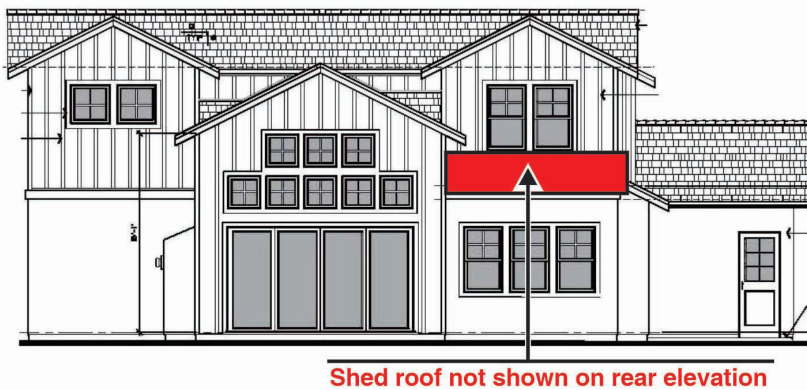
4. There are two instances where gable roof forms have been randomly added to the second floor roof in a manner not consistent with the proposed architectural style.
5. The fireplace without a traditional chimney would not be consistent with Residential Design Guideline 3.10.4.

### 3.10.4 Chimneys

- **Chimneys should extend to ground level. Avoid cantilevers above the ground.**

- *Chimney materials, size, shape and height should be appropriate to the architectural style and to the scale of the house. Avoid undersized chimneys that are too narrow and too low. Add chimneys for gas fireplaces when the architectural style would normally feature chimneys.*

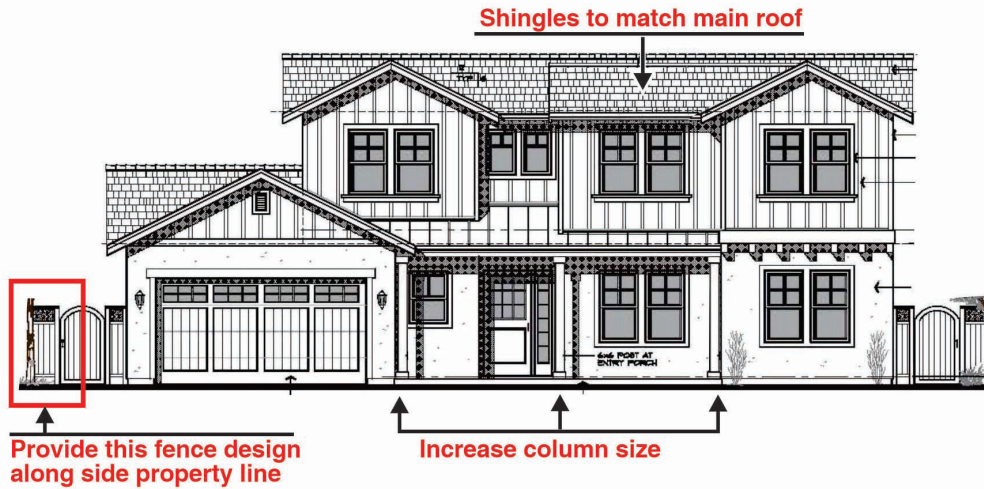
6. A shed roof on the rear facade is not shown on that elevation.



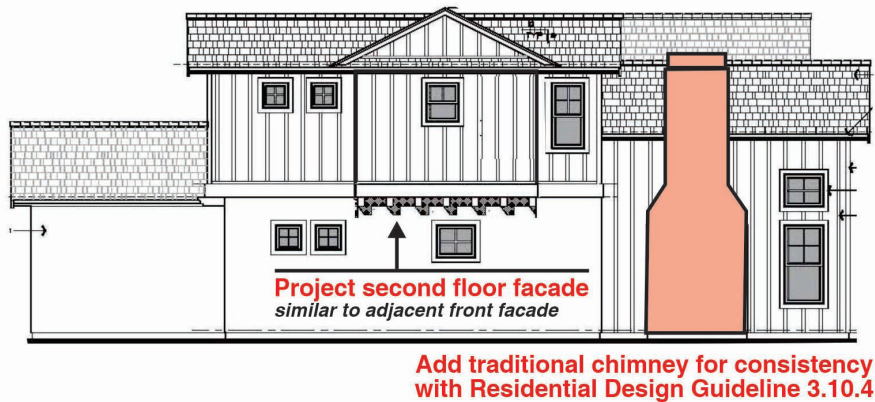


## PARCEL 1 RECOMMENDATIONS

1. Replace second floor metal roof with shingles to match the adjacent roofs.
2. Increase the size of the entry porch columns.
3. Ensure that the fencing details shown on the front elevation are carried consistently around all the property boundaries.

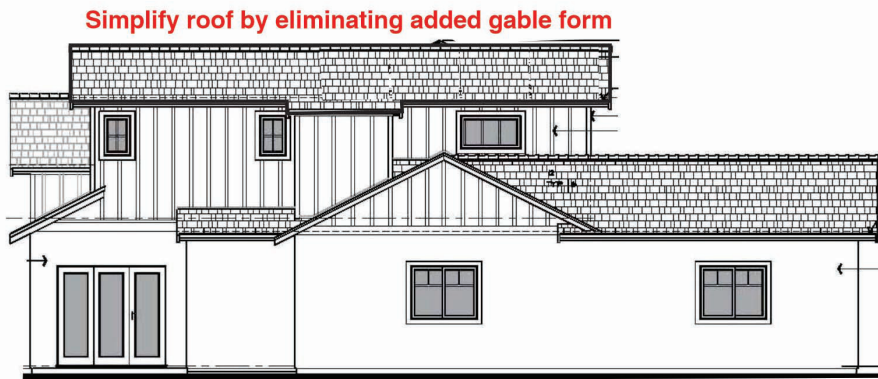


4. Provide a second floor projection at Bath 2 or work with staff to find alternative means of breaking up the two story wall on the right side facade to be consistent with Residential Design Guideline 3.3.3. Alternatively, staff could request the applicant to revise the second floor plan layout to provide a setback along the right side facade.



5. Add a traditional chimney to the fireplace to be consistent with Residential Design Guideline 3.10.4.

6. Eliminate the applied second floor roof gable on the left side elevation.

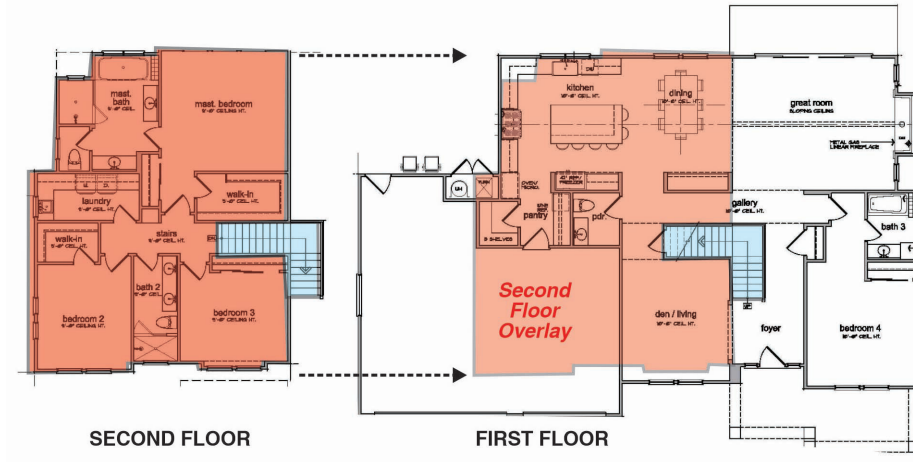


7. Add the proposed first floor roof element on the rear elevation.



## PARCEL 2 CONCERNS

First and second floor plans are shown below for ease in relating the elevations to the floor plans.



1. The rear facade is overly complex and would not be consistent with Residential Design Guideline 3.5.2. This complexity also creates a concern on the right side elevation.

### 3.5.2 Avoid excessive roof form complexity



**Awkward and overly complex facade is would not be consistent with Residential Design Guideline 3.5.2**

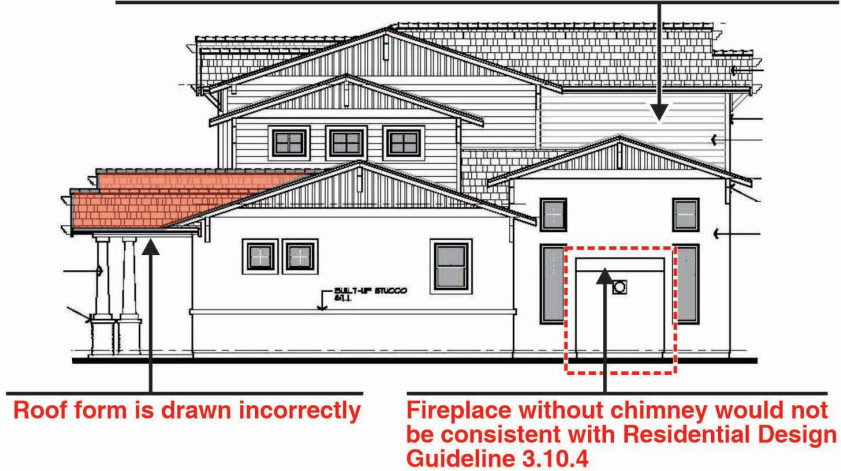
2. A minor point but the entry roof shown on the right side elevation is drawn incorrectly.
3. The fireplace without a traditional chimney would not be consistent with Residential Design Guideline 3.10.4.

### 3.10.4 Chimneys

- Chimneys should extend to ground level. Avoid cantilevers above the ground.

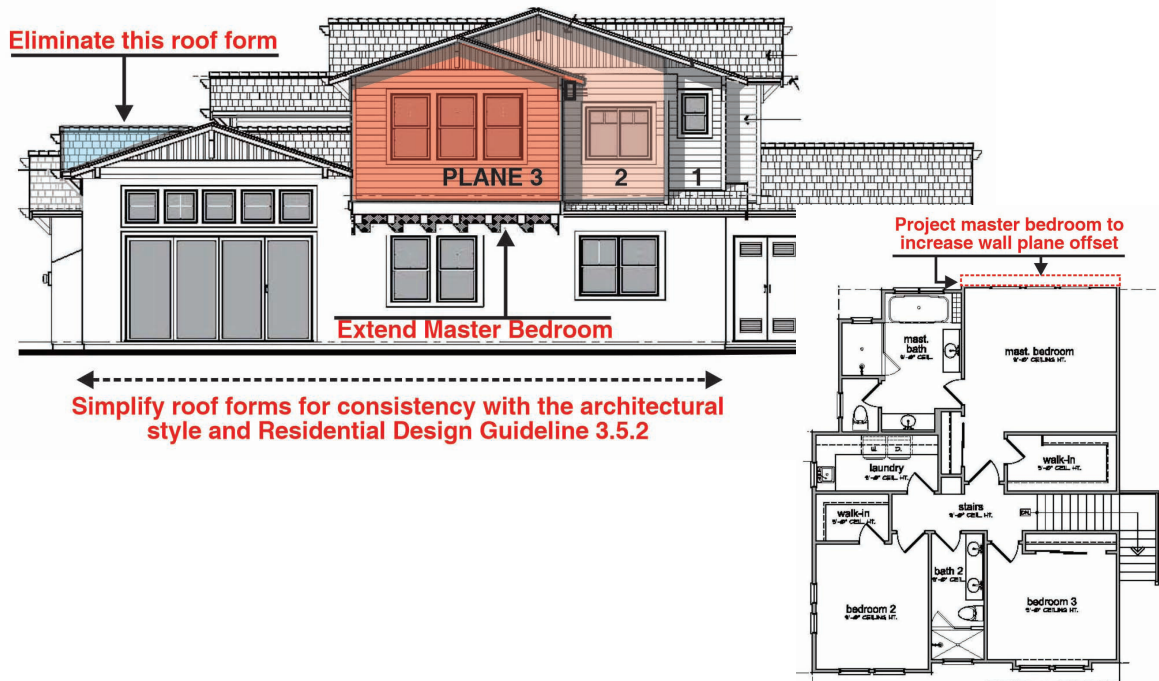
- Chimney materials, size, shape and height should be appropriate to the architectural style and to the scale of the house. Avoid undersized chimneys that are too narrow and too low. Add chimneys for gas fireplaces when the architectural style would normally feature chimneys.

**Awkward and overly complex facade here and on rear facade would not be consistent with Residential Design Guideline 3.5.2**

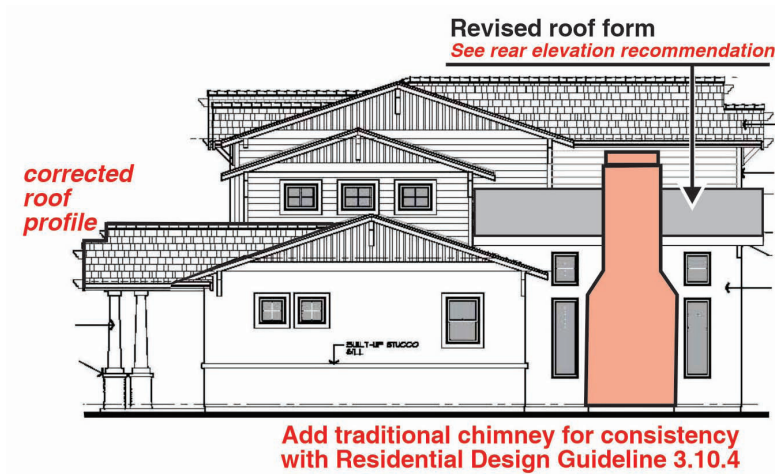


## PARCEL 2 RECOMMENDATIONS

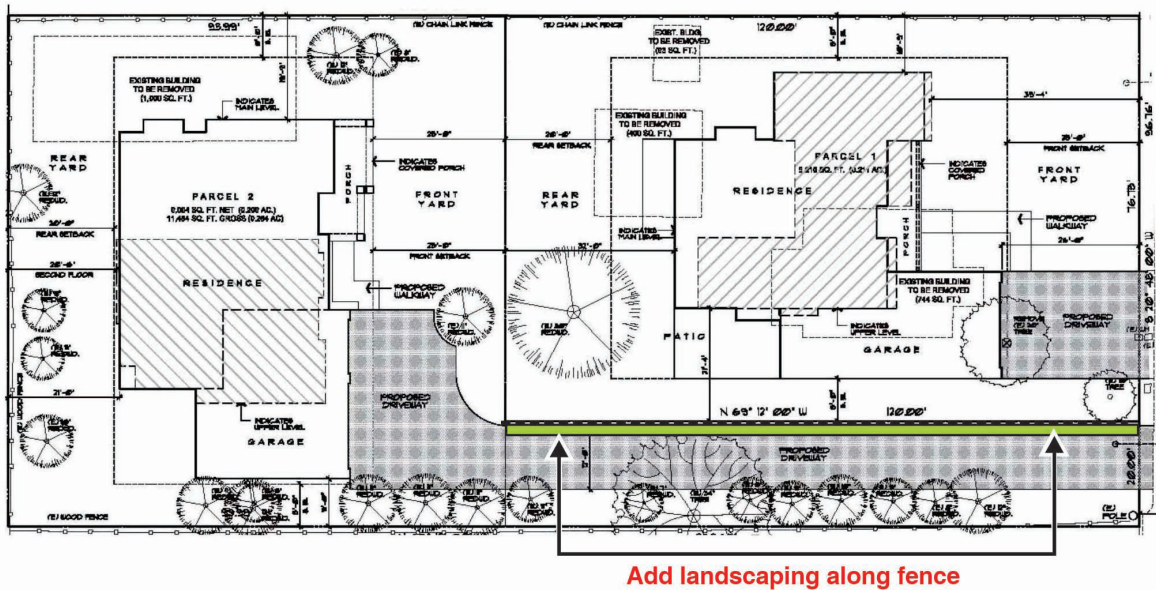
1. Simplify the floor plans and roof forms on the rear facade to be more consistent with the proposed architectural style. One suggestion is to extend the Master Bedroom slightly to increase the wall plane offset.



2. Add a traditional chimney to the fireplace to be consistent with Residential Design Guideline 3.10.4.



3. Add landscaping along the driveway fence.



Erin, please let me know if you have questions or if I missed any important issues.

Sincerely,  
CANNON DESIGN GROUP

Larry L. Cannon

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