

August 21, 2018

*Revised 12/19/18*

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

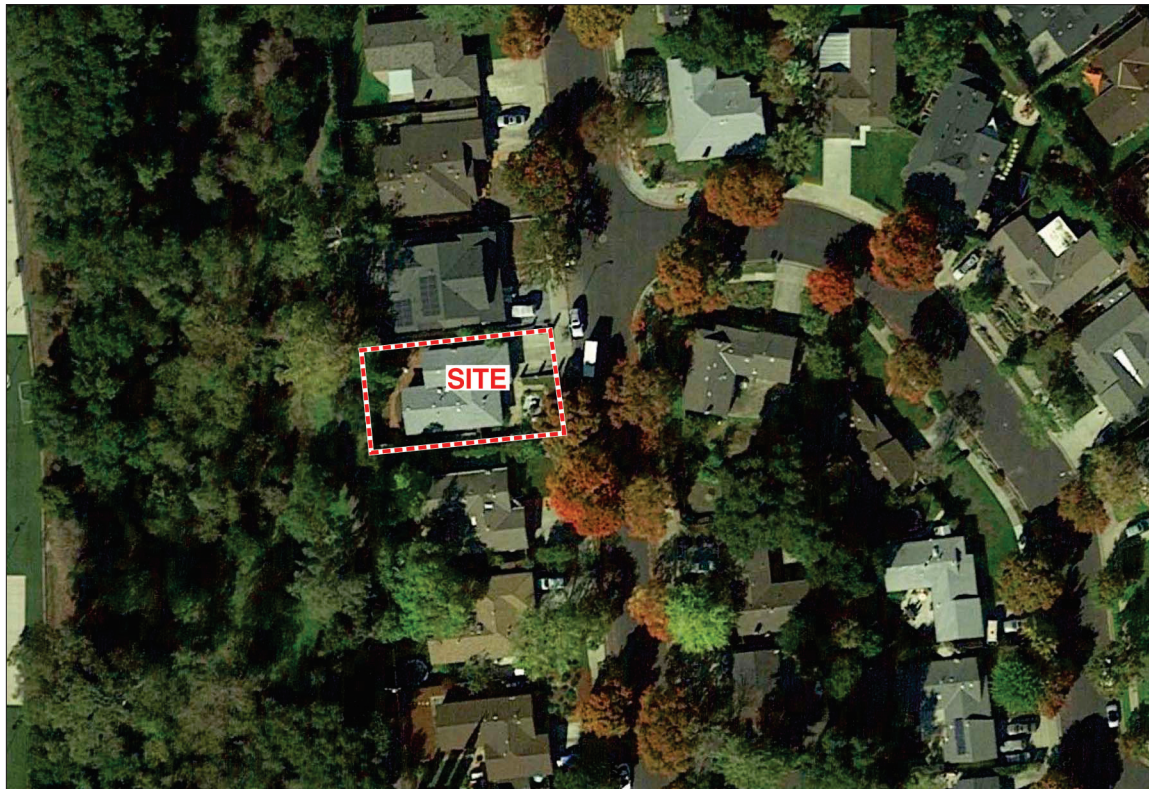
**RE: 236 Las Miradas Drive**

Dear Sean:

I reviewed the drawings, evaluated the neighborhood context and reviewed the initial design in February of 2017. My comments and recommendations on the new design submittal are as follows:

**Neighborhood Context**

The site is located in an established neighborhood containing predominately one-story Ranch Style homes. Photos of the site and surrounding neighborhood are shown on the following page.







*The site and existing house*



*House immediately across Las Miradas Drive*



*House to the immediate left*



*House to the immediate right*



*Nearby home with second floor addition*



*Nearby home with second floor addition*



*Nearby home with second floor addition*

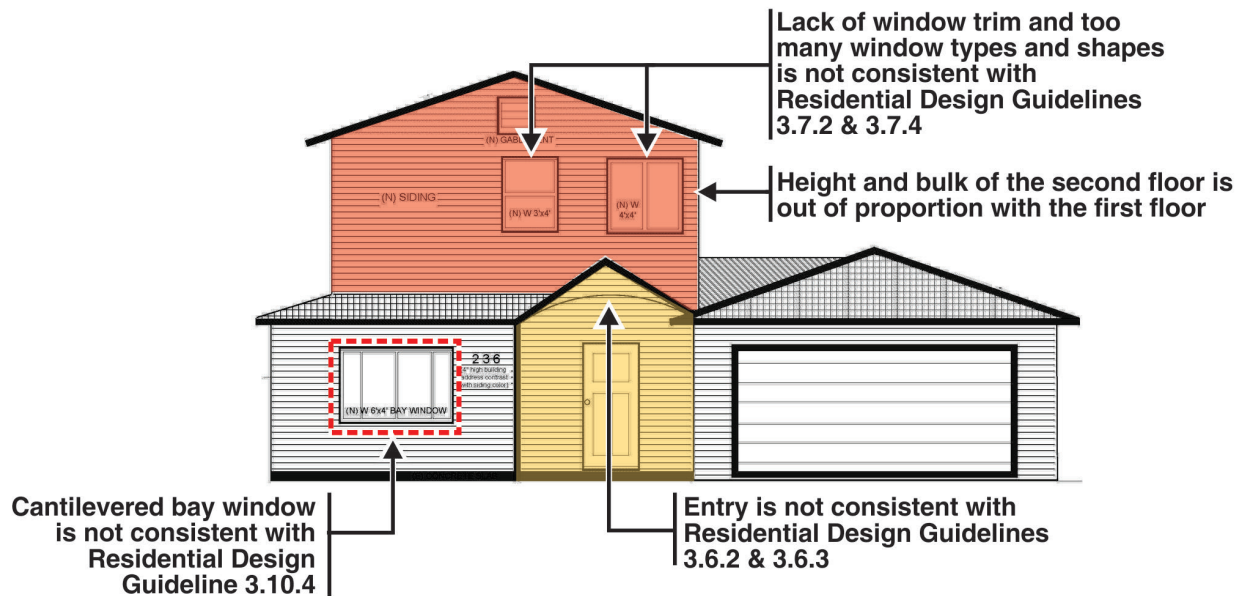


*Nearby home with taller roof line*



## Issues and Concerns

My February 2017 review identified the following issues and concerns:



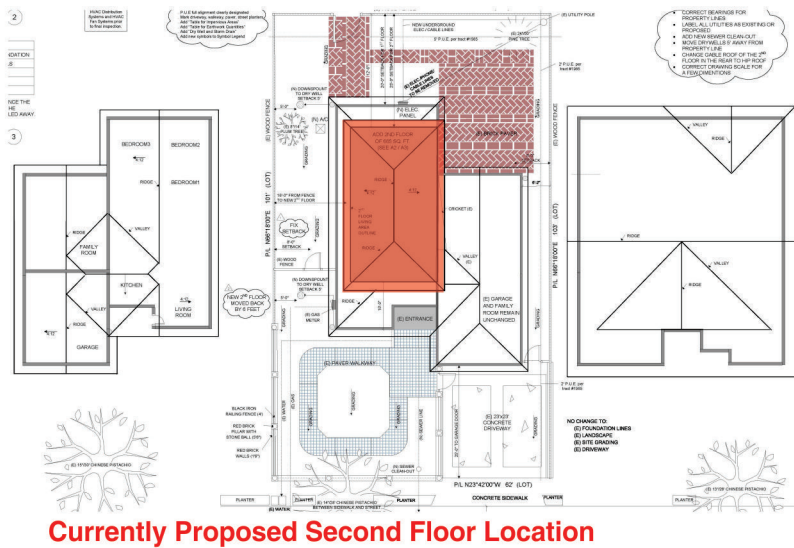
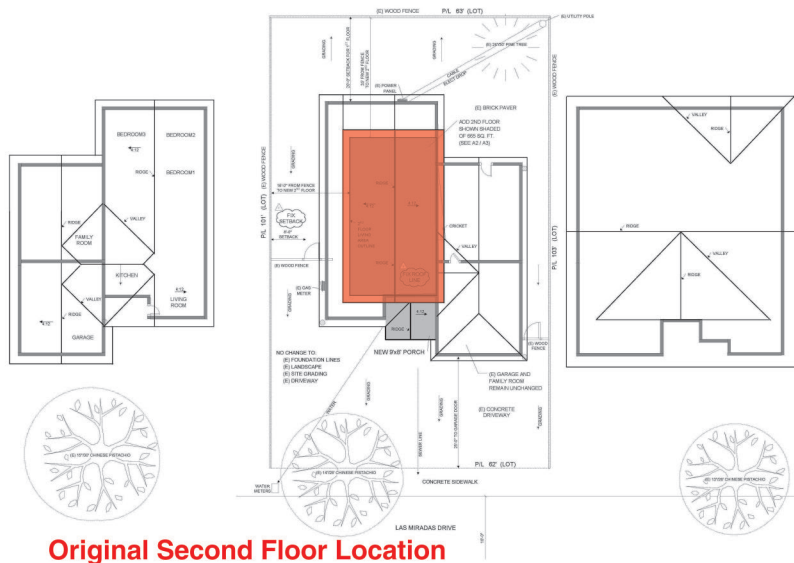
1. Most nearby homes are one-story in height. There are a limited number that have second story additions, but the additions on those homes are set well back of the front first floor facade. This proposal would place a second floor addition very close to the first floor main living space front facade. This addition has the potential of seeming out of scale and character with its immediate neighborhood.
2. The proposed 9-foot second floor ceiling height and the use of gable roofs would magnify the visual mass of the second floor addition.
3. The propose new entry is not well designed and is not consistent with Residential Design Guideline 3.6.3.
4. The bay window at the first floor does not extend to grade which is not consistent with Residential Design Guideline 3.7.5.
5. A variety of window types and sizes is proposed which is not consistent Residential Design Guideline 3.7.2.
6. Windows are shown without trim which is not consistent Residential Design Guideline 3.7.4.
7. The number and placement of windows on the second story front facade does not produce a well balance, attractive facade.
8. There is an awkward relationship of eave lines and roof forms at the transition between the left side facade and the rear facade.

The review letter noted that staff would need to make a determination as to whether a second story addition is compatible with the scale and character of the neighborhood.

I looked at potential mitigation measures to better adapt the proposed design to the immediate neighborhood, and made a number of recommendations for changes. The applicant has addressed most of the issues and recommendations in the current submittal. There are only a few issues and conditions that staff may wish to discuss further with the applicant. The recommended elevations are compared on the following pages with the currently proposed design.

## Changes and Remaining Issues

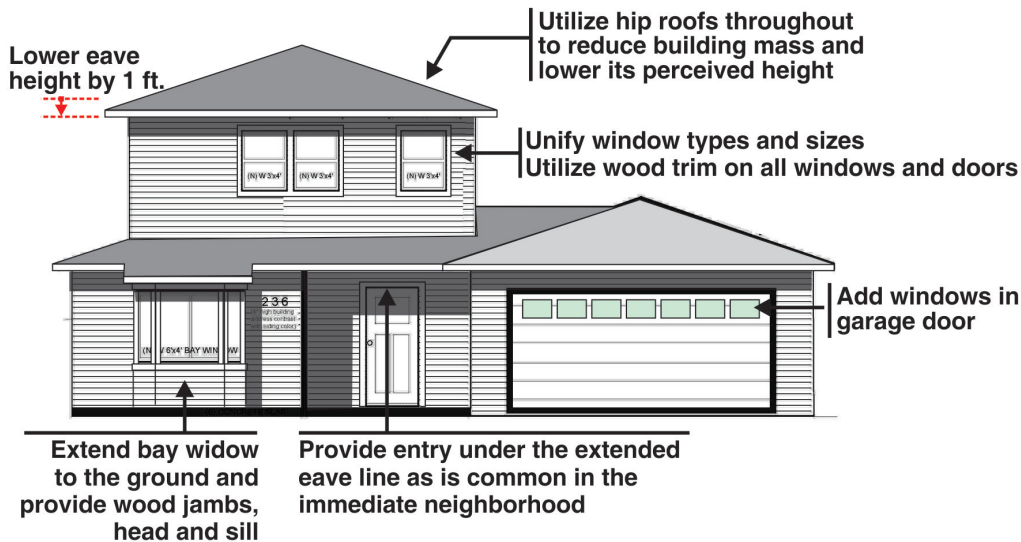
1. The most significant change has been the relocation of the second floor away from the front setback - see site plan comparison below and left side elevation comparison on page 7.



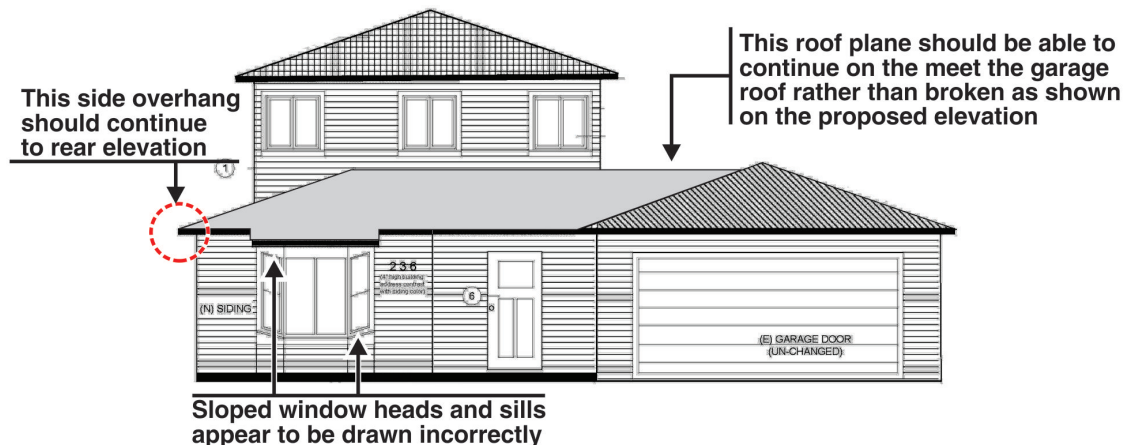


2. The front elevation has been modified to include the following recommendations:

- The second floor ceiling height has been reduced.
- A hip roof form is proposed on the second floor in lieu of the originally proposed gable roof end.
- The entry has been modified for greater compatibility with the immediate neighborhood.
- Window types and sizes have been unified and wood trim has been added to all windows.
- The first floor bay window has been modified as recommended.



#### PREVIOUS FRONT ELEVATION RECOMMENDATIONS



#### CURRENT FRONT ELEVATION COMMENTS

#### Front Elevation Issues

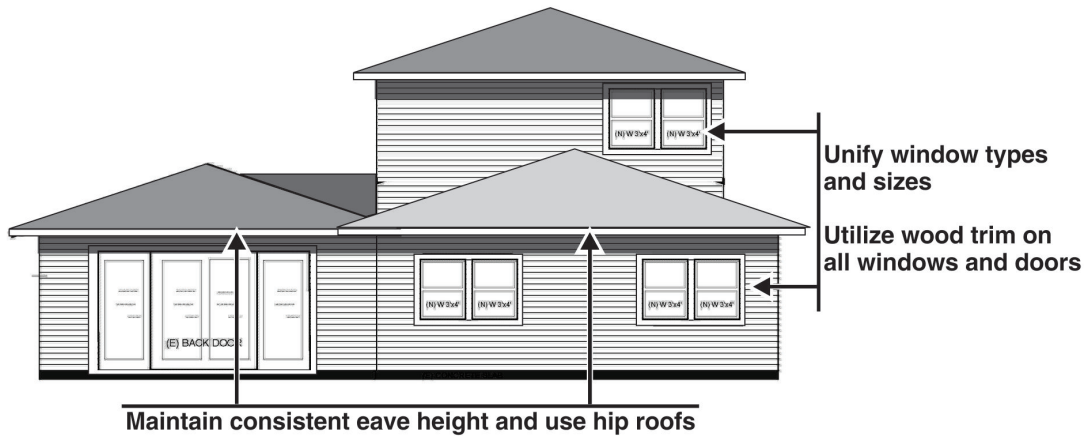
- The relocation of the second floor building mass may not result in the best design.
- Attempts to retain the current saddle roof between the house and the garage would result in an awkward transition of roofs on the front elevation.

#### Front Elevation Recommendations

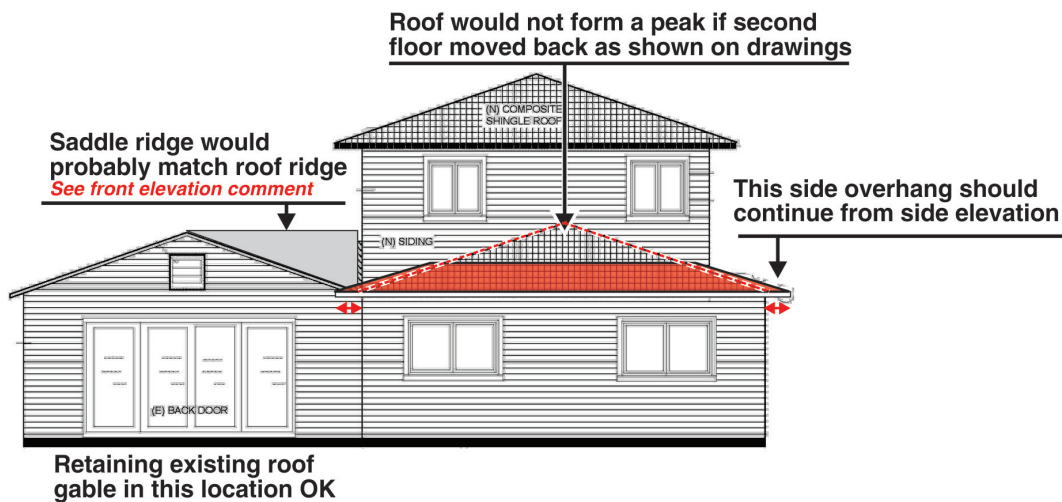
- Consider retaining the second floor mass in its previous original location rather than moving it to the rear. The distance that the second floor would be moved would not materially change the earlier two-story mass issue which was identified, and the overall design would be less unified.
- Provide a single plane for the first floor roof to intersect with the garage roof.
- Correct the head and sill lines of the bay window.

3. The rear elevation has been modified to include the following recommendations:

- The roof forms on the first and second floors on the right side of the facade have been changed from gables to hip roofs.
- First floor eave heights on the rear and side elevations have been made consistent.
- Window types and trim have been made consistent with the front elevation.



#### PREVIOUS REAR ELEVATION RECOMMENDATIONS



#### CURRENT REAR ELEVATION COMMENTS

##### Rear Elevation Issues

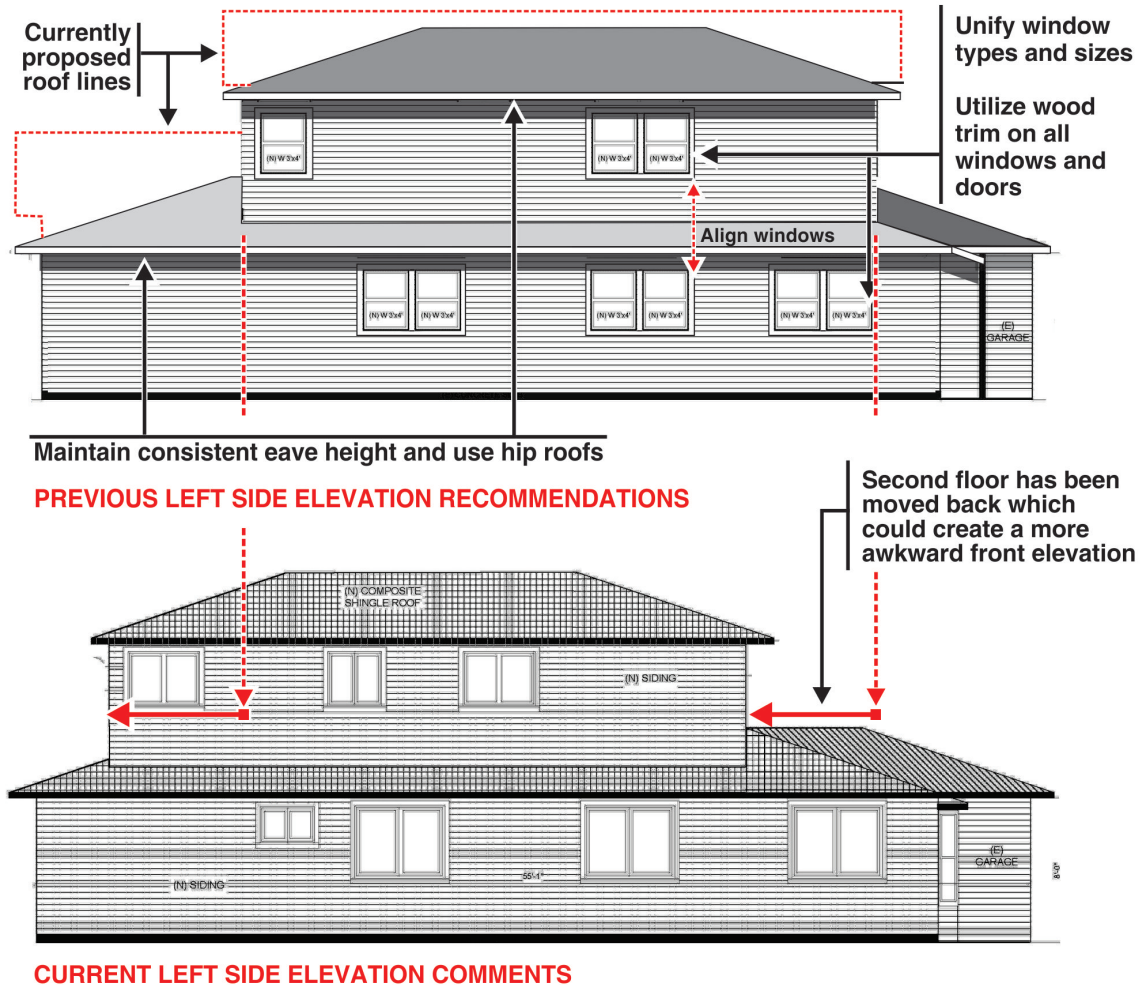
- The first floor roof on the right side of the facade has been drawn incorrectly. Moving the second floor mass further to the rear of the house would not allow a full hip roof form.
- The roof overhangs on the sides of the building form projecting to the rear of the site have been omitted.

##### Rear Elevation Recommendations

- Provide first floor roof overhangs to match the side elevations.
- The applicant did not change the roof form over the first floor Family Room to a hip roof rather than the existing gable form. However, the applicant provided an explanation and a request to retain the existing gable roof. I found the request reasonable, and I would have no recommendation for changes to that roof.



3. The side elevation has been modified to include the following change which was not part of the earlier recommendations:
- The second floor building mass was moved further away from the front setback line.



#### Left Side Elevation Issues

- The relocation of the second floor mass may not result in the best visual design.

#### Left Side Elevation Recommendations

- Consider leaving the second floor location as proposed in the original design.

Sean, please let me know if you have any specific questions or need any other specific issues addressed.

Sincerely,

CANNON DESIGN GROUP

Larry L. Cannon

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