

July 17, 2019

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

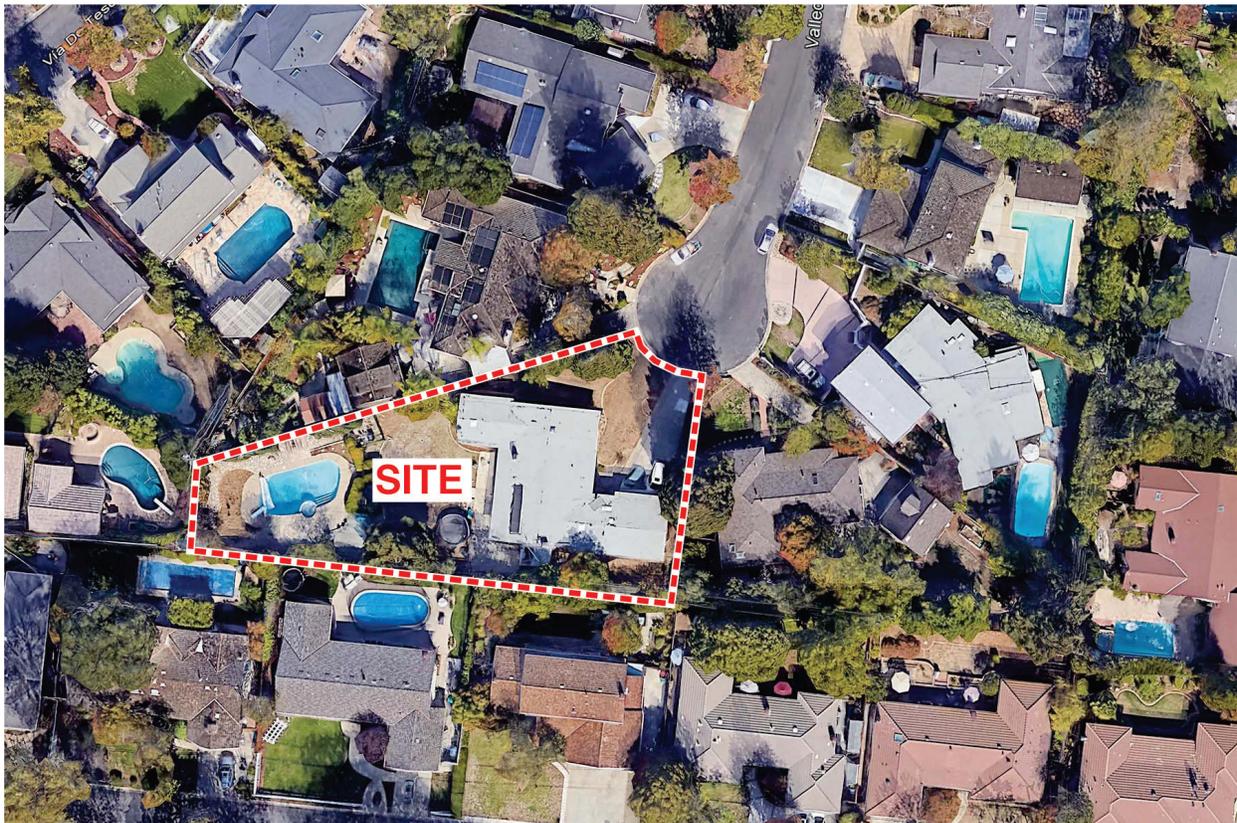
**RE: 115 Vallecitos Way**

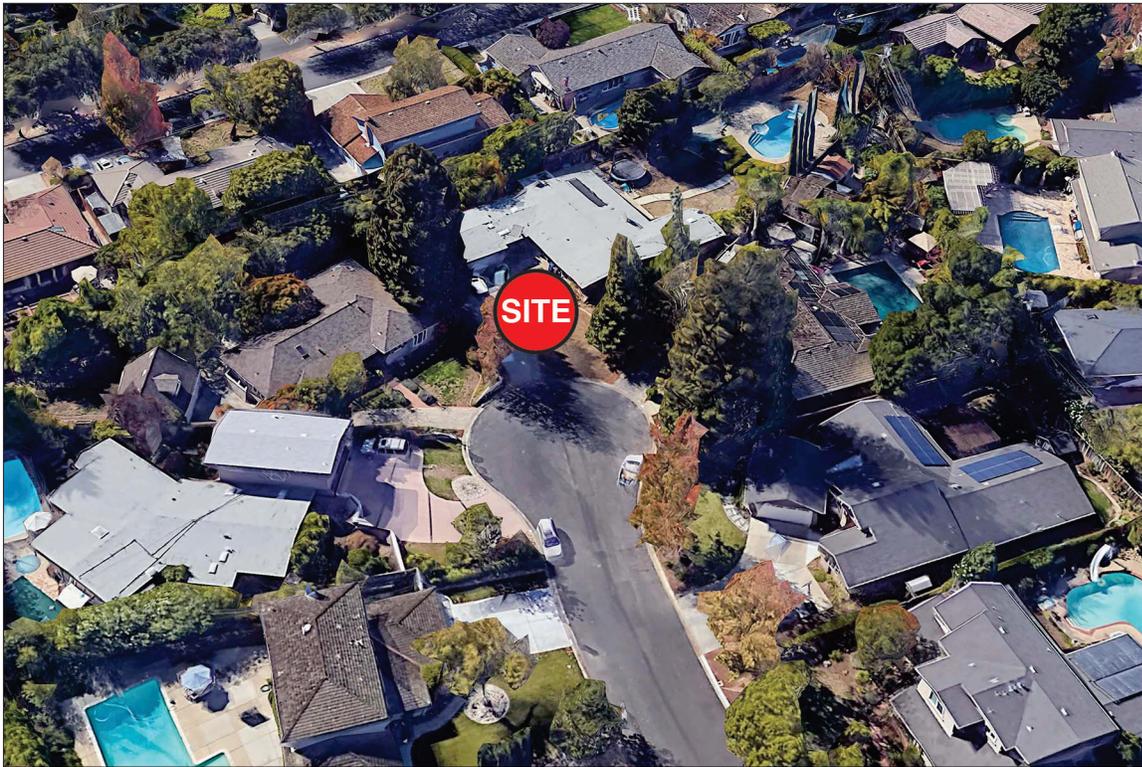
Dear Ryan:

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

### **NEIGHBORHOOD CONTEXT**

The site is located at the end of a short cul-de-sac within an established Ranch Style neighborhood with a mix of one and two-story homes. The site is shown on the aerial photo below, and photos of the site and its surroundings are on the following page.

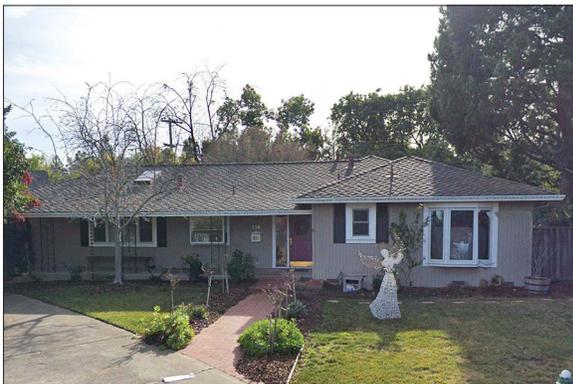




*View down Vallecitos Way to Site*



*The Site and Existing House*



*House to the immediate left*



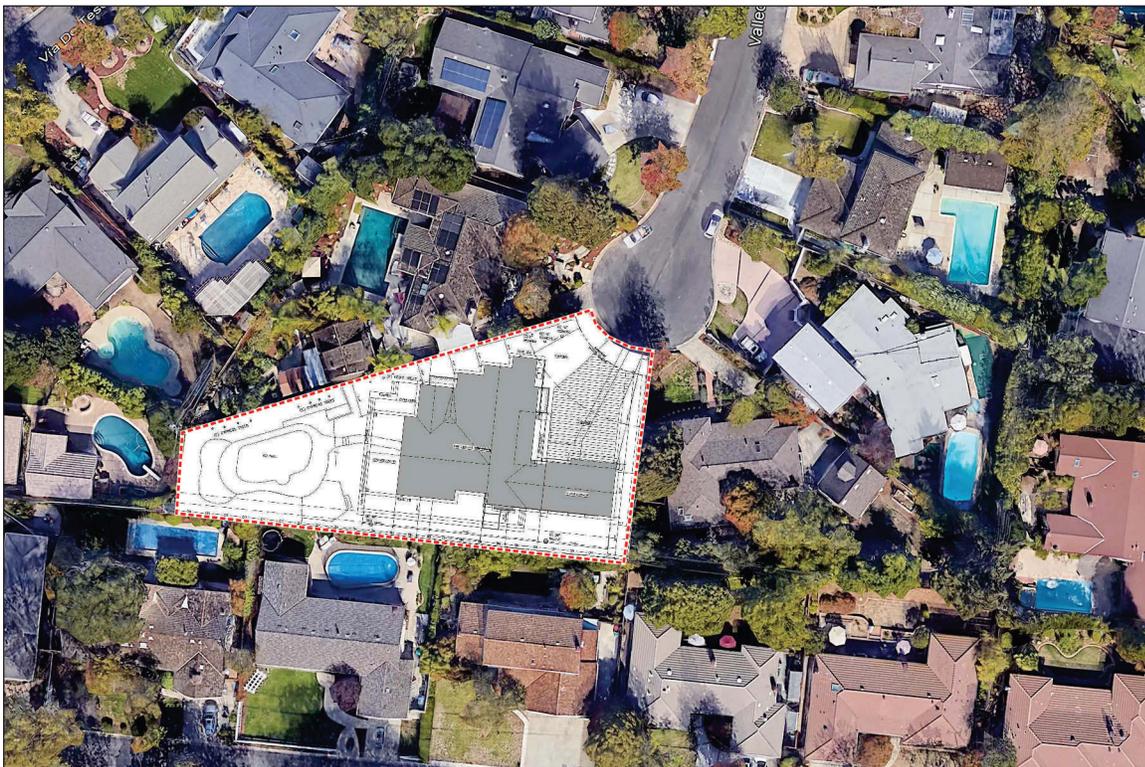
*Nearby house to the right*

## ISSUES AND CONCERNS

The house is well designed and its one-story height would fit easily within this neighborhood with little change in the current home height or mass when viewed from Vallecitos Way. The existing and new site plans are shown below in the context of the site's immediate neighborhood for comparison purposes.



*Existing Site Plan*



*Proposed Site Plan*

The proposed house would be substantially larger than the current house, but the one-story height and limited street exposure should minimize any impacts viewed from the street. Its one-story height would also minimize impacts on the immediate neighbors.

There are, however, a few issues.



1. The three-car garage per Residential Design Guidelines 2.2.2 and 3.4.1.

**2.4.2 Minimize the impact of garage doors on the streetscape**

- Limit the use of 3 car wide garages to locations that are not visible from the street or adjoining houses.
- In neighborhoods where 2 car wide garages are common, a tandem garage may be considered for a third garage space. (Note: Tandem spaces do not count toward required parking.)

**3.4.1 Limit the prominence of garages**

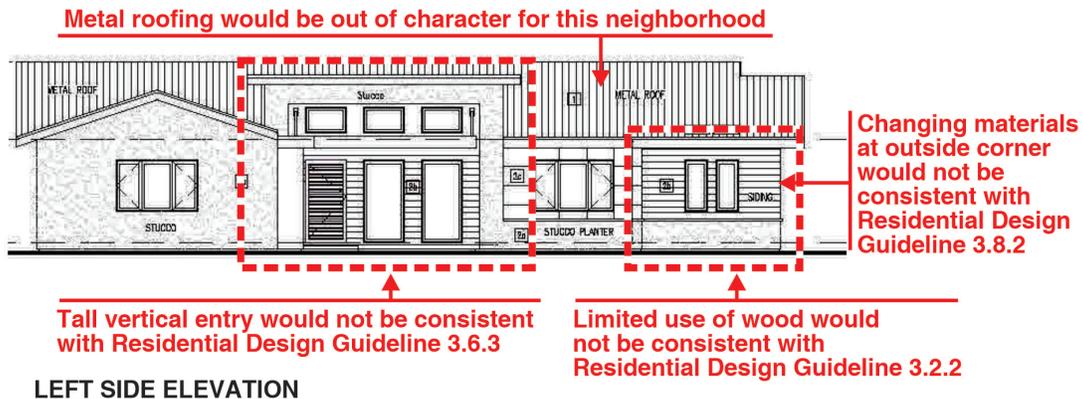
- Avoid designs that allow the garage to dominate the street facade.
- Recess garage doors as much as possible from the garage facade.

The high color and tonal contrast of the garage doors would also draw additional attention to the garage which would not be consistent with the guidelines. The lack of a roof overhang at the front of the garage would also increase the prominence of the garage.

2. Changing materials at the outside corner of the house would not be consistent with Residential Design Guidelines 3.8.4.

**3.8.4 Materials changes**

- Make materials and color changes at inside corners rather than outside corners to avoid a pasted on look.



- Using limited applications of wood siding mostly on the front elevation would not be consistent with Residential Design Guidelines 3.2.2.

### 3.2.2 Design for architectural integrity

- Carry wall materials, window types and architectural details around all sides of the house. Avoid side and rear elevations that are markedly different from the front elevation

- The tall, vertical entry would not be consistent with Residential Design Guidelines 3.6.3.

### 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.

- Metal roofing would be out of character for the neighborhood.

### 3.8.2 Select materials that are sensitive to the surrounding neighborhood

- One way of fitting a new house into an existing neighborhood - especially if the new house is bigger than many of the others around it - is to use materials drawn from the surrounding neighborhood.

- The beam at the covered patio off of the Great Room stops short of resting on the supporting beams which would be the normal detail.

- The roof facade shown on the Right Side Elevation appears to be drawn incorrectly unless the metal roofing is intended to extend down on the vertical wall shown on the Rear Elevation.



**This would normally extend over the columns**  
**RIGHT SIDE ELEVATION (titled Rear Elevation on Applicant's drawings)**

**Note: This shows as metal siding on Rear Elevation  
Is it metal or stucco?**



**REAR ELEVATION (titled Right Side Elevation on Applicant's drawings)**

## RECOMMENDATIONS

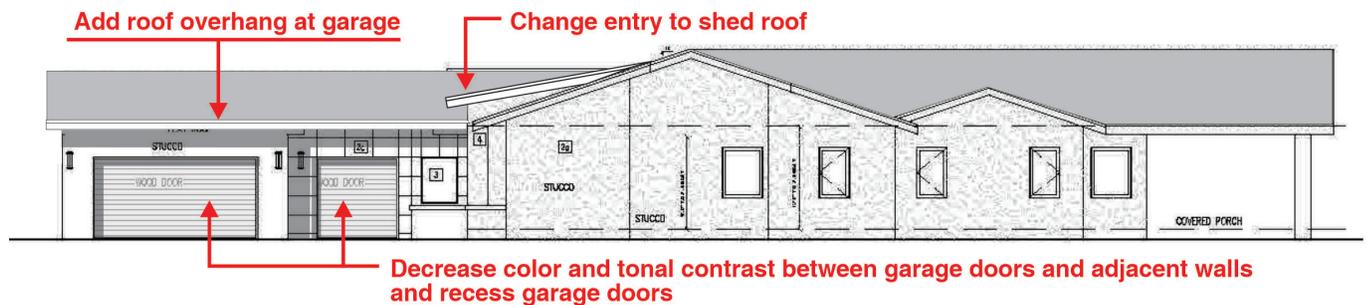
1. Three car garages are strongly discouraged in the Residential Design Guidelines unless that is the norm for the neighborhood. However, there are two other parcels with three car garages on this cul-de-sac - see photos below.



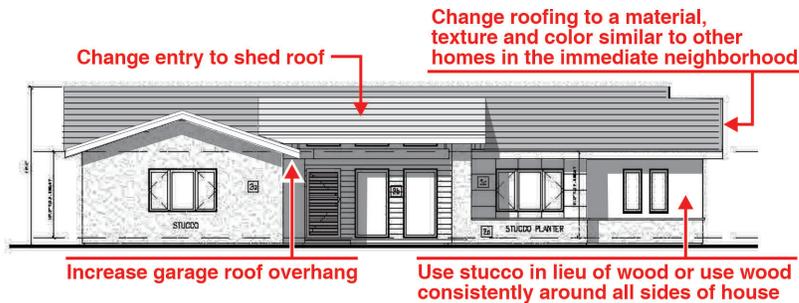
In this case, the third garage is recessed from the face of the rest of the garage, and the amount of driveway would not be significantly larger than others on this cul-de-sac. My recommendation would be to use special paving in the driveway similar to that used on several other nearby homes - see photos below. Some special paving appears to be intended as shown on the cover sketch, but it is hard to tell if that would blend in with the ground plane, or stand out as a focus feature.



2. Reduce the color and tonal contrast between the garage doors and the garage walls to avoid the garage doors from becoming a distracting focal point of the street view. Recess garage doors and add roof overhangs at the garage.



3. Replace the currently proposed wood siding with stucco or use the wood more consistently around all side of the house. If wood or another material is uses as an accent material, avoid changing materials at outside corners or in the same plane.
4. Replace the flat roof at the tall entry with a sloped roof to blend with the remainder of the roof.



5. Replace the standing seam metal roof. Metal roofing could still be used, but it should have a color and texture similar to other nearby homes.
6. Refine the wood beam details at the covered patio.
7. Clarify the Right Side Elevation regarding the material to be used on the vertical face of the west elevation of the Guest Room.

Ryan, 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