

November 4, 2025

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

RE: 130 Vasona Oaks Drive

Dear Samina

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 on a established neighborhood cul-de-sac of two story traditional homes. Photos of the site and its surrounding neighborhood are shown on the following page.





THE SITE



View up Vasona Oaks Drive to site



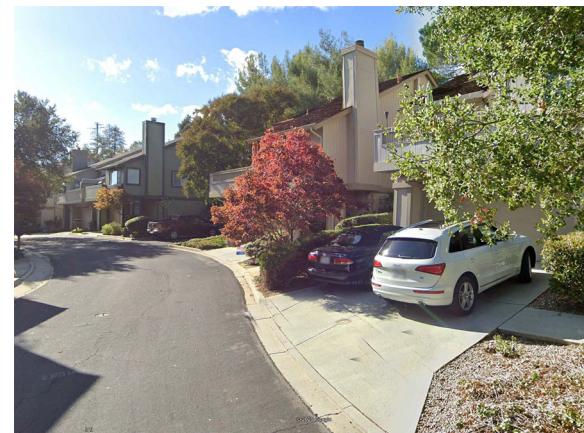
House to the immediate left



House to the immediate right



House immediately across Vasona Oaks Drive



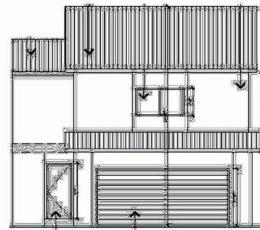
Nearby homes across Vasona Oaks Drive

**PROPOSED PROJECT**

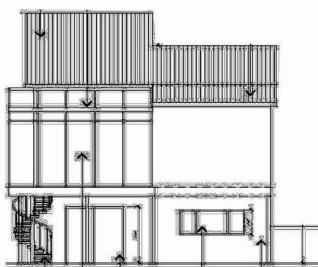
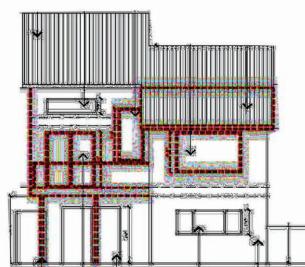
**EXISTING ELEVATIONS**



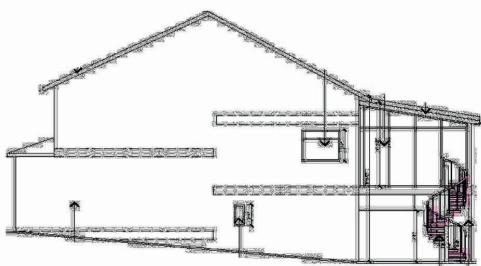
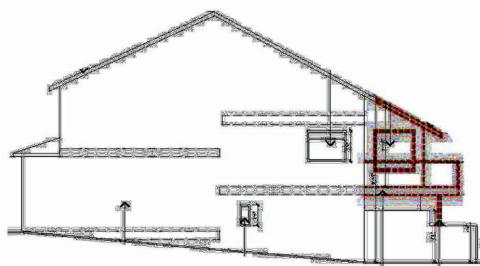
**PROPOSED ELEVATIONS**



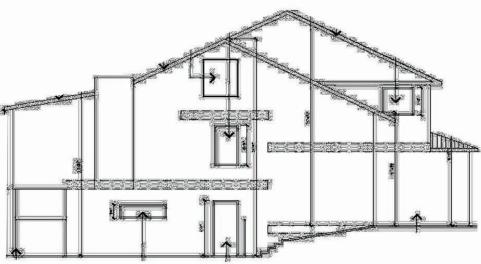
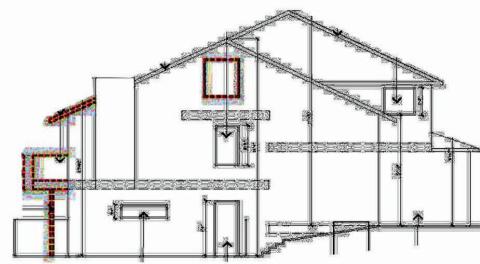
**FRONT ELEVATIONS**



**REAR ELEVATIONS**



**RIGHT SIDE ELEVATIONS**



**LEFT SIDE ELEVATIONS**



**Project Site  
STREETSCAPE ELEVATIONS**

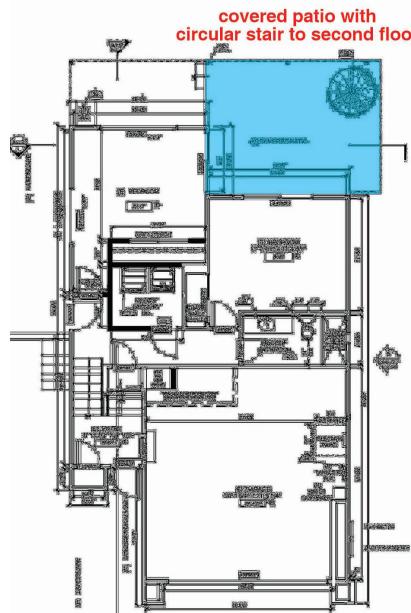
## APPLICANT'S STATED PROGRAM GOALS

- Create a fourth Bedroom with an en-suite bathroom.
- Create additional work-from-home space.

## PROPOSED CHANGES SUMMARY

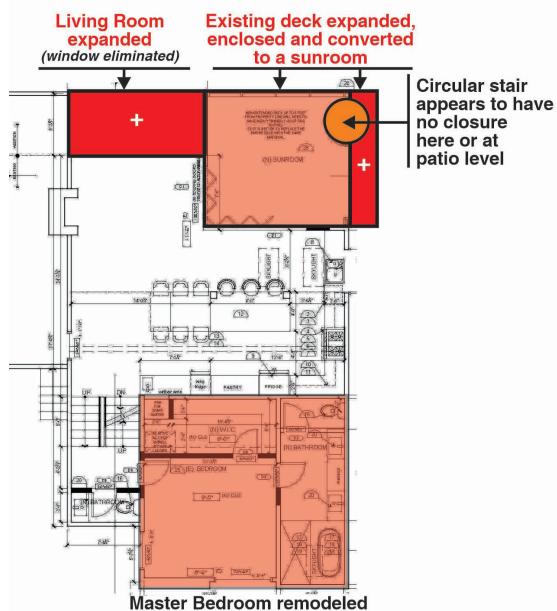
### First Floor

- Improve the exterior patio off of the existing rear bedroom.



### Second Floor

- Expand the Living Room at the rear.
- Replace the existing rear deck, expand its size on the side facade and create a large Sunroom.
- Add a circular staircase to connect the second floor Sunroom to the patio below.
- Remodel the existing Master Suite.



### Third Floor

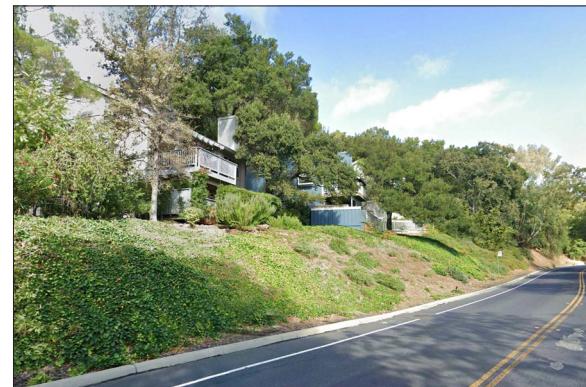
- Remodel the area to add a fourth bedroom with an en-suite bath.



### **ISSUES AND CONCERNS**

Given the limitations of a small site, the proposed home addition and interior remodeling are intended to fit within the footprint of the existing home. The proposed additions would be placed at the second floor on the rear of the home facing University Avenue.

1. The proposed expansion near the University Avenue frontage would infill the deck area which is typical of other homes in this complex facing University Avenue - see photos below.



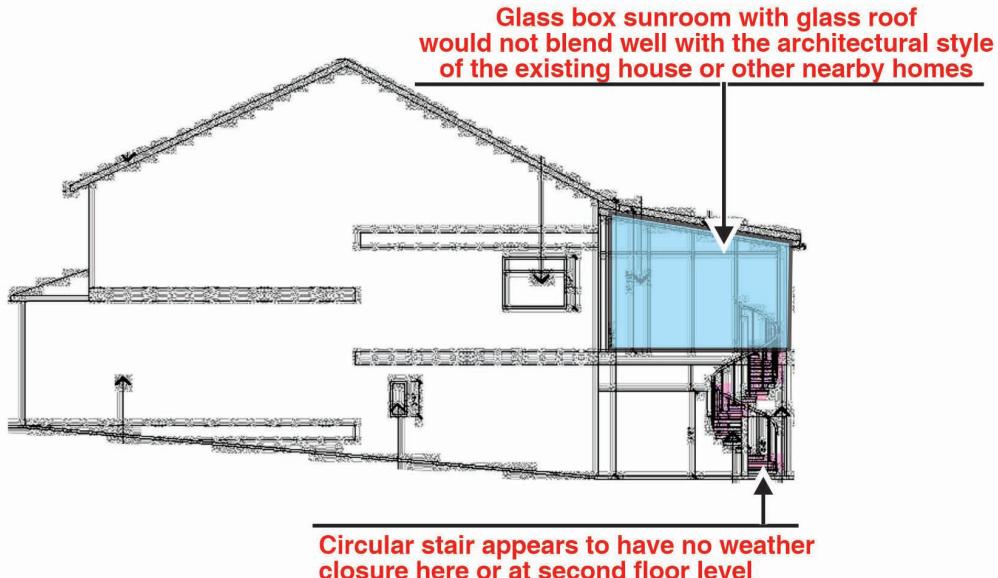
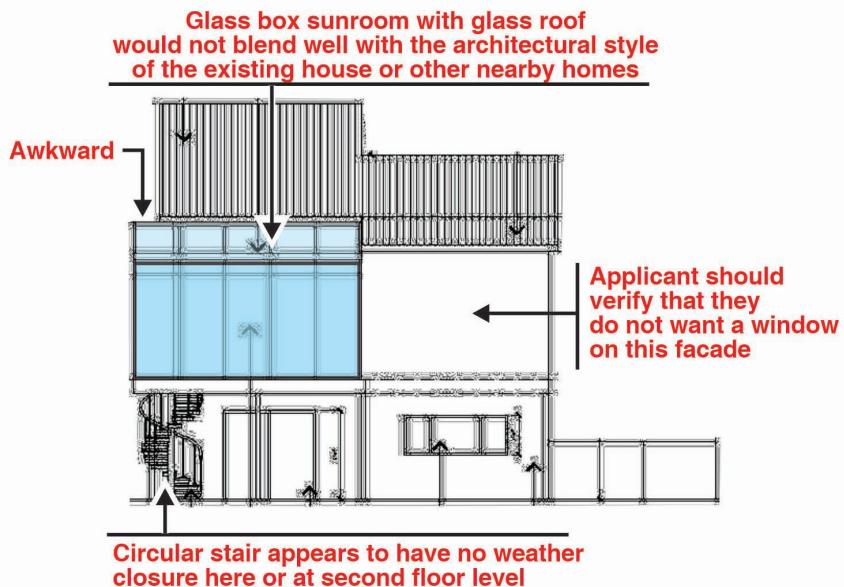
2. The treatment of the substantial second floor addition as a sunroom with fully glazed walls and ceiling would be quite out of character with the current home's architectural style and immediate neighborhood and it would not be consistent with Residential Design Guidelines 3.2.2 and 3.8.2.

### 3.2.2 Design for architectural integrity

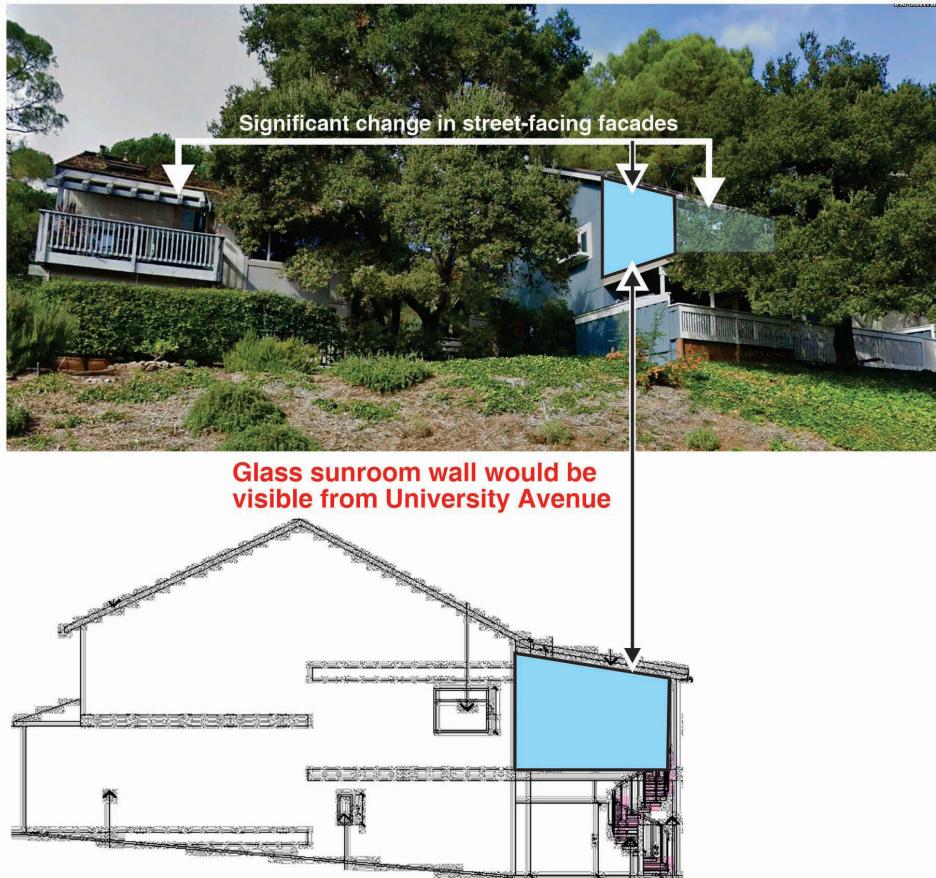
- *In general, it is best to select a clear and distinctive architectural style rather than utilizing generic design elements or mixing elements from different architectural styles.*
- *Building massing, roof pitches, materials, window types and proportions, design features (e.g., roof dormers), and other architectural features should be consistent with the traditions of the selected style.*

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

3. The proposed circular stair does not appear to be protected from the outside environment at either level.

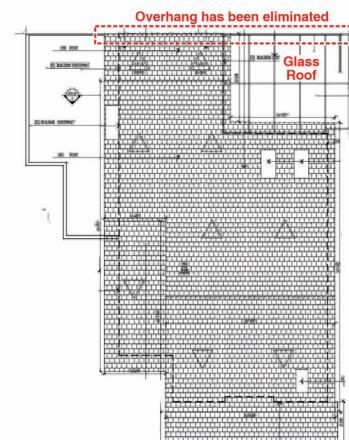


While the addition would be partially screened from University Avenue views by virtue of some existing mature tree landscaping, there is no guarantee that the landscaping will always remain. In any event, the proposed glass faced sunroom would still be clearly seen from University Avenue and would be in stark contrast to the balcony front facade on the adjacent home - see photo illustration below,



4. The Living Room window facing University Avenue has been removed with the proposed Living Room addition.
5. The new facades facing University Avenue would not include any roof overhangs which are a common feature on this house and others nearby. This would not be consistent with Residential Design Guidelines 3.5.3.

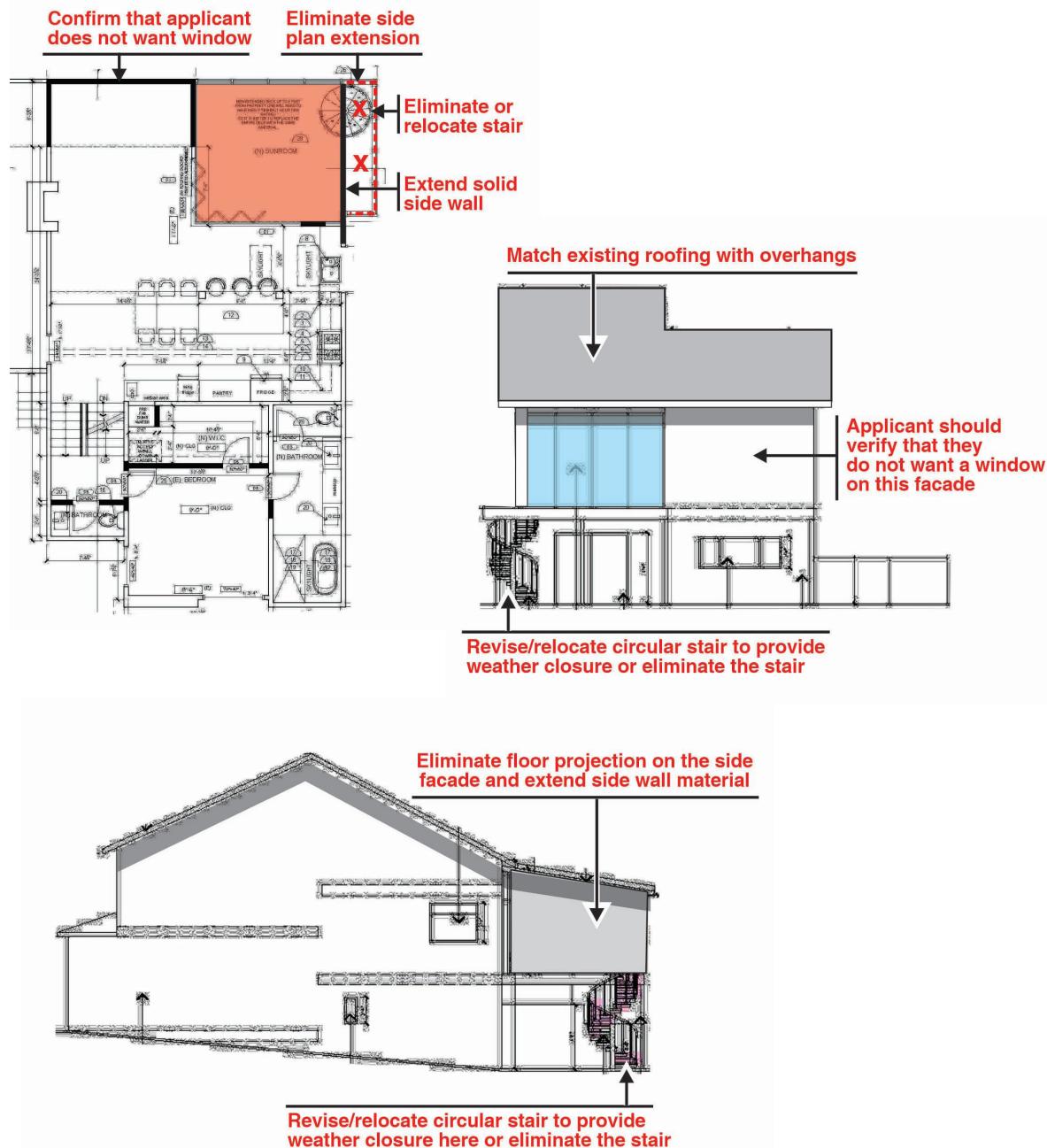
### **3.5.3 Relate roof overhangs to the architectural style and to the surrounding neighborhood**



## RECOMMENDATIONS

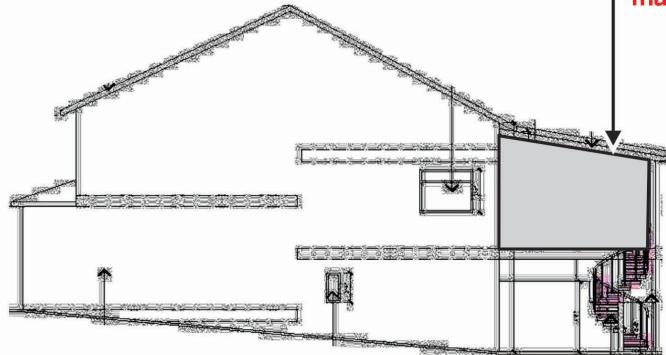
The proposed Sunroom addition, with its extensive use of wall and roof glazing, would not be compatible with the immediate neighborhood and would not be consistent with the town's Residential Design Guidelines. My recommendations below are limited to suggestions for improving the design in the context of allowing the additions.

1. Eliminate the added room floor plan extension into the side yard.
2. Extend the solid side wall along the added room.
3. Eliminate the stair case or relocate and design it to be functional.
4. Eliminate the glazed roof on the added room and replace with roofing to match the original - provide overhangs consistent with the existing roof.





Extend solid side wall  
materials and color



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

Sincerely,  
CANNON DESIGN GROUP

The signature of Larry L. Cannon, written in a cursive, flowing script.

Larry L. Cannon