

ARCHITECTURE

PLANNING

URBAN DESIGN

May 4, 2022

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

RE: 15600 & 15650 Los Gatos Blvd.

Dear Jocelyn:

This is the fourth round of site plan and architectural submittals that I have reviewed for this project in the past ten years, the last being in 2013. I have reviewed the revised project drawings. My comments and recommendations are as follows:

NEIGHBORHOOD CONTEXT

The site is a former auto dealership located at the corner of Los Gatos Boulevard and Los Gatos Almaden Road. The site is largely a paved parking area with now abandoned sales and service buildings. Nearby uses are mixed, and include shopping centers, commercial strip buildings, an auto dealership, and residences. Photos of the site and surrounding neighborhood are shown below.

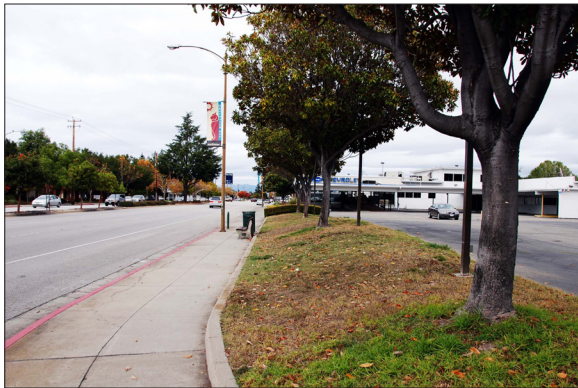




Site with existing building



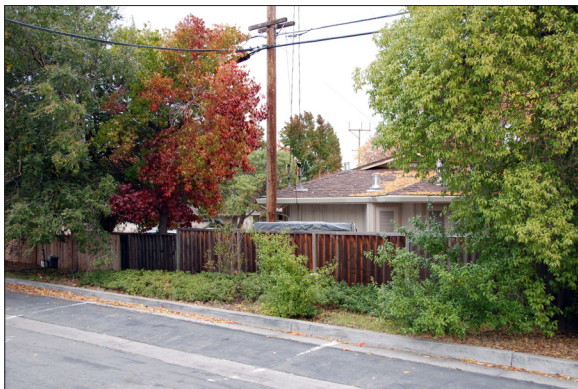
Adjacent auto dealership to the north



Los Gatos Blvd. site frontage



Los Gatos Almaden Road site frontage



Eastern parcel property edge



Shopping Center across Los Gatos Almaden Road



Commercial building across Los Gatos Blvd.



Commercial building across Los Gatos Blvd.

CONTEXT

The site, as an important corner lot on two main streets, needs to be viewed in the broader context of Los Gatos Boulevard. Over the past twenty years or so, several other corner lots have seen new development, and the Town has worked hard to guide that development in a manner to reinforce those corners with strong architectural forms and landscaping. The site and the other most important corners are shown in the aerial photos below.

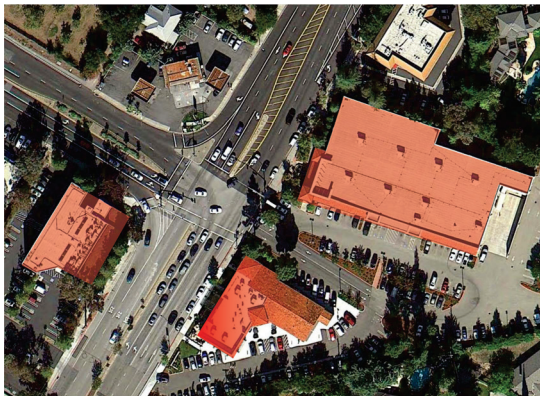
Some of the earlier project submittals for this site utilized site plans which separated the proposed structure from the Los Gatos Boulevard and Los Gatos Almaden Road frontages with parking lots. The current plan properly places the structure at the corner with parking to the side and behind it. This is much more desirable than allowing parking to dominate the street frontages. The proposed corner treatment is shown below with two other similar Los Gatos Blvd. intersections.



Proposed Site Plan



Proposed Corner Treatment



Lark Avenue Intersection



Blossom Hill Road Intersection



PROPOSED PROJECT



Proposed Los Gatos Blvd. Elevation



Proposed East Elevation (Entry and Parking Lot side)



Proposed North Elevation (Entry and Parking Lot side)



Proposed Los Gatos-Almaden Road Elevation



Los Gatos Blvd. Parking Lot Entry Corner



North Parking Lot Entry Corner



Los Gatos Blvd. Corner

3. The strong contrast of color on the central portion of the Los Gatos Blvd. facade and on the truck loading dock area would draw the eye like a focal point, and would disrupt the well-done design unity of the rest of the structure. Likewise, the window treatments (i.e., transparency) on all sides of the structure will depend on the tenant's interior uses.



RECOMMENDATIONS

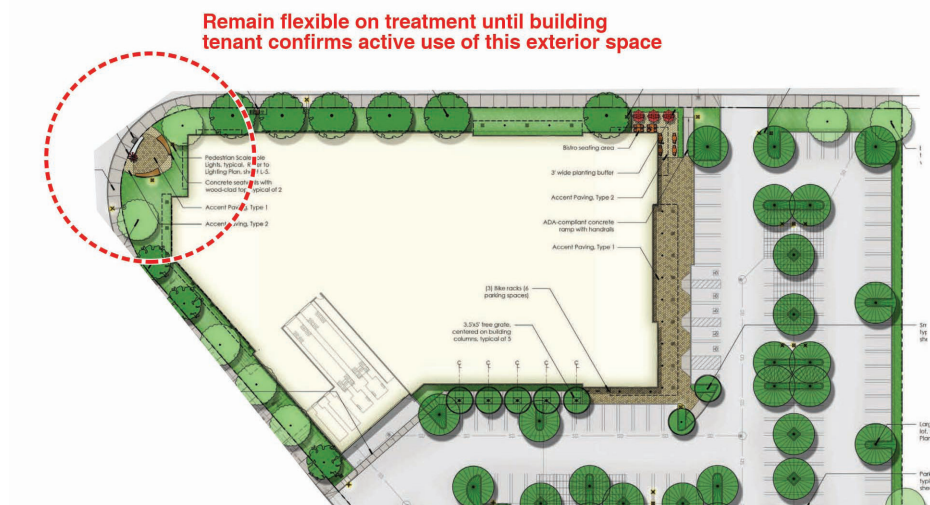
1. Add a landscape divider at the Los Gatos-Almaden Road project entry if possible



2. Provide a protected pedestrian circulation pathway from the east parking lot to the entry similar to the one proposed from the north parking lot.



3. Remain flexible on the treatment of the Los Gatos Blvd /Los Gatos-Almaden Road intersection corner and the Los Gatos Blvd. facade fenestration until building tenant confirms potential interior uses. If not feasible as currently shown, add landscaping to the corner and investigate alternative treatments for the window areas. Some examples of both are shown below.



Corner Landscaping Example



Street-facing Window Examples



4. Tone down the color contrast of the white stucco wall volumes on Los Gatos Blvd. and the truck loading area walls or change the material to wood siding or stone to improve the overall design unity of the facades and to subordinate the visual prominence of the loading area.



Tone down color contrast or change to wood siding or stone to improve its overall unity of the other facades



Color contrast in areas under canopy OK

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

Sincerely,

CANNON DESIGN GROUP

A handwritten signature in black ink, appearing to read "Larry Cannon", with a stylized, cursive script.

Larry Cannon

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