



April 8, 2022

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

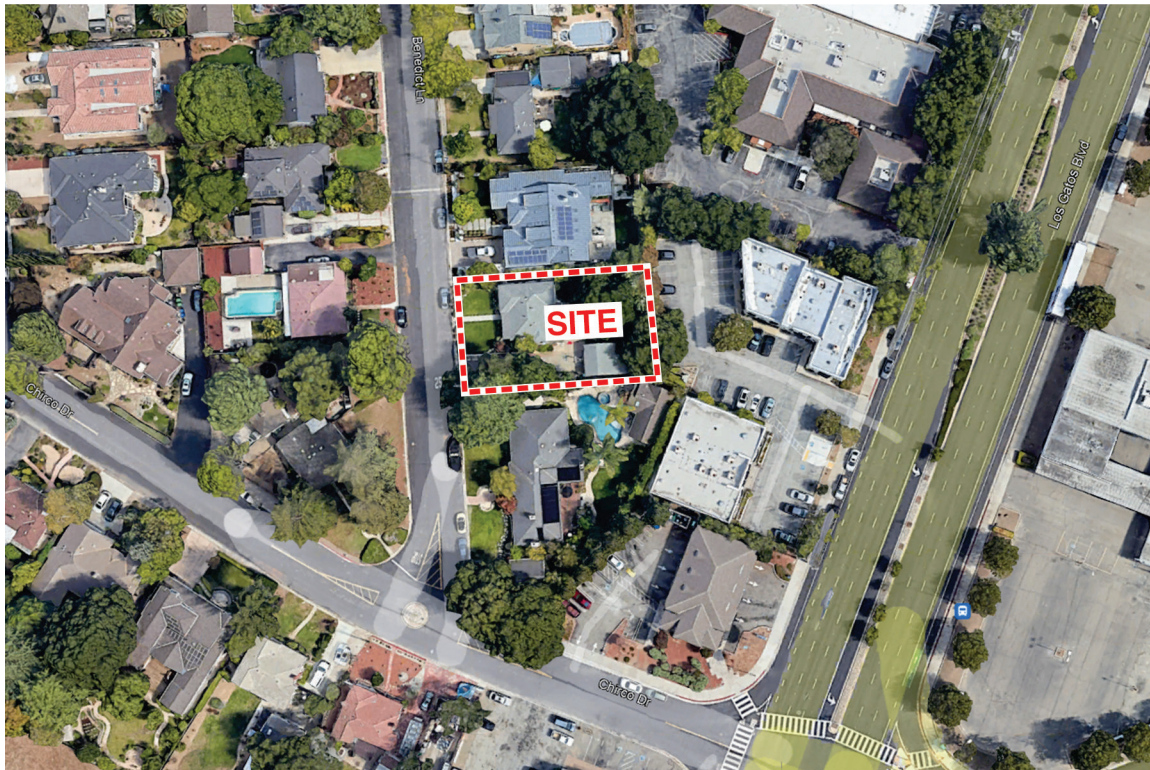
**RE: 15602 Benedict Lane**

Dear Jocelyn:

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

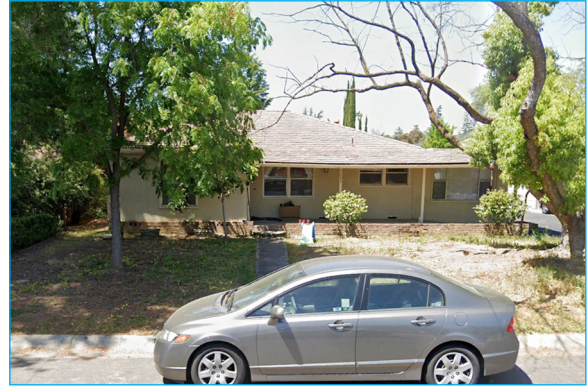
**NEIGHBORHOOD CONTEXT**

The site is located in an established neighborhood of traditional Ranch Style homes. Houses are all one-story in height with one home having a substantially set back second story. Photos of the site and its surrounding neighborhood are shown on the following page.

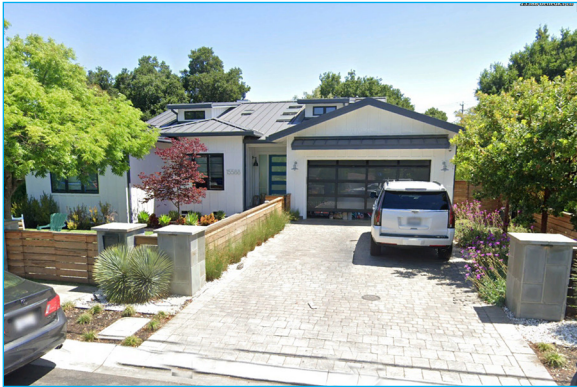




*THE SITE*



*House immediately across Benedict Lane*



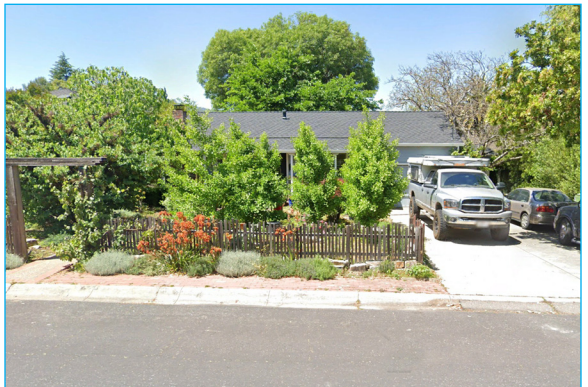
*Home to the immediate left*



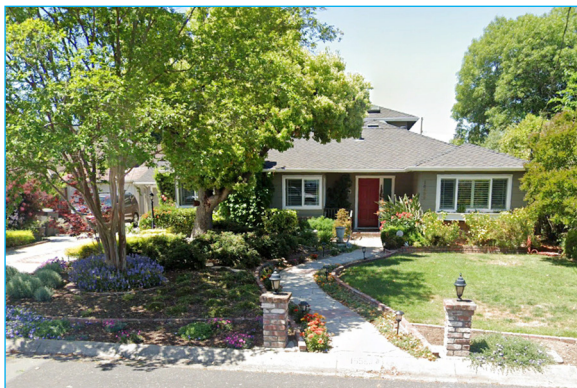
*Home to the immediate right*



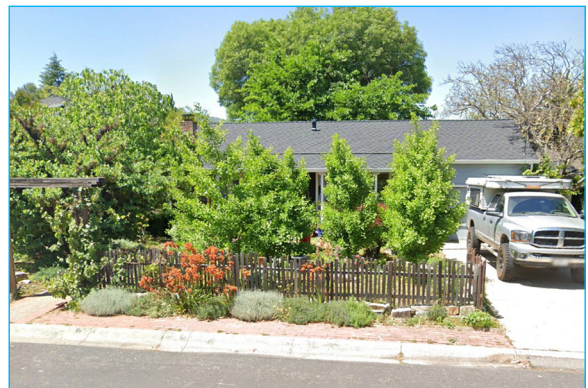
*Nearby home to the left on Benedict Lane*



*Nearby home to the left on Benedict Lane*



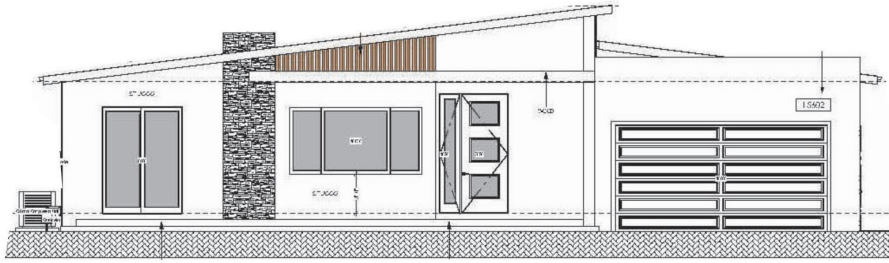
*Nearby home across Benedict Lane*



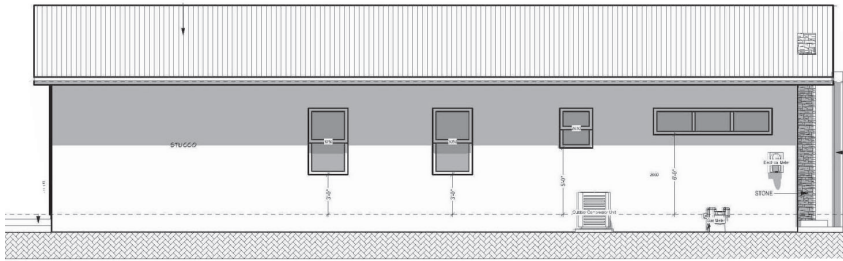
*Nearby home across Benedict Lane*

## PROPOSED DESIGN

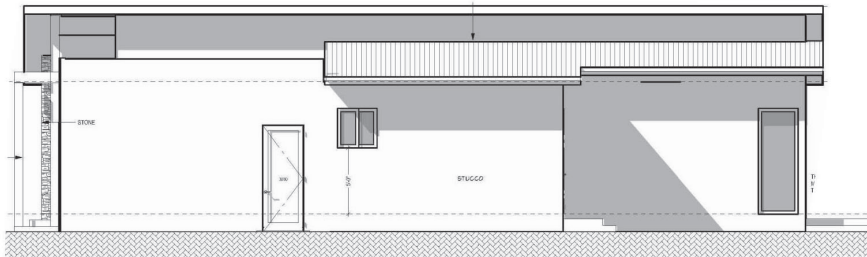
The proposed home is designed in a traditional Eichler-like architectural style - see proposed elevations below.



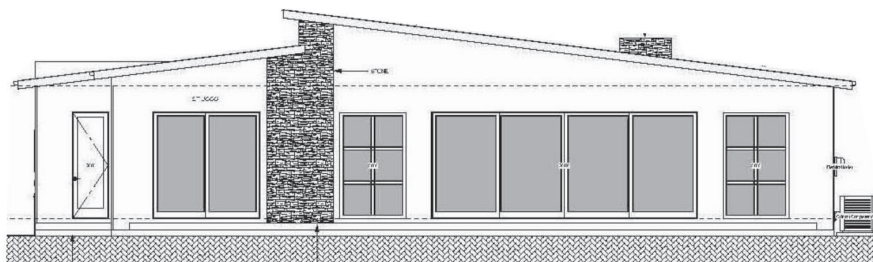
*Proposed Front Elevation*



*Proposed Left Side Elevation*



*Proposed Right Side Elevation*



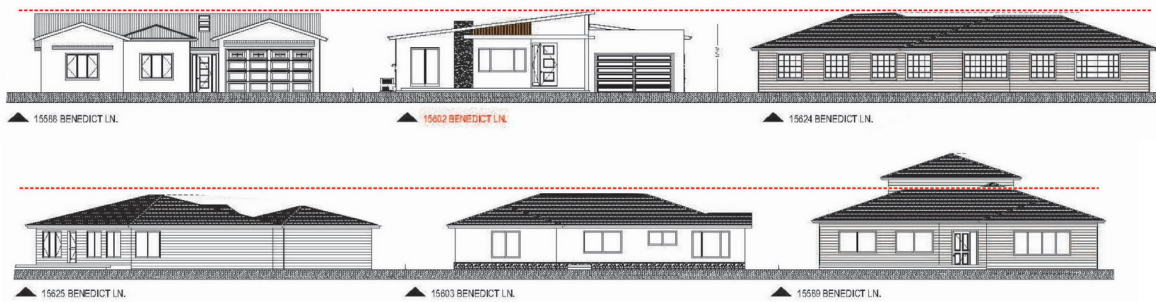
*Proposed Rear Elevation*



*Proposed Streetscape*

## ISSUES AND CONCERNS

The proposed one-story house would be consistent with the scale and overall building height of the immediate neighborhood - see comparative streetscale illustrations below.



There are, however, several issues worthy of further design discussion.

1. The proposed architectural style is heavily influenced by and is a somewhat stripped down version of a typical low-sloped roof Eichler Home of the 1960s. Normally one sees issues with new homes blending into an older Eichler neighborhood rather than designing an Eichler-like home for a traditional Ranch Style neighborhood with a preponderance of hip roofs. The proposed house design would not be consistent with *Residential Design Guideline 3.2.1*

### 3.2.1 Select an architectural style with sensitivity to the surrounding neighborhood

- *Avoid selecting an architectural style which typically has roof pitches that are substantially different from others in the nearby neighborhood.*



**Architectural style, roof forms and roof slopes are quite a departure from other homes in the immediate neighborhood and not consistent with Residential Design Guideline 3.2.1**

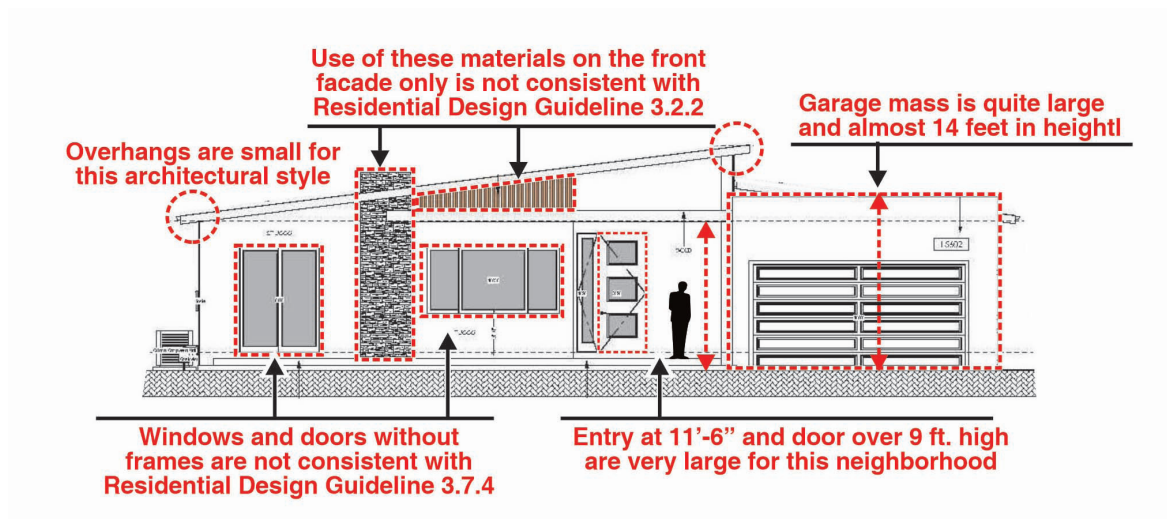
The proposed design in this neighborhood is also not consistent with the *General Design Principles* set forth in the Residential Design Guidelines.

### GENERAL DESIGN PRINCIPLES

The following principles have been used in the development of these guidelines, and will be used by the Town to evaluate plans and designs that are not covered by a specific design guideline.

- Encourage a diversity of architectural styles consistent with the neighborhood context
- Design to blend into the neighborhood rather than stand out
- Utilize roof forms and pitches similar to those in the immediate neighborhood

- The front elevation is quite monumental in scale for the proposed architectural style. The recessed entry is approximately 11'-6" in height with an entry door of over 9 feet, and the flat-roofed garage is almost 14 feet in height .



- Stone and wood siding is proposed on the front elevation without carrying those materials consistently around to all other elevations which is not consistent with *Residential Design Guideline 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.

- Windows and doors without trim are not consistent with *Residential Design Guideline 3.7.4*.

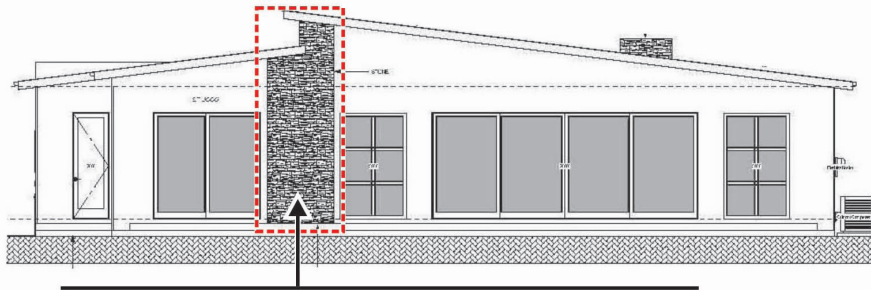
### 3.7.4 Design the windows with attention to matching the traditional details of the architectural style

- Most architectural styles - except Mission, Spanish Eclectic or Modern - should have wood trim around the windows. The trim width should be matched to the style, but in general, should not be less than 3 1/2 inches wide.
- Wood trim is also encouraged on stucco houses unless the window frames are recessed at least 6 inches from the outside face of the wall. The use of stucco covered foam trim is strongly discouraged.

- The roof overhangs are rather small for the proposed architectural style - see photo example below.



6. The change of materials in the same plane on the rear elevation would not be consistent with *Residential Design Guideline 3.8.4*.



**A change of material in the same plane as the stucco is not consistent with Residential Design Guideline 3.8.4**

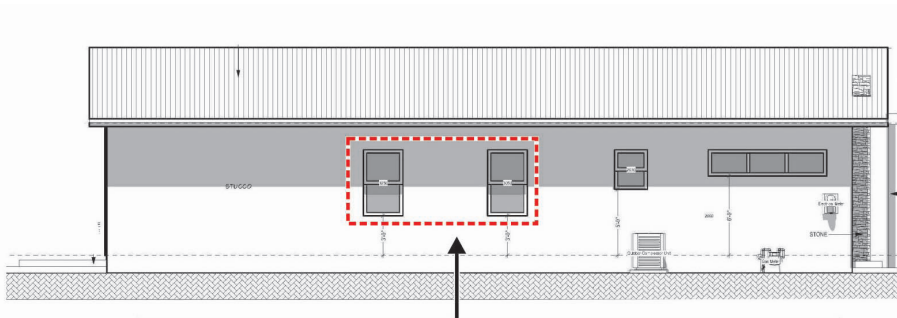
### 3.8.4 Materials changes

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

7. The windows styles and proportions lack consistency which is not consistent with *Residential Design Guideline 3.7.2*.

### 3.7.2 Match window types and proportions to the architectural style and to the surrounding neighborhood

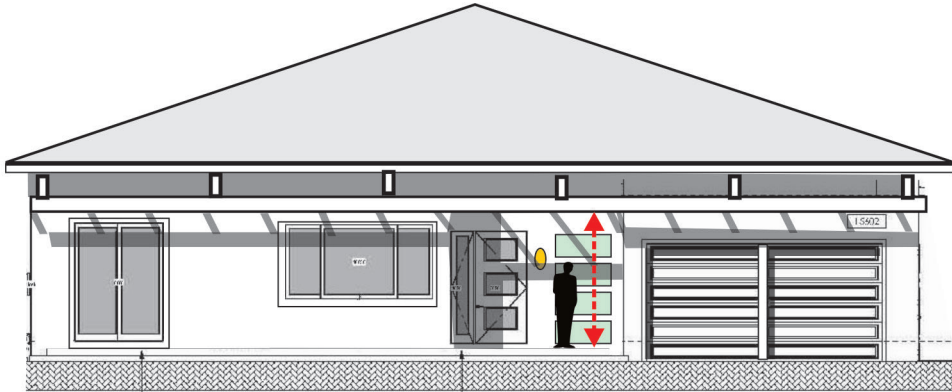
- *Select window types to complement the style of the house. Each architectural style generally has one or two window types that are traditional to the style. Double hung windows, for example, are common features of Victorian and Craftsman Styles while casement windows are seen frequently in Mission and Spanish Eclectic styles.*
- *Most architectural styles feature windows that have either vertical or square proportions. Avoid horizontal window proportions unless the style (e.g., Modern or Ranch Style) is clearly supportive of that shape. Horizontal groupings of vertical and square windows are one means of providing visual balance to a facade design.*
- *Limit the number of different window types and proportions to enhance the visual unity of the house design.*



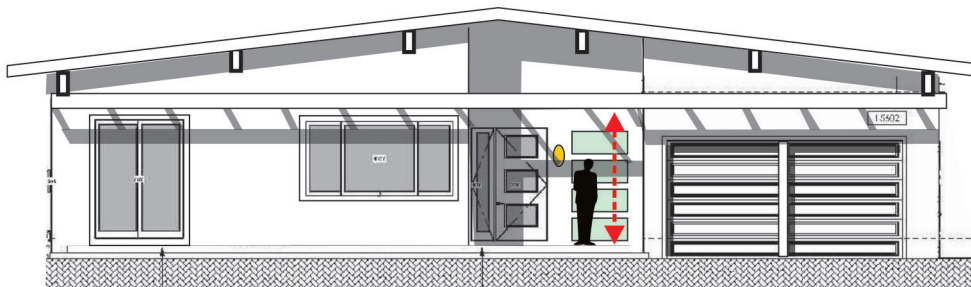
**Varied window types are not consistent not consistent with the architectural style and Residential Design Guideline 3.7.2**

## RECOMMENDATIONS

Staff should work with the applicant to refine the design to be more compatible with the immediate neighborhood and the Town's Residential Design Guidelines. There are some traditional variations to the proposed Eichler-like design that I believe would be more compatible with the immediate neighborhood and more consistent with the Town's Residential Design Guidelines. Two illustrations and photo examples of similar homes are shown below.



*HIP ROOF*



*SINGLE GABLE ROOF*

*TRADITIONAL GABLE and HIP ROOFS*



*SINGLE WIDE GABLE ROOFS*



In preparing revised designs for the house, the applicant should address the following which are identified as being issues with the current design and likely to be noted again in the future unless addressed in the revised application.

1. Lower the height of the entry and roof eaves to bring the design more into scale with its human occupants and the proposed architectural style.
2. Reevaluate all window types and proportions to be consistent with the proposed architectural style.
3. Add trim to all windows.
4. Increase all roof overhangs.
5. Consider adding translucent windows adjacent to the entry door.
6. If additional wall materials such as stone or wood siding are proposed on the front elevation, carry those materials consistently around all sides of the house.

If you would like to discuss this further, I am available at your convenience.

Sincerely,  
CANNON DESIGN GROUP

A handwritten signature in black ink that reads "Larry L. Cannon".

Larry L. Cannon