



ARCHITECTURE PLANNING URBAN DESIGN

April 26, 2019

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

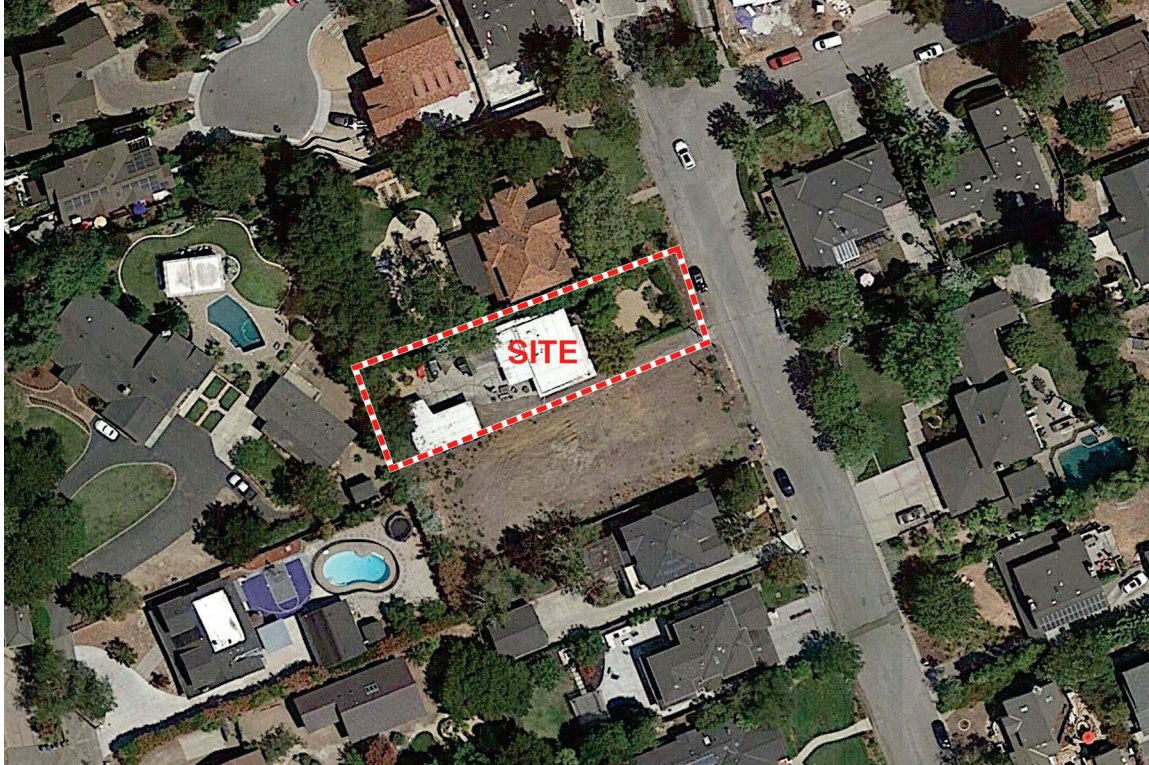
RE: 15921 Linda Avenue

Dear Sean:

I reviewed the drawings and evaluated the site context. I have previously reviewed five other nearby homes on Linda Avenue. My comments and recommendations are as follows:

Neighborhood Context

The site currently contains an existing small house. It is located in an established neighborhood containing both older and newer homes with a mix of one and two-story homes of mixed traditional architectural styles. Photographs of the site and its surrounding context are shown on the following page.





Site with approved new house to the immediate left



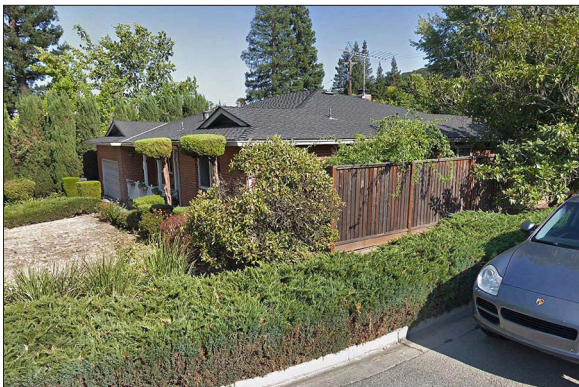
The Site



Nearby House to the left



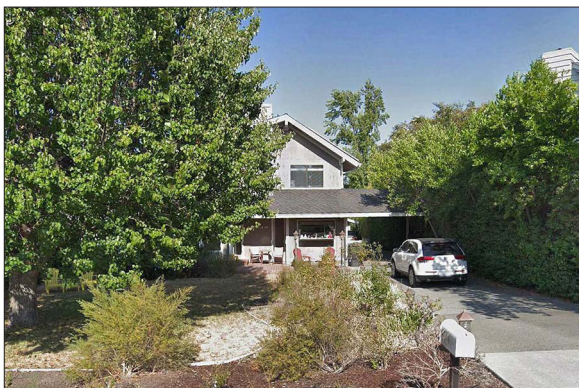
House to the immediate right



Nearby House across Linda Avenue



Nearby House across Linda Avenue



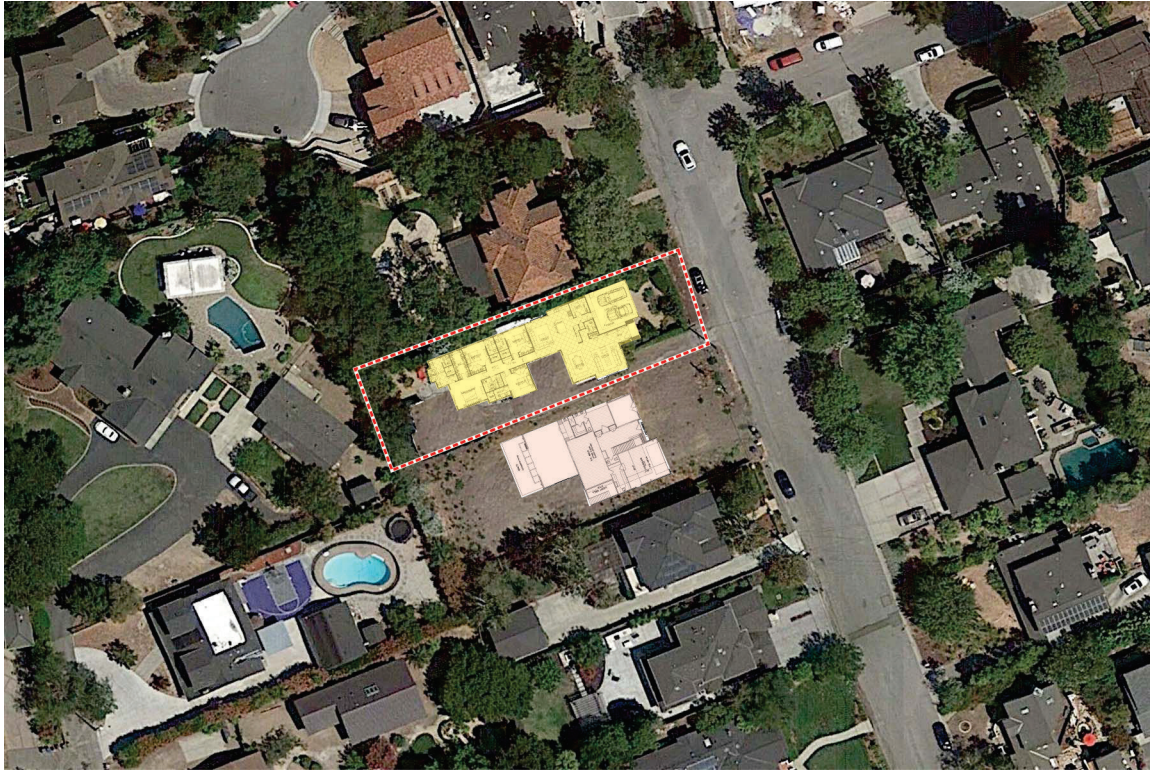
Nearby House across Linda Avenue



Nearby House across Linda Avenue

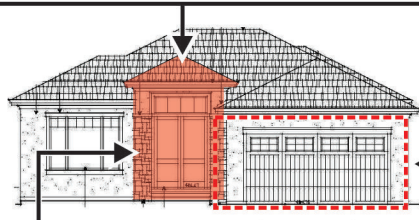
Concerns and Issues

The proposed house has a relatively large footprint compared to others in the neighborhood and the recently approved new home on the adjacent parcel - see illustration below. However, the proposed house would be one-story in height compared to the others which are largely two-stories tall.



There are, however, a few issues as follows:

Tall entry is out of character with preponderance of under eave entries in the neighborhood



Stone limited to use on the front elevation is inconsistent with Residential Design Guideline 3.2.2

Projecting garage is inconsistent with Residential Design Guideline 3.4.1

1. The tall entry element is out of character with this neighborhood and is not consistent with Residential Design Guideline 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.*

2. The use of stone on the front elevation without carrying the material around on other facades 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.*

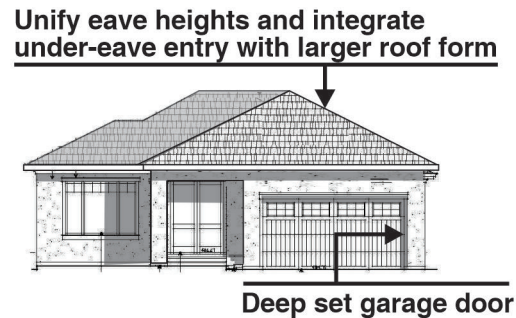
4. The garage projecting in front of the remainder of the house is not consistent with Residential Design Guideline 3.4.1.

3.4.1 Limit the prominence of garages

- *Avoid designs that allow the garage to dominate the street facade.*
- *Set garages back from the front facade.*
- *Recess garage doors as much as possible from the garage facade.*
- *Integrate the garage into the house forms in a manner that de-emphasizes the garage doors.*

Recommendations

1. Eliminate the stone on the front elevation or carry the stone consistently around all facades of the house.
2. Deep set the garage door.
3. Modify the entry to be more consistent with the norm of the neighborhood by integrating the entry with the garage roof form and providing an under-eave entry similar to others in the neighborhood.



While this would not set the garage back, it would align it with the entry, and diminish the appearance of a projecting garage.

Sean, 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