



May 4, 2021

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

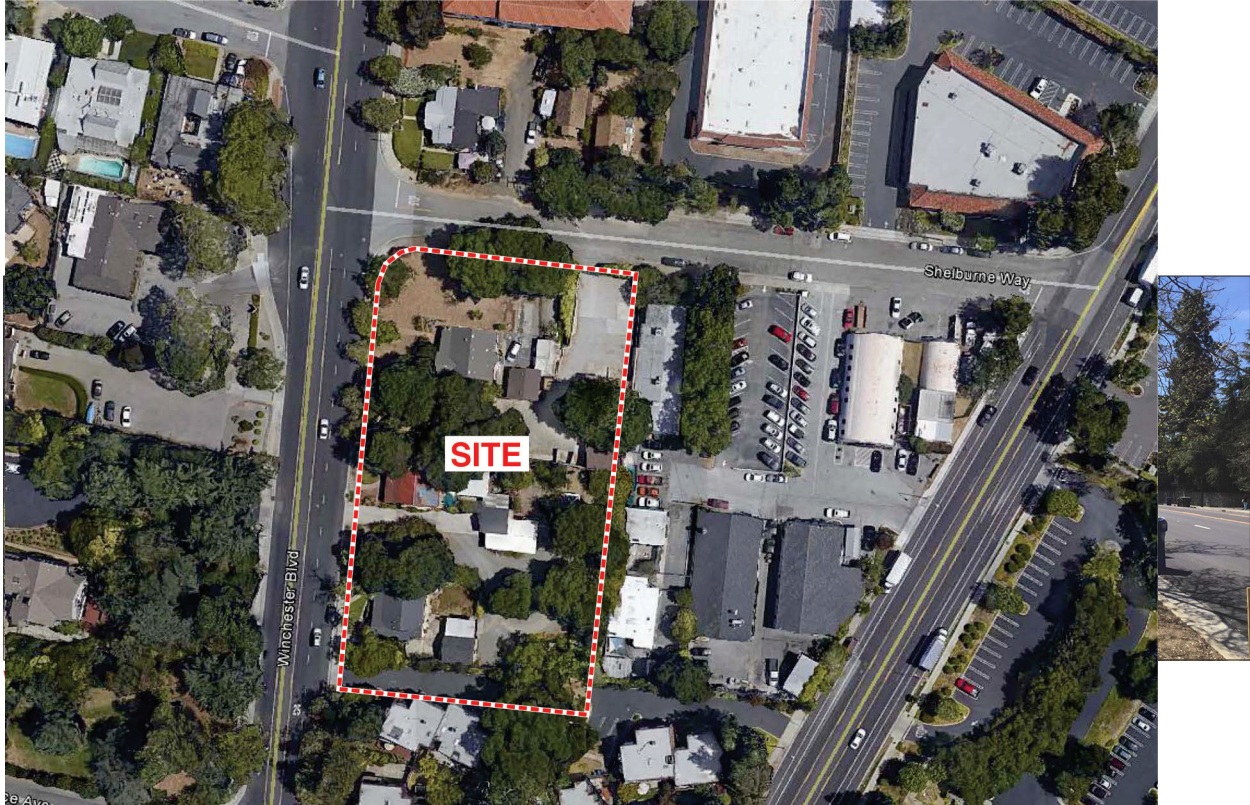
RE: 15860 Winchester Blvd.

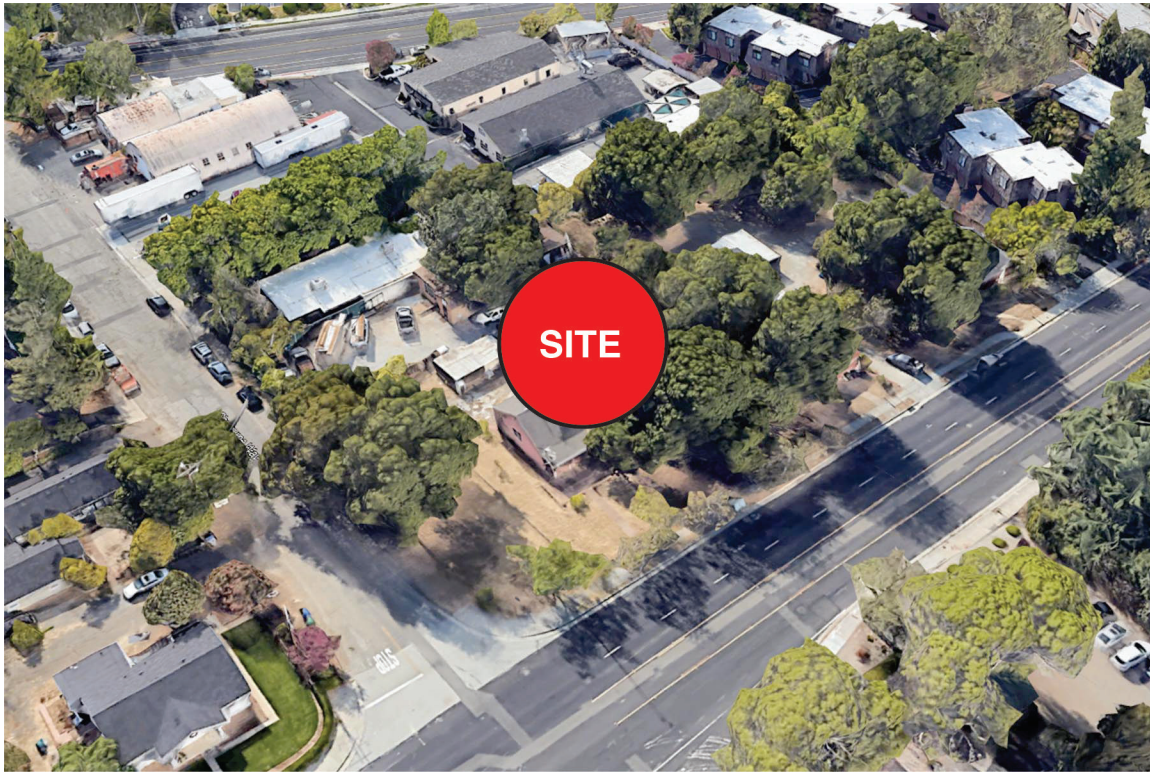
Dear Diego:

I reviewed the drawings, and evaluated the site context. I am familiar with the site from my review of a previous development proposal in 2015. My comments and recommendations are as follows:

Neighborhood Context

The site is composed of three adjacent lots fronting on Winchester Blvd., and one site fronting on Shelburne Way. Commercial uses are to the east, and nearby Winchester Blvd. frontages are occupied by a mix of residential and commercial uses. Photos of the site and surrounding neighborhood are shown on the following page.





View to the site from corner



Structure across Shelburne Way from site



View across Winchester Blvd.



View across Winchester Blvd.

ISSUES AND CONCERNS

The proposed Memory Care and Assisted Living facility is divided into three major wings with connecting groups of rooms along the east edge of the site. The design with the three major wings allows the large building mass to be broken up into a scale along Winchester Blvd. that improves its comparability with the surrounding buildings framework along Winchester Blvd. - see aerial sketch below.



The project has much to admire and little or nothing to be concerned about. Some of the building details that contribute to its design unity and high quality of design include the following.

- Wide roof overhangs with trim and exposed rafter tails.
- Top floor color and trim that will work to reduce the visual mass of the building.
- Inset balconies which strengthen the residential scale and character of the project.
- Hip and shed roofs at the second level that break up the building's visual mass.
- Sensitive treatment of the loading bay on Shelburne Way.
- Trellises and other high quality details that enhance the visual richness of the facades and residential scale and character of the building.
- Design detailing and landscaping of the taller retaining walls on the north and south facades.





RECOMMENDATIONS

I do not have any recommendations for changes.

Diego, 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