



August 11, 2021

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

RE: 16195 George Street

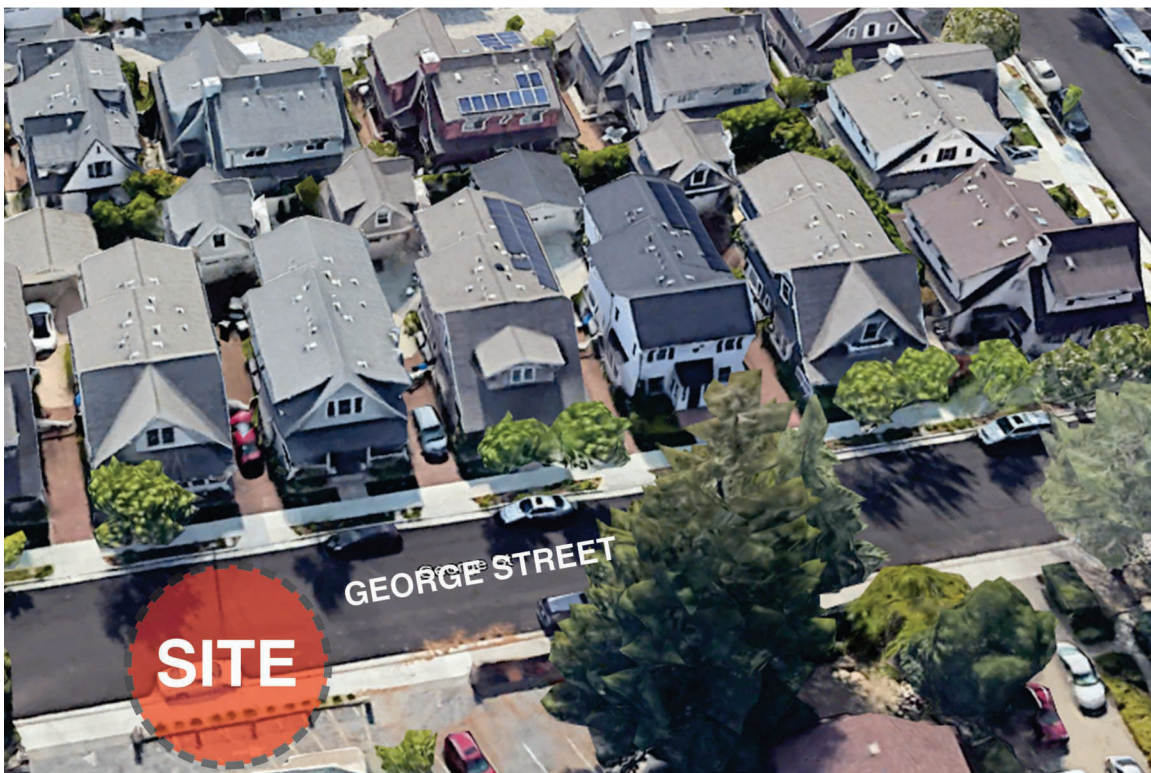
Dear Ryan:

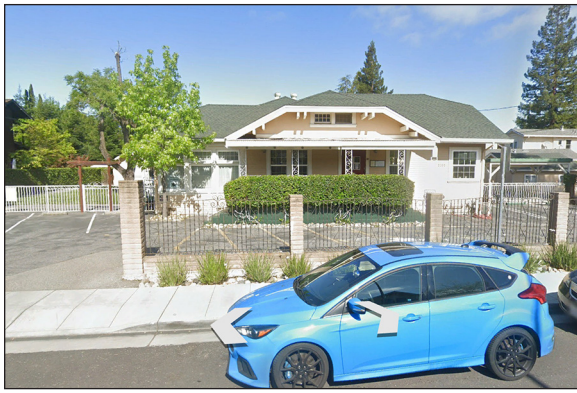
I reviewed the drawings, and evaluated the site context. My comments and recommendations are as follows:

NEIGHBORHOOD CONTEXT

The site is located in an established neighborhood with a large number of new traditional style homes nearby, including the new Laurel Mews development immediate across George Street from the site. I have previously reviewed all of these new homes. Nearby homes are largely two-stories in height. The site is shown on the photos of the site and its surroundings on the following page.



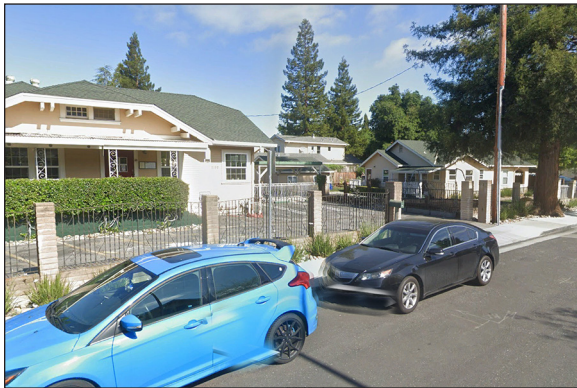




THE SITE



THE SITE: Left side of parcel



THE SITE: Right side of parcel



Approved home to the immediate right



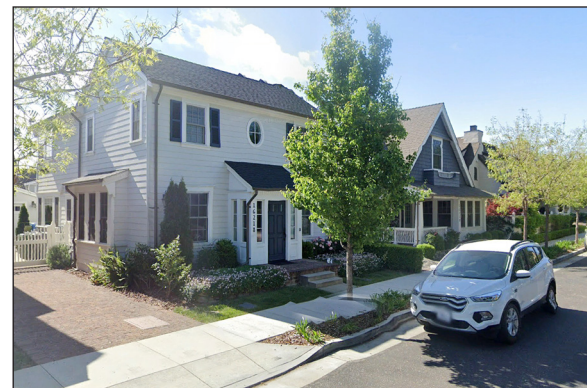
Nearby home to the left



Home to the immediate left



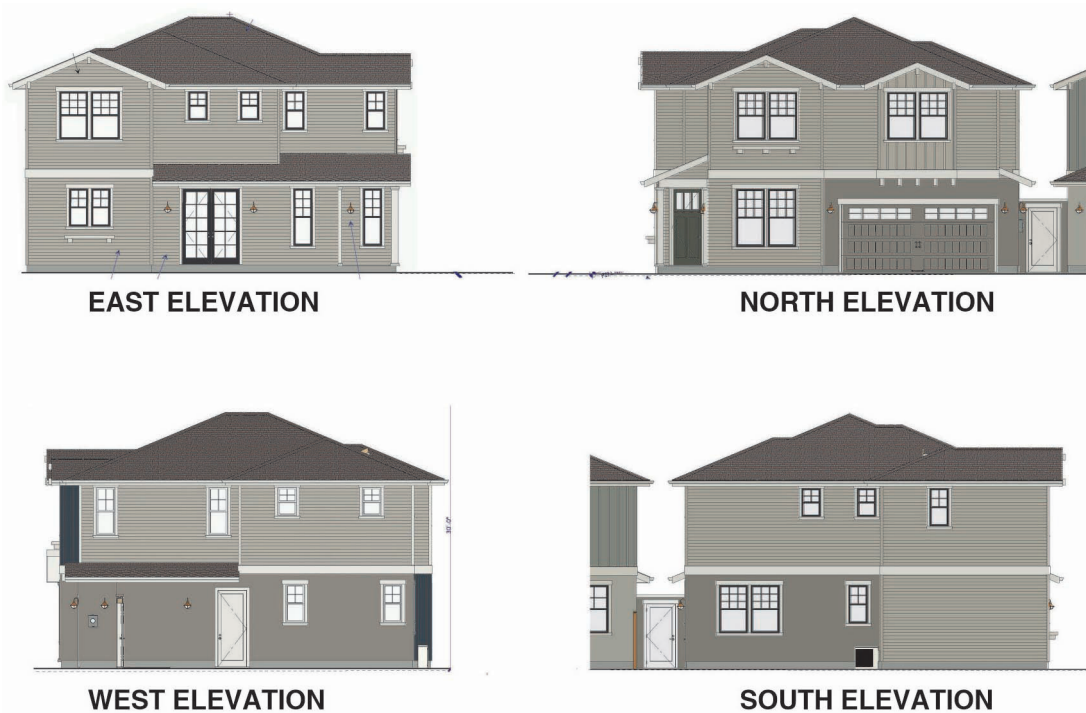
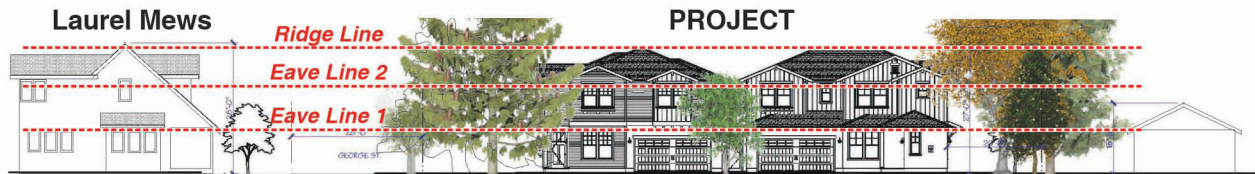
Nearby homes across George Street



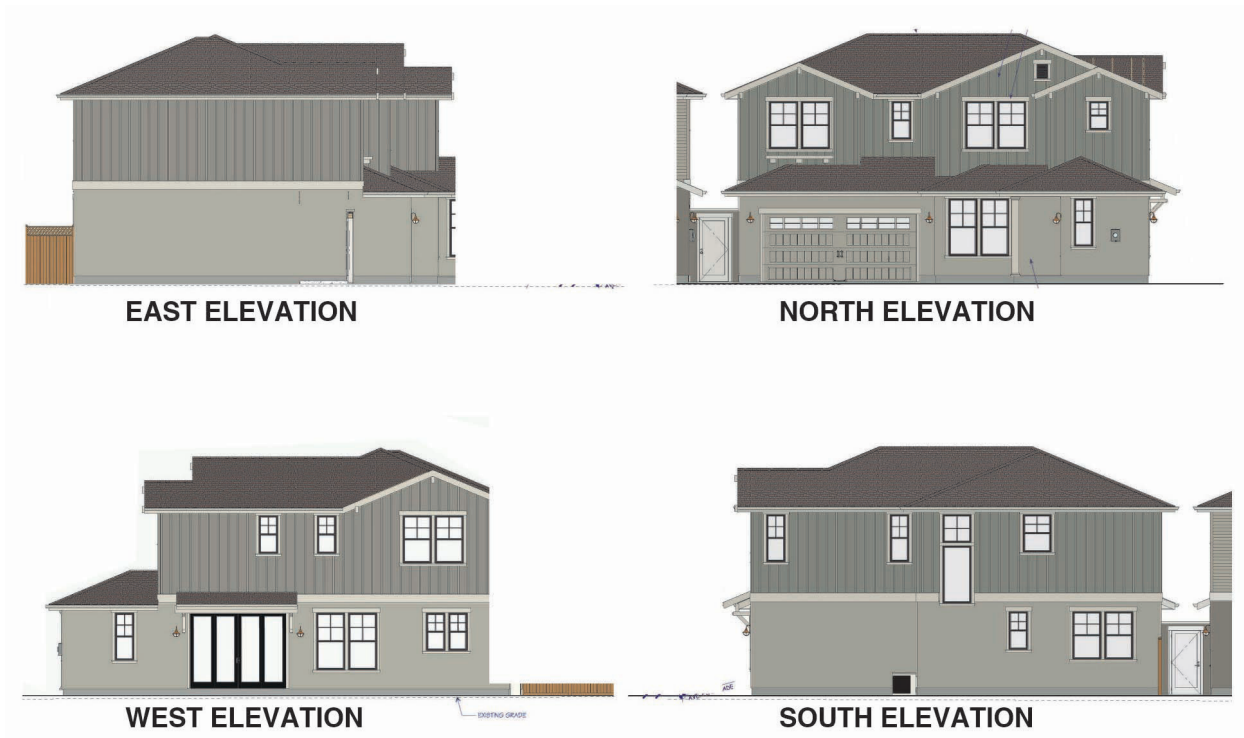
Nearby homes across George Street

ISSUES AND RECOMMENDATIONS

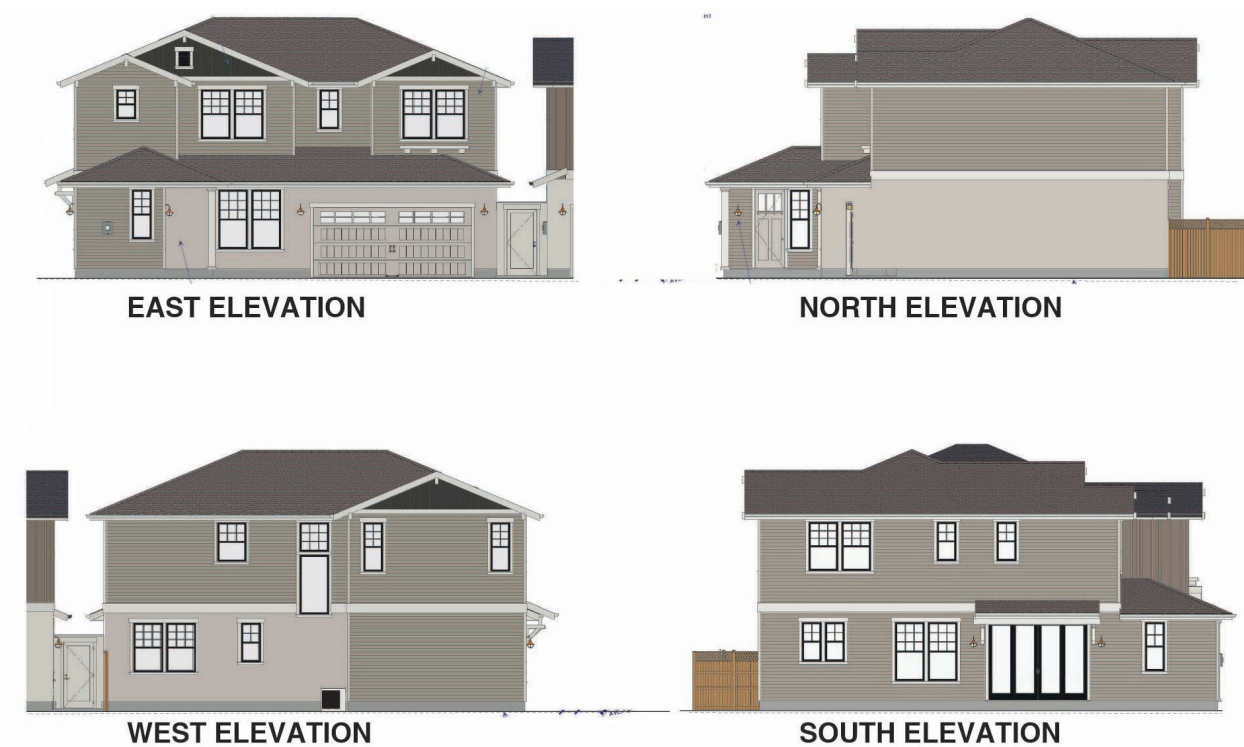
The four proposed new homes are well designed, and are similar in height, scale and character to the Laurel Mews homes immediately across George Street, and to other homes nearby - see street front elevation, streetscape section illustration and unit elevations below.



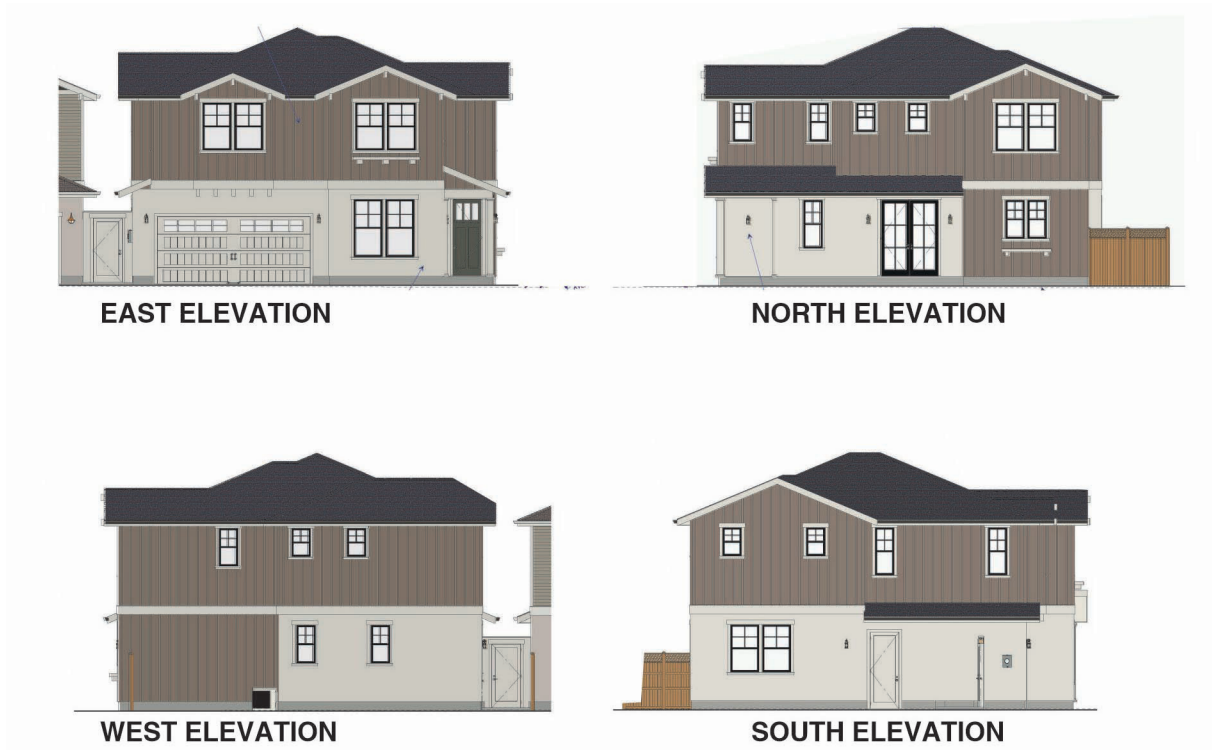
UNIT 1 ELEVATIONS



UNIT 2 ELEVATIONS



UNIT 3 ELEVATIONS



UNIT 4 ELEVATIONS

I reviewed the drawing carefully, and found only one item worthy of concern and further discussion.

1. Architectural Details

As noted above, the units are well designed, but the graphic elevations and sketches show very simple and limited details - see examples on the sketch below.



Details look overly simplifies as rectangular blocks
Compare to similar details on homes across George Street

Recommendations

Increase the amount of architectural detailing, and refine the details consistent with the traditional architectural style. Details may vary, but the examples shown below from the Laurel Mews project and elsewhere in Los Gatos would be a good starting point for consideration of type and quality of detailing.



Gable end supports



Gable end supports



Projecting windows and bays supports



Projecting windows and bays supports



Porch beams and columns



Window trim



Wood columns and beam



Recessed garage doors

Ryan, I have no other recommendations for change.

Sincerely,

CANNON DESIGN GROUP

Larry L. Cannon