



August 4, 2021

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

RE: 118 Olive Street

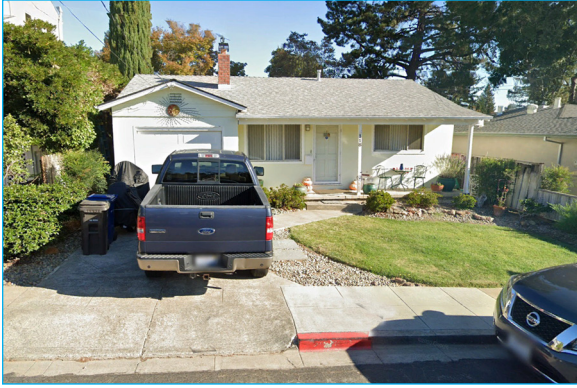
Dear Sean:

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 containing a mix of one and two-story homes. Photos of the site and surrounding neighborhood context are shown on the following page.





The Site and Existing House



Houses immediately to the left



House to the immediate left



House to the immediate right



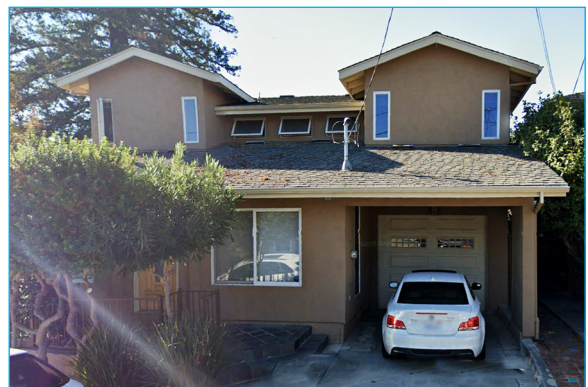
Nearby house immediately across Olive Street



Nearby house to the right



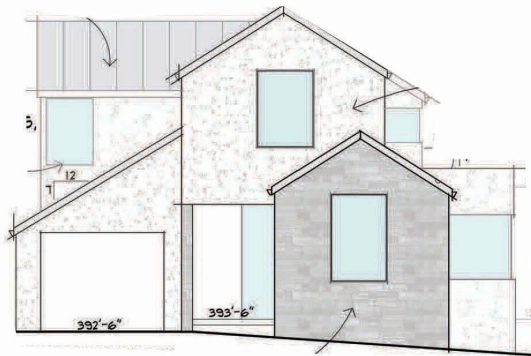
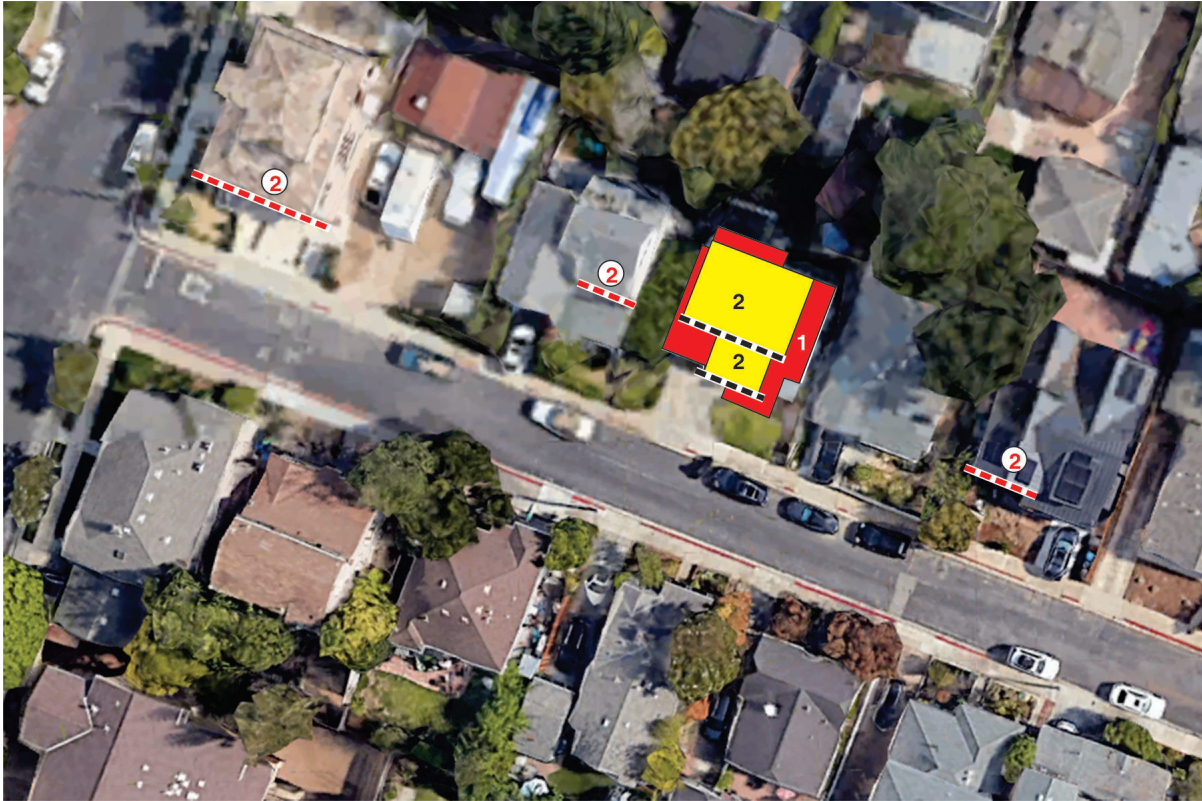
Nearby house across Olive Street



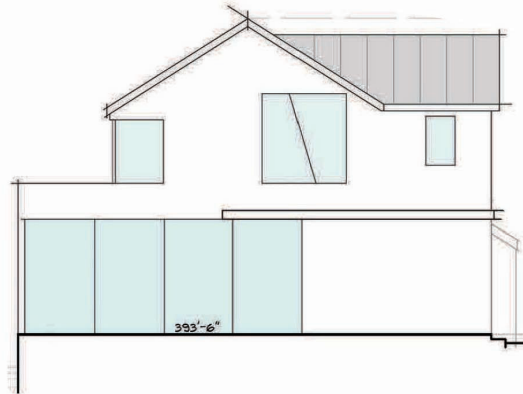
Nearby house across Olive Street

ISSUES AND CONCERNS

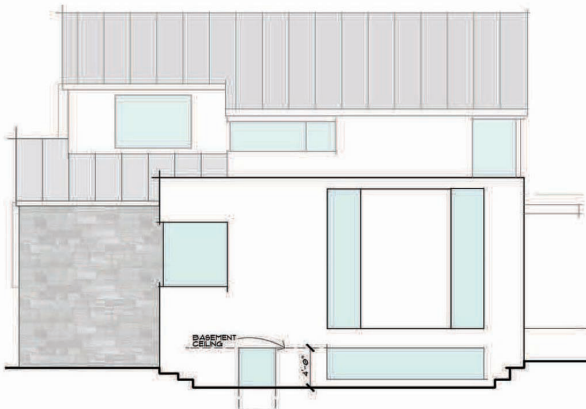
The proposed first and second floor footprints, shown in relationship to other nearby homes, and elevations are shown below.



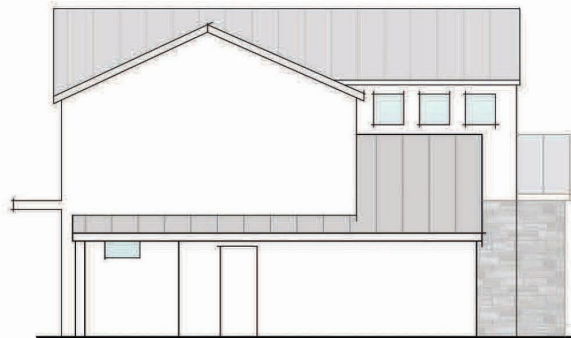
Proposed Front Elevation



Proposed Rear Elevation

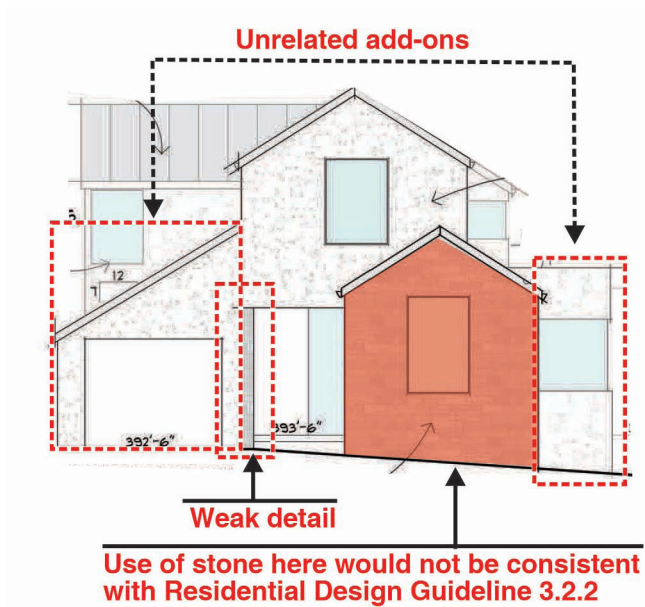


Proposed Right Side Elevation



Proposed Left Side Elevation

The additions seem appropriate, and have the potential to blend well with the existing house and immediate neighborhood. There are, however, a few issues, as follows:



1. The use of stone on the front elevation, while not carrying it around consistently on the other three facades would not be consistent with Residential Design Guideline 3.2.2.

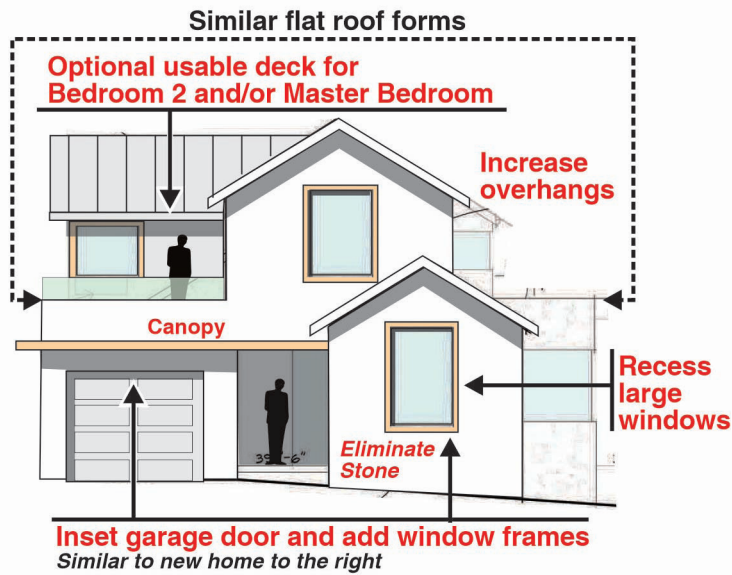
3.2.2 Design for architectural integrity

- 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.
2. The column detail shown at the entry is not well detailed, and does not look like it is an integral part of the facade,
 3. The existing house is simple in its forms, and the addition should relate to that. However, the garage form and the popout form on the right side elevation at the Family Room/Kitchen are quite foreign to main forms of the house and to each other.
 3. There appears to be no trim at the window, and windows do not appear to be substantially recessed from the face of the wall which would not be 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. Head trim depth should be equal to or wider than the jamb casing, but not less than one-sixth of the opening width.
 - Projecting window sills and heads are strongly encouraged unless the architectural style would not normally have those features.
 - 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.
4. Gable roof slopes do not match which would not be consistent with Residential Design Guideline 3.5.1.

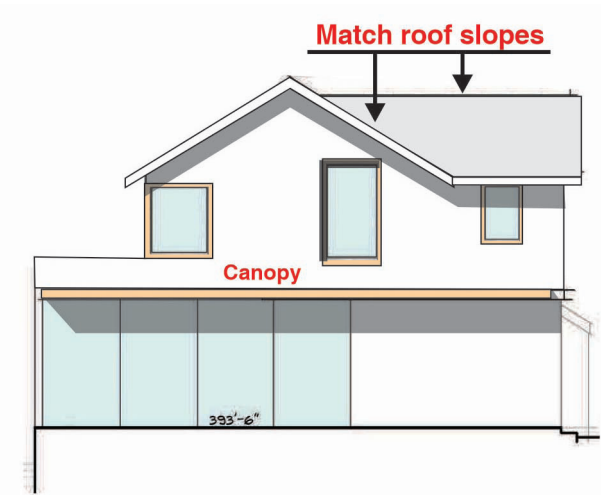
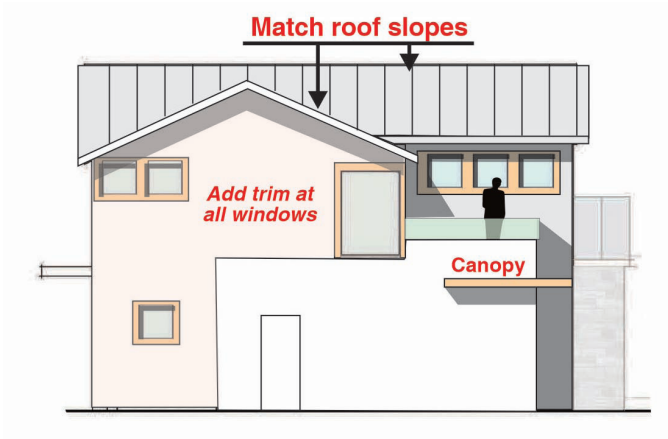
RECOMMENDATIONS



1. Use similar flat roof forms on both the garage and Family room/Kitchen popout. Optional usable roof deck over garage for Bedroom 2 and/or Master Bedroom.
2. Integrate the entry column into the garage wall, and add a canopy over the entry and the garage.



3. Recess the garage door - similar to new home nearby to the right (photo below).
4. Match the gable roof slopes.
5. Add trim to all windows consistent with Residential Design Guideline 3.7.4 and recess large windows- similar to new home nearby to the right (photo above).
6. Eliminate the stone on the front facade.



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