

May 8, 2020

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

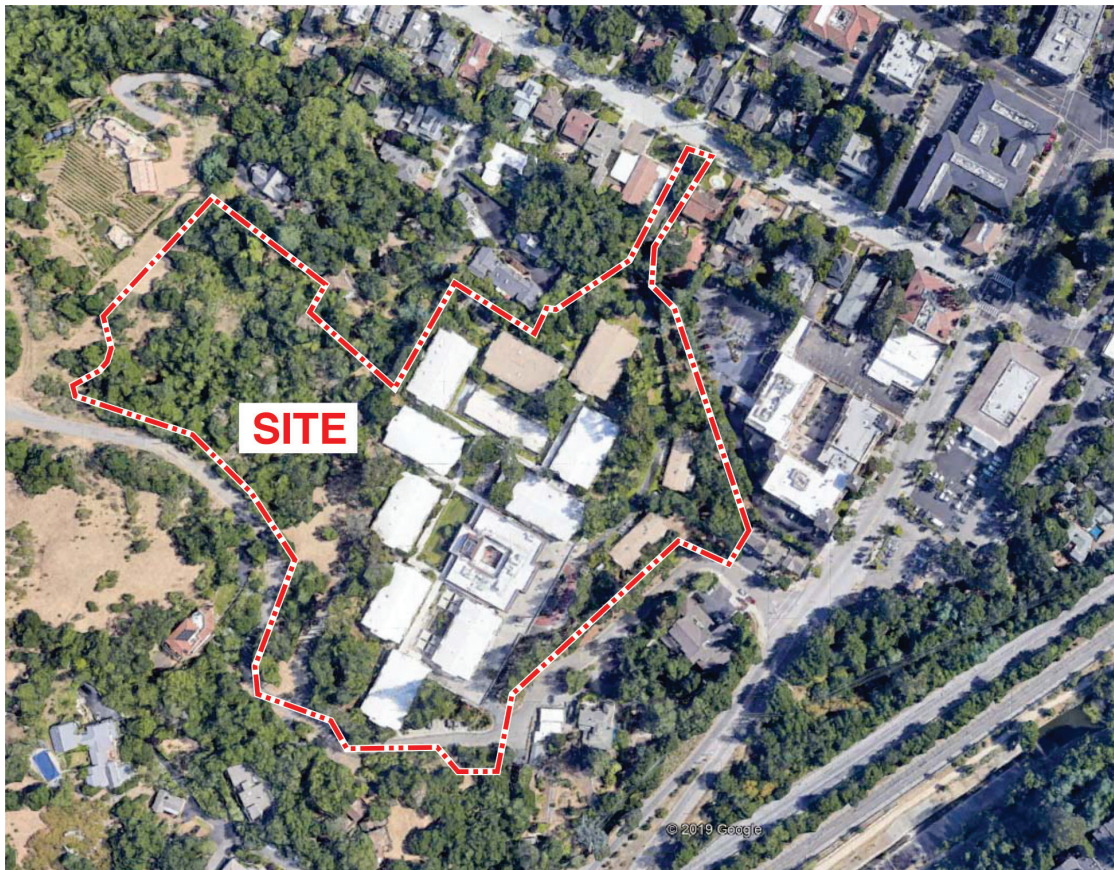
RE: 110 Wood Road

Dear Jocelyn:

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

Neighborhood Context

The site is located on a hillside parcel near Downtown Los Gatos. The proposed Los Gatos Meadows continuing retirement care facility is similar in use to the existing care facility on the site. The site is surrounded by substantial mature landscaping. A single family residential neighborhood bounds the site to the north, and a hotel and retail structures are also nearby on South Santa Cruz Avenue. Otherwise, the remainder of the site perimeter is less developed. Additional aerial photos are shown on the following page for further site context.





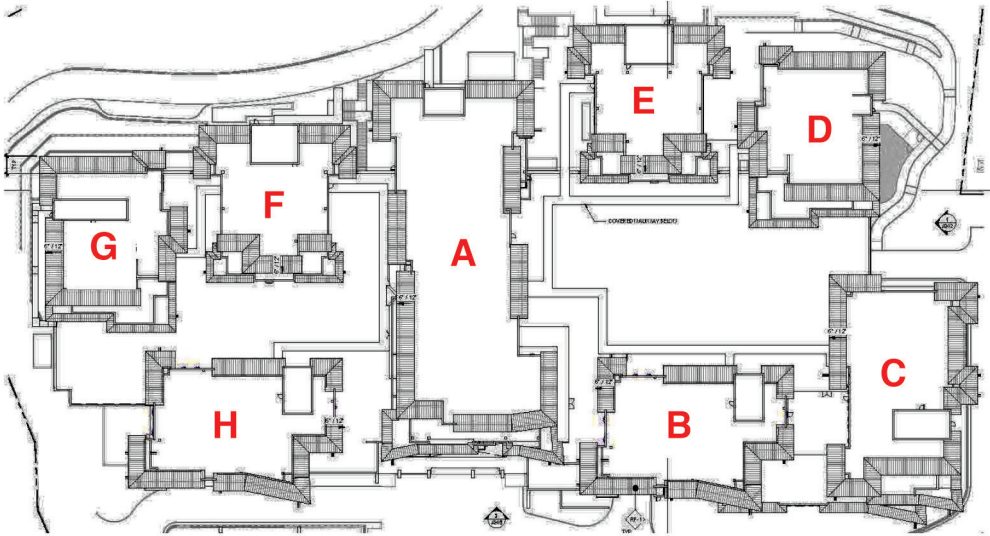
Aerial view of site from the south



Aerial view of site from the east

ISSUES AND RECOMMENDATIONS

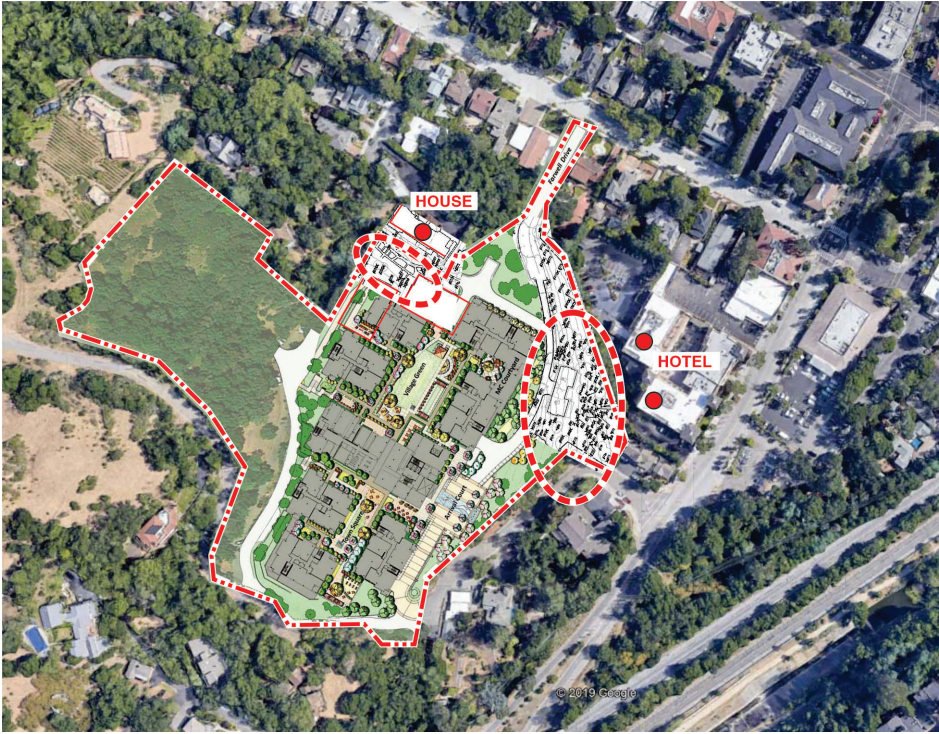
The proposed project would largely be developed within the same plan area as the existing care facility on the site - See site plan over aerial photo and the building layout plan with individual building identification letters below.

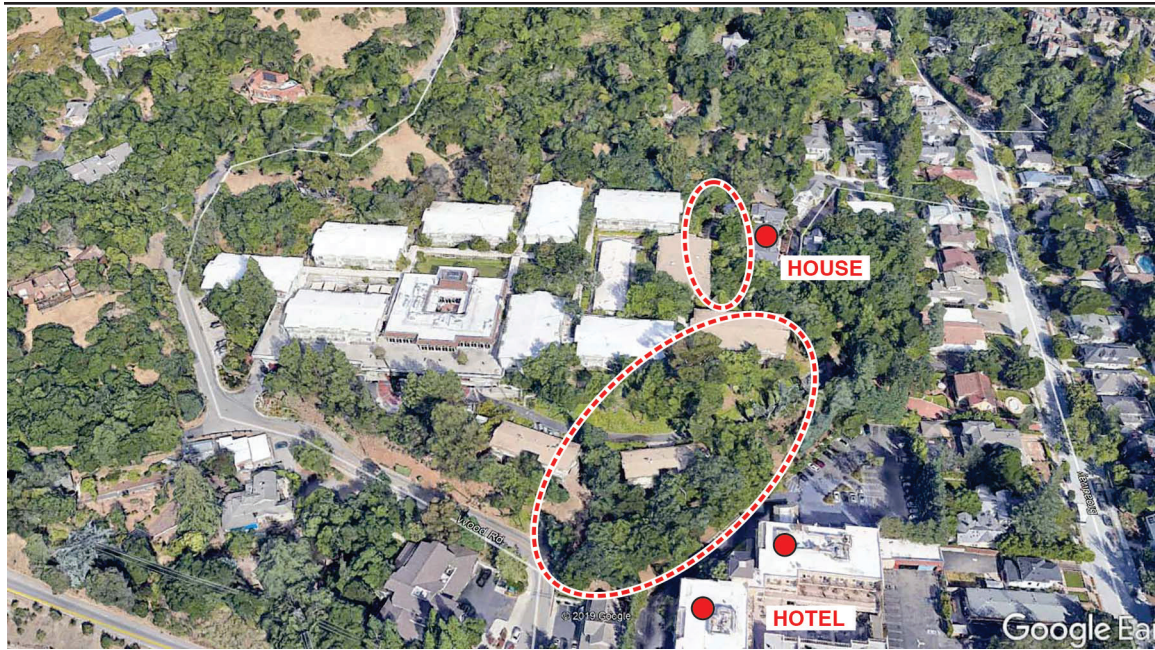


Potential visual impacts largely relate to height and proximity of a few new structures to the adjacent residential and commercial areas to the north and east and to the broader downtown area.

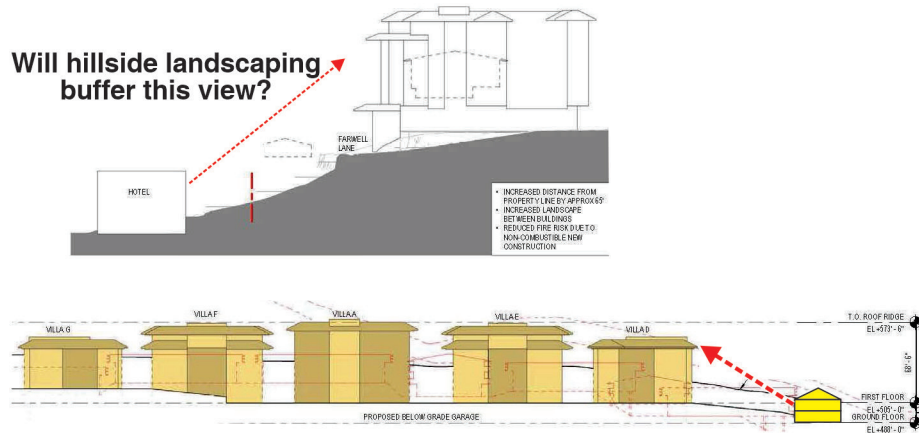


1. There are two specific areas where the removal of substantial mature landscaping and the increase in nearby building heights might create some visual impacts - adjacent to the Toll House Hotel and some of the adjacent residential neighborhood.

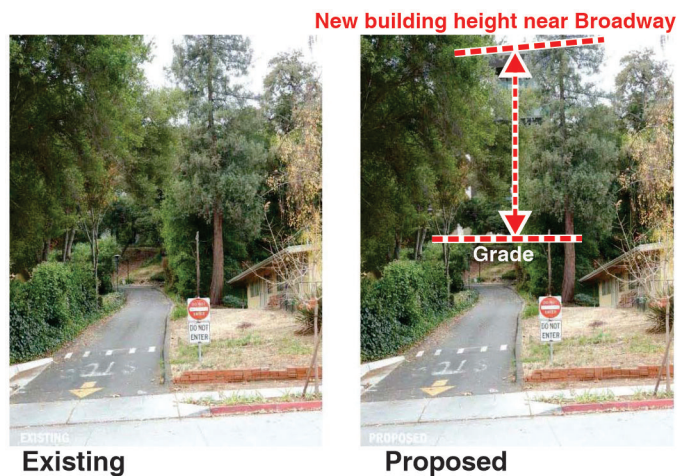




Tree removal areas of concern



There was not enough usable information regarding location and size of the trees that are proposed for retention to be able to visualize for sure their potential visual impacts on adjacent properties or public spaces.. However, the simulation photo below suggests that without adequate tree buffering, the building height and bulk might seem very much out of character with the Town. While there are no specific guidelines which I can apply to this unique project, I would note the both the Town's Commercial and Residential Guidelines emphasize a respect for and adherence to designing to fit into the Town's small scale character.



Note that the photo simulation above is located at the Farwell Lane secondary exit street at Broadway which is about 300 feet east of Clifton Avenue where the single family home closest to this site is located.

Recommendation: Request the applicant to provide additional plan and section drawings to clarify the location and scale of both the trees to be retained and any proposed new buffer landscaping.



ENTRY SKETCH



COURTYARD SKETCH

Recommendations:

I have no recommendations for changes to the building designs. Staff, however, may wish to discuss the materials palette with the applicant. The materials are of high quality, but they are largely, with the exception of the stone veneer, metal and concrete faux simulations of natural materials. In the Town's Commercial and Residential Design Guidelines, natural materials are strongly encouraged although provisions are made in the Residential Design Guidelines for use of synthetic materials under some circumstances (Guideline 3.8.1: Use high quality materials).

Jocelyn, please let me know if you have any questions, or if there are other issues that I did not address.

Sincerely,

CANNON DESIGN GROUP

A handwritten signature in black ink that reads "Larry L. Cannon". The signature is written in a cursive, flowing style.

Larry L. Cannon

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