



ARCHITECTURE PLANNING URBAN DESIGN

July 18, 2023

Ms. Savannah Van Akin
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95031

RE: 16510 Topping Way

Dear Savannah:

I reviewed the drawings and evaluated the neighborhood context. My comments and recommendations on the design are as follows:

NEIGHBORHOOD CONTEXT

The site is located in an established neighborhood of one and two story traditional homes. Photos of the site and its surrounding neighborhood are shown on the following page.





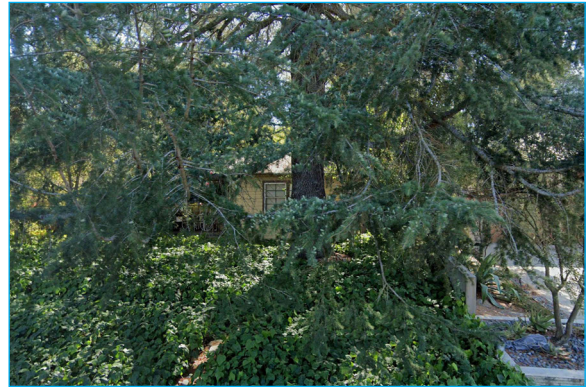
THE SITE



House immediately across Topping Way



House immediately to the left



House immediately to the right



Nearby house across Topping Way



Nearby house across Topping Way



Nearby house to the right



Nearby house to the right

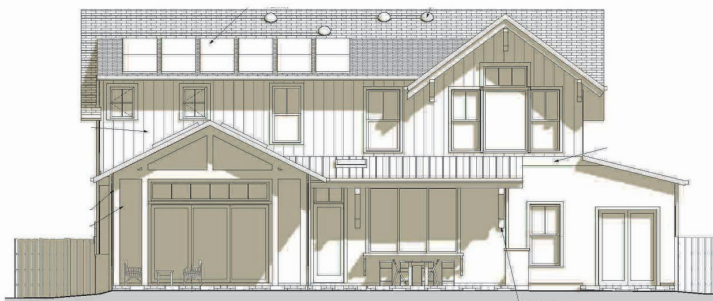
PROPOSED PROJECT



Proposed Front Elevation



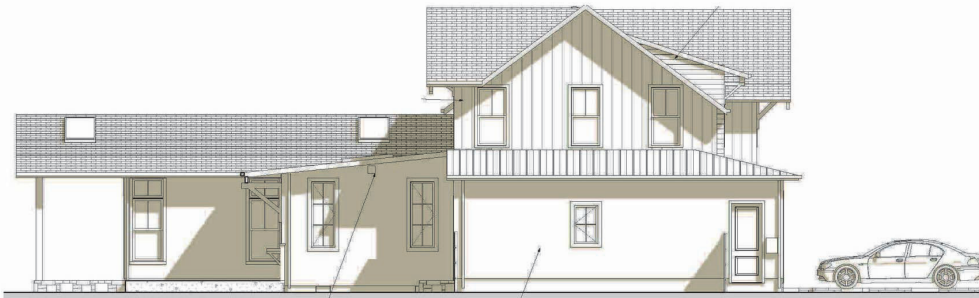
Proposed Front Elevation



Proposed Rear Elevation



Proposed Rear Elevation



Proposed Left Side Elevation



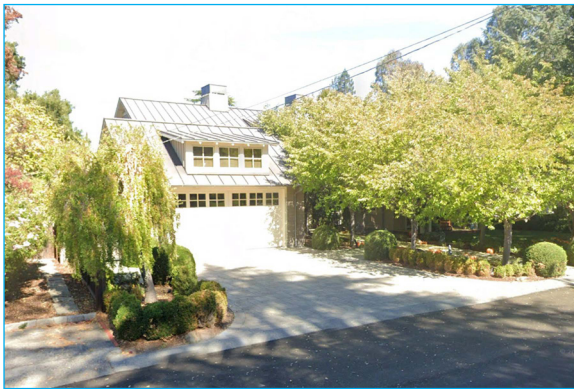
Proposed Right Side Elevation

ISSUES AND CONCERNS

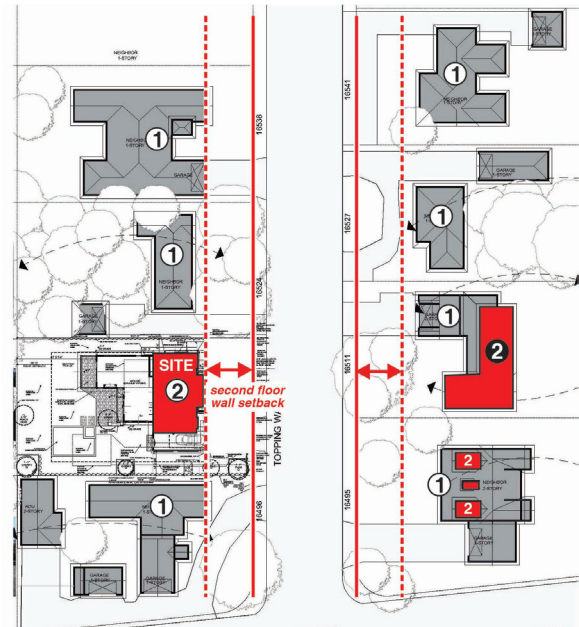
The proposed house is very well designed in a traditional architectural style and with details that are consistent with the style and the diversity of this neighborhood. There are only a few issues related to the Town's Residential Design Guidelines.

1. The proposed house has a partial second story. The majority of nearby homes are one story in height, but there are two homes in the immediate neighborhood with partial second stories.

One of them has a two story wall at its front facade but it is screened from view by heavy tree landscaping and set back from the street - see photos below.

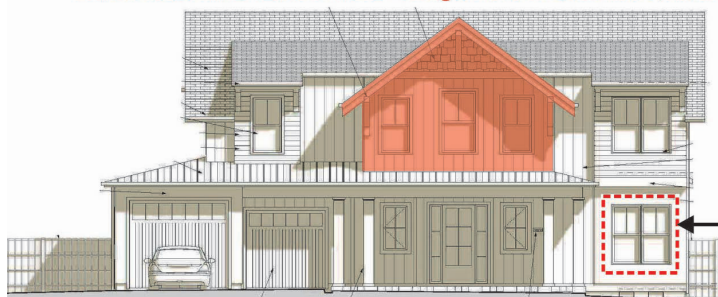


The second home has its second story imbedded within its roof form - see photo below.



In both cases the second floor facades are set much further back from the street than this proposed house - see illustration to the right.

Height and bulk at the front facade are close to the street and not consistent with Residential Design Guidelines 2.3.1, 2.3.2 and 3.3.2



Window trim is smaller on some windows and may not be consistent with Residential Design Guideline 3.7.4





2.3.1 Design two story houses in predominantly one story neighborhoods to blend with the smaller homes.

Two-story houses may not be appropriate for every neighborhood. For neighborhoods dominated by one-story homes, an effort should be made to limit the house to one-story in height or to accommodate second floor space within the existing roof. If a two-story house is proposed in this type of a neighborhood, the house shall be designed to blend with the smaller homes.

2.3.2 Avoid structures with height and bulk at front and side setback lines which are significantly greater than those of the adjacent homes

3.3.2 Height and bulk at front and side setbacks

- *Two story houses may not be appropriate for every neighborhood. For neighborhoods dominated by one story homes, an effort should be made to limit the house to one story in height or to accommodate second floor space within the roof form as is common in the Craftsman Style.*
- *Avoid eave lines and roof ridge lines that are substantially taller than the adjacent houses.*
- *Give special attention to adapting to the height and massing of adjacent homes.*

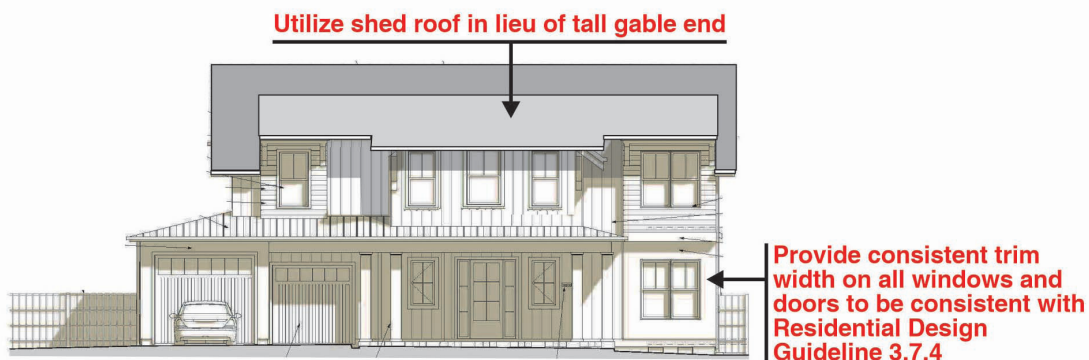
2. The windows shown are appropriate to the style but the width of trim shown on the various windows is not consistent

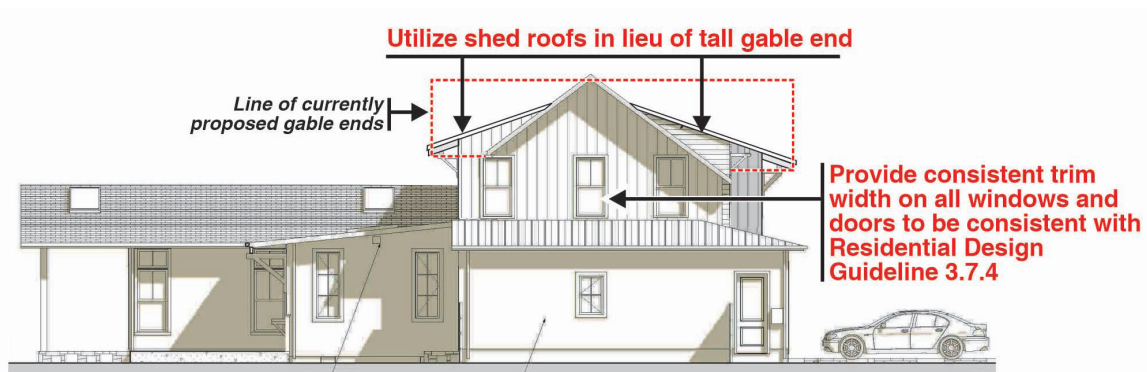
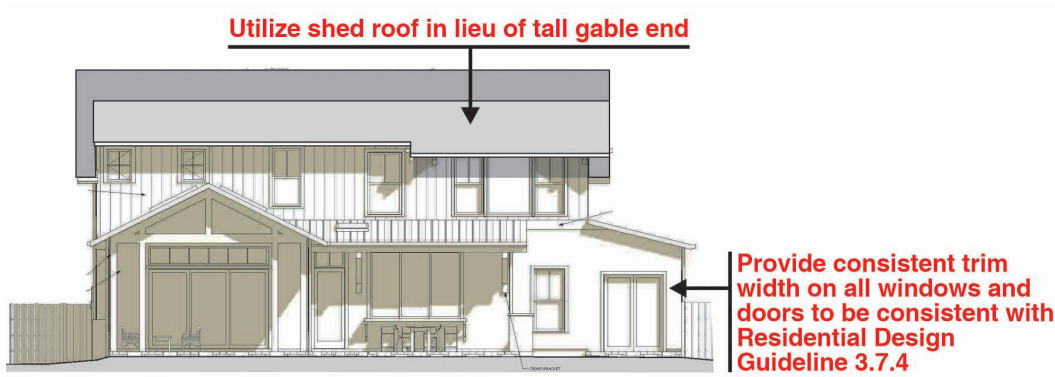
RECOMMENDATIONS

1. **Utilize a shed roof on the front and rear elevations in lieu of the proposed projecting gable roofs.**
2. **Provide consistent trim on all windows and doors 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.*





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

Sincerely,
CANNON DESIGN GROUP

Larry L. Cannon

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