



ARCHITECTURE PLANNING URBAN DESIGN

July 23, 2021

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

RE: 400 Surmont Drive

Dear Ryan:

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

NEIGHBORHOOD CONTEXT

The site is located on a large sloping site behind single family homes facing Westhill Drive. Other homes to rear and either side of the site are located quite some distance from the site. The site does not appear to be visible from Westhill Drive. The site is shown on the photos of the site and its surroundings on the following page.

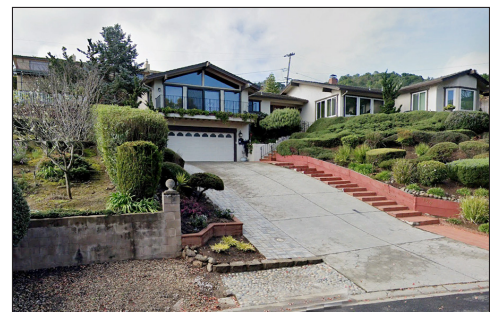




Proposed homes in the neighborhood context



View to site from end of Surmont Drive



View from Westhill Drive

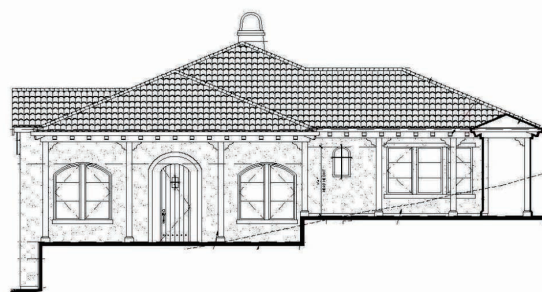
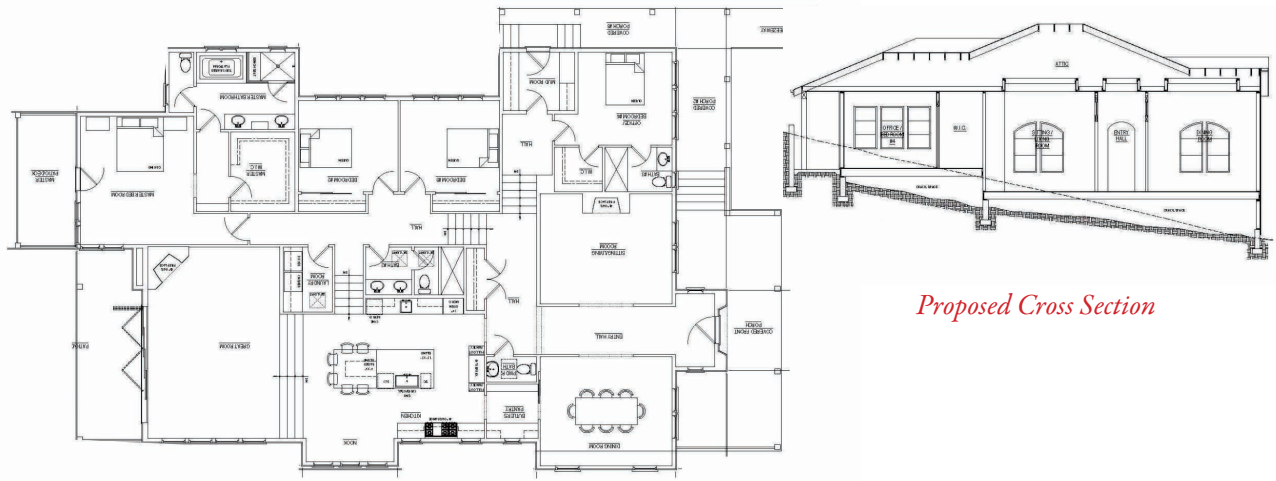


Home immediately below the site

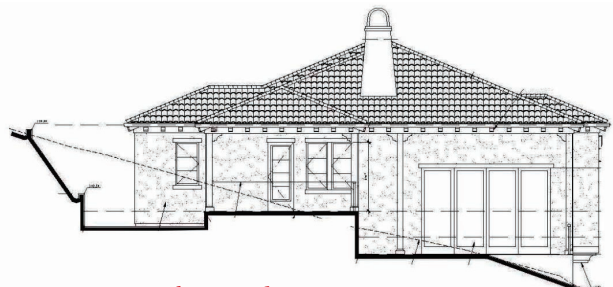
ISSUES AND CONCERNS

The proposed project includes two single family detached homes each designed in its own unique traditional style. The immediate neighborhood of homes along Westhill Drive are located such that they have little direct influence on the design of these two new homes. Each proposed home is limited to one-story in height, and designed to blend into the natural topography of the site. They are well designed with substantial facade articulation and authentic architectural details carried consistently around all sides of the homes - see proposed plans, elevations and sections below and on the following page.

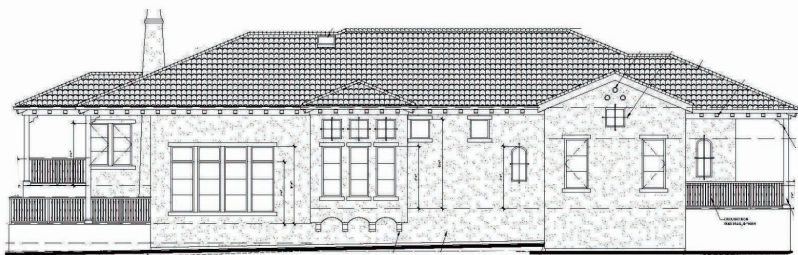
PARCEL 1



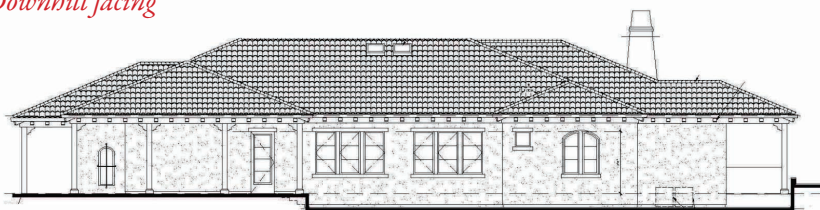
Proposed Front Elevation



Proposed Rear Elevation

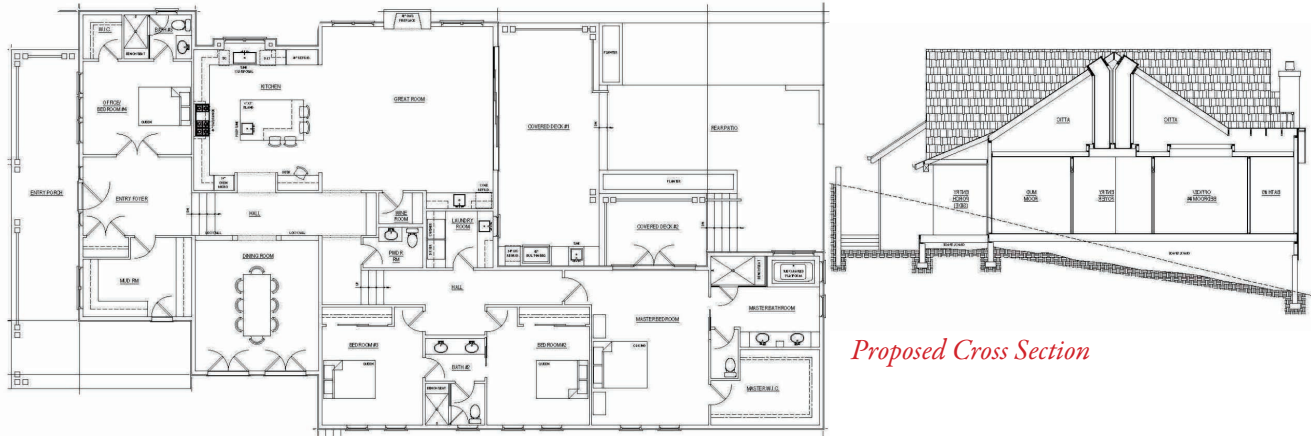


*Proposed Left Side Elevation
Downhill facing*



Proposed Right Side Elevation

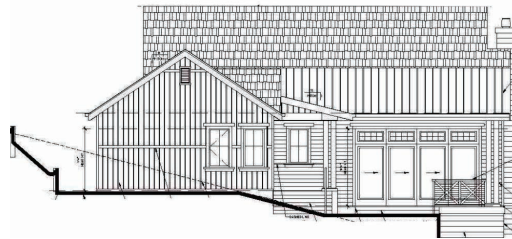
PARCEL 2



Proposed Cross Section



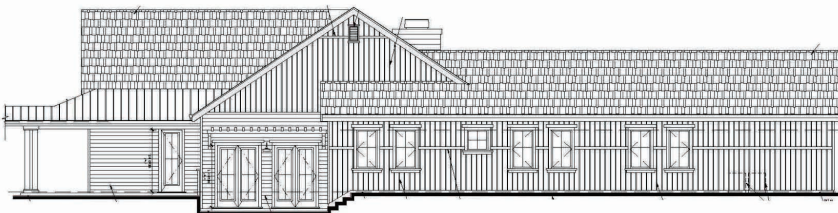
Proposed Front Elevation



Proposed Rear Elevation



*Proposed Left Side Elevation
Downhill facing*



Proposed Right Side Elevation

I was only able to identify a couple of minor concerns as follows.

Parcel 1 Windows

Window details are not provided, but viewing the building sections, it does not appear that the windows are adequately recessed for this architectural style without window trim. This 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

- *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.*
- *Divided lights (i.e., larger window panes broken up into smaller pieces) are common in many home styles found in Los Gatos. Use either vertical or square proportions for the smaller window elements. Be consistent in the proportions (i.e., the ratio of the horizontal to the vertical dimension) of the smaller panes. Do not use snap in flat grids to simulate divided lights. Use either true divided lights or one of the newer window systems that have dimensional muntins on both the exterior and interior of the glass along with a spacer muntin between the panes of glass. Use consistently for windows on all sides of the house.*

Recommendations: Provide an adequate recess for all windows and assure that the size of the window head trim and sills are properly scaled for the size of the home.

Two examples of recessed windows are shown in the photos below.



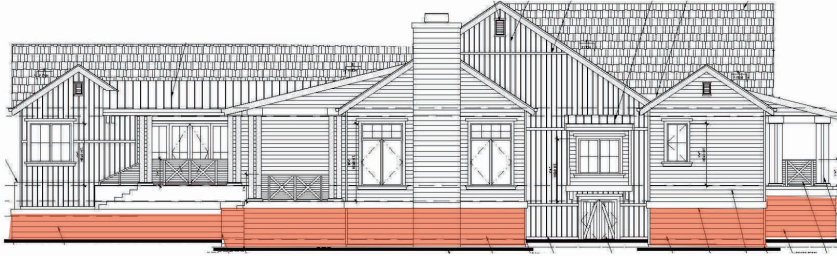
True
Divided Lites



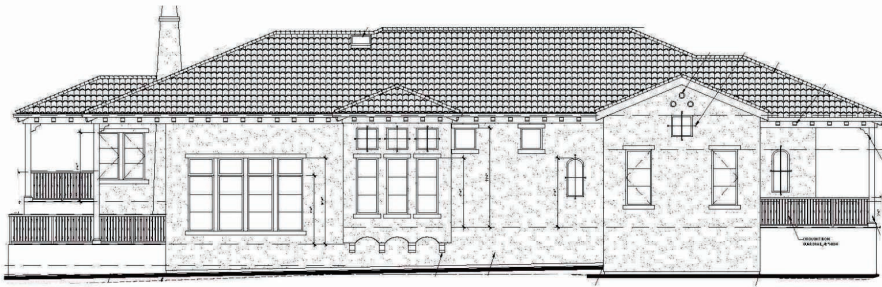
Simulated
Divided Lites

Parcel 2 Wall Base Material

This will be a judgement call for the architect and applicant, but using board form concrete at the exposed base for the walls may not be best solution for this architectural style. On the downhill elevation where a substantial amount of the wall base is exposed, the result may be visually appear to be a refined wall material sitting on a podium of concrete - see diagram below.



I noted that on the Parcel 1 home downhill elevation, the stucco wall surface would extend down the full height of the wall - see comparable downhill elevation below.



Recommendations: Reevaluate the Parcel 2 building base materials, details and potential buffer landscaping.

Ryan, I have no other recommendations for change.

Sincerely,

CANNON DESIGN GROUP

A handwritten signature in black ink, which appears to read "Larry L. Cannon". The signature is fluid and cursive.

Larry L. Cannon