



ARCHITECTURE PLANNING URBAN DESIGN

July 20, 2022

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

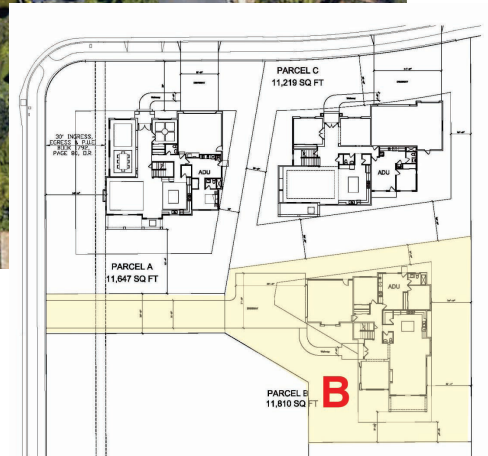
**RE: 16220 Harwood Road: Parcel B**

Dear Jocelyn:

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

### Neighborhood Context

The site is a large parcel located in an established neighborhood with a mix of one-story and two-story homes designed in traditional architectural styles. The site is currently occupied by the now closed Harwood Hills Country School. Photographs of the neighborhood are shown on the following page.



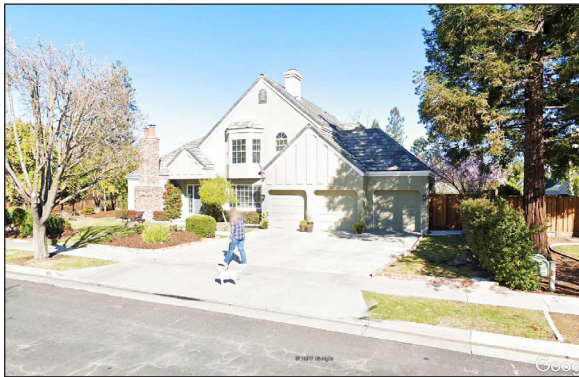




*THE SITE*



*House to the immediate right on Harwood Road*



*House immediately across Almond Blossom Lane*



*House immediately across Almond Blossom Lane*



*Nearby house to the left on Almond Blossom Lane*



*Nearby house across Almond Blossom Lane*



*Nearby house across Almond Blossom Lane*



*House immediately across Harwood Road*



## OVERVIEW

The two-story home is designed in a traditional architectural style - see proposed elevation illustrations below.



*PROPOSED FRONT ELEVATION*



*PROPOSED LEFT SIDE ELEVATION*



*PROPOSED RIGHT SIDE ELEVATION*



*PROPOSED REAR ELEVATION*

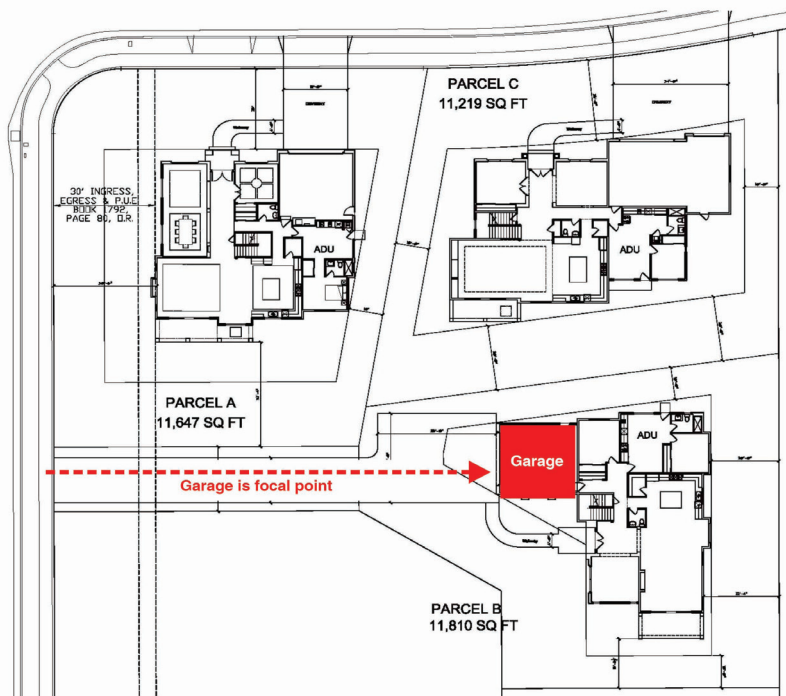
## ISSUES AND CONCERNS

The proposed house is simple and well designed to fit into the immediate neighborhood. There are just a few issues which are not consistent with the Town's Residential Design Guidelines including the following:

1. The constraints imposed by the setbacks on this parcel will result in the garage being the most prominent feature of the home relative to the street frontage and the entry drive which would not be consistent with Residential Design Guideline 3.4.1.

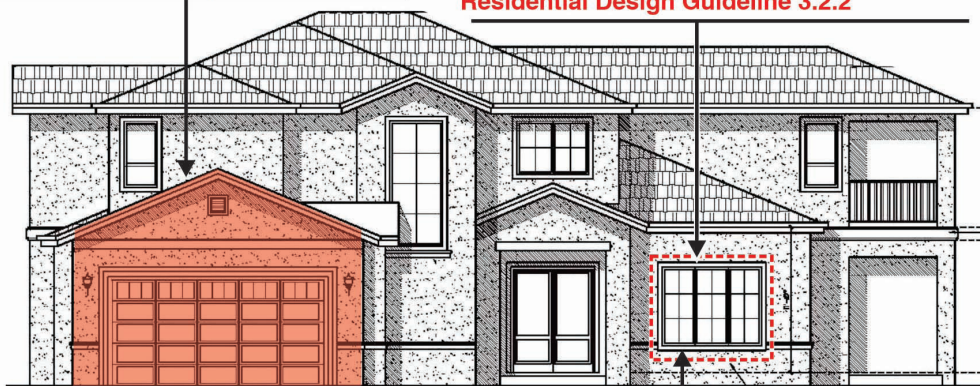
### 3.4.1 Limit the prominence of garages

- *Avoid designs that allow the garage to dominate the street facade.*
- *Set garages back from the front facade.*
- *Recess garage doors as much as possible from the garage facade.*
- *Consider adding trellises with landscaping over garage doors to soften their visual appearance.*



Garage as focal point from street and driveway is not desirable

Use of divided lite windows on the front elevation without continuing them around all sides of the house is not consistent with Residential Design Guideline 3.2.2



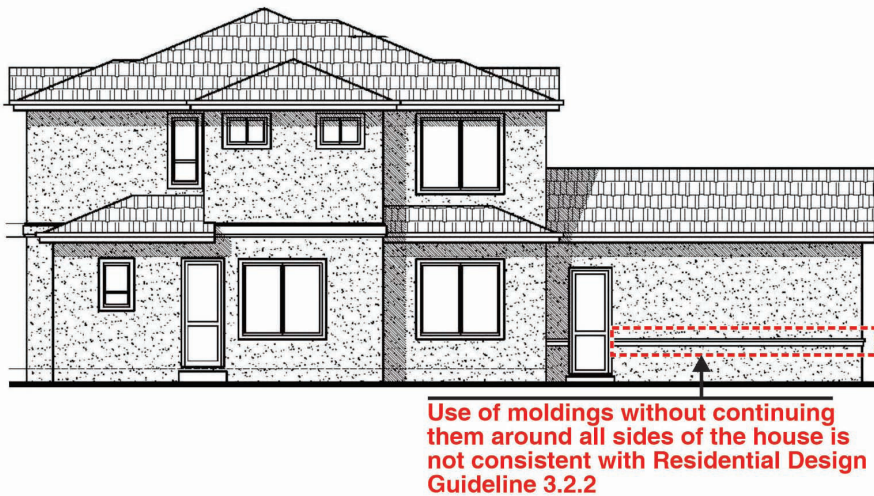
Window sill relationship to molding may be an issue  
- see Parcel A comment and recommendation



2. The divided lite windows and molding on the front of the house are not carried fully around the other three facades which is not consistent with Residential Design Guideline 3.2.2.

### 3.2.2 Design for architectural integrity

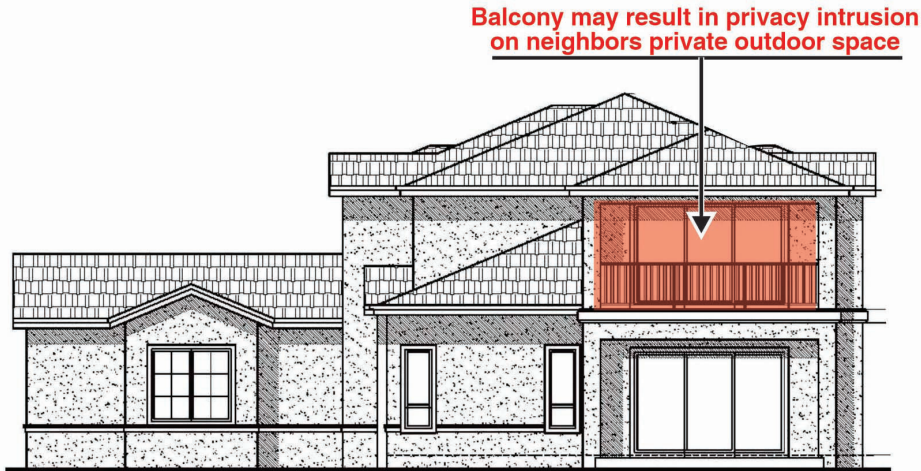
- *In general, it is best to select a clear and distinctive architectural style rather than utilizing generic design elements or mixing elements from different architectural styles.*
- *Building massing, roof pitches, materials, window types and proportions, design features (e.g., roof dormers), and other architectural features should be consistent with the traditions of the selected style.*
- *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.*



3. There may be an inconsistency between the window sill and molding height relationship on the front facade - see Parcel A review letter.
4. The second floor balcony off of the Master Bedroom may pose a privacy issue concern with views into the neighboring parcels private outdoor spaces.



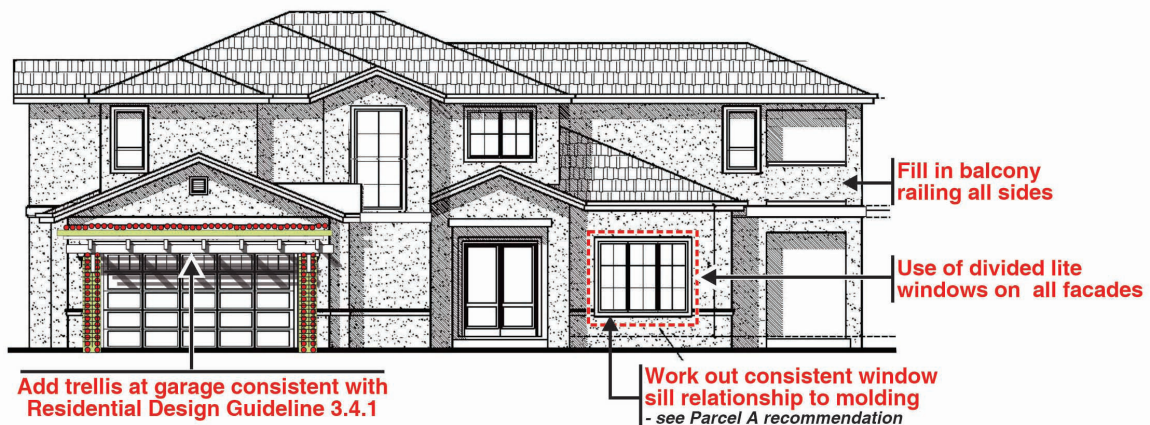




5. While well designed with some varying building forms among the three homes on this parcel, they generally have greater visual bulk than other homes across Harwood Road and Almond Blossom Lane. They have the appearance of a project rather than the diverse neighborhood approach underlying the Town's Residential Design Guidelines.

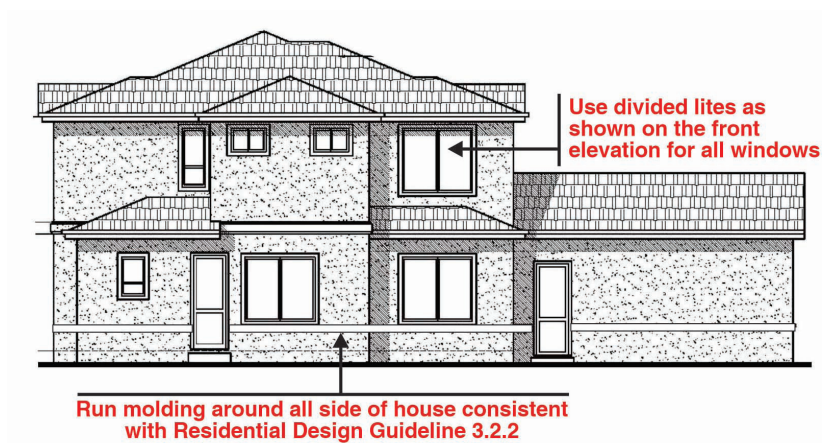
## RECOMMENDATIONS

1. Add a trellis over the garage consistent with Residential Design Guideline 3.4.1 - see examples below.





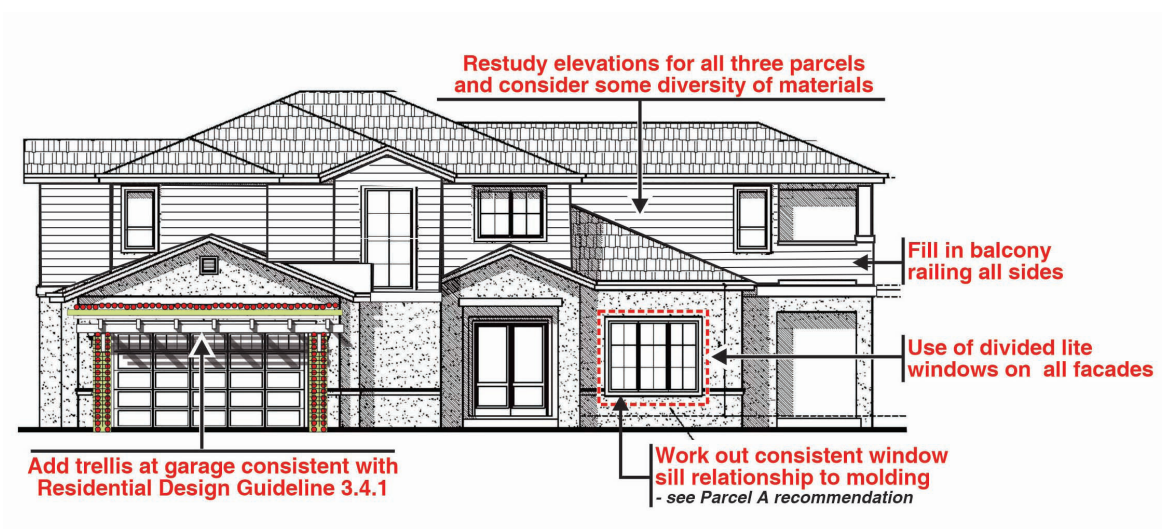
2. Eliminate the second floor balcony or as a minimum fill in the balcony railing area with wall on all three exposed sides.
3. Continue the divided lite windows and projecting wall trim around all sides of the house.



4. Utilize true or simulated divided lites to be consistent with Residential Design Guideline 3.7.4. - See illustration below.



5. Reevaluate the wall materials for the homes on all three parcels, and consider some additional diversity of materials (e.g., using different materials on at least one of the homes or explore the use of a mix of 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, appearing to read "Larry L. Cannon". The signature is fluid and cursive, with the first name "Larry" and last name "Cannon" clearly distinguishable.

Larry L. Cannon