



December 9, 2019

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

RE: 146 Robin Way

Dear Diego:

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

Neighborhood Context

The site is located in a traditional neighborhood dominated by one-story Ranch Style homes. Photographs of the site and neighborhood are shown on the following page.





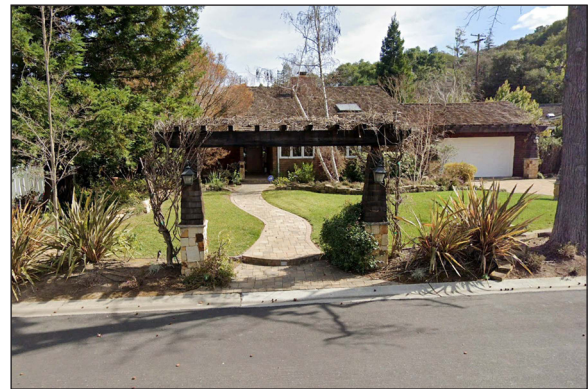
The Site and existing house



House immediately across Robin Way



House immediately to the left



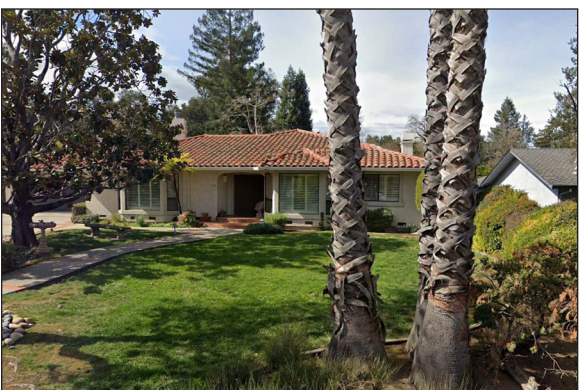
House immediately to the right



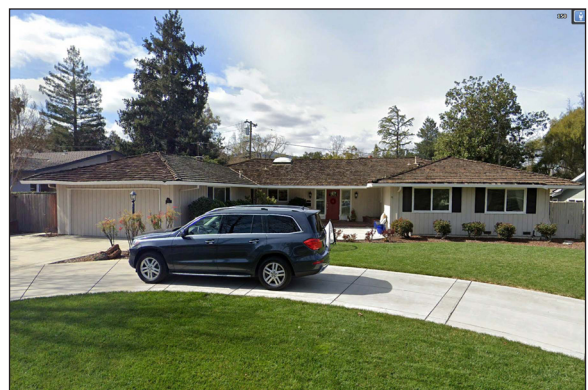
Nearby house to the left



Nearby house to the right



Nearby house across Robin Way



Nearby house across Robin Way

ISSUES AND CONCERNS



The fundamental Ranch Style fits well with this neighborhood, but there are a number of conflicts with the Residential Design Guidelines:

1. Multiple low slope roofs are not consistent with the Residential Design Guidelines.

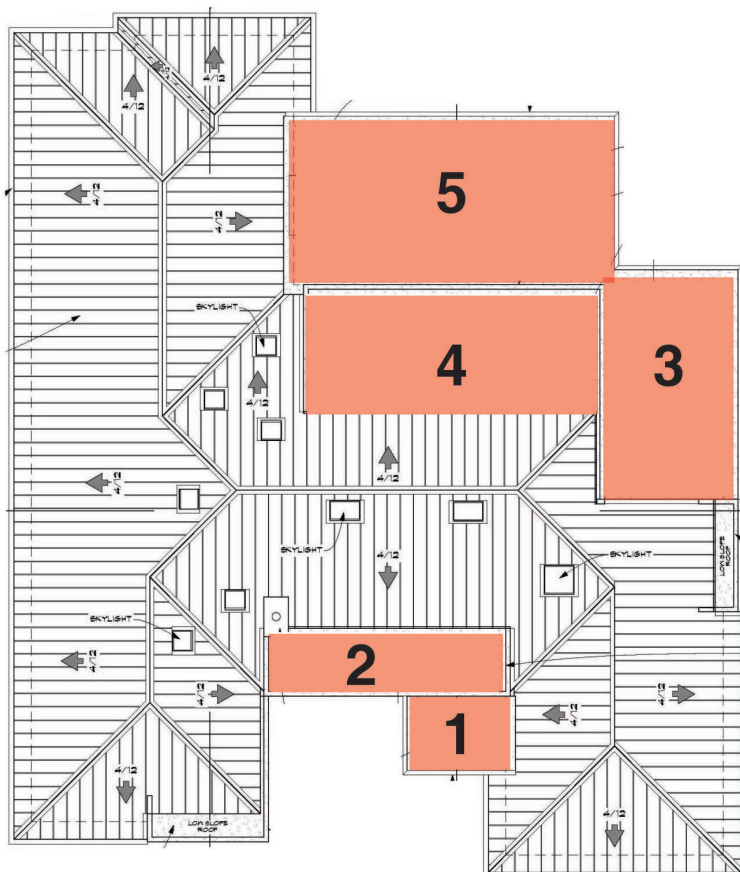
3.5.1 Unify roof pitches

3.3.2 Height and bulk at front and side setbacks

- Avoid eave lines and roof ridge lines that are substantially taller than the adjacent houses.

3.3.1 Develop the house plans and elevations together

- Work within the traditional forms of the architectural style selected. Unless the architectural style selected clearly supports substantial complexity, generally keep building massing and roof forms simple as is the norm for traditional architecture.

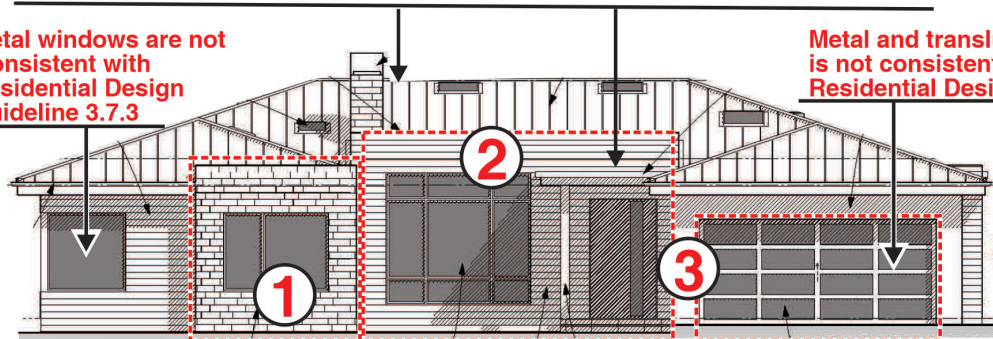


Multiple low slope roofs are not consistent with Residential Design Guideline 3.5.1 Unify roof pitches

- Metal roofing is not consistent with Residential Design Guideline 3.6.2 Design home entries with sensitivity to the architectural style**
- 3.6.3 Design home entries with sensitivity to the surrounding neighborhood**
- 3.8.2 Select materials that are sensitive to the surrounding neighborhood**

Metal windows are not consistent with Residential Design Guideline 3.7.3

Metal and translucent glazing is not consistent with Residential Design Guideline 3.4.1



Complexity of forms and materials is not consistent with Residential Design Guidelines and not consistent with the architectural style

- ① Stone
- ② Wood Siding
- ③ Stucco

2. Metal roofing is not consistent with the Residential Design Guidelines.

3.8.2 Select materials that are sensitive to the surrounding neighborhood

3. The garage door with metal and translucent glazing is out of character with this neighborhood, and is not 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.*
- *Integrate the garage into the house forms in a manner that de-emphasizes the garage doors.*



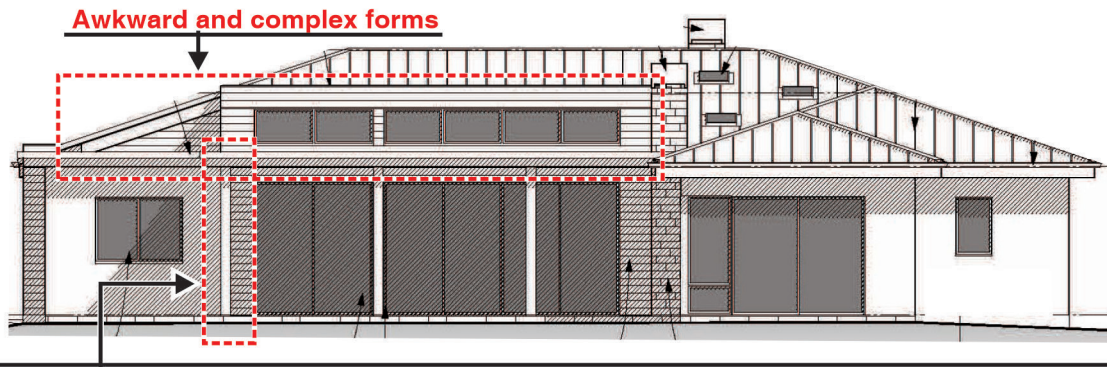
Proposed garage door

4. Metal windows are not consistent with Residential Design Guideline 3.7.3

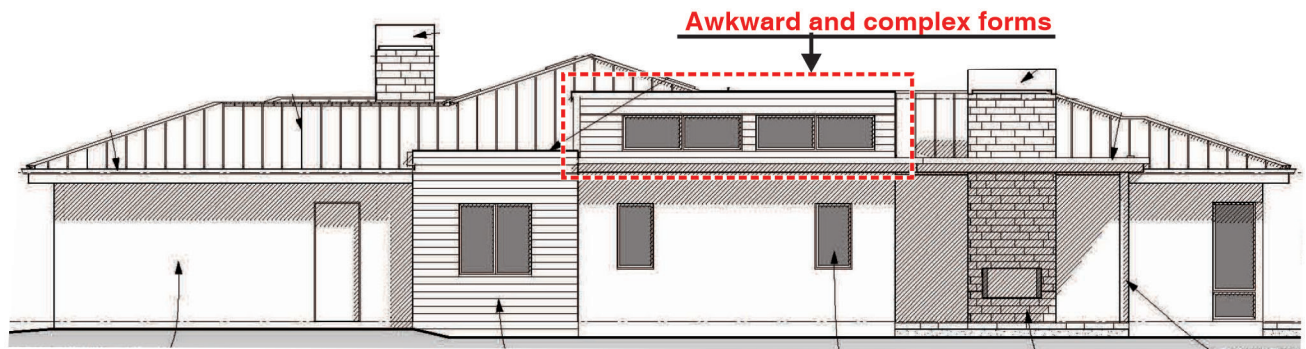
3.7.3 Match window materials to the architectural style and to the surrounding neighborhood

- *Wood windows are common in Los Gatos. Wood is still the desired choice for styles that traditionally used wood. However, today there are some window materials, such as vinyl clad wood windows that are not noticeably different from wood at a short distance. They may be used if their visual appearance matches wood.*
- *Generally, avoid metal windows. They may be considered acceptable for a Modern Style house, but would be strongly discouraged for all other styles. Windows with some depth from the frame to the glass are desirable.*

5. The low slope box forms at the rear of the house are very awkward.

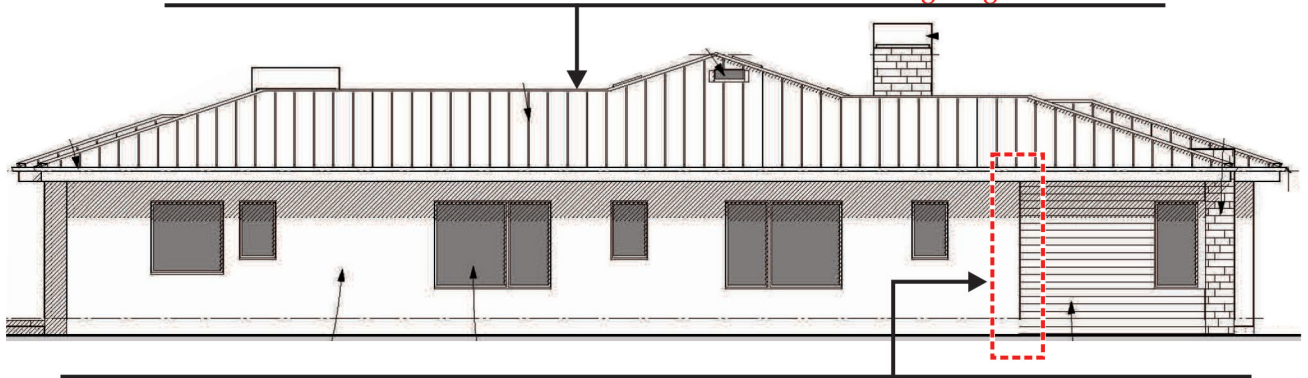


Changing materials in the same plane is not consistent with the Residential Design Guidelines



6. Changing materials in the same plane is not consistent with Residential Design Guideline 3.8.4.

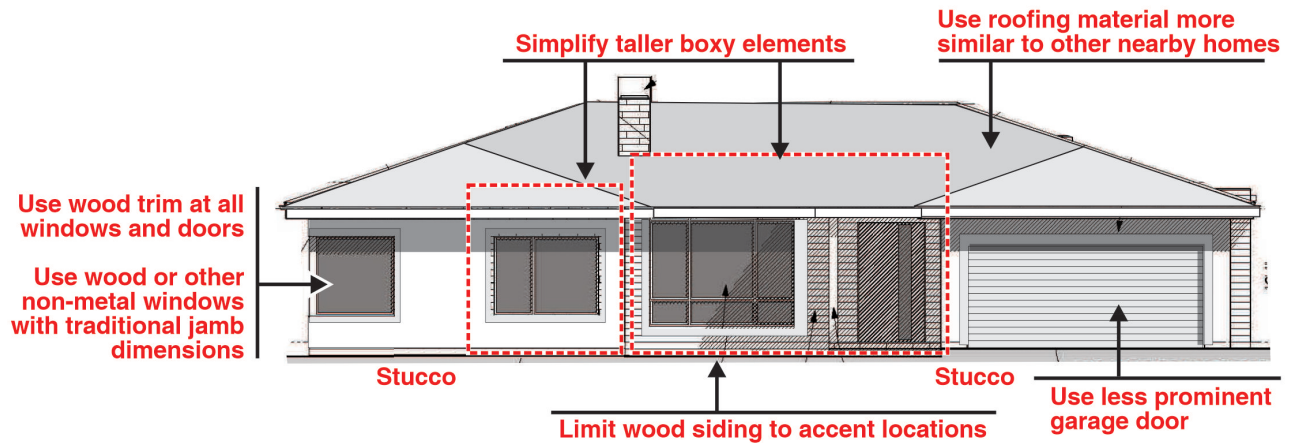
Metal roofing is not consistent with Residential Design Guideline
3.6.2 Design home entries with sensitivity to the architectural style
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3.8.2 Select materials that are sensitive to the surrounding neighborhood



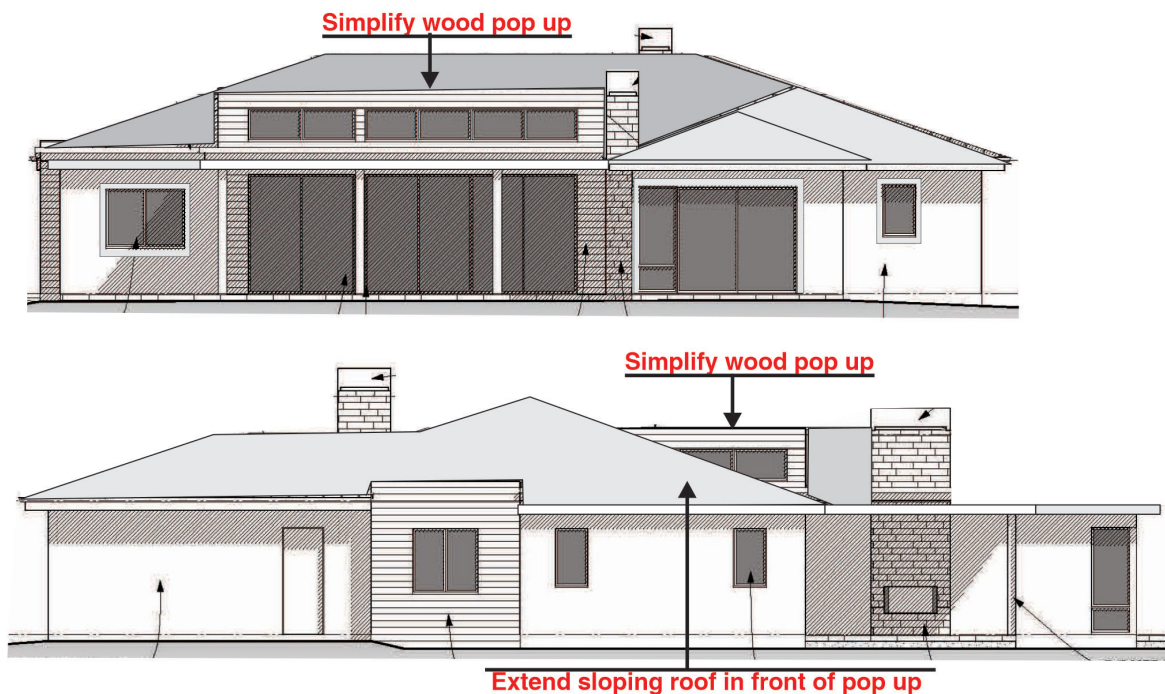
Changing materials in the same plane is not consistent with the Residential Design Guidelines

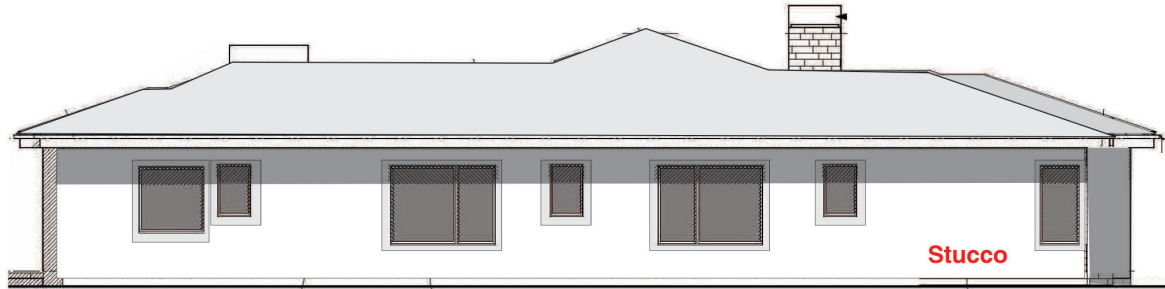
RECOMMENDATIONS

The following recommendation focus on simplifying the design to improve its compatibility with the immediate neighborhood.



1. Simplify the taller boxy elements on the front facade.
2. Limit the wood siding to accent locations (e.g., recessed entry, rear patio and right side pop up).
3. Select a less prominent garage door compatible with the Ranch Style of the home and the immediate neighborhood.
4. Select a roof material more similar to other homes in the immediate neighborhood.
5. Use wood or other non-metal windows with traditional jamb dimensions.
6. Use wood trim at all windows and doors.
7. Simplify the wood pop up and roof on the rear facade and right side elevation.

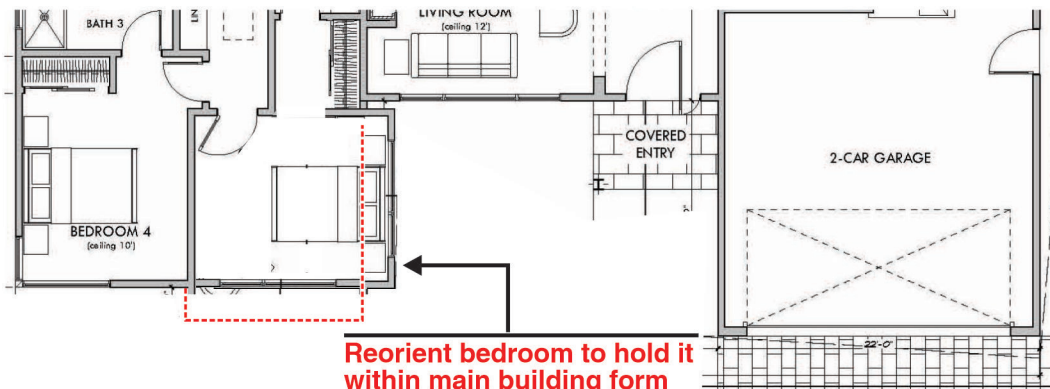




Use wood trim at all windows and doors

Use wood or other non-metal windows with traditional jamb dimensions

8. Reorient front bedroom to hold it within the main building form.



Diego, 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

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