



ARCHITECTURE PLANNING URBAN DESIGN

October 19, 2021

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

RE: 16484 Kennedy Road - Parcel 1

Dear Sean:

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

NEIGHBORHOOD CONTEXT

The site is located on a gently sloping parcel spanning between South Kennedy Road and Los Cerritos Road. It is one of two similar side-by-side projects submitted under separate applications. Both sites are large, and surrounded by similar large parcels with large homes. Photos of the site and surrounding neighborhood context are shown on the following page.



EXHIBIT 10



The Site and Existing House



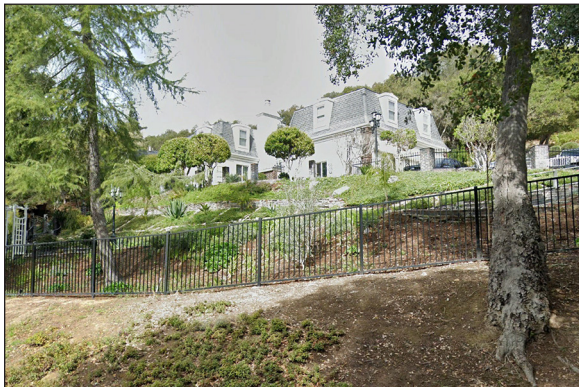
The Site and Existing House



House to the immediate left



House to the immediate right



Nearby house across South Kennedy Road



Nearby house across South Kennedy Road



South Kennedy Road frontage



Site view from Los Cerritos Road below

The proposed house on this parcel is designed in a general Contemporary Farmhouse Style with an estate home scale. Materials include horizontal and vertical siding, stone accents and standing seam metal roofing - see proposed elevations and sketches below.



PROPOSED FRONT ELEVATION



PROPOSED RIGHT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION



PROPOSED REAR ELEVATION

ISSUES AND CONCERNS

1. The complexity of the floor plans is resulting in a wide variety of roof slopes, including 2:12 and 10:12 which are awkward, and do not work well in creating a unified design. And, this significant variation in roof slopes is not consistent with Residential Design Guidelines 3.5.1 and 3.5.2.

3.5.1 Unify roof pitches

- *Utilize the same slope for all primary roofs.*

3.5.2 Avoid excessive roof form complexity

- *Avoid multiple floor plan pop outs that produce multiple roof gables.*

2. The truncated roof ridge on the front gables are awkward, and not consistent with the architectural style.
3. There are a number of places where materials are changed in the same plane or at an outside corner which is not consistent with Residential Design Guideline 3.8.4.

3.8.4 Materials changes

- *Make materials and color changes at inside corners rather than outside corners to avoid a pasted on look.*

4. The two-story unarticulated wall on the right side elevation is not consistent with Residential Design Guideline 3.3.3.

3.3.3 Provide visual relief for two story walls

Some techniques include:

- *Belly bands (see photo below left)*
- *Pop outs and bay windows*
- *Material and color changes*
- *Chimneys*
- *Wide overhangs with projecting brackets*
- *Juliet balconies (see photo below left)*
- *Window boxes and pot shelves*
- *Landscaped trellises and lattices*

1:12 and 10:12 roof pitches do not work well together



Truncated gable roof ridge is awkward and not consistent with the architectural style

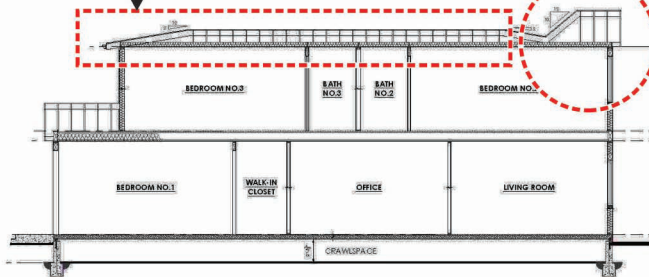
Shallow 2:12 roof slope is not consistent with the remainder of the design and the architectural style

Two-story unarticulated wall is not consistent with Residential Design Guideline 3.3.3

Terminating the stone base in the same plane as the siding is not consistent with Residential Design Guideline 3.8.4

Shallow 2:12 roof slope is not consistent with the remainder of the design and the architectural style

Truncated gable roof ridge is awkward and not consistent with the architectural style



Cacophony of roof and building forms does not seem consistent with Residential Design Guideline 3.5.2



Terminating the stone base on the outside corner is not consistent with Residential Design Guideline 3.8.4



Terminating the stone base on the outside corner is not consistent with Residential Design Guideline 3.8.4

RECOMMENDATIONS

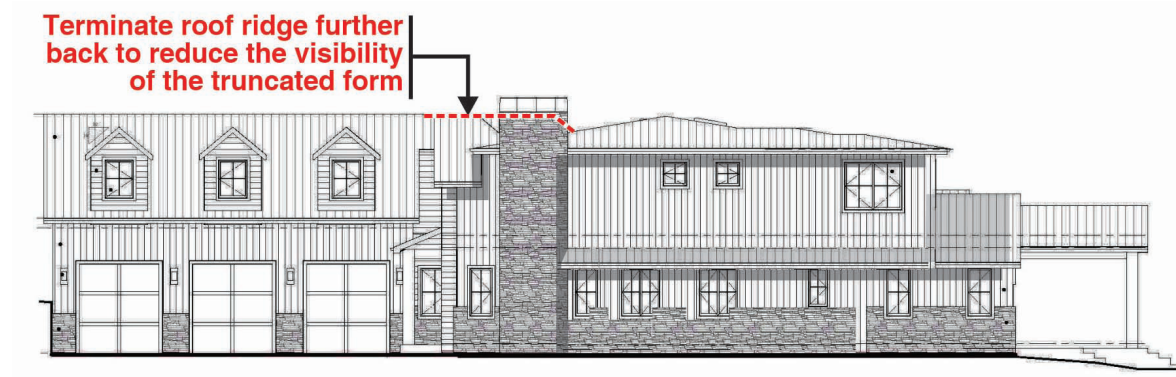
1. Strongly consider simplifying the building and roof forms to better unify the design.



Study providing more unity of the roof slopes to be consistent with Residential Design Guideline 3.5.1



2. Terminate the front gable ridges further back from the front facade to reduce the visibility of the truncated form.



2. Strongly consider increasing the roof slopes to be more consistent with the proposed architectural style, and the slopes proposed on the home's front elevation. To achieve this, floor-to-ceiling heights may need to be reduced to conform with the building height limitations in the Hillside Development Standards and Guidelines.

Sean, 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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