



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 2

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.





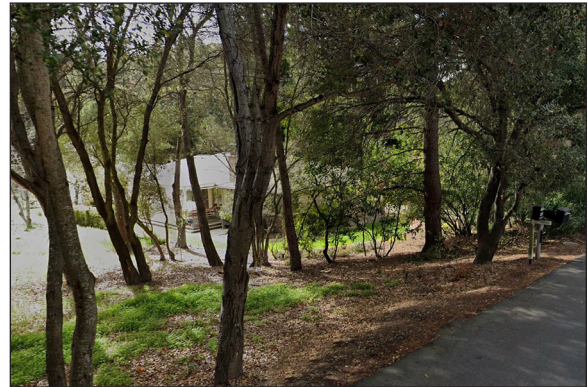
The Site and Existing House



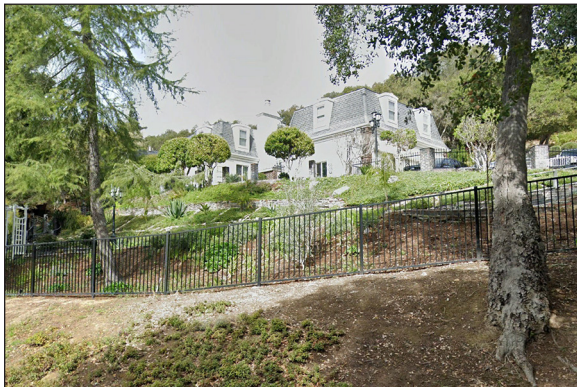
The Site and Existing House



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

ISSUES AND CONCERNS

The proposed house on this parcel is designed in a general Contemporary Style with an estate home scale. Materials include stucco, horizontal siding, stone, 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

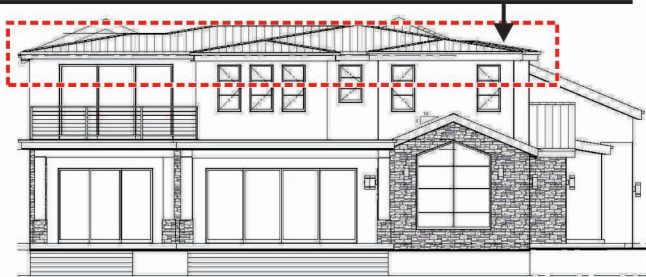
ISSUES AND CONCERNS

1. The wide difference in roof slopes and heights, including 2:12 and 5:12 slopes, is visually awkward, and do not work well in creating a unified design. It appears as though a traditional style, large home has been scrunched down, unnecessarily except for a one-size-fits-all universal requirement in the Town's *Hillside Standards and Design Guidelines*. And, this variation in roof slopes is not consistent with Residential Design Guideline 3.5.1.

3.5.1 Unify roof pitches

- Utilize the same slope for all primary roofs.

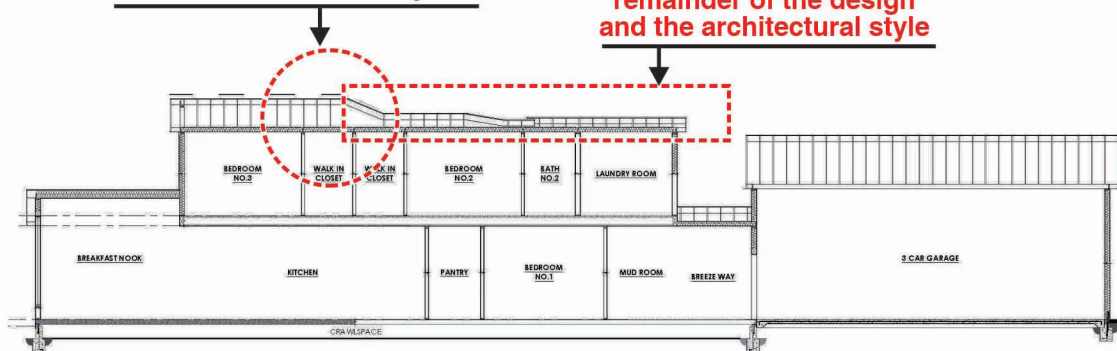
Shallow 2:12 roof slope is not consistent with the remainder of the design and the architectural style



2. The truncated roof ridge and full rear gable on the front of the house are awkward, and not consistent with the architectural style.

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



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.*

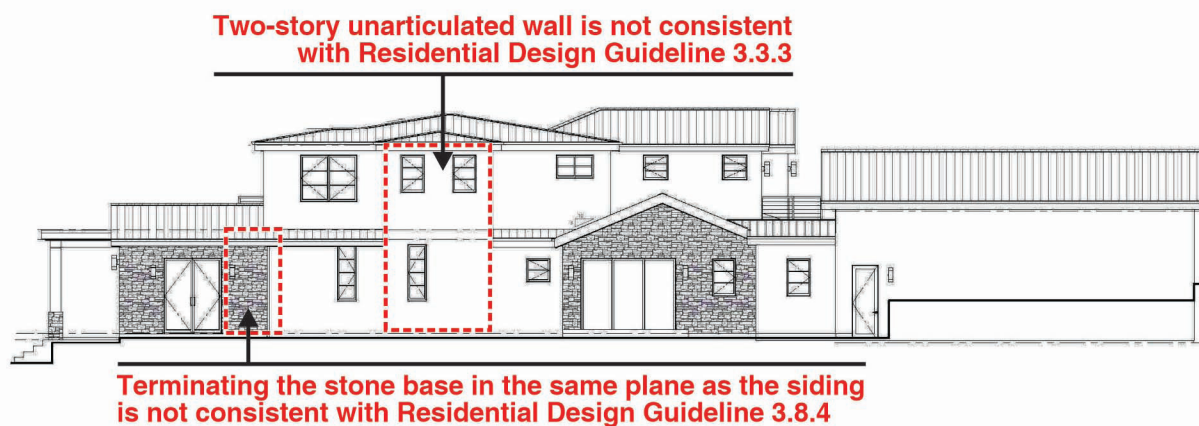
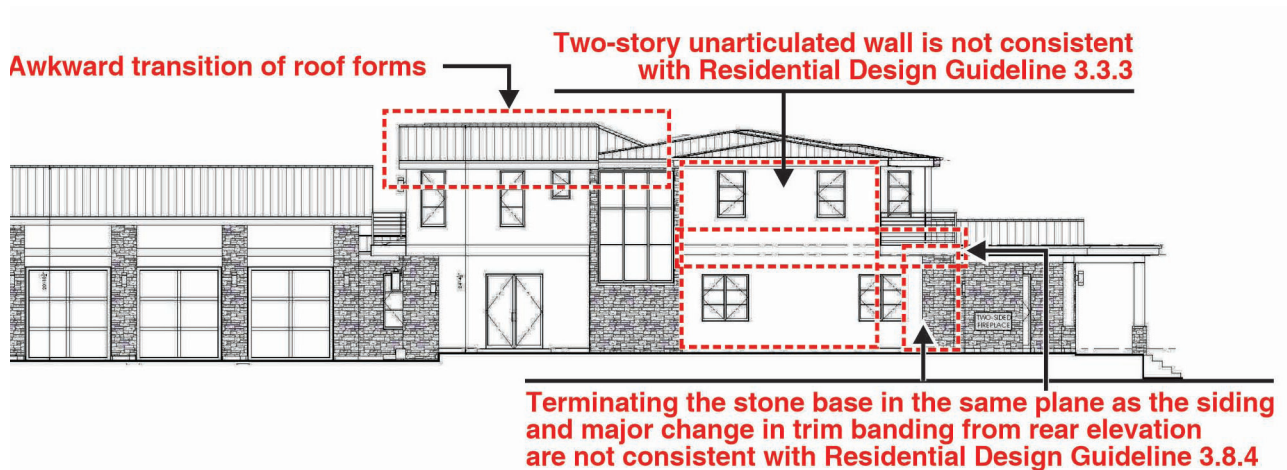
4. The two-story unarticulated wall on the right and left side elevations are not consistent with Residential Design Guideline 3.3.3.

3.3.3 Provide visual relief for two story walls

Some techniques include:

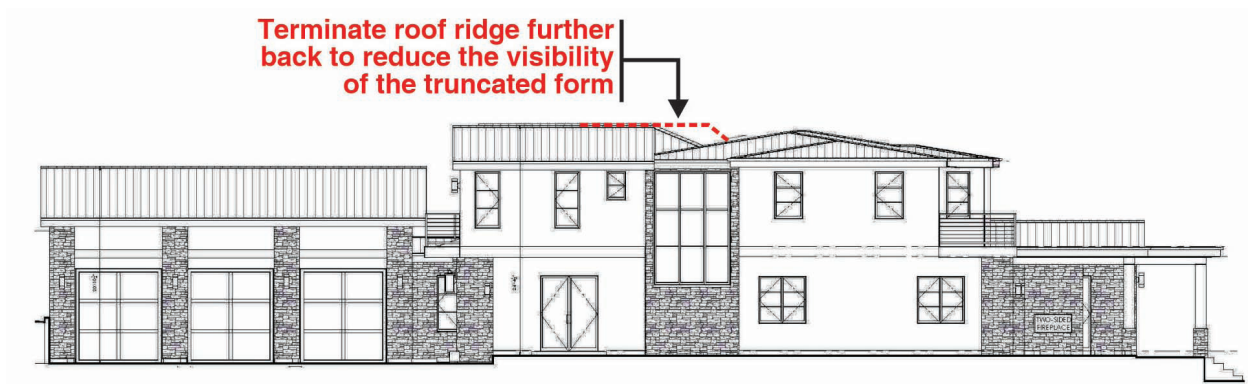
- *Belly bands (see photo below left)*
- *Pop outs and bay windows*
- *Material and color changes*
- *Chimneys*
- *Wide overhangs with projecting brackets*
- *Juliet balconies (see photo below left)*
- *Window boxes and pot shelves*
- *Landscaped trellises and lattices*

5. There is an inconsistency in the use and color of belly band trims on the rear and side elevations

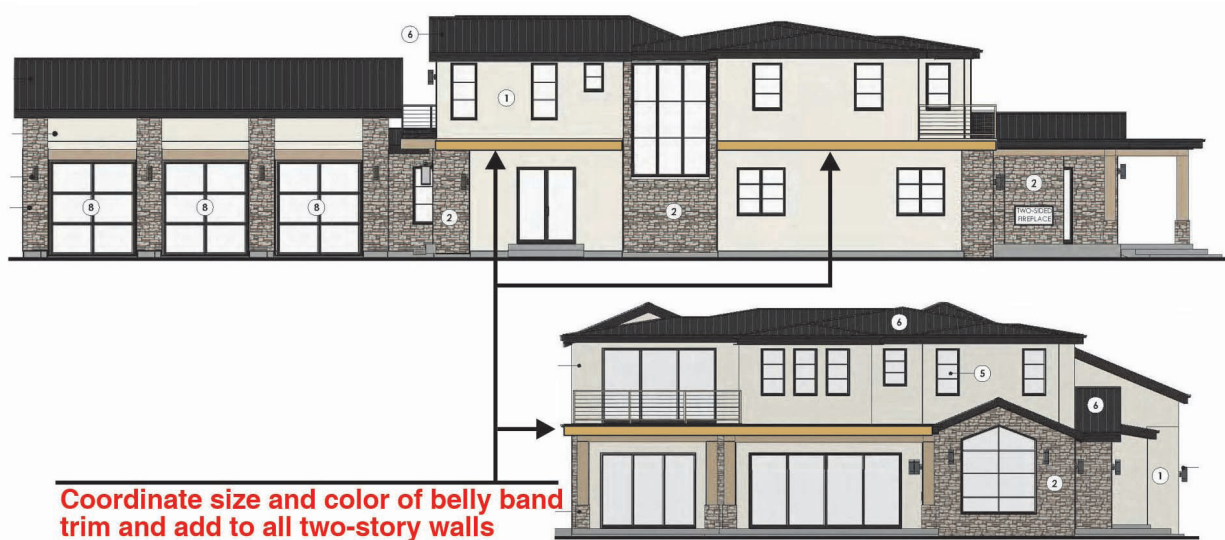


RECOMMENDATIONS

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



2. Coordinate the size and color of the belly band trim, and add to all unarticulated two-story walls.



3. 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