



ARCHITECTURE PLANNING URBAN DESIGN

December 16, 2021

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

RE: 16668 Shannon Road

Dear Erin:

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 lot with a circular driveway. The nearby parcels are similar in size with newer homes of two stories and greater floor area than the older houses in the neighborhood. Photographs of the site and immediate neighborhood are shown on the following page.



EXHIBIT 8



THE SITE: Current Photo



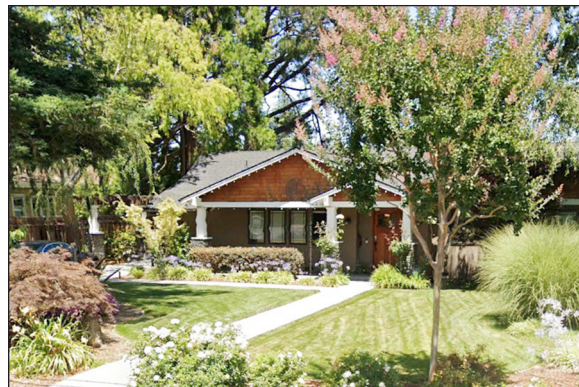
THE SITE: Earlier Photo



Parcel to the immediate left



House to the immediate right



Nearby house across Shannon Road



Nearby house across Shannon Road



Nearby house across Shannon Road



Nearby houses across Shannon Road

PROJECT OVERVIEW

The project consists of a significant increase in the size of the existing house on the site, and a major change in the architectural style. The site is relatively large, and surrounded by other similar sized parcels, some of which have recently seen the addition of larger homes - see aerial photos below.



The overall, the proposed design is well done with substantial architectural integrity on all sides - see proposed elevations below.



Proposed Front Elevation



Proposed Left Side Elevation



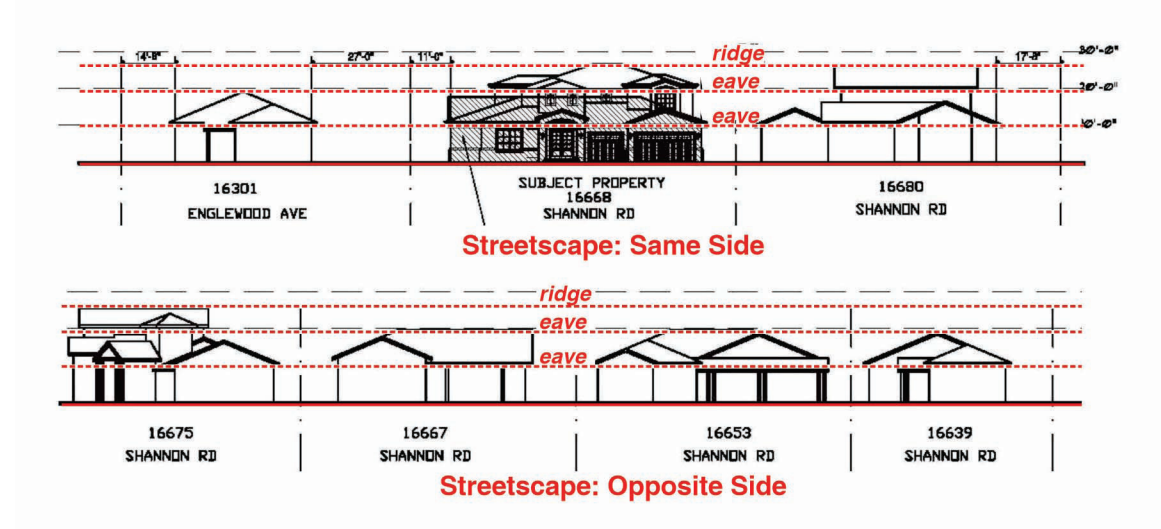
Proposed Right Side Elevation



Proposed Rear Elevation

ISSUES AND CONCERNS

The overall eave and ridge heights of the house would be similar to other new two-story homes in the immediate neighborhood - see streetscape comparisons below.



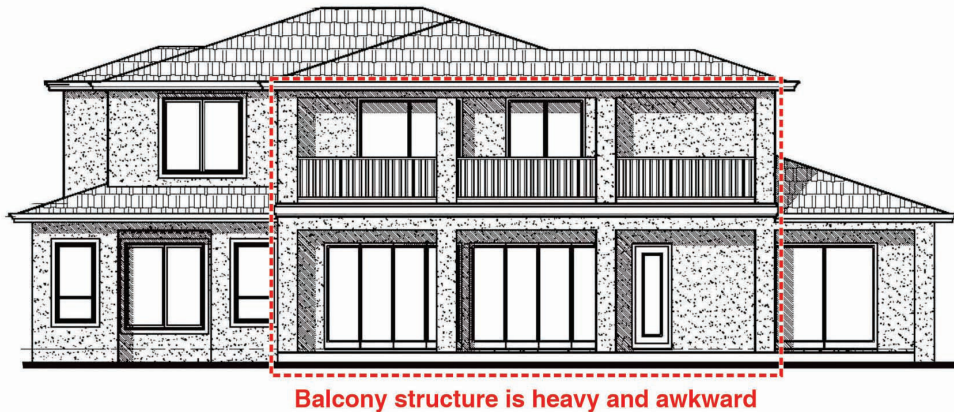
The proposed design would be smaller in floor area and building mass than the initial design that I reviewed in July. It does a much better job of relating to the immediate neighborhood, and the front facade would be softened by substantial articulation, and an emphasis on the first floor roof eave line.

There are, however, a few issues of concern.

1. The second floor bay window on the front facade is awkward and is fighting the entry for attention.
2. The differing first floor eave heights create awkward transition conditions, and are not typical of the proposed architectural style.



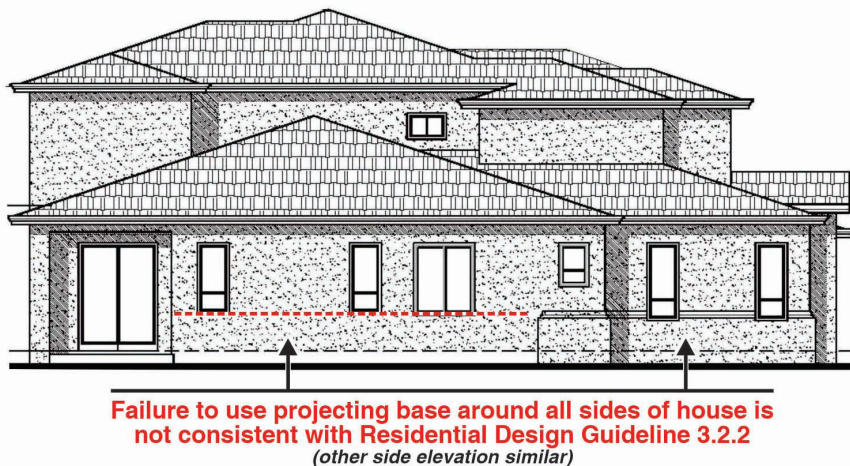
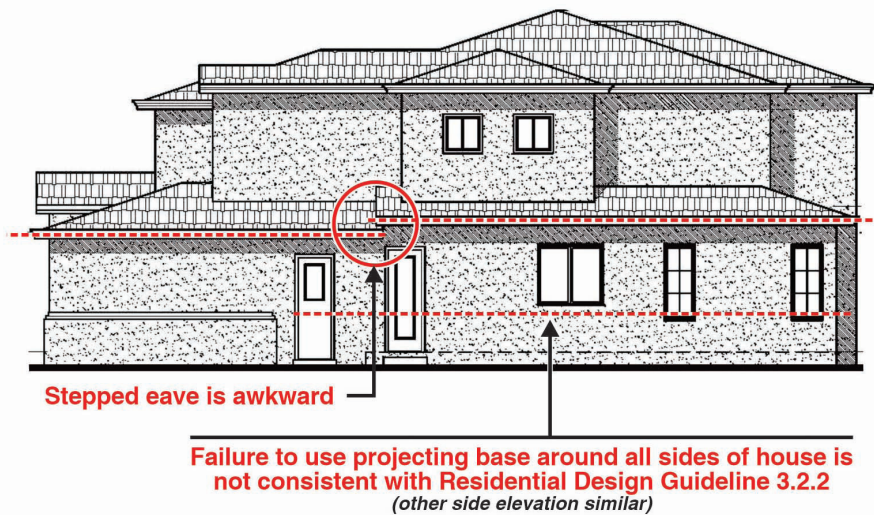
3. The covered terrace and balcony on the rear facade is heavy and awkward.



4. The articulated projecting base is appropriate to the architectural style, but does not carry around the sides and rear of the home which would not be consistent with Residential Design Guideline 3.2.2.

3.2.2 Design for architectural integrity

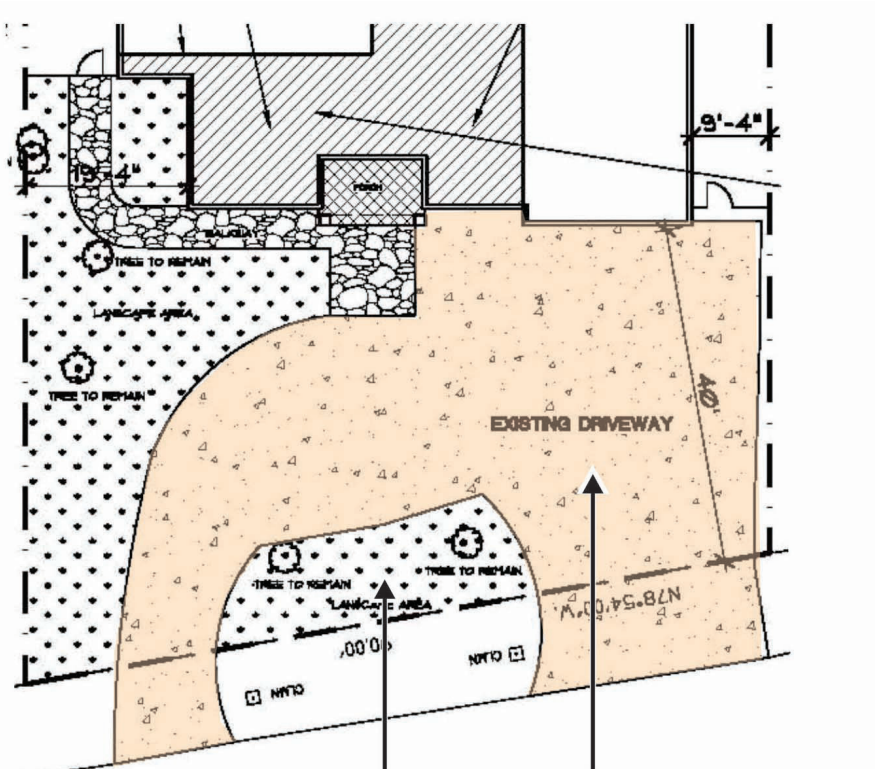
- *Carry wall materials, window types and architectural details around all sides of the house. Avoid side and rear elevations that are markedly different from the front elevation.*



5. The circular driveway without substantial landscape buffering and modular paving would not be consistent with Residential Design Guideline 2.4.4.

2.4.4 Limit the use of circular driveways

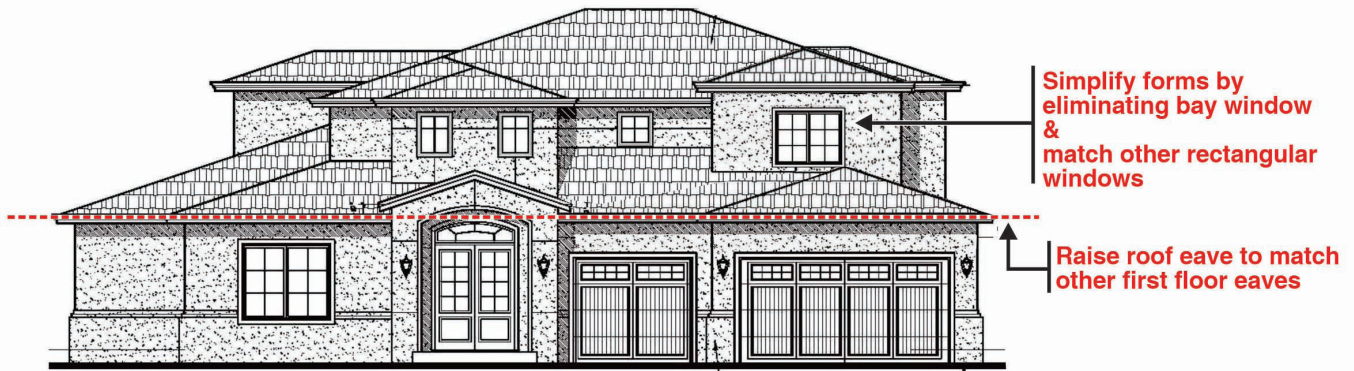
- *Circular driveways are discouraged because they increase the amount of paving in front setbacks.*
- *Circular driveways may be considered for larger estate lots with wide street frontages where the width of the total driveway footprint is less than 50 percent of the parcel width.*
- *Where circular driveways are allowed, substantial landscaping should be provided along the street front, and special driveway paving materials and/or patterns should be provided.*



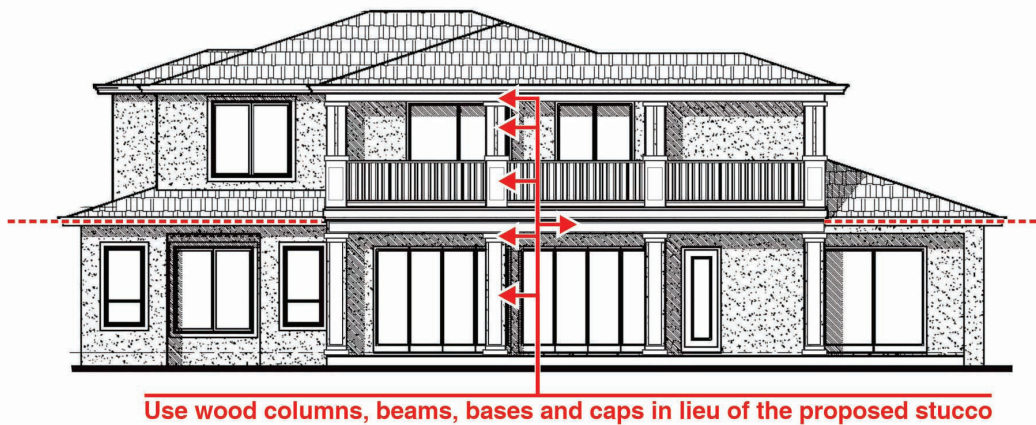
Circular driveways without substantial landscaping and modular paving is not consistent with Residential Design Guideline 2.4.4

RECOMMENDATIONS

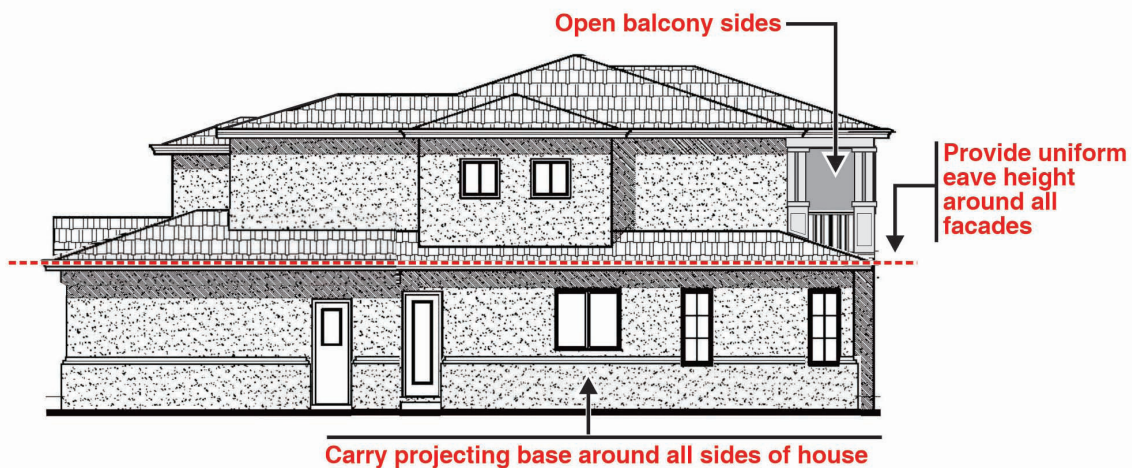
1. Simplify the front facade by eliminating the second floor bay window and match other rectangular windows.
2. Raise the first floor eave on the front and right side elevation to provide a common eave line height.

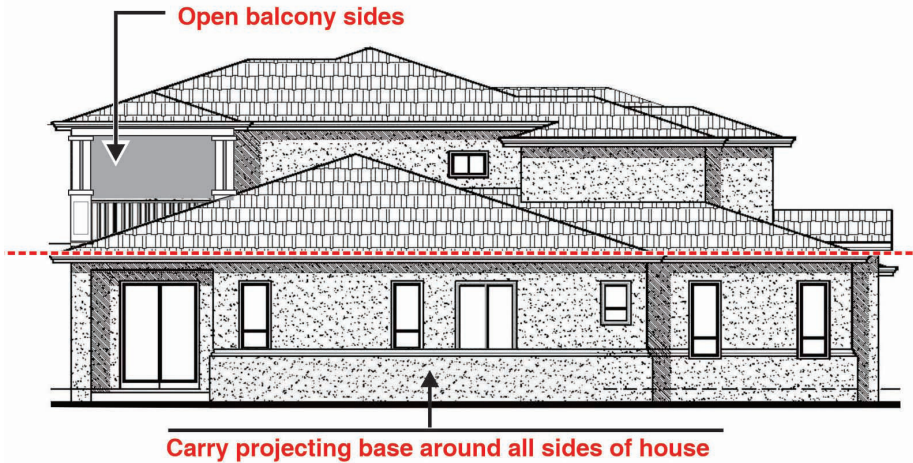


3. Refine the rear elevation by using wood columns, beams, bases and column caps in lieu of the proposed stucco. Also, open up the sides of the second floor balcony.

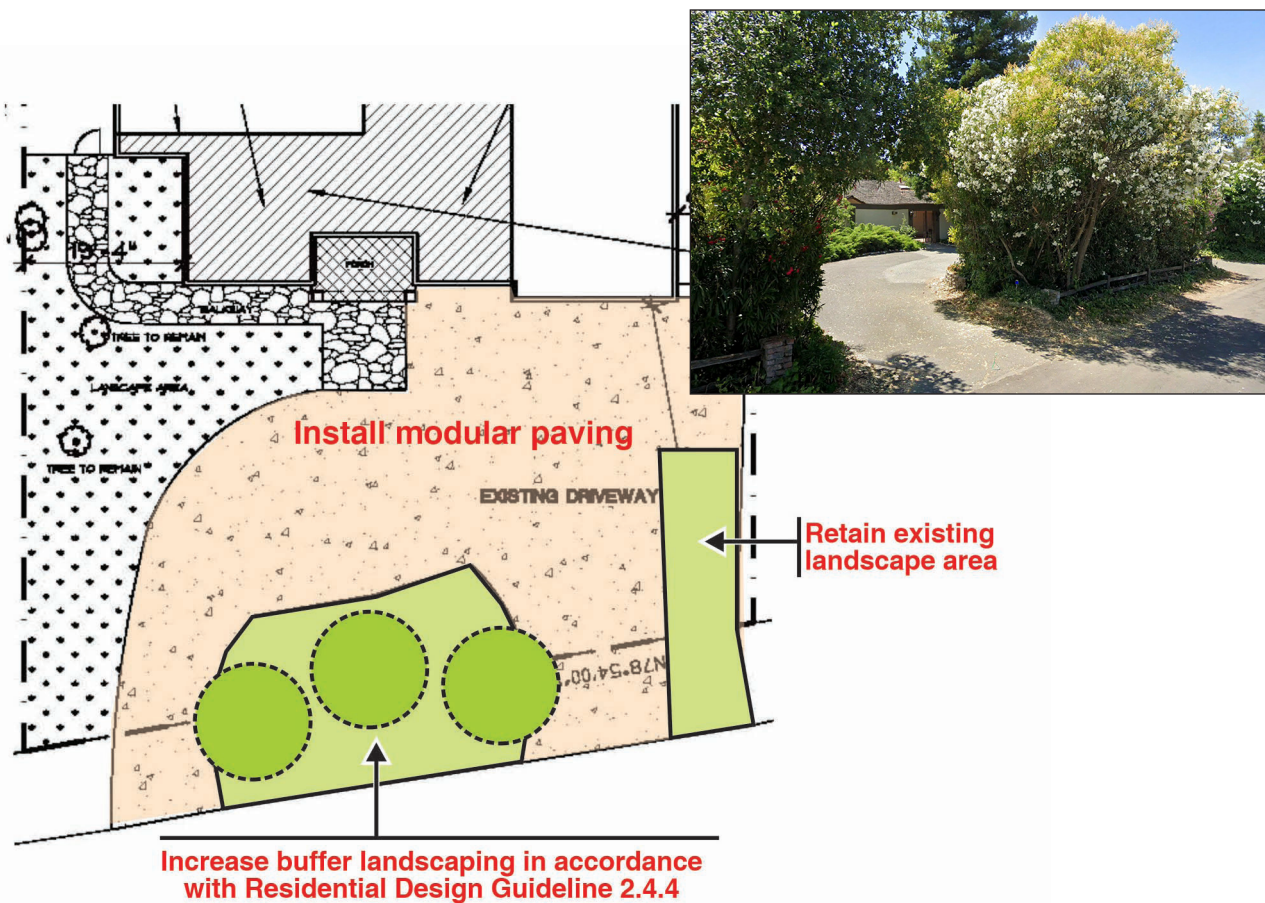


4. Provide uniform eave heights around all facades.
5. Carry the projecting base consistently around all sides of the structure.





6. Provide additional buffer landscaping, retain the existing landscape area along the right property line, and use modular driveway paving consistent with Residential Design Guideline 2.2.4. See photo of previous landscaping below



7. Windows:

- Use casement windows with wood trim.
- If the applicant desires divided light windows on the front facade, they should be repeated on the other facades to be consistent with Residential Design Guideline 3.2.2. And, divided lites should be either true or simulated divided light (see example illustration below) to be consistent with Residential Design Guideline 3.7.4.



**True
Divided Lites**



**Simulated
Divided Lites**

Erin, I have no other recommendations for change.

Sincerely,

CANNON DESIGN GROUP



Larry L. Cannon