



ARCHITECTURE PLANNING URBAN DESIGN

July 22, 2021

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

RE: 16668 Shannon Road

Dear Diego:

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.. Photographs of the site and immediate neighborhood are shown on the following page.



EXHIBIT 7



THE SITE: Current Photo



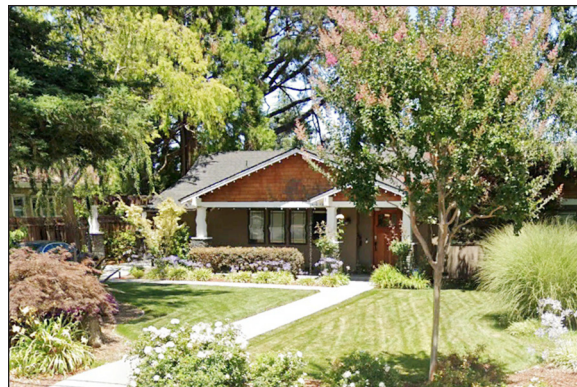
THE SITE: Earlier Photo



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

ISSUES AND CONCERNS

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.



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

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.



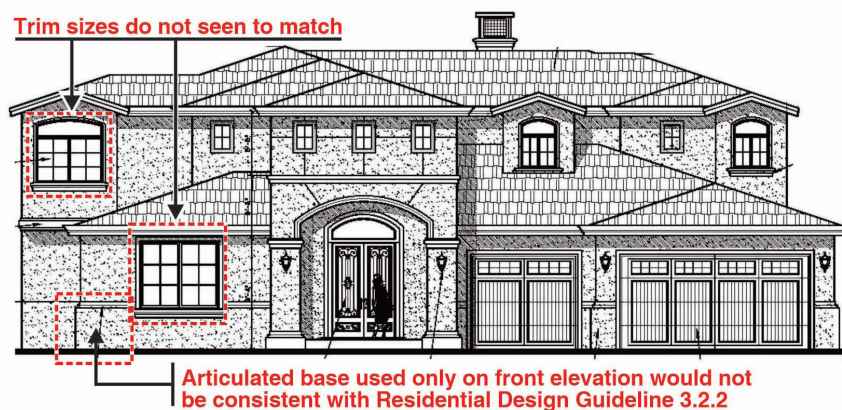
The proposed design would have taller elements near the front setback line than the other new larger homes nearby, but the house would be set back forty feet. The front facade would be softened by substantial articulation, and an emphasis on the first floor roof eave line.

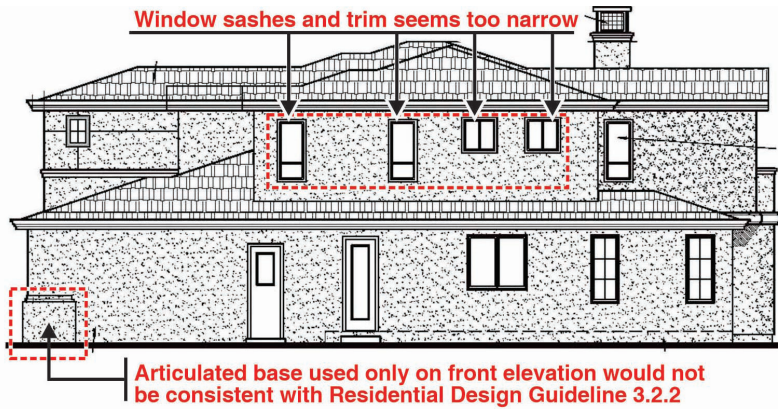
There are just a few issues of concern.

1. 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

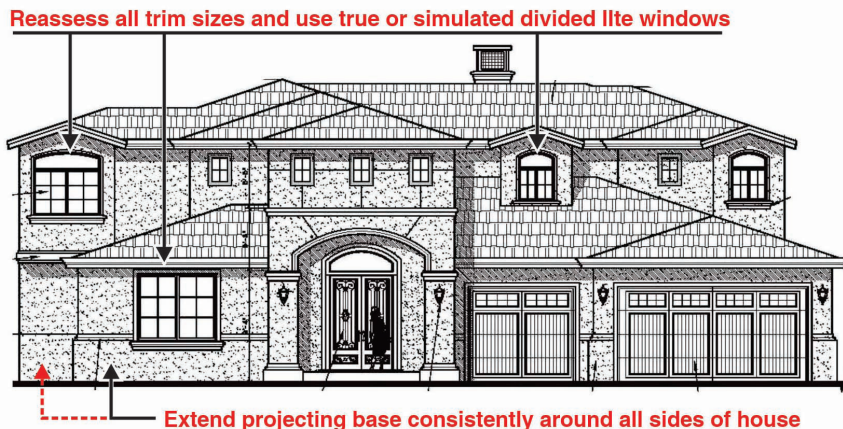
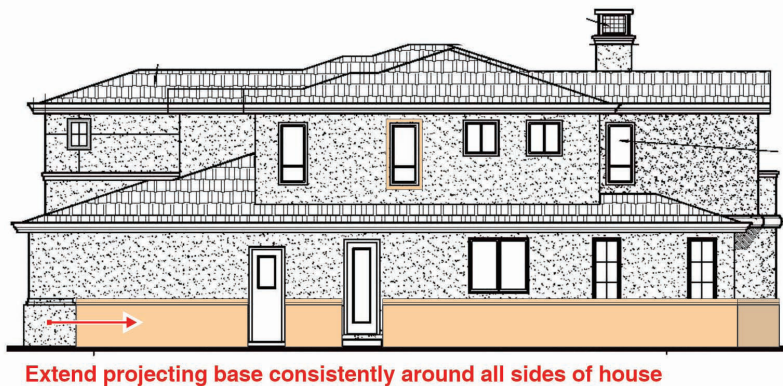
- Carry wall materials, window types and architectural details around all sides of the house. Avoid side and rear elevations that are markedly different from the front elevation.
2. Window details are not shown, but from the elevations, there may be some issues.
 - The sash widths appear too small for the scale of the proposed house design.
 - The window trim appears inconsistent, and in some cases too narrow.





RECOMMENDATIONS

1. Extend projecting base consistently around all sides of the house.
2. Select windows that have sash widths consistent with the scale of the house (e.g., vinyl cover wood), and recess windows from the exterior wall face.
3. Reassess all window trim sizes to be consistent, and of a size appropriate to the scale of the house and each window.
4. Consider cast stone trim instead of stucco-covered foam for a higher quality of finish at windows and other projecting trim.



5. For windows showing divided panes, use true or simulated divided lights consistent with Residential Design Guideline 3.7.4.



**True
Divided Lites**



**Simulated
Divided Lites**

6. Add substantial landscaping in the driveway island similar to that which previously existed - see top two photos on page 2 and the aerial photos on page 3. This will buffer views to the larger home entry element, and bring the design back into compliance 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.*

Diego, I have no other recommendations for change.

Sincerely,

CANNON DESIGN GROUP

Larry L. Cannon

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