



August 19, 2019

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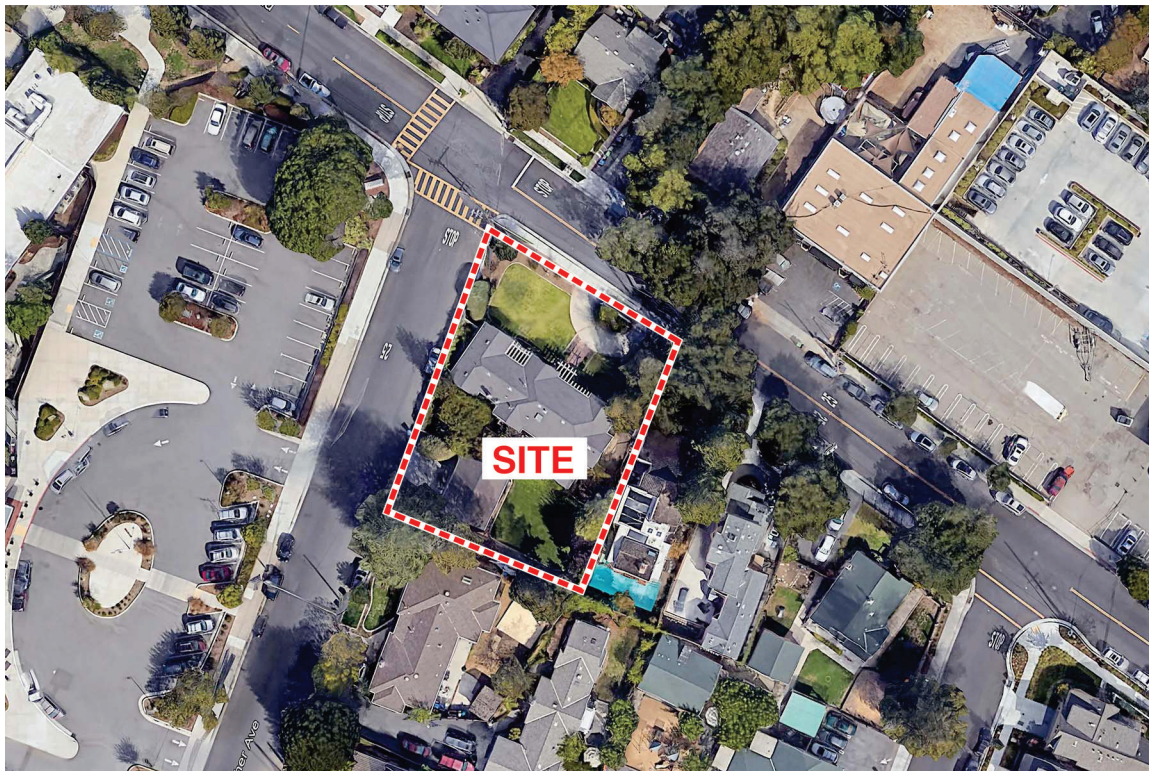
**RE: 16940 Roberts Road**

Dear Ryan:

I reviewed the drawings, and reviewed the site context. I have reviewed many homes nearby. My comments and recommendations are as follows:

**NEIGHBORHOOD CONTEXT**

The site is a corner lot located within an established neighborhood with a mix of one and two-story homes and other commercial and institutional uses. The site is shown on the aerial photo below, and photos of the site and its surroundings are on the following page.





*The Site and existing house*



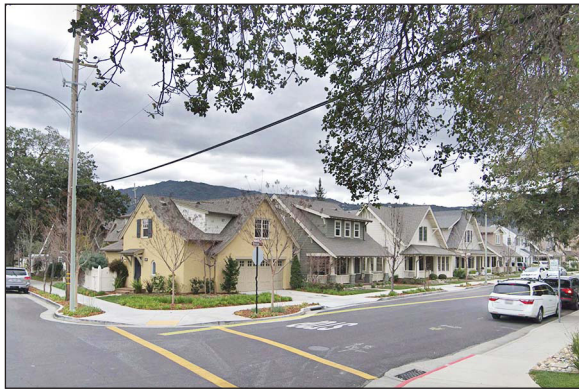
*School immediately across Fisher Avenue*



*House to the immediate left on Roberts Road*



*House to the immediate right on Fisher Avenue*



*Nearby Laurel Meadows single family homes development*



*Nearby one-story house across Roberts Road*



*Nearby two-story Multifamily development on Roberts Road*  
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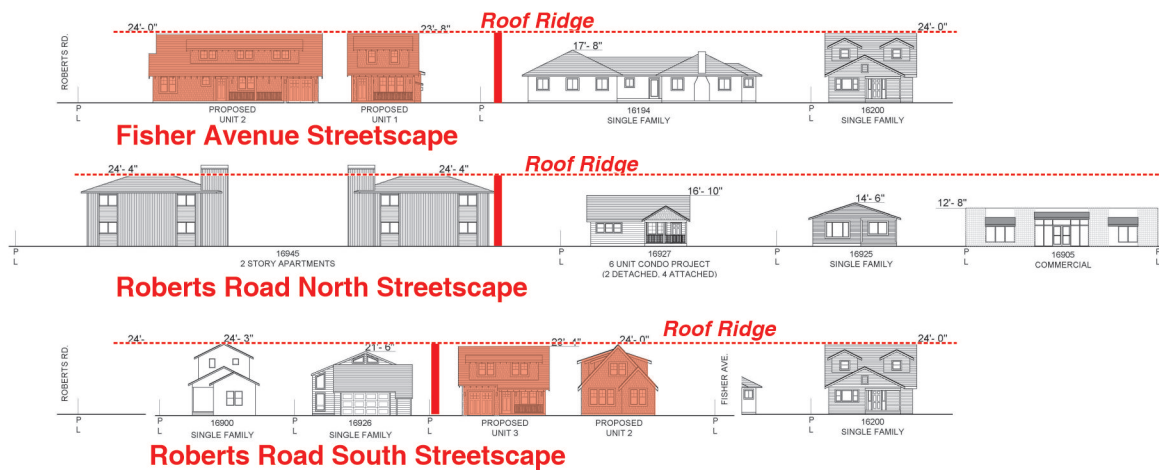
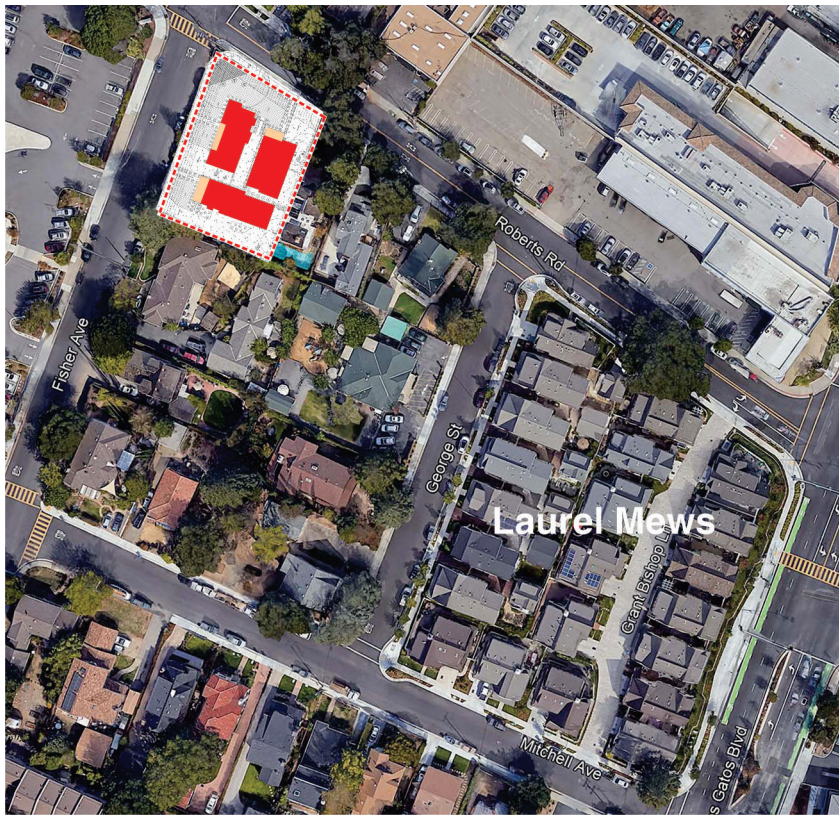


*Nearby two-story house on Fisher Avenue*

## ISSUES AND CONCERNS

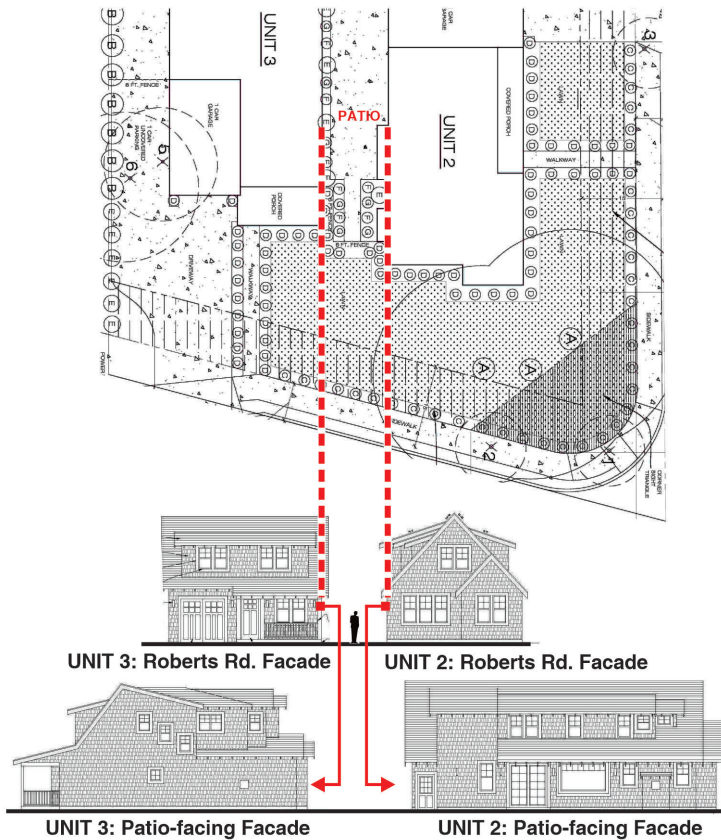
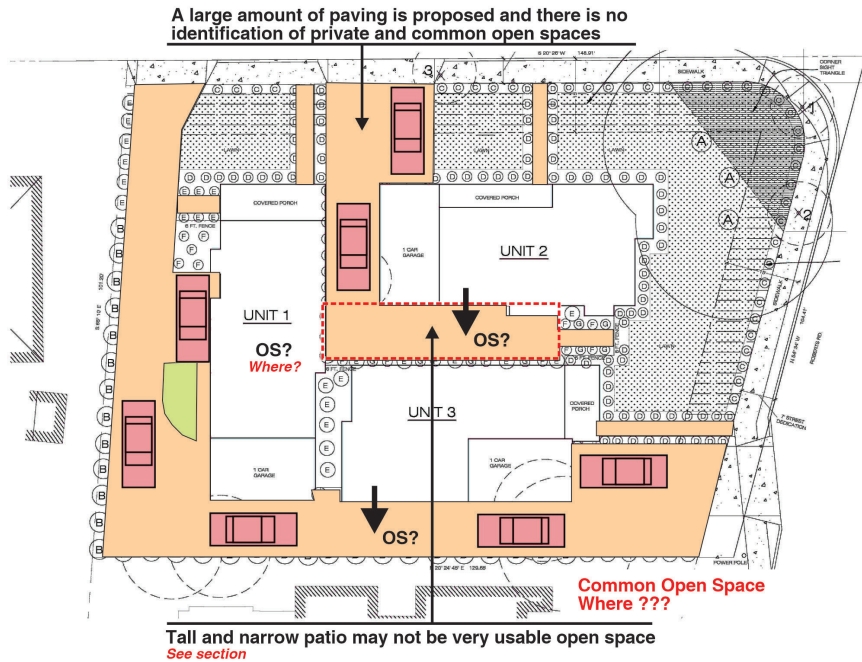
In general, the proposed project seems well fitted to the site. The height and bulk of “the three homes would be similar to nearby structures and be similar, but appear larger than, the Laurel Mews subdivision. - see illustrations below.

There are, however, a number of issues, as follow:



## SITE PLAN

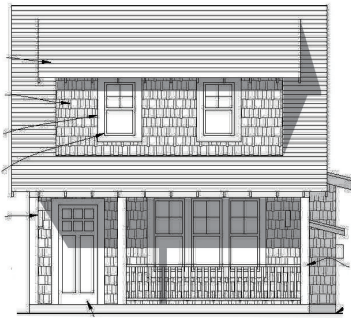
1. The proposed site plan has a large amount of paving relative to the overall site area.
2. The project data shows a calculation of private and common open space, but they are not designated on the site plan. Some spaces may not be very usable as open space. The one area that seems to be designated as open space, The Patio, is a tall and narrow space which would receive little sunlight.- see plan and section below.



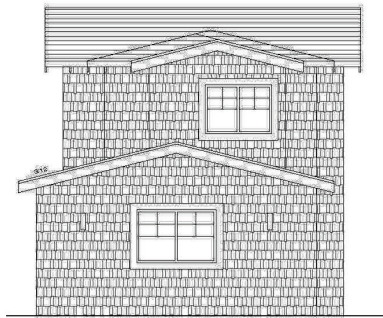
**LOT 1**

The Lot 1 unit seems well designed with an identifiable architectural style similar to the homes in the nearby Laurel Mews project. Exposed rafter tails, wide window trim and wood columns and railings at the front porches add to the authenticity of the design. Primary issues are:

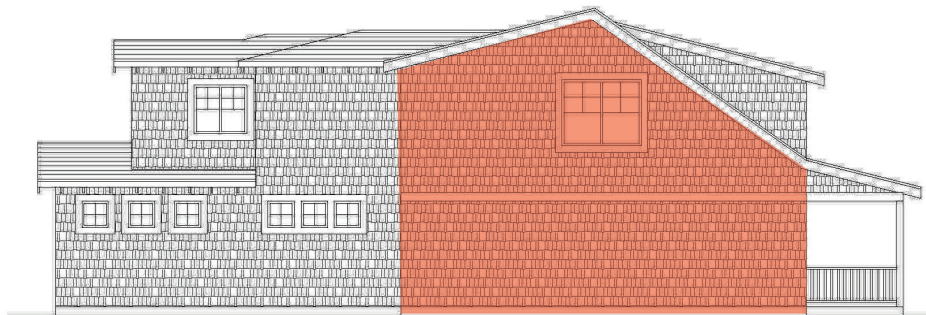
1. The two-story tall unbroken facade on the left side elevation would not be consistent with Residential Design Guideline 3.3.3.
2. The gas fireplace on the right side elevation without a chimney appropriate to the architectural style would not be consistent with Residential Design Guideline 3.10.4.



*Lot 1: Front Elevation*

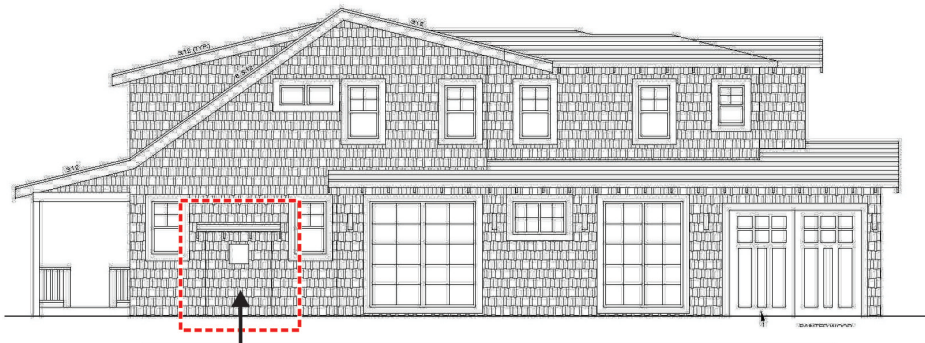


*Lot 1: Rear Elevation*



**Unbroken two-story wall is not consistent with Residential Design Guideline 3.3.3**

*Lot 1: Left Side Elevation*



**Gas fireplace without a chimney suitable to the architectural style is not consistent with Residential Design Guideline 3.10.4**

*Lot 1: Right Side Elevation*

**LOT 2**

The Lot 2 unit design is similar in form, materials and details to the other two units. The primary issues relate to the front and rear elevations are as follows:

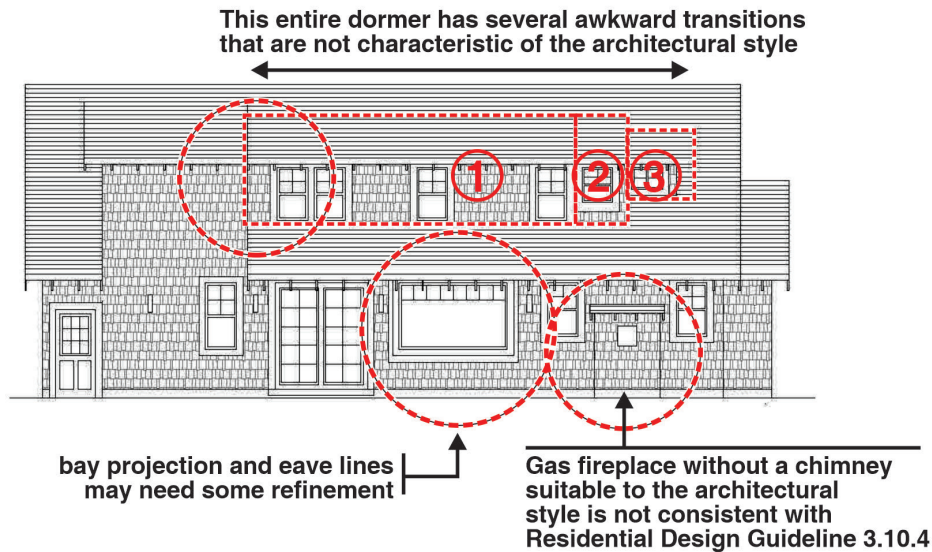
1. The front elevation, facing Fisher Avenue, is rather long, and does not work as well in its streetscape integration with the other street-facing facades here and at the Laurel Mews project a block to the east.

**Facade is very long and works against feeling of smaller street-facing facades**  
*See recommendations elevation below and review Laurel Mews photo examples*



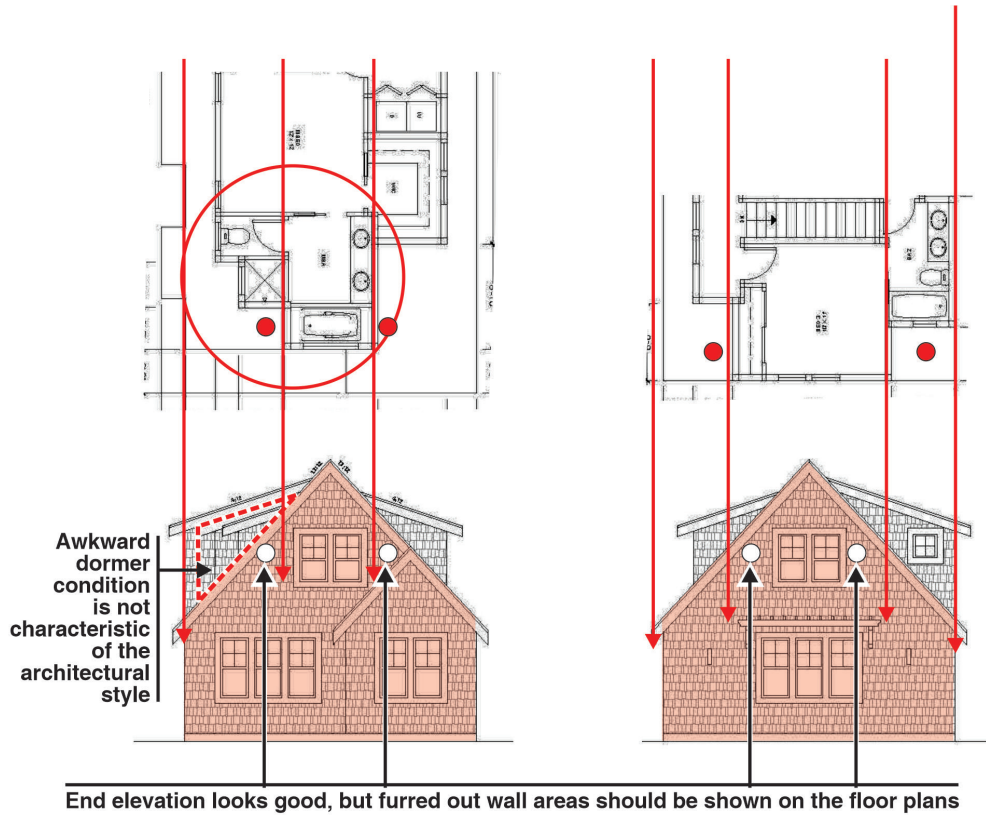
*Lot 2: Front Elevation*

2. The shed roof dormer on the rear elevation has a number of awkward transitions that are not characteristic of the architectural style.



*Lot 2: Rear Elevation*

3. The end elevations are well done, but appear to rely on furred-out wall areas to achieve the simple, clean lines.



*Lot 2: End Elevations*

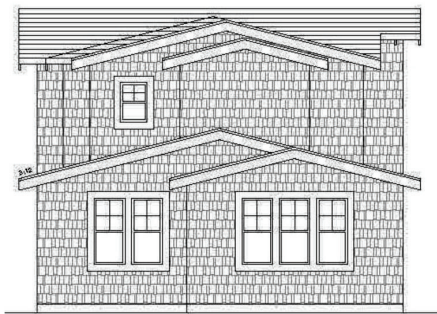
### LOT 3

The Lot 3 unit is well done. I see only one issue:

1. The two-story tall unbroken facade on the both side elevations would not be consistent with Residential Design Guideline 3.3.3



*Lot 3: Front Elevation*



*Lot 3: Rear Elevation*



Unbroken two-story wall is not consistent with Residential Design Guideline 3.3.3

### OTHER ISSUES: ALL UNITS

1. All windows are proposed as vinyl, and drawn with relatively narrow jambs and sill sections compared to other traditional homes of this style in Los Gatos.
2. Exposed rafter tails do add details appropriate to the selected architectural style. However, the gable ends are lacking the exposed supporting beam ends that are typical for the style - see the nearby Laurel Mews units for examples.
3. Gas fireplaces without a chimney appropriate to the architectural style would not consistent with Residential Design Guideline 3.10.4.

#### 3.10.4 Chimneys

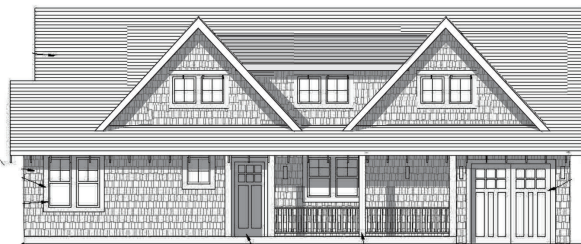
- *Chimney materials, size, shape and height should be appropriate to the architectural style and to the scale of the house. Avoid undersized chimneys that are too narrow and too low. Add chimneys for gas fireplaces when the architectural style would normally feature chimneys.*

### RECOMMENDATIONS

1. Reduce the amount of site paving as much as possible.
2. Clearly delineate the proposed private and common open spaces.
3. Revise the Lot 2 Fisher Avenue elevation to break up the scale of the long elevation. One example is shown in the illustration below along with two good examples from the nearby Laurel Mews project.



Lot 2: Proposed Fisher Avenue Elevation



Lot 2: One Alternative Elevation Approach  
*See Laurel Mews examples for other approaches*



*Laurel Mews Street-facing facade examples*



4. Add chimneys to the gas fireplaces to satisfy Residential Design Guideline 3.10.4.
5. Provide detail and/or articulation to two-story tall facades per Residential Design Guideline 3.3.3.

### 3.3.3 Provide visual relief for two story walls

*Some techniques include:*

- *Belly bands*
  - *Pop outs and bay windows*
  - *Material and color changes*
  - *Chimneys*
  - *Wide overhangs with projecting brackets*
  - *Juliet balconies*
  - *Window boxes and pot shelves*
  - *Landscaped trellises and lattices*
6. Add additional architectural detail appropriate to the architectural style. Some examples are shown in the photos below.



*Fencing facing the public way*



*Inset garage doors*



*Porch columns, bases, caps, beams and railings*



*Gable end beam ends and vent detail*



*Juliette Balconies*



*Planter boxes and pot shelves*

7. Check all floor plan and elevation drawings to assure they are correct and allow staff to easily understand them (e.g., furred-out spaces on floor plans).
8. Use wood or other material over wood to provide the windows with a jamb and sill width consistent with the traditional wood windows of the style.

9. Restudy awkward side gable forms on all lots. These conditions are often addressed by making the roof slopes identical on either side of the roof peak - see the Laurel Mews example below.



*The Problem*



*One Possible Solution*

10. Add exposed rafter tails on all sides of all units consistent with the architectural style.

Ryan, 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