



ARCHITECTURE PLANNING URBAN DESIGN

May 10, 2022

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

RE: 120 Oak Meadow Drive

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 newly created flag lot in a heavily wooded, sloping site surrounded by mostly two story homes with traditional architectural styles. Photos of the site and surrounding neighborhood context are shown on the following page.





THE SITE



C 120 OAK MEADOW DR



D 233 OAK MEADOW DR



A 301/307/311 OAK MEADOW DR

PROJECT OVERVIEW

The proposed three story house is designed in a hybrid Traditional style. See proposed elevations and sections below.



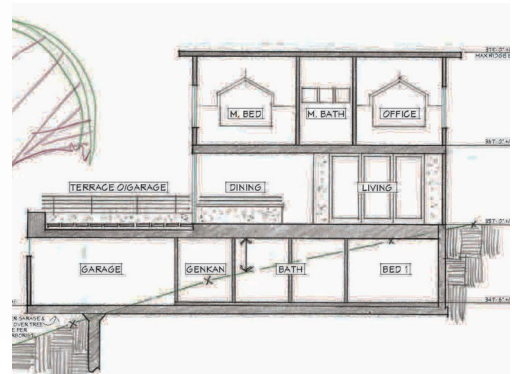
PROPOSED FRONT ELEVATION (Entry)



PROPOSED CROSS SECTION



PROPOSED REAR ELEVATION (Adjacent Neighbor to right)



PROPOSED LONGITUDINAL SECTION



PROPOSED LEFT SIDE ELEVATION (Parking Area Above)



PROPOSED RIGHT SIDE ELEVATION (Entry Access Road Below)

ISSUES AND CONCERNS

This is a difficult site requiring working around the existing large trees, and the applicant has done a good job in fitting the house to the site. I have only a couple of issues for staff's consideration.

1. The large amount of stucco compared to the proposed vertical siding would be out of character to this neighborhood and not consistent with Residential Design Guideline 3.8.2. **There are many types of materials in the neighborhood structures; plaster among them like the building across the street.**

3.8.2 Select materials that are sensitive to the surrounding neighborhood

- *One way of fitting a new house into an existing neighborhood - especially if the new house is bigger than many of the others around it - is to use materials drawn from the surrounding neighborhood. An all stucco house might seem out of character in an all wood neighborhood, but the predominant use of wood siding with some elements of stucco can often work. Where stone accents (e.g., chimneys) are common in a neighborhood, the use of stone at the wall base and elsewhere can assist in making the new home seem better connected to its surroundings. **Stone is not an appropriate application for this. A good portion of the driveway and garage float like a bridge to protect the tree root zones. Stone does not 'Float'.***

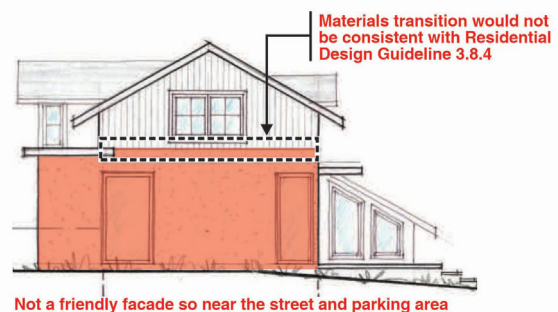
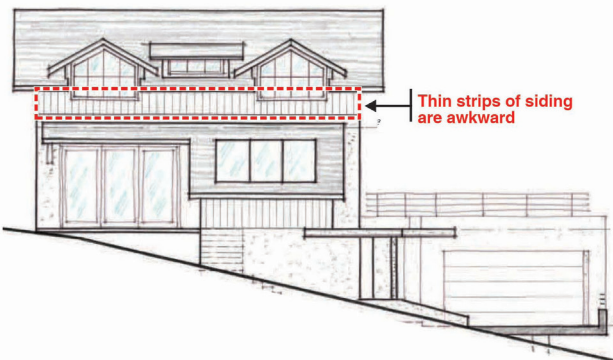


Large amount of stucco would be out of character with this neighborhood and not consistent with Residential Design Guideline 3.8.2

2. The small areas of wood siding on the front and rear elevations is awkward, and the materials change in the same plane which would not be consistent with Residential Design Guideline 3.8.4.

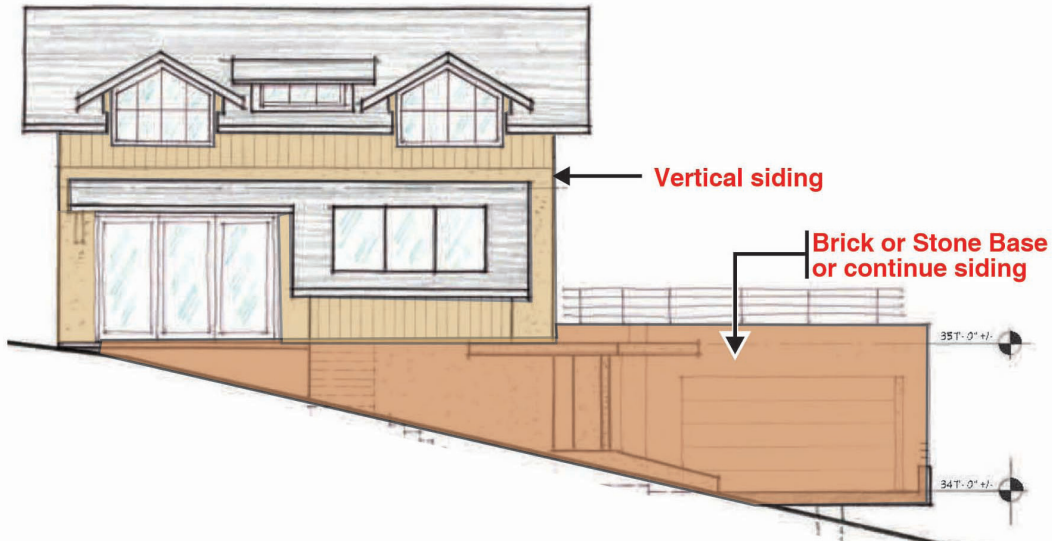
3.8.4 Materials changes **The location of the material is consistent with the style of this house, which is mountain rustic/farmhouse.**

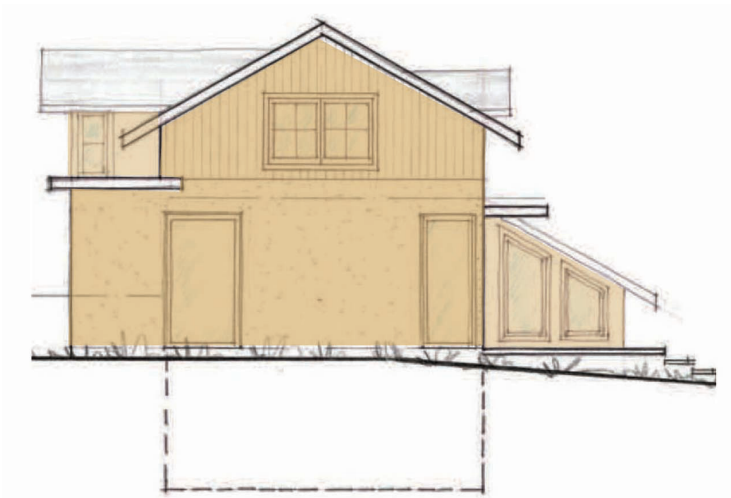
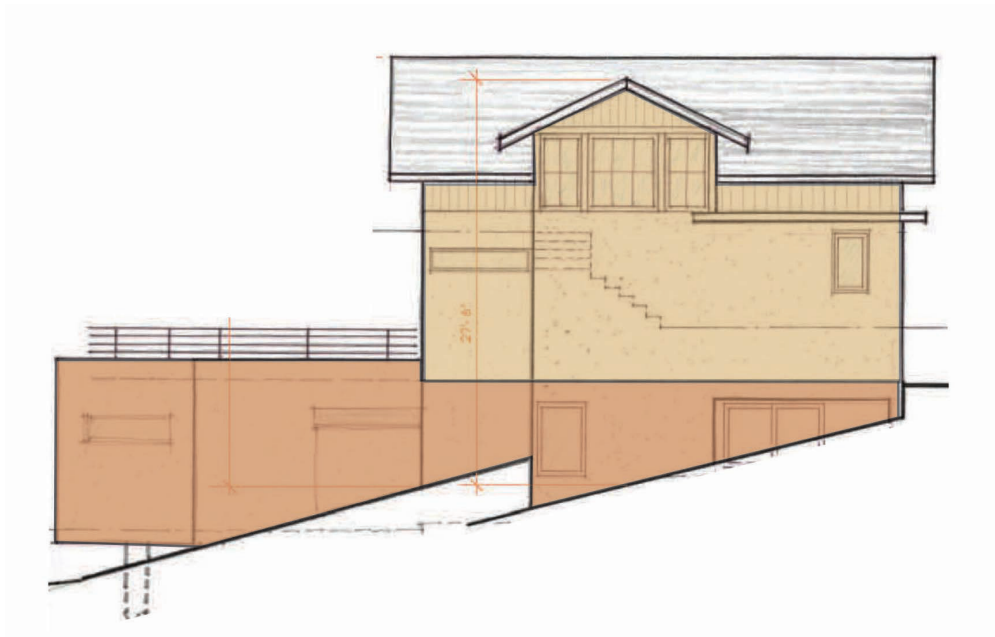
- *Make materials and color changes at inside corners rather than outside corners to avoid a pasted on look.*



RECOMMENDATIONS

1. Reduce the large amount of stucco on the house by extending the vertical siding consistently down to the first floor line. **See prior response.**
2. Use brick or stone for the building base below the first floor line or continue the use of vertical siding in this area. The adjacent existing home on this larger parcel has a prominent brick base - see photo below. If brick or stone is used, provide a projecting brick or stone ledge at the transition with any vertical siding. If vertical siding is used, add a horizontal belly band to break up taller wall planes. **Horizontal belly band is not appropriate for this home. If we were transitioning from one wood above and another type of wood below, then a belly band might be appropriate, but ours is not the case. In this case, a belly band is not warranted or desirable.**





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

A handwritten signature in black ink, reading "Larry L. Cannon". The signature is stylized and cursive.

Larry L. Cannon