URBAN CATALYST

UC Oka Road, LLC
99 S Almaden Blvd Suite 500
San Jose, CA 95113

RE: Architecture Peer Review From CDG
14789 Oka Road
APN: 424-08-035, 424-08-074

The recommendations provided by Cannon Design Group's Larry Cannon on January 16, 2025 regarding the Oka Road townhome project were the following:

RECOMMENDATIONS

1. Staff should encourage the applicant to refine their current design to incorporate more of the features illustrated in the past similar development examples above to better customize the project design to the character, scale, and community expectations of Los Gatos.
   Response: Noted by the applicant

2. Some suggestions would include:
   - Provide more building facade elevation variety. Suggestion noted.
   - Provide more individualized unit entry gardens and porches. Suggestion noted.
   - Enhance the two entry drives with facing project entries and balconies. Suggestion noted.
   - Break up three-story walls. Suggestion noted.
   - Explore lowering the height of end units to improve the entry drive and interior paseos scale. Suggestion noted.
   - Eliminate material and color changes in the same plane. Suggestion noted.
   - Explore bringing more of the Common Open Space into a centralized location. Suggestion noted.
   - Improve the Paseos by breaking up long vistas with landscaping and trellises. Suggestion noted.
   - Enhance the 475-foot-long auto courts with more landscaping, facade variety and articulation. Suggestion noted.
   - Relocate the utility equipment at the front entries. Suggestion noted.
   - Upgrade fencing (e.g., Laurel Mews). Suggestion noted.

We understand the Town's Objective Design Standards to be adopted pursuant to the Town's Zoning Ordinance, and to function as zoning in that they impose specific design standards on development proposals. Accordingly, the Project is not required to comply with this requirement due to the applicability of the Builder's Remedy provision of the HAA. Mandatory objective design requirements are all that can be required.

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