



ARCHITECTURE PLANNING URBAN DESIGN

January 23, 2025

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

RE: 16717 Chirco Drive

Dear Maria

I reviewed the drawings and evaluated the neighborhood context. My comments and recommendations on the design are as follows:

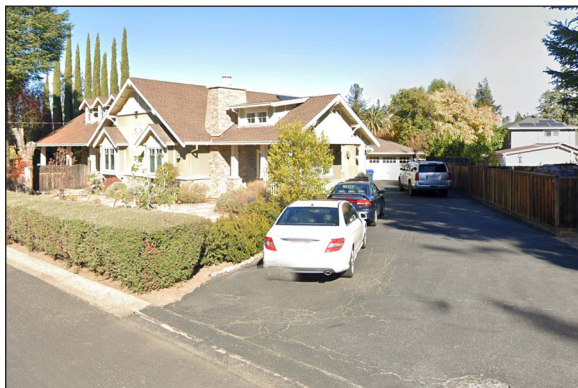
NEIGHBORHOOD CONTEXT

The site is located in an established neighborhood of one and two story homes with a range of traditional architectural styles. Photos of the site and its surrounding neighborhood are shown on the following page.

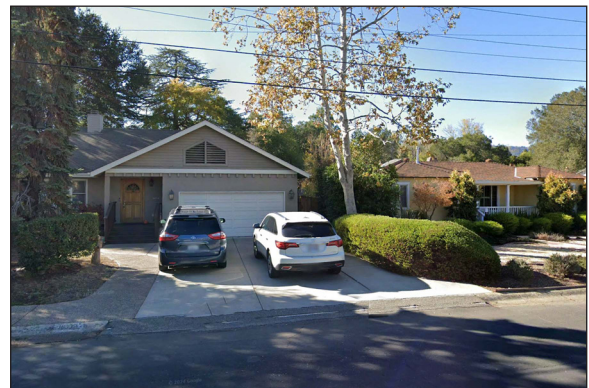


6729 FAIRFIELD DRIVE
SANTA ROSA, CA 95409

TEL: (707) 843-5747
CDGPLAN@PACBELL.NET



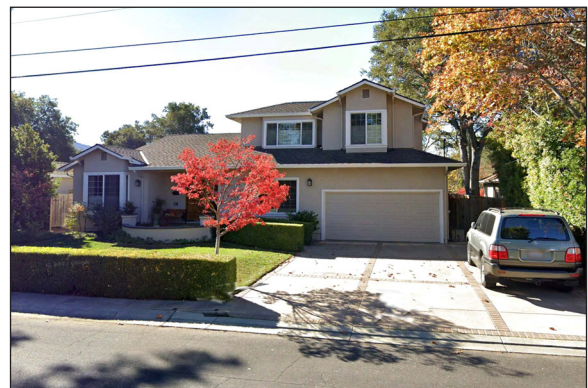
THE SITE



House immediately across Chirco Drive

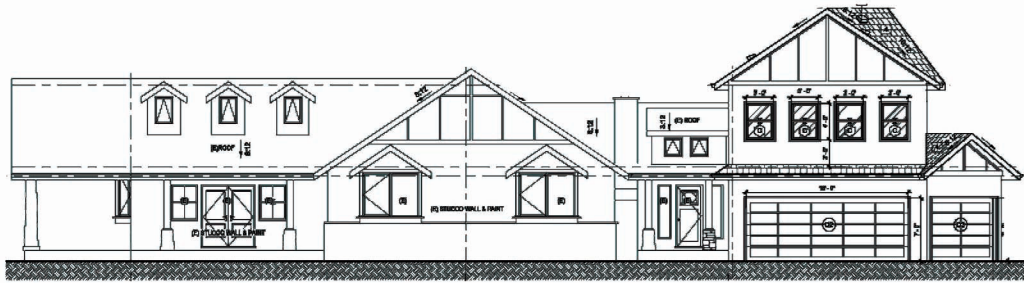


House to the immediate right on Chirco Drive



House immediately across Chirco Drive

PROPOSED PROJECT



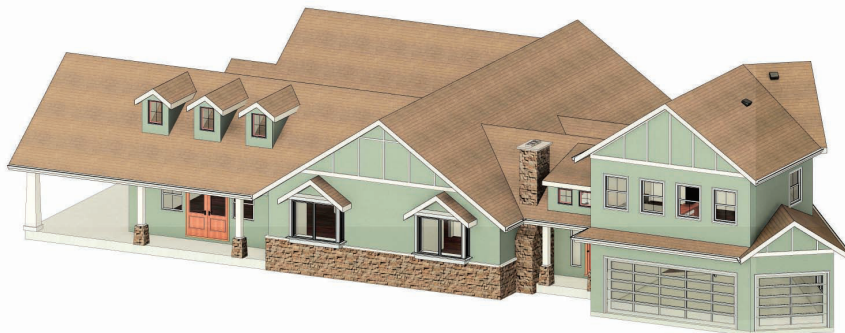
Proposed Front Elevation



Proposed Rear Elevation



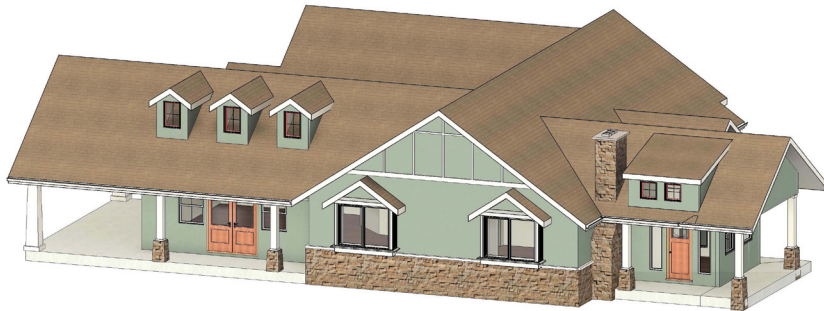
EXISTING FRONT SKETCH



PROPOSED FRONT SKETCH

ISSUES AND CONCERNS

The existing house is a very well designed one story Ranch Style home with floor plan and roof forms typical of the style - see existing house sketches below.



Front and Right Side



Rear and Right Side

The proposed garage and second floor bedroom addition are not consistent with several Residential Design Guidelines.

1. The addition is very awkward and not consistent with the Residential Design Guideline 3.1 Principles.



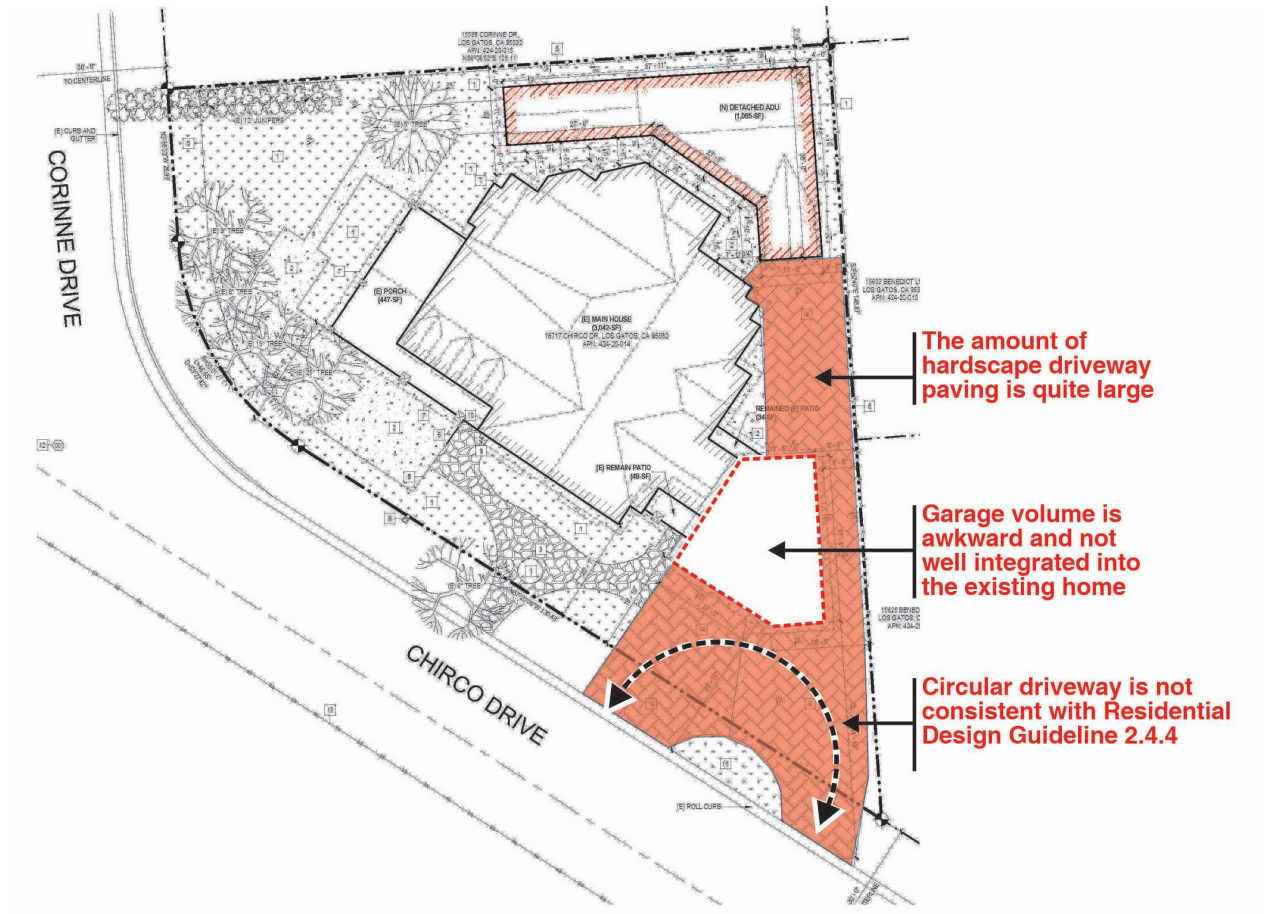
3.1 GENERAL BUILDING DESIGN PRINCIPLES

Design features, proportions and details shall be consistent with the architectural style selected.

2. The proposed site development plan includes a circular driveway and a very large increase in hardscape driveway paving which would not be consistent with Residential Design Guideline 2.4.4.

2.4.4 Limit the use of circular driveways

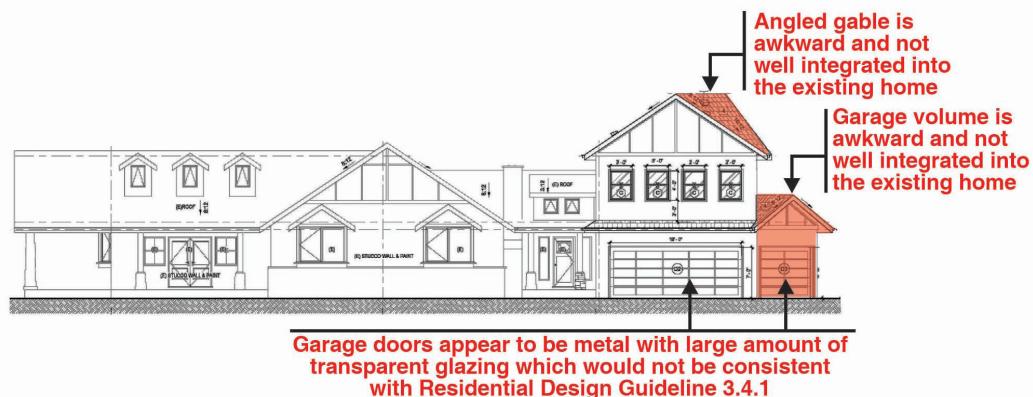
- *Circular driveways are discouraged because they increase the amount of paving in front setbacks.*



3. The sketch and elevations appear to show metal garage doors with large sections of transparent glazing which, in this neighborhood context, would not be consistent with Residential Design Guideline 3.4.1.

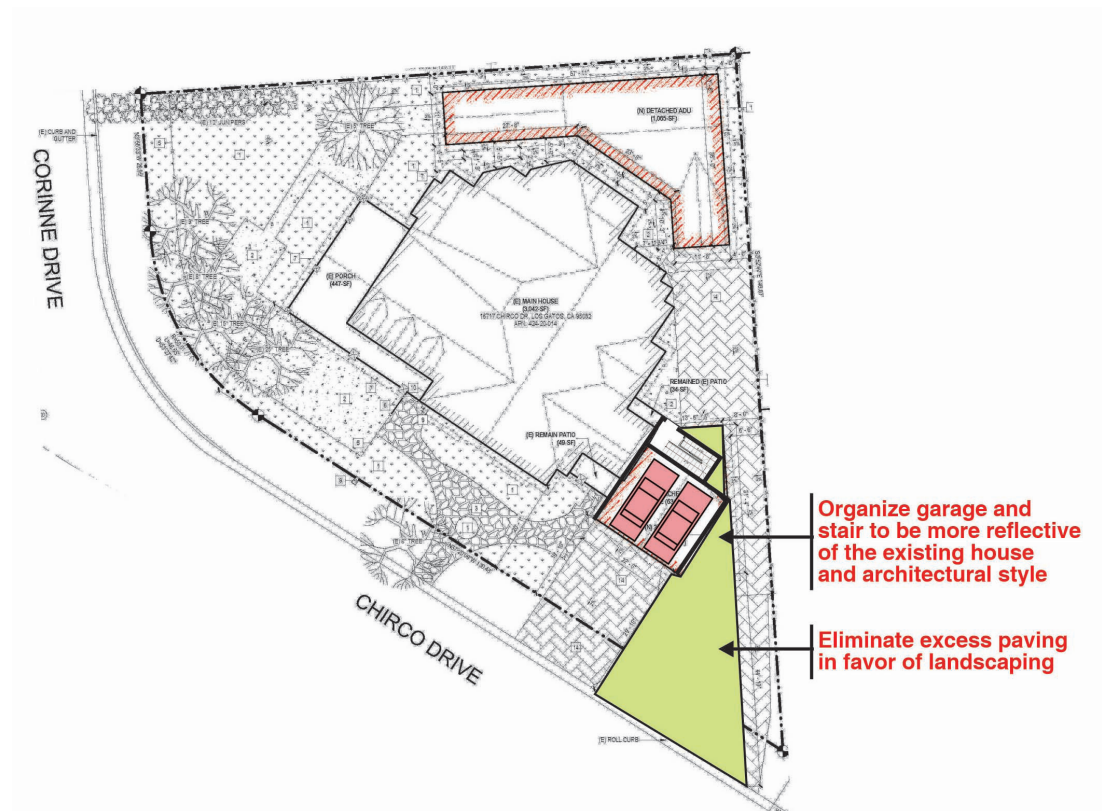
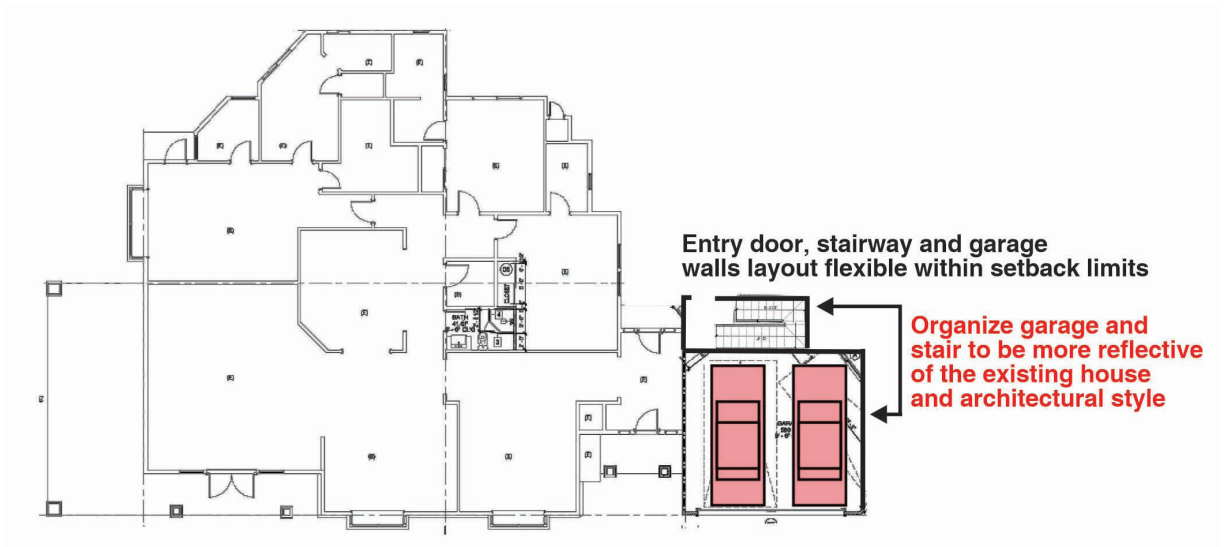
3.4.1 Limit the prominence of garages

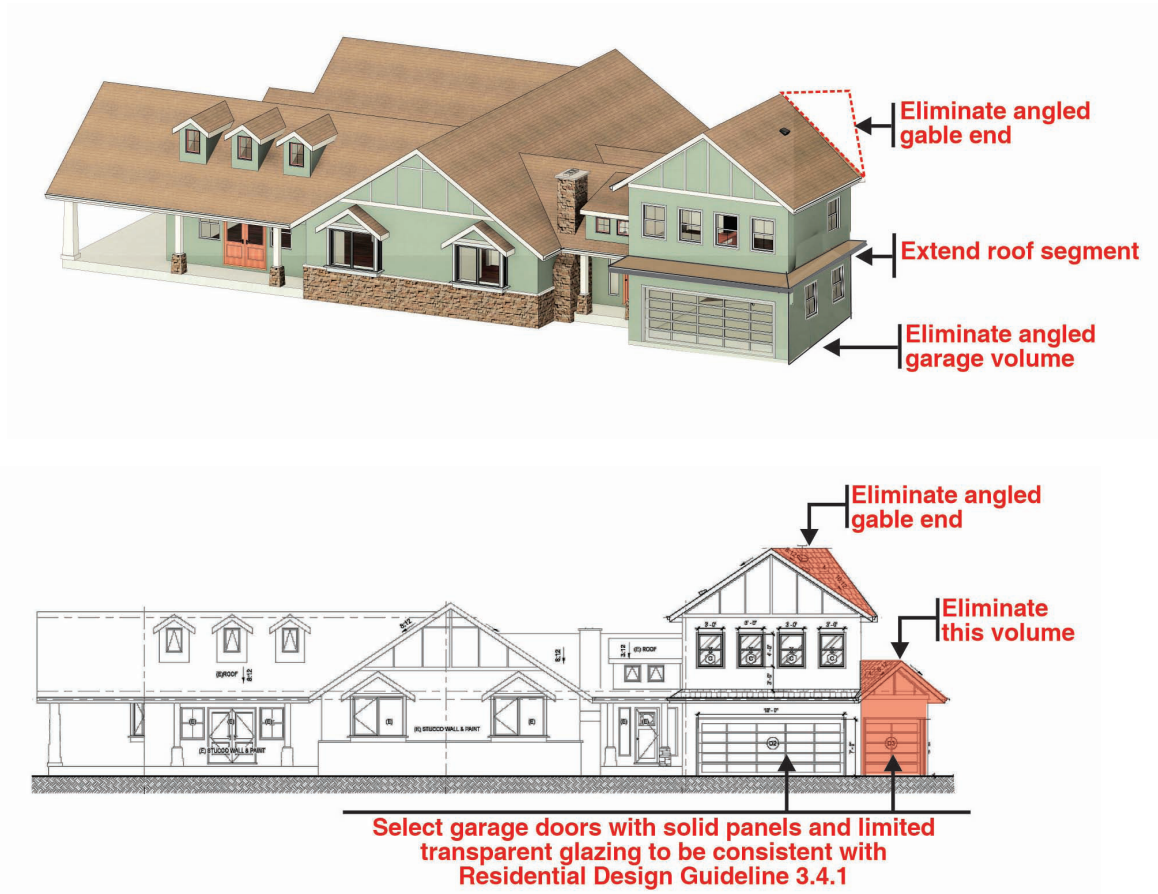
- *Avoid designs that allow the garage to dominate the street facade.*



RECOMMENDATIONS

1. Eliminate the awkward angled garage volume on the front facade.
2. Eliminate the awkward angled rear facade gable end.
3. Redesign the addition building form to be more reflective of the existing house and the proposed architectural style.
4. Eliminate the circular driveway and replace a significant amount of the hardscape driveway paving with landscaping.
5. Select garage doors with solid panels and limited transparent glazing.





Maria, please let me know if you have any questions or if there are any issues that I did not address.

Sincerely,

CANNON DESIGN GROUP

Larry L. Cannon

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