



November 28, 2022

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

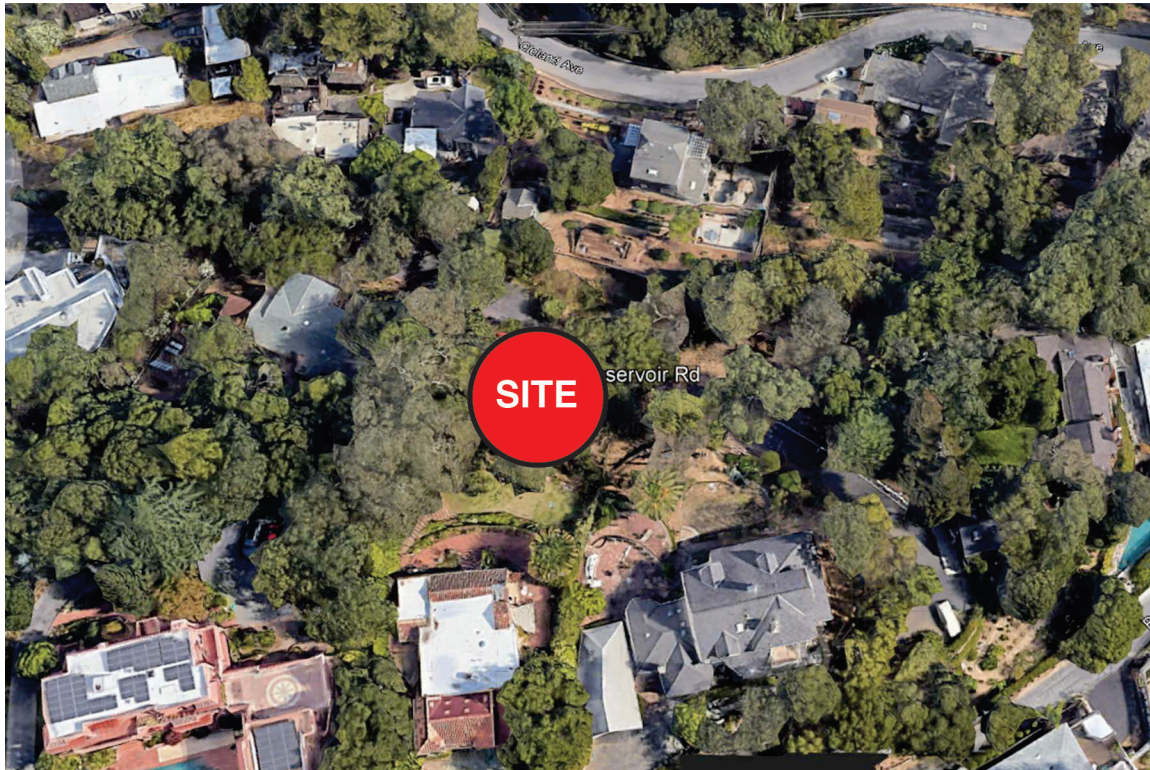
RE: 45 Reservoir Road

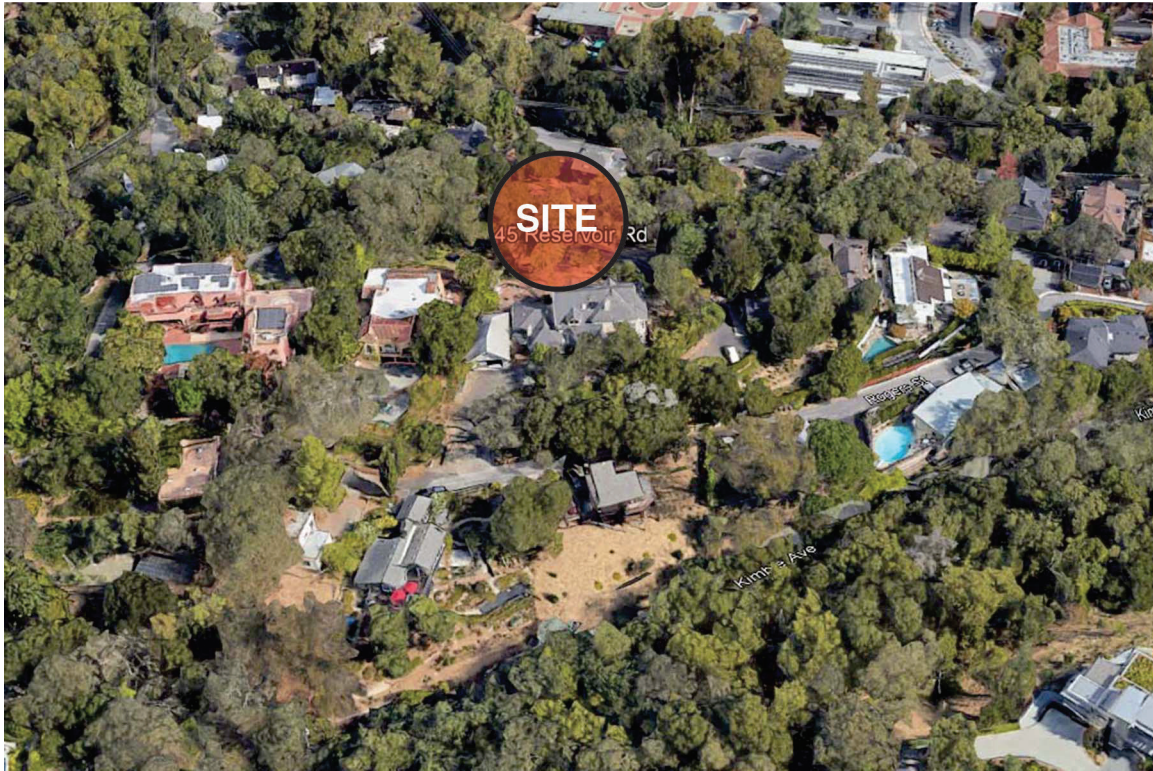
Dear Sean:

I reviewed the drawings and evaluated the site context. My comments and recommendations are as follows:

NEIGHBORHOOD CONTEXT

The site is located on a steep sloping parcel within a semi-rural wooded environment. Photos of the site and surrounding neighborhood context are shown on the following page.



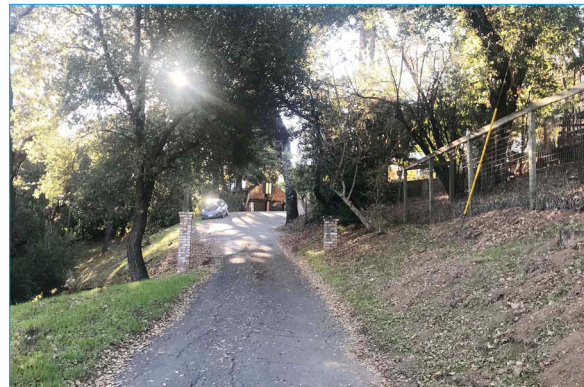


THE SITE

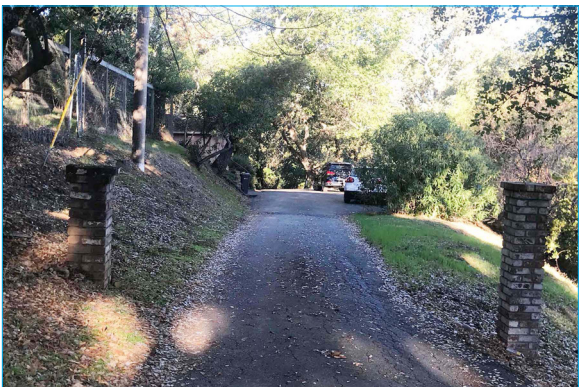
Streetview photos below provided by the applicant



Private Road: Site on the left



Private Road: Site on the right



Private Road: Site on the left
CANNON DESIGN GROUP



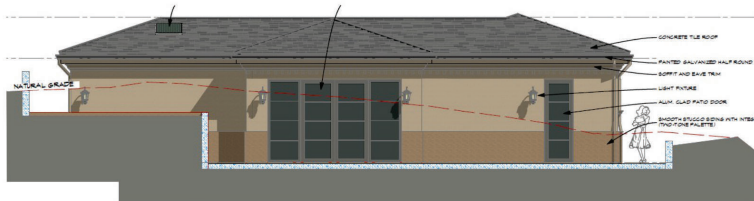
Private Road: View of site downhill segment

PROJECT OVERVIEW

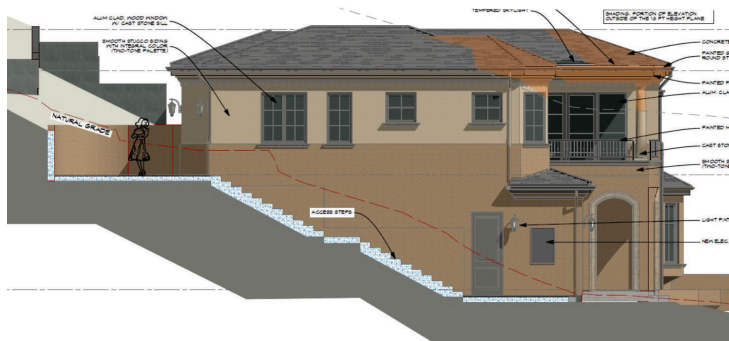
The proposed two-story house is designed in a Traditional Mediterranean Style. See proposed elevations and sections below.



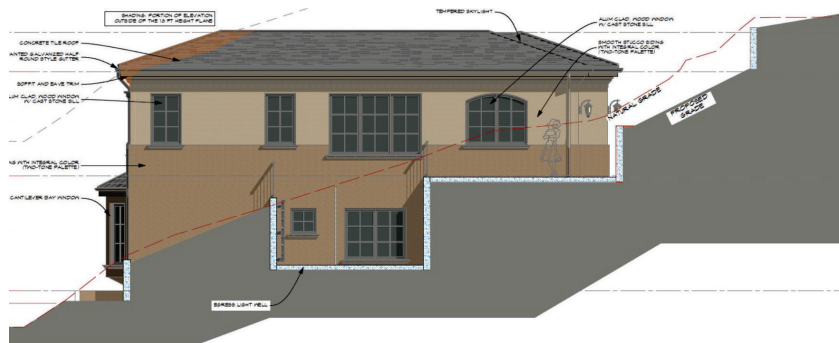
PROPOSED FRONT ELEVATION (Entry)



PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

ISSUES AND CONCERNS

The site slope, the fragmentation of the site into two parts and the resultant small amount of developable area on this site are major constraints for this project. I have only a couple of observations for staff's consideration.

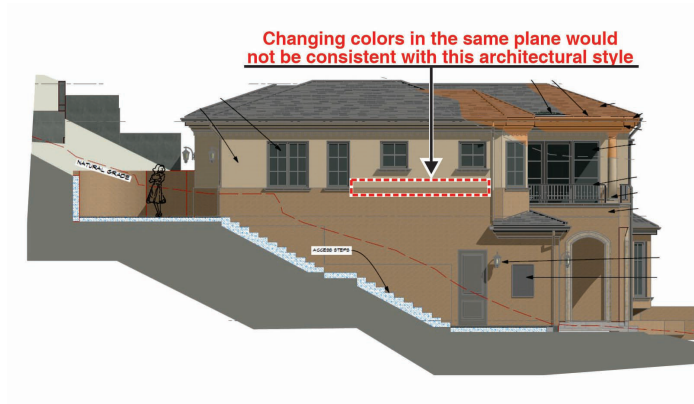
The tall side walls are not consistent with Residential Design Guideline 3.3.3.

3.3.3 Provide visual relief for two story walls

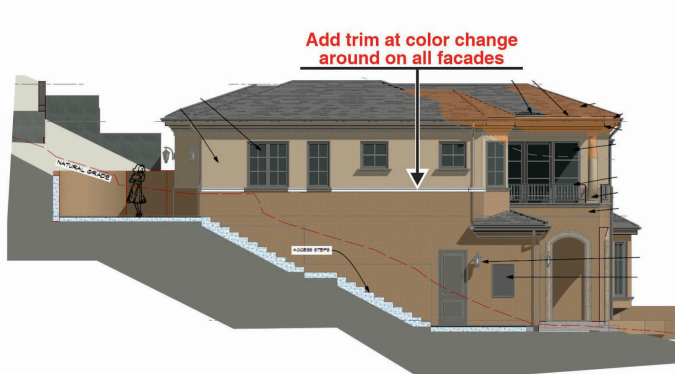
The color change proposed between the lower and upper portions of the walls helps, but that would not be total consistent with the intent of Residential Design Guideline 3.8.4.

3.8.4 Materials changes

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

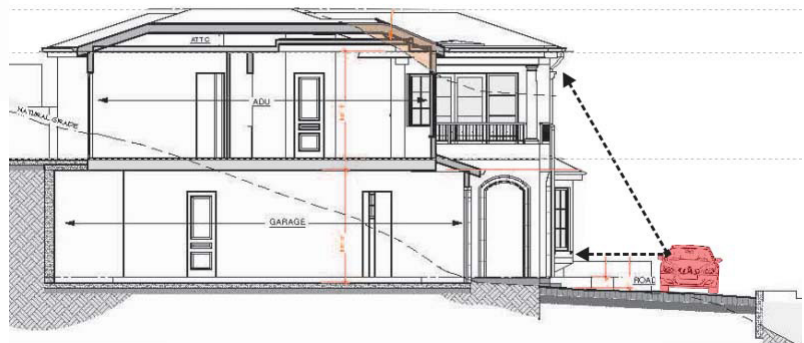
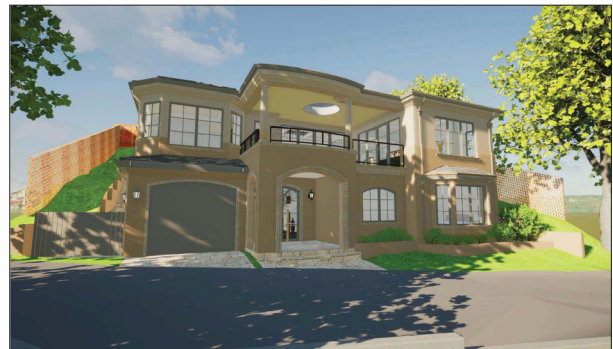
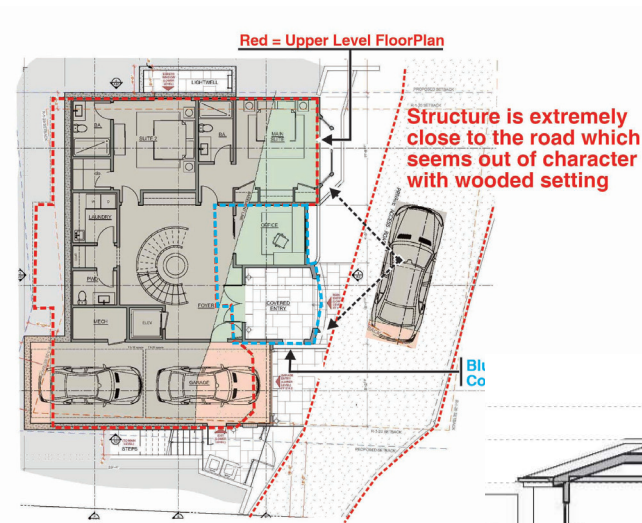


Recommendation: Add projecting molding at the proposed color change. Note that the use of two wall colors or the use of a single color would both be acceptable - see photo examples below.



A second issue is of more concern and may not have a viable alternative aside from a smaller building footprint and volume. However, I do feel it is important to identify the issue because of its potential impact on the character of the private drive.

The issue is that the proposed house is quite close to the road and appears to be closer to the road than other nearby homes. This may be acceptable given the private access road, but it seems out of character with its current semi-rural, wooded environment - see illustrations below.



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

Larry L. Cannon
CANNON DESIGN GROUP

