

April 28, 2025

Mr. Sean Mullin
Community Development Department
Town of Los Gatos

Re: 15349-15367 Los Gatos Boulevard, revised response to architectural peer review by Cannon Design Group dated 29 July 2024.

Dear Sean,

As a response to Planning Commission comments on April 23rd, our team took an additional look at the architecture particularly at Los Gatos Boulevard in relation to the comments by Cannon Design Group. Our architect Dan Hale, of Hunt Hale Jones provided a sketch for the units facing Los Gatos Boulevard that shows an intent to create more individuality of each townhome unit with the following architectural expressions:

- A massing break of 18" between the two facades can be provided which also creates a break in the roof line.
- A secondary option for the deck to allow for a roof in addition to the original trellis can be provided.
- There are small but intentional changes at the dormer window at the massing break.
- Material changes can be provided so that materials are different between adjacent units
- Color variation can be used to add additional individuality for each unit.

A hand sketch of the proposed architectural expressions can be seen on seen in Exhibit A0.1 attached herein.

Additionally, I did want to highlight the previous incorporations made to the architecture and the site as a result of a comprehensive response to Cannon Design Group's comment. We integrated the changes noted above in our response as follows:

Response to Recommendations:

1. Guest Parking and Internal Pedestrian Circulation

The guest parking location is strategic as it creates an additional buffer from the proposed residences and the existing gas station. This buffer also contains necessary water quality infrastructure. The required density required a careful placement of parking. The current parking is easily accessed and visible from the street.

Pedestrian connectivity and circulation has been enhanced by incorporating a "Woonerf" street concept where the interior street is a shared space and designed to encourage pedestrian circulation and activity. A pedestrian connection has been added from Los Gatos Blvd through Building A & E to the interior street. The interior loop street incorporates pavers with a portion having a different color highlighting a pedestrian path. Approximately 50% of the units have decks that face the interior street, activating and enhancing the resident experience. These elements will make the interior circulation a shared space for pedestrians and autos not a typical townhome alley.

Additional pedestrian connections through the buildings were considered but this would preclude maintaining the proposed density.

2. Los Gatos Blvd. Frontage:

Slight adjustments have been made to the ground floor footprints to six of the eleven units in Building A providing additional Façade Plane Depth along Los Gatos Blvd.

In response to Planning Commission comments the following items may also be incorporated:

- A massing break of 18” between the two facades can be provided which also creates a break in the roof line.
- A secondary option for the deck to allow for a roof in addition to the original trellis can be provided.
- There are small but intentional changes at the dormer windows where the proposed massing break are proposed.

3. Garden Lane Frontage:

The landscape plan shows a landscape buffer that is being added in addition to carefully positioned trees along the edge that enhance the proposed development and in turn do not cause an artificial wall along Garden Lane. The project maximized the location of new trees both at the edge and within where feasible.

Revisions had been made to the interior of the end units that face Garden Lane and Los Gatos Blvd. These changes have allowed additional windows and massing elements on the end unit elevations, additionally vines with wires have been added on the first floor. These improvements provide the appropriate massing relief for elevations that face the street.

4. Façade Roof Slopes:

The low sloped Gable roof on the first floor have been replaced with shed roofs.

5. Façade Articulation and Materials:

This area of Los Gatos Blvd. is a mixture of commercial and existing residential influencing an urban residential character. For this reason, the buildings and massing for Buildings B -E are proposed to have both a mixture of larger massing elements in context of the larger scaled more urban commercial buildings whereas Building A (facing Los Gatos Boulevard) will be designed with an individual townhome expression as described in response #2 above and seen in Exhibit A0.1.

Sincerely,



Pamela Nieting
Vice President
City Ventures



CONCEPT FACADE REVISIONS

BLDG. A



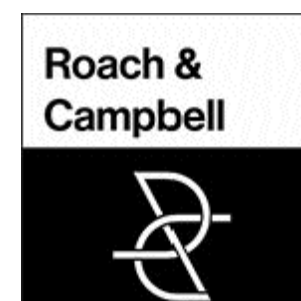
FRONT ELEVATION - EAST

BLDG. A



City Ventures

LOS GATOS GREEN
LOS GATOS, CALIFORNIA



TARRAR
UTILITY CONSULTANTS



CIVIL ENGINEERS
SURVEYORS
PLANNERS

CONCEPT FACADE REVISIONS

A0.1

SCALE: 1/8" = 1'-0"

DATE: 04.28.2025

PROJECT: 317076.00