

ARCHITECTURE PLANNING URBAN DESIGN

November 15, 2024

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

RE: 178 Twin Oaks Drive | LOT 1

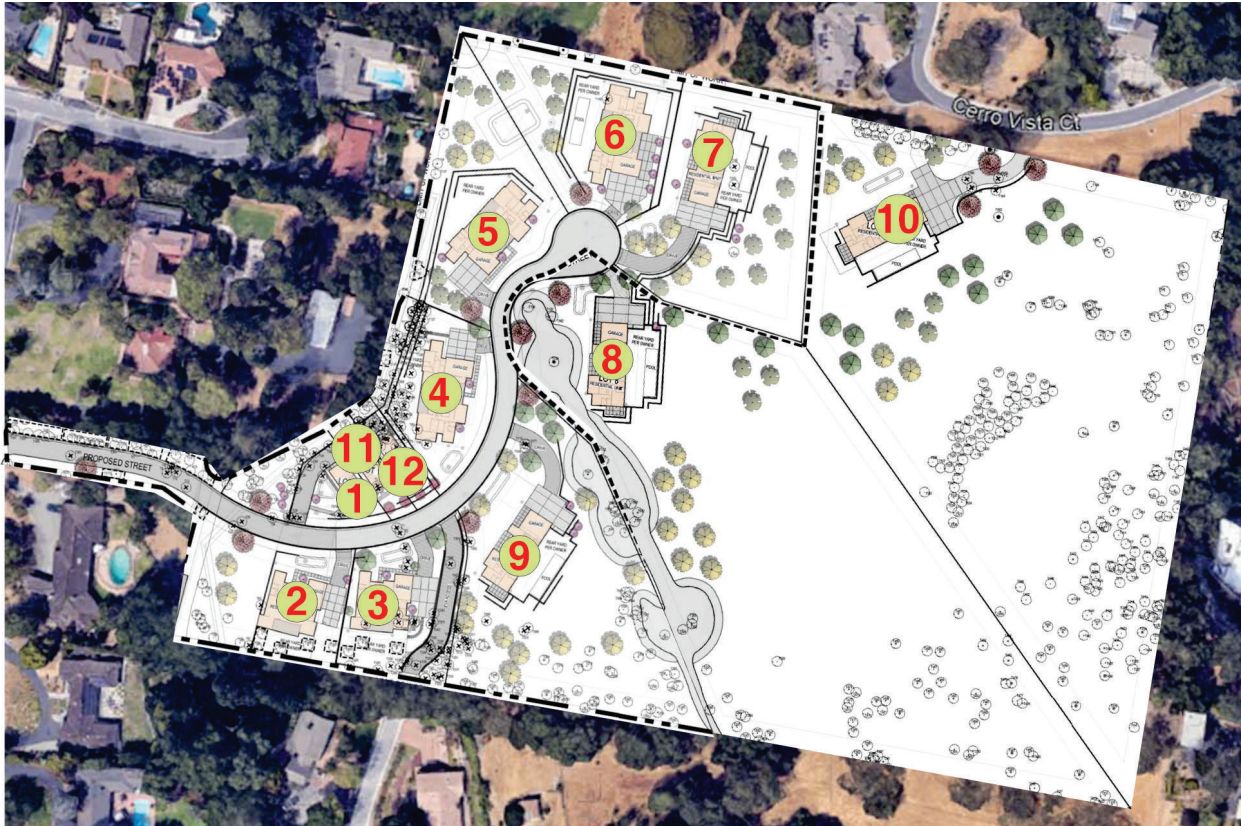
Dear Erin:

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

NEIGHBORHOOD CONTEXT

The site is located in a new proposed subdivision on a large 17.9 acre currently vacant parcel adjacent to traditional neighborhoods of mostly one story homes. Lot 1 is one of twelve proposed lots. Photographs of the site and its surrounding context are shown on the following page.



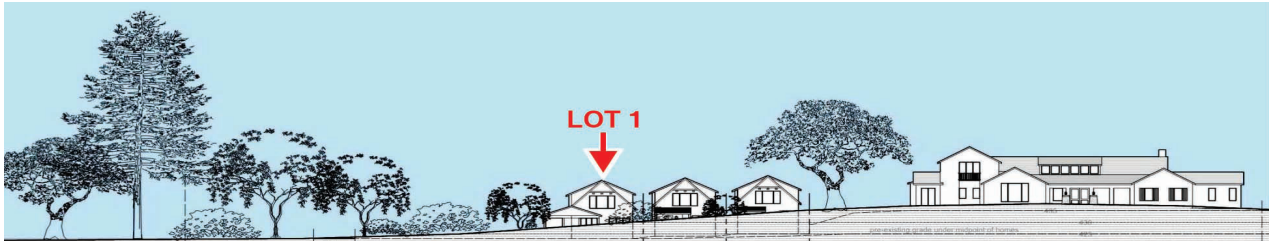


MASTER SITE PLAN

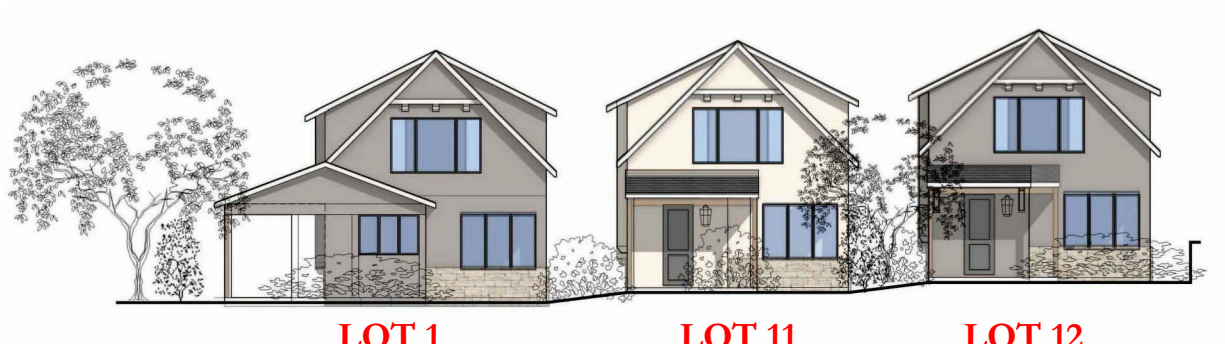




CONTEXT



STREETSCAPE CONTEXT



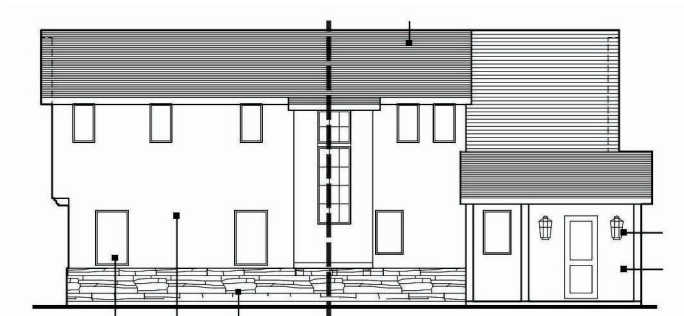
PROPOSED PROJECT



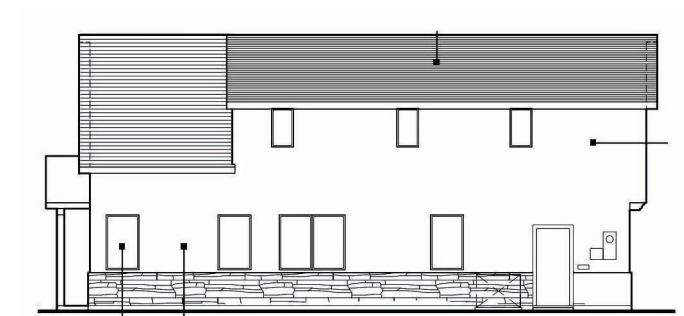
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

PROJECT WIDE ISSUES

There are three issues that occur over the project site as a whole that staff may wish to discuss further with the applicant.

1. Floor Plans and Facades

There are four groupings of adjacent homes with the same floor plan layouts and facade designs. On a limited basis, some variation is provided with reversed floor plans and materials but largely the homes have little variation which goes against prior town emphasis on variety and individual home identity. Groupings include:

- Lots 1, 11 and 12
- Lots 2 and 3
- Lots 4, 5, and 6
- Lots 7, 8, 9 and 10

2. Colors

There is very limited variation in the proposed color palettes for the homes overall and within the four clusters which would produce a neighborhood quite different than most in Los Gatos which have greater variety and Sense of individual homes rather than a subdivision.

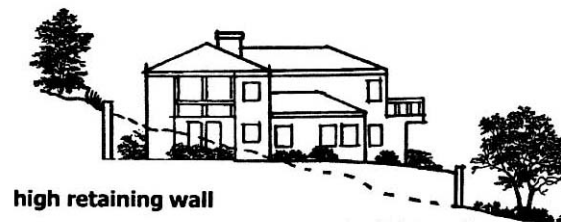
3. Two Story Downhill Facades

The majority of proposed homes would be developed on flat pads carved out of the sloping site topography which may not be consistent with the town's Hillside Development Standards and Guidelines. Mitigation measures include a limited facade height of 25 feet on the downhill facades and the inclusion of some downhill facade balconies to break up the two story facades. Staff should review this issue in the context of past hillside properties policies and decisions.



set into hillside/backfilled

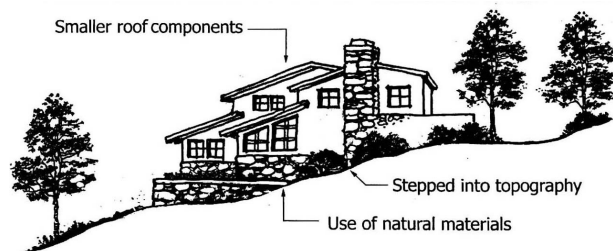
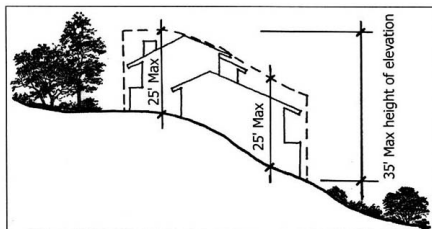
DO THIS



high retaining wall

created flat pad

DON'T DO THIS



Building form reflects hillside form/setting



LOT 1

LOT 11

LOT 12



LOT 2



LOT 3



LOT 4



LOT 5



LOT 7



LOT 6



LOT 8



LOT 9



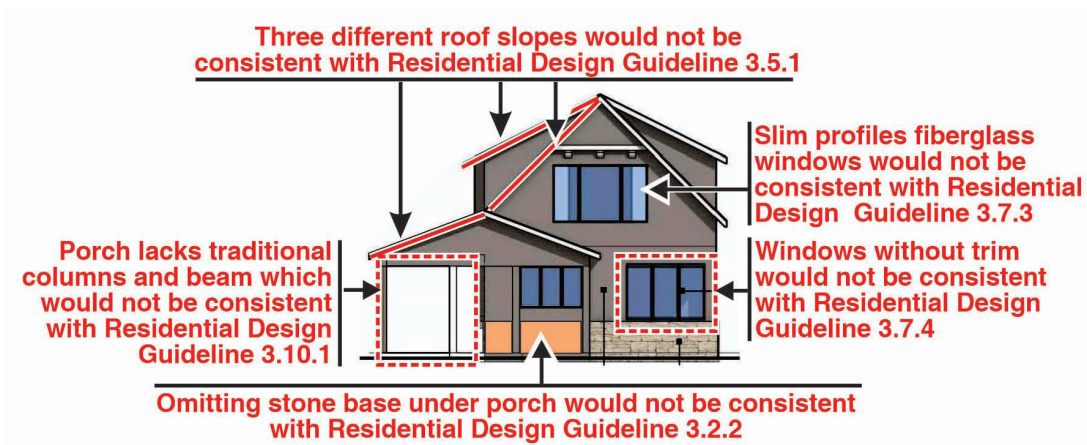
LOT 10

COLOR PALETTES

Lot 1			
Lot 2			
Lot 3			
Lot 4			
Lot 5			
Lot 6			
Lot 7			
Lot 8			
Lot 9			
Lot 10			
Lot 11			
Lot 12			

ISSUES AND CONCERNS

The proposed house is modest in size and designed in a tradition architectural style. There are only a few issues where the design would not be consistent with the town's Residential Design Guidelines.



1. Roof Slopes

There are three different roof slopes which would not be consistent with Residential Design Guideline 3.5.1.

3.5.1 Unify roof pitches

- Utilize the same slope for all primary roofs.
- Roof slopes for porches may be lower than the primary roof slope, depending on the architectural style.
- Dormer roof slopes may sometimes be steeper than the primary roof slope, depending on the architectural style.

2. Stone Base

Omitting the stone base under the porch would not be consistent with Residential Design Guideline 3.2.2.

3.2.2 Design for architectural integrity

- Carry wall materials, window types and architectural details around all sides of the house. Avoid side and rear elevations that are markedly different from the front elevation.

3 Window Sash

Slim profile fiberglass windows would not be consistent with Residential Design Guideline 3.7.3.

3.7.3 match window materials to the architectural style and to the surrounding neighborhood

- Wood windows are common in Los Gatos. Wood is still the desired choice for styles that traditionally used wood. However, today there are some window materials, such as vinyl clad wood windows that are not noticeably different from wood at a short distance. They may be used if their visual appearance matches wood.
- Generally, avoid metal windows. They may be considered acceptable for a Modern Style house, but would be strongly discouraged for all other styles

(Note: While proposed windows are not metal, the slim profile will resemble metal windows.)

4. Window Trim

Windows without trim would not be consistent with Residential Design Guideline 3.7.4..

3.7.4 Design the windows with attention to matching the traditional details of the architectural style

- *Most architectural styles - except Mission, Spanish Eclectic or Modern - should have wood trim around the windows. The trim width should be matched to the style, but in general, should not be less than 3 1/2 inches wide. Head trim depth should be equal to or wider than the jamb casing, but not less than one-sixth of the opening width.*
- *Projecting window sills and heads are strongly encouraged unless the architectural style would not normally have those features.*
- *Wood trim is also encouraged on stucco houses unless the window frames are recessed at least 6 inches from the outside face of the wall. The use of stucco covered foam trim is strongly discouraged.*

5. Porch Details

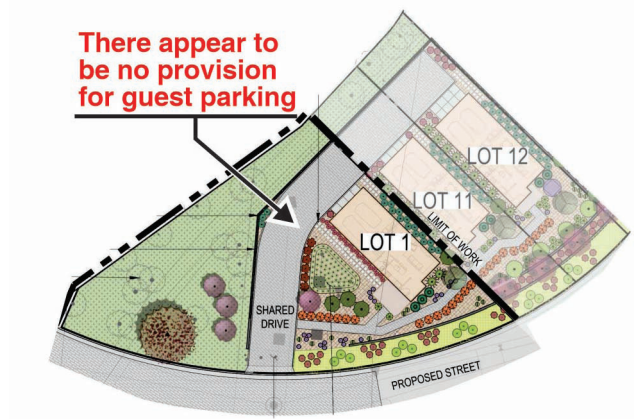
The porch columns and interface with the wall above would not be consistent with Residential Design Guideline 3.10.1.

3.10.1 Porches and Entries

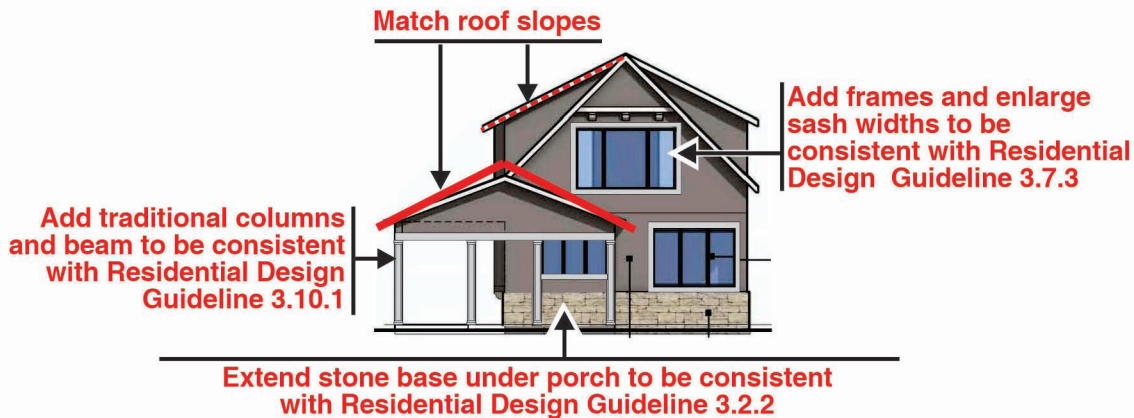
- *Select columns that are traditional to the architectural style of the house. Take care in selecting columns with an appropriate width to height ratio for the style. Except for a very few styles, the columns should have appropriate caps and bases with proportions typical of the style.*
- *Provide a well proportioned beam between the column caps and the roof. Size and detail the beam so that it looks like a convincing structural member. It should be visible both from inside and outside of the porch. ...*

6. Guest Parking

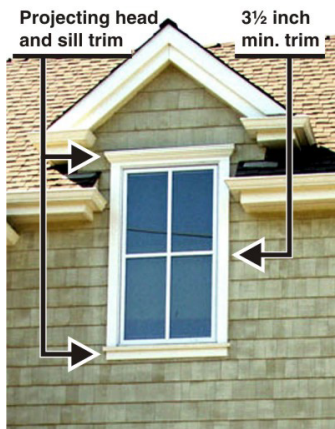
There does not appear to be any provision for guest parking on site or on street.



RECOMMENDATIONS



1. Reduce the variation in roof slopes from three to two.
2. Extend the stone base under the porch.
3. Select a window with materials and sash width similar to traditional residential windows seen throughout Los Gatos - one example is shown below.
4. Provide trim around all windows and doors - see Los Gatos example below.

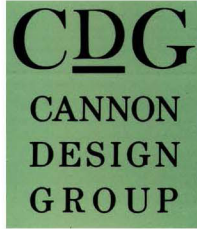


5. Add porch beam and refine columns to be consistent with Residential Design Guideline 3.10.1.
6. Ask applicant what provisions are being made for guest parking.

Erin, please let me know if you have questions or if I missed any important issues.

CANNON DESIGN GROUP

Larry L. Cannon



ARCHITECTURE PLANNING URBAN DESIGN

November 15, 2024

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

RE: 178 Twin Oaks Drive | LOT 2

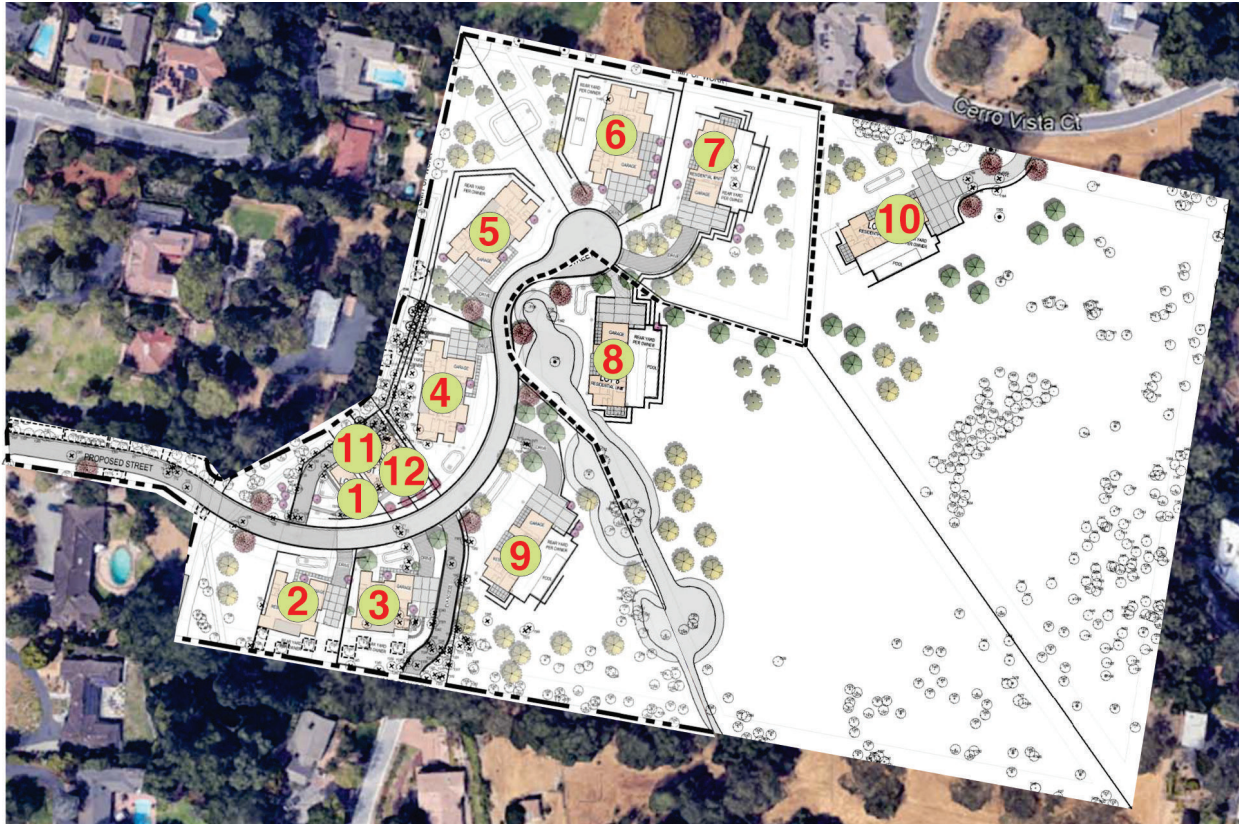
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I reviewed the drawings, and evaluated the site context. My comments and recommendations are as follows:

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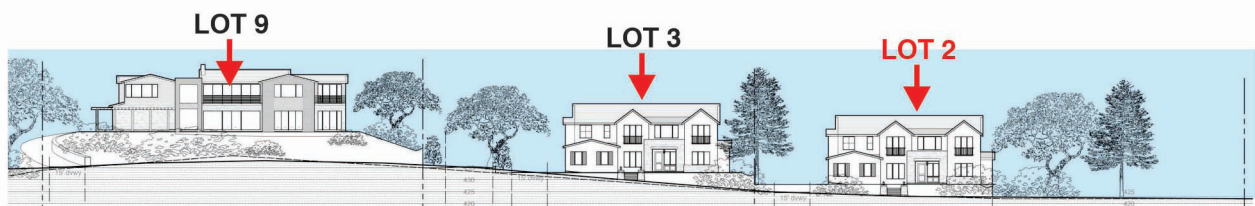
MASTER SITE PLAN



LOT 2



CONTEXT



STREETSCAPE CONTEXT

PROPOSED PROJECT



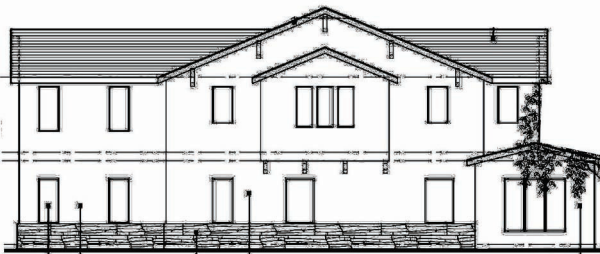
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PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

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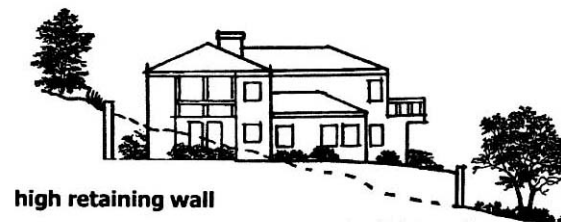
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The majority of proposed homes would be developed on flat pads carved out of the sloping site topography which may not be consistent with the town's Hillside Development Standards and Guidelines. Mitigation measures include a limited facade height of 25 feet on the downhill facades and the inclusion of some downhill facade balconies to break up the two story facades. Staff should review this issue in the context of past hillside properties policies and decisions.



set into hillside/backfilled

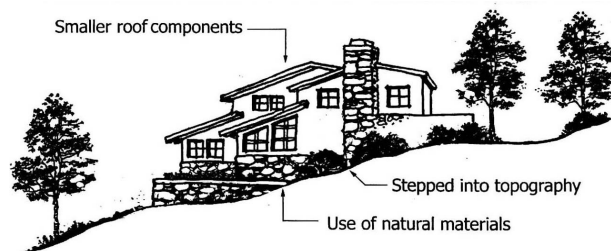
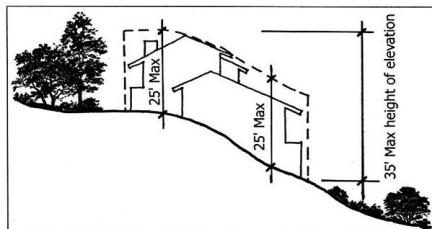
DO THIS



high retaining wall

created flat pad

DON'T DO THIS



Building form reflects hillside form/setting



LOT 1

LOT 11

LOT 12



LOT 2



LOT 3



LOT 4



LOT 5



LOT 7



LOT 6



LOT 8



LOT 9



LOT 10

COLOR PALETTES

Lot 1			
Lot 2			
Lot 3			
Lot 4			
Lot 5			
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Lot 12			

ISSUES AND CONCERNS

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3.5.1 Unify roof pitches

- Utilize the same slope for all primary roofs.
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2. Facade Integrity

Limiting the location of the stone base, siding and shutters would not be consistent with Residential Design Guideline 3.2.2.

3.2.2 Design for architectural integrity

- *Carry wall materials, window types and architectural details around all sides of the house. Avoid side and rear elevations that are markedly different from the front elevation.*

3. Window Sash

Slim profile fiberglass windows would not be consistent with Residential Design Guideline 3.7.3.

3.7.3 match window materials to the architectural style and to the surrounding neighborhood

- *Wood windows are common in Los Gatos. Wood is still the desired choice for styles that traditionally used wood. However, today there are some window materials, such as vinyl clad wood windows that are not noticeably different from wood at a short distance. They may be used if their visual appearance matches wood.*
- *Generally, avoid metal windows. They may be considered acceptable for a Modern Style house, but would be strongly discouraged for all other styles*

(Note: While proposed windows are not metal, the slim profile will resemble metal windows.)

4. Window Trim

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3.7.4 Design the windows with attention to matching the traditional details of the architectural style

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5. Entry

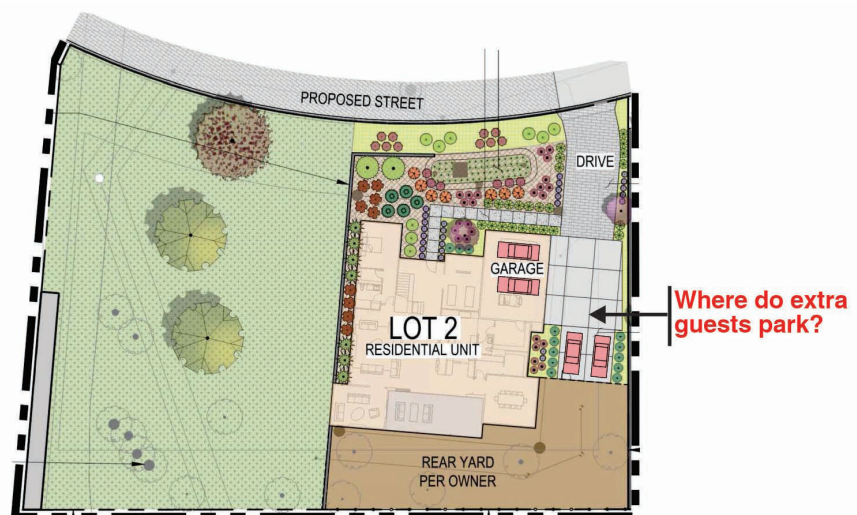
The rectangular entry form would not be consistent with the architectural style and Residential Design Guidelines 3.6.2 and 3.6.3.

3.6.2 Design home entries with sensitivity to the architectural style

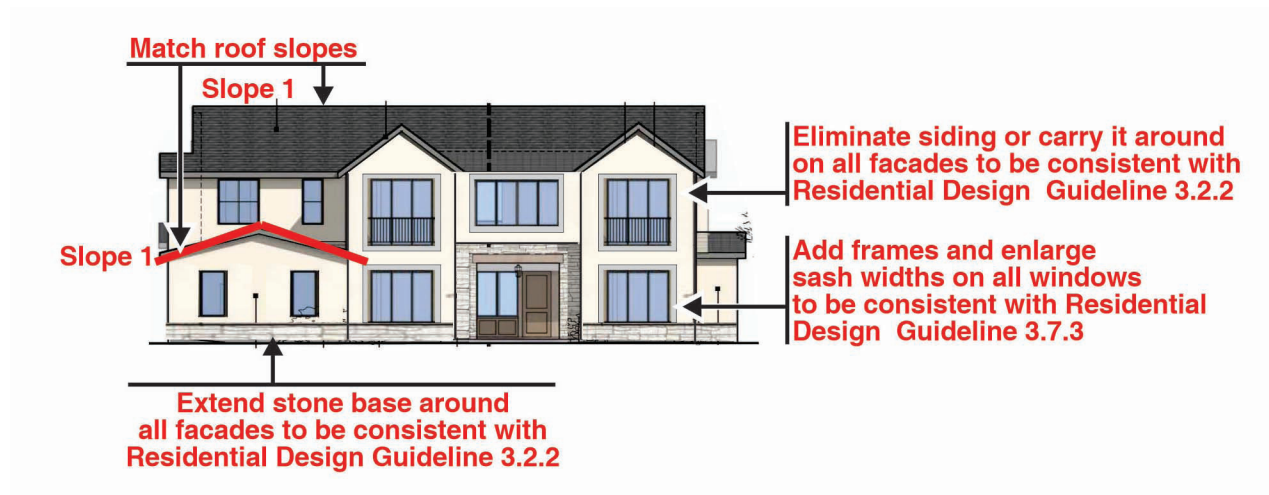
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6. Guest Parking

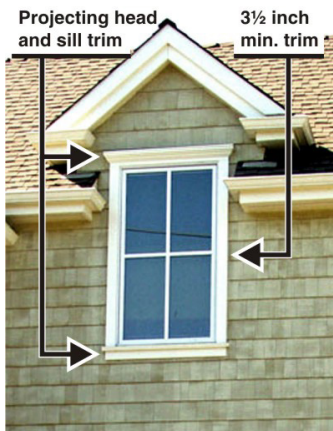
There appears to be limited off street parking for more than two cars and no on street parking is shown.



RECOMMENDATIONS



1. Reduce the variation in roof slopes from three to two.
2. Extend the stone base continuously around all four facades or eliminate the base.
3. Select a window with materials and sash width similar to traditional residential windows seen throughout Los Gatos - one example is shown below.

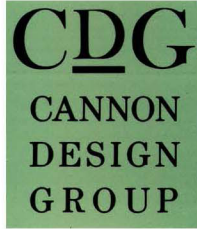


4. Provide trim around all windows and doors - see Los Gatos example below.
5. Eliminate the proposed siding or carry it more consistently around all facades.
6. While the proposed entry type is not normally associated with the proposed architectural style, its recession on the front facade would not be jarring and I would not recommend changing it.
7. Ask applicant what provisions are being made for guest parking beyond the two on site spaces shown.
(e.g., Thanksgiving or other holidays and events)

Erin, please let me know if you have questions or if I missed any important issues.

CANNON DESIGN GROUP

Larry L. Cannon



ARCHITECTURE PLANNING URBAN DESIGN

November 15, 2024

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

RE: 178 Twin Oaks Drive | LOT 3

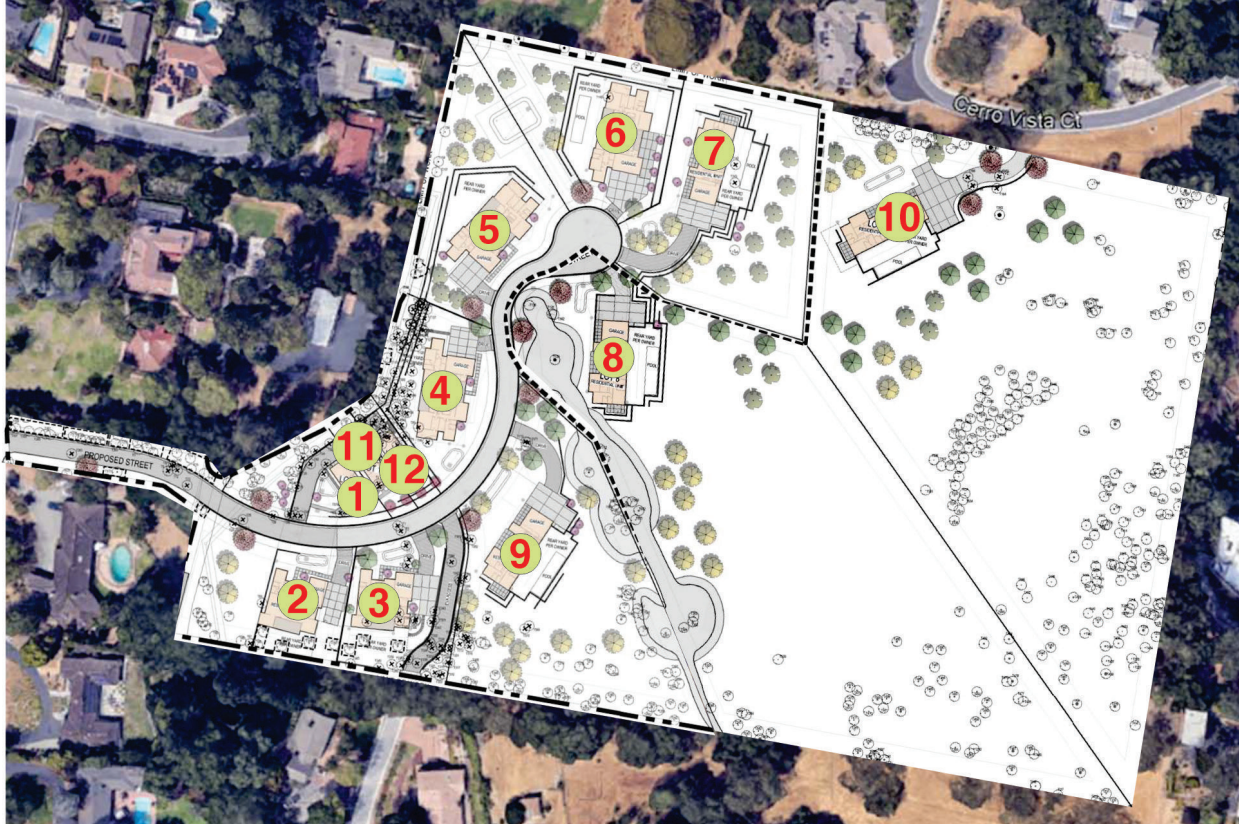
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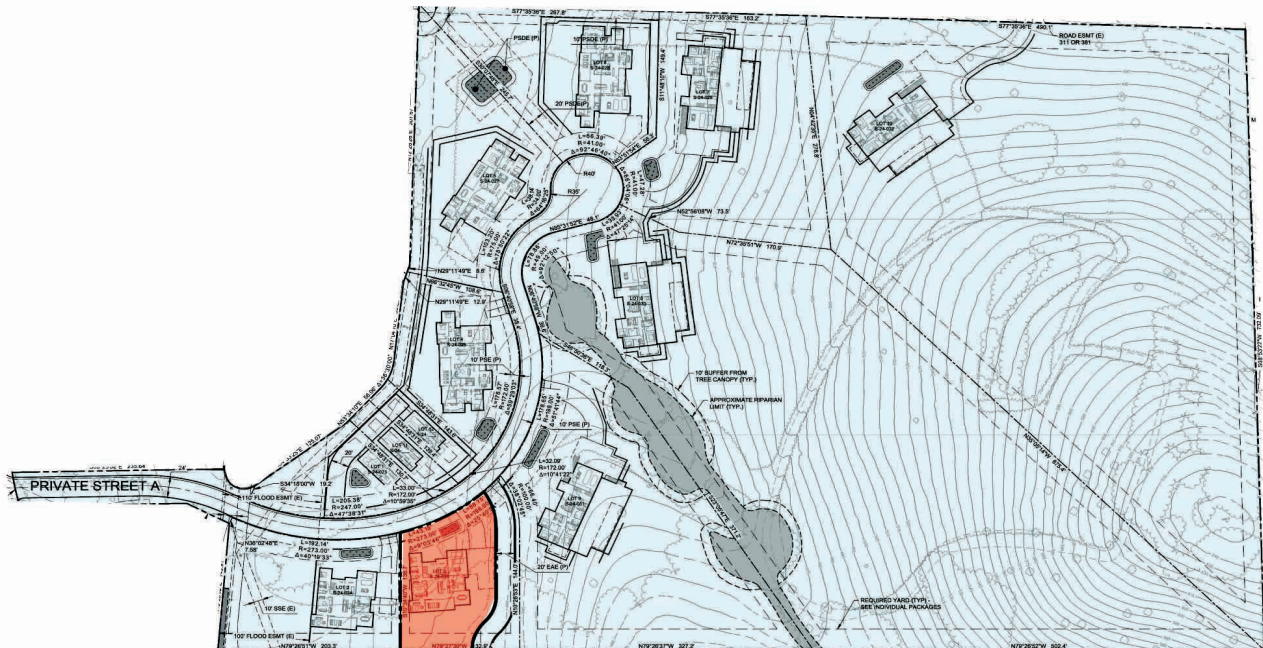
NEIGHBORHOOD CONTEXT

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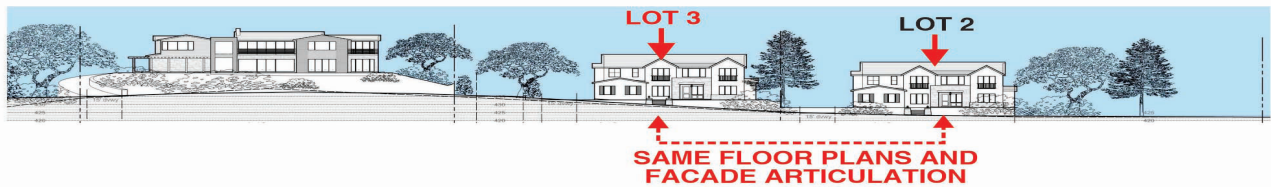
MASTER SITE PLAN



LOT 3



CONTEXT

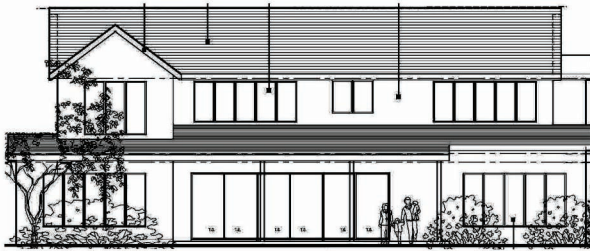


STREETSCAPE CONTEXT

PROPOSED PROJECT



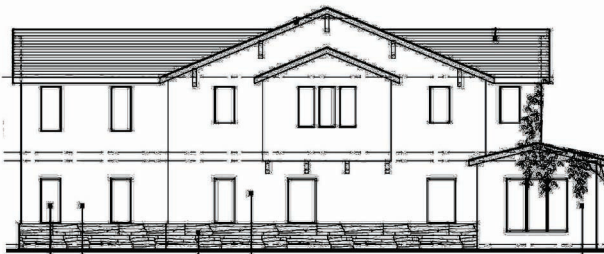
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

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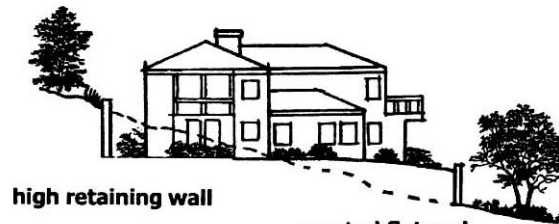
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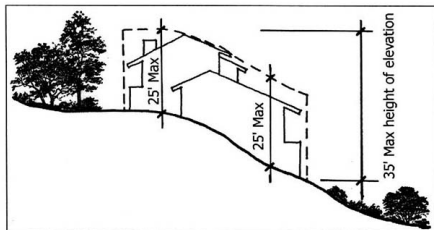
DO THIS



high retaining wall

created flat pad

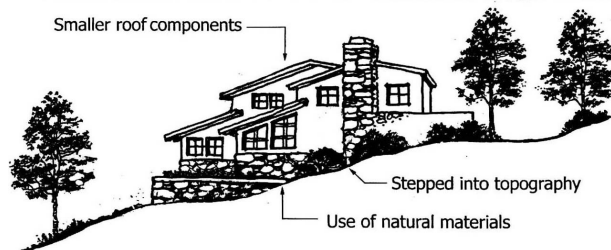
DON'T DO THIS



25' Max

25' Max

35' Max height of elevation



Smaller roof components

Stepped into topography

Use of natural materials

Building form reflects hillside form/setting



LOT 1

LOT 11

LOT 12



LOT 2



LOT 3



LOT 4



LOT 5



LOT 7



LOT 6



LOT 8



LOT 9



LOT 10

COLOR PALETTES

Lot 1			
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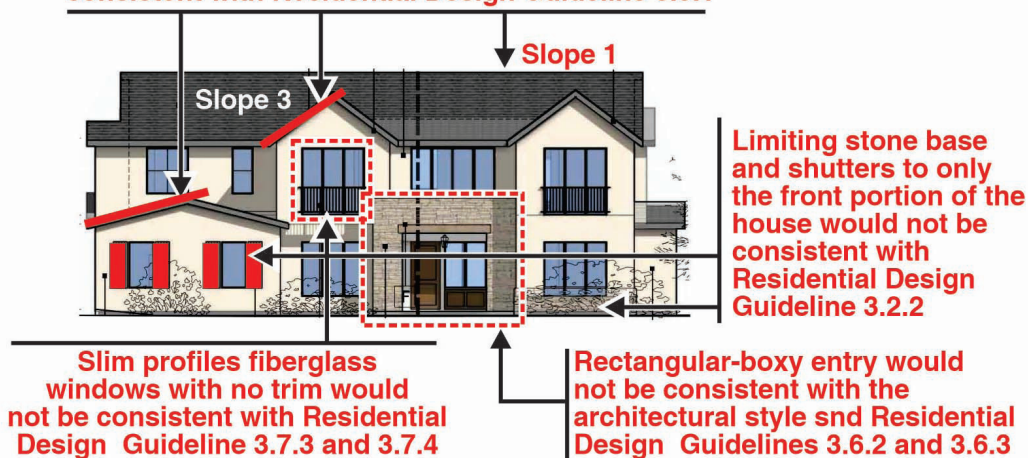
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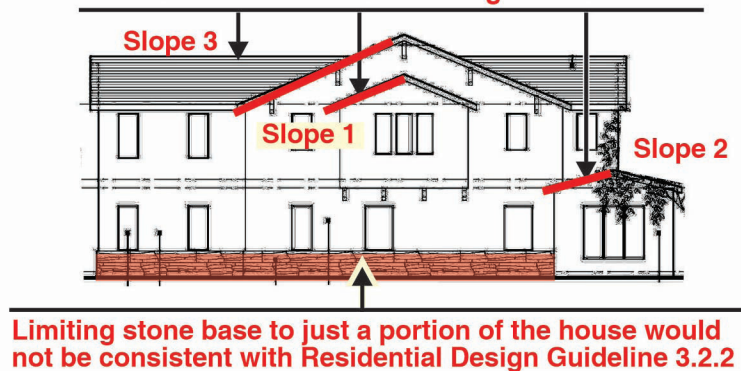
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3.6.2 Design home entries with sensitivity to the architectural style

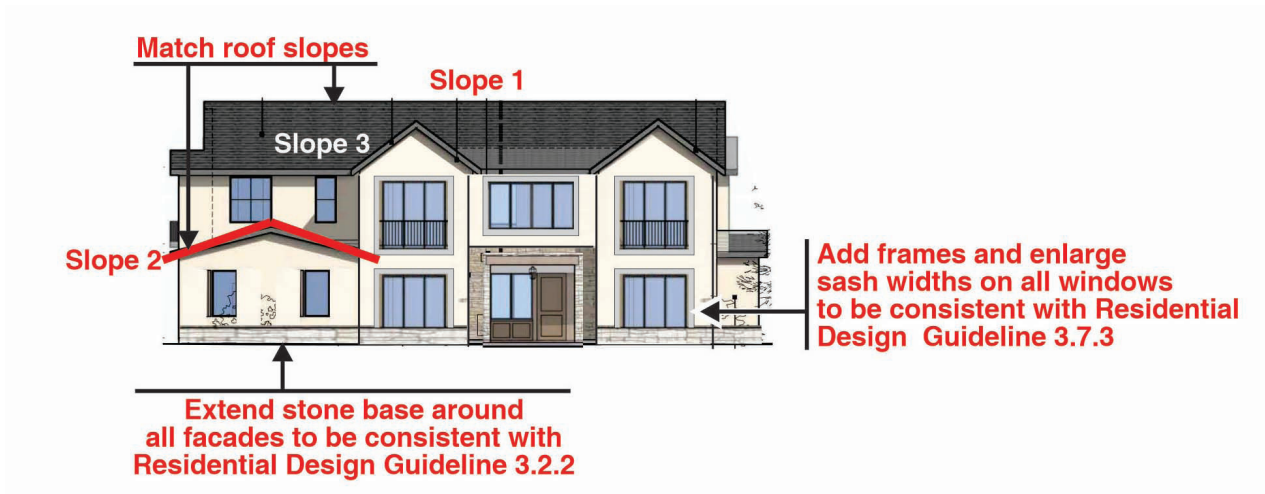
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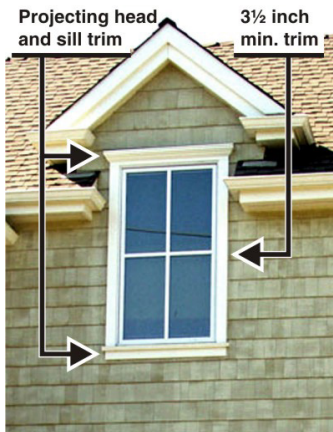
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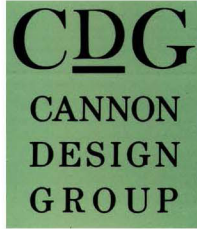


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RE: 178 Twin Oaks Drive | LOT 4

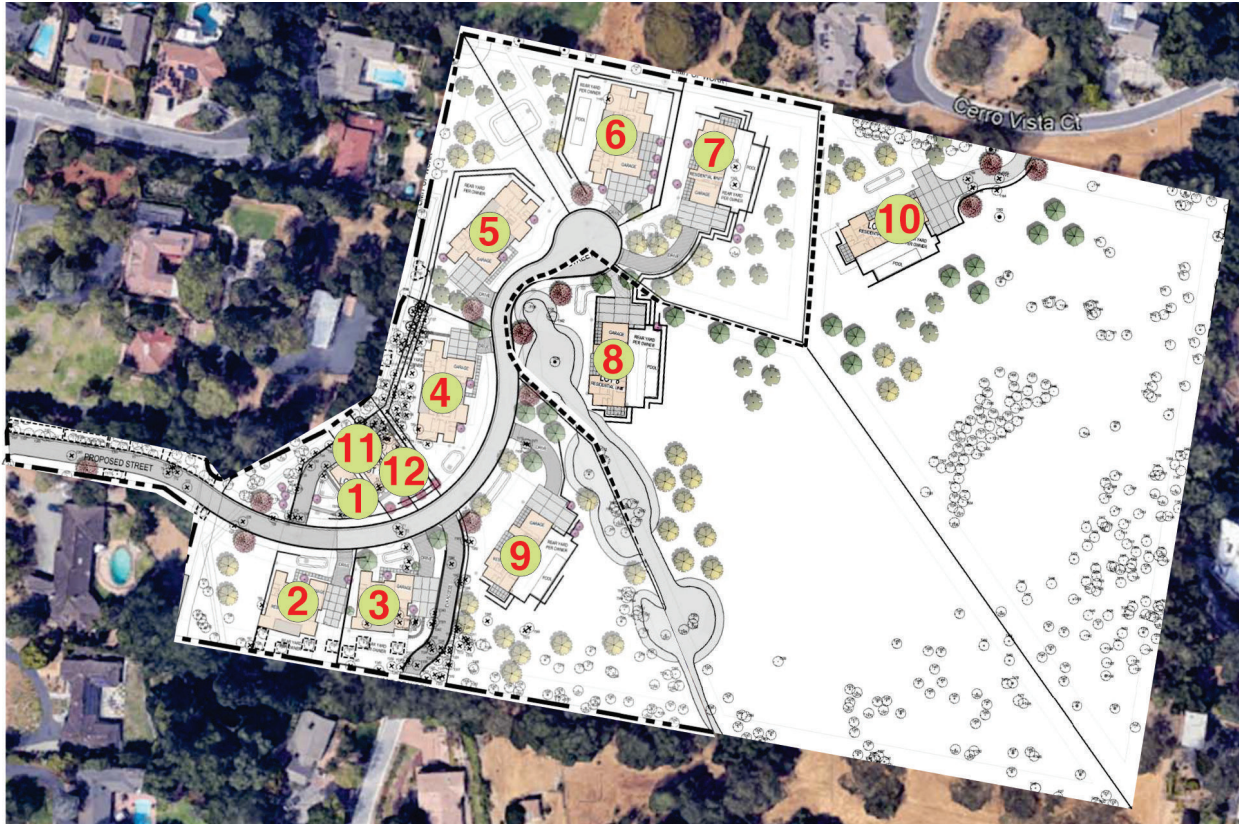
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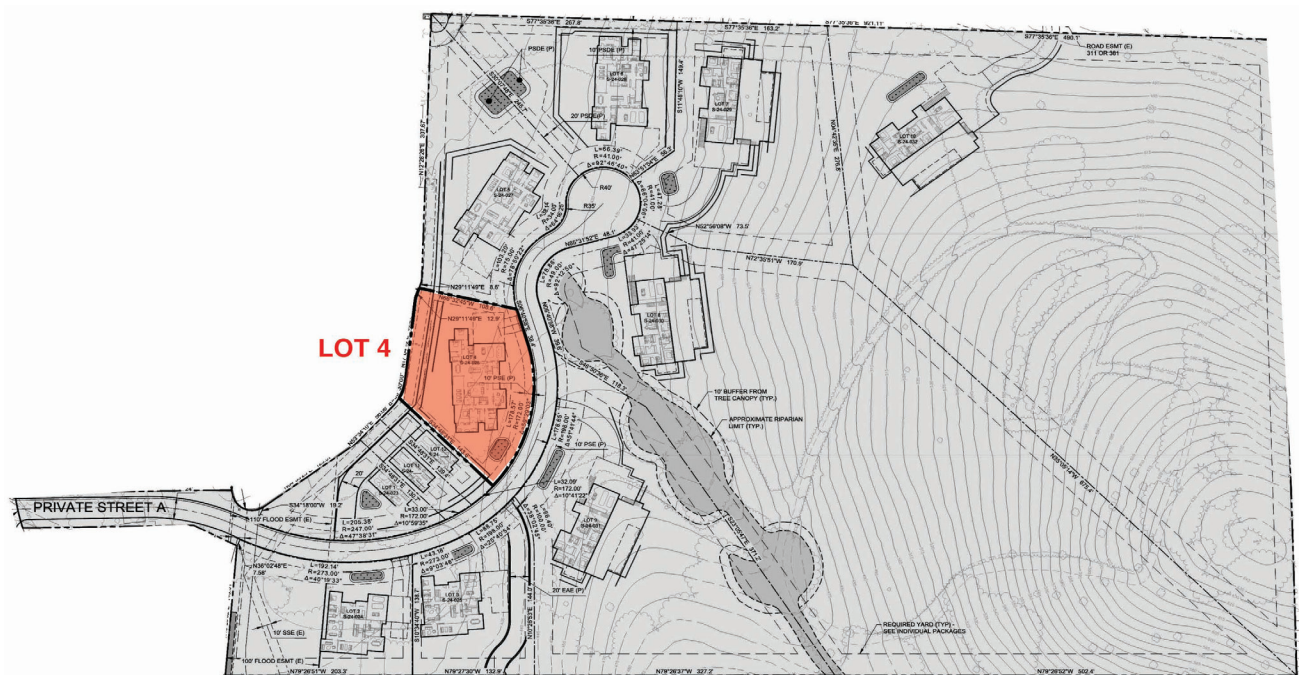
NEIGHBORHOOD CONTEXT

The site is located in a new proposed subdivision on a large 17.9 acre currently vacant parcel adjacent to traditional neighborhoods of mostly one story homes. Lot 4 is one of twelve proposed lots. Photographs of the site and its surrounding context are shown on the following page.



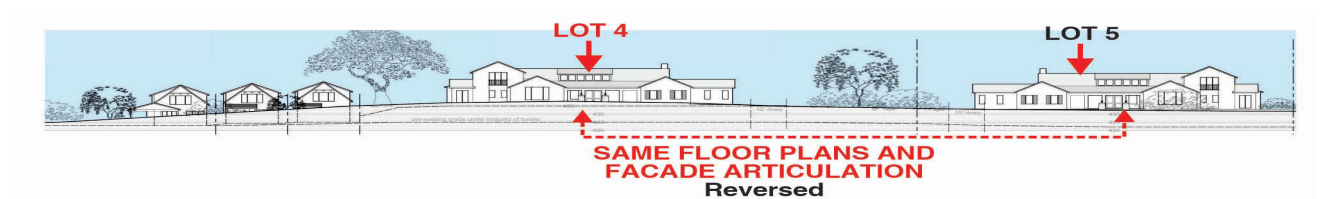


MASTER SITE PLAN





CONTEXT

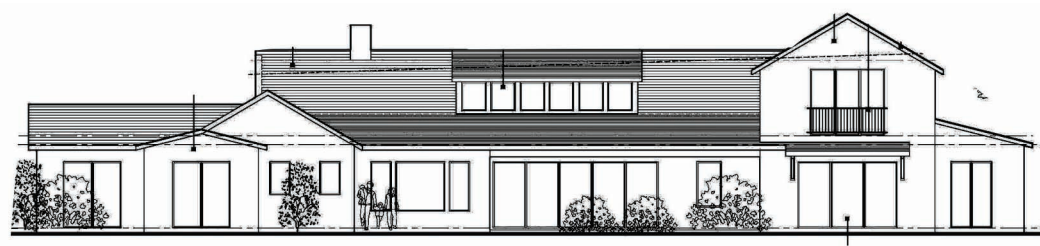


STREETSCAPE CONTEXT

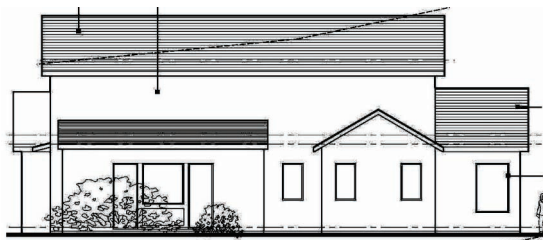
PROPOSED PROJECT



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

PROJECT WIDE ISSUES

There are three issues that occur over the project site as a whole that staff may wish to discuss further with the applicant.

1. Floor Plans and Facades

There are four groupings of adjacent homes with the same floor plan layouts and facade designs. On a limited basis, some variation is provided with reversed floor plans and materials but largely the homes have little variation which goes against prior town emphasis on variety and individual home identity. Groupings include:

- Lots 1, 11 and 12
- Lots 2 and 3
- Lots 4, 5, and 6
- Lots 7, 8, 9 and 10

2. Colors

There is very limited variation in the proposed color palettes for the homes overall and within the four clusters which would produce a neighborhood quite different than most in Los Gatos which have greater variety and Sense of individual homes rather than a subdivision.

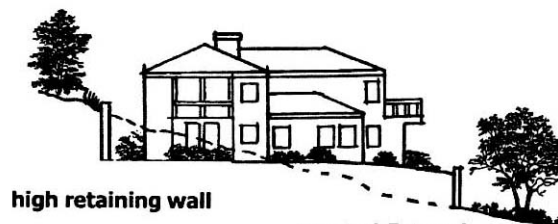
3. Two Story Downhill Facades

The majority of proposed homes would be developed on flat pads carved out of the sloping site topography which may not be consistent with the towns Hillside Development Standards and Guidelines. Mitigation measures include a limited facade height of 25 feet on the downhill facades and the inclusion of some downhill facade balconies to break up the two story facades. Staff should review this issue in the context of past hillside properties policies and decisions.



set into hillside/backfilled

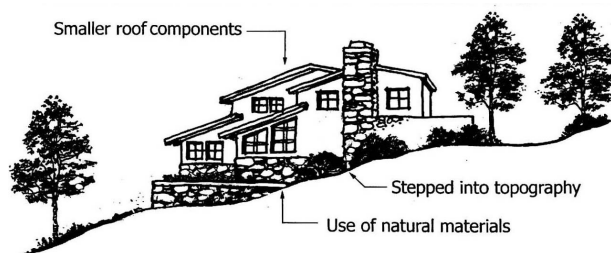
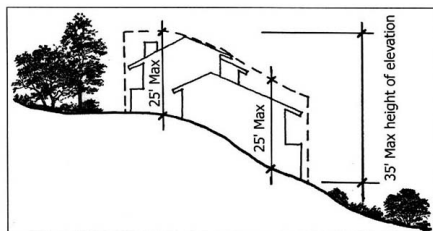
DO THIS



high retaining wall

created flat pad

DON'T DO THIS



Building form reflects hillside form/setting



LOT 1

LOT 11

LOT 12



LOT 2



LOT 3



LOT 4



LOT 5



LOT 7



LOT 6



LOT 8



LOT 9



LOT 10

COLOR PALETTES

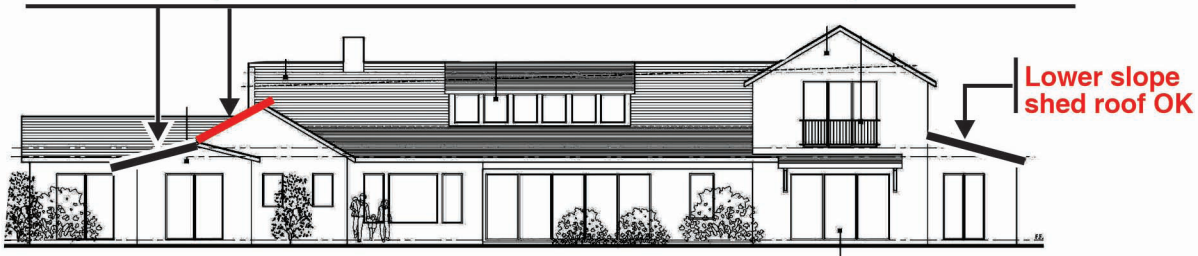
Lot 1			
Lot 2			
Lot 3			
Lot 4			
Lot 5			
Lot 6			
Lot 7			
Lot 8			
Lot 9			
Lot 10			
Lot 11			
Lot 12			

ISSUES AND CONCERNS

The proposed house is designed in a tradition architectural style. There are only a few issues where the design would not be consistent with the town's Residential Design Guidelines.

1. Roof Slopes

Varied roof slopes would not be consistent with Residential Design Guideline 3.5.1



There are three different roof slopes which would not be consistent with Residential Design Guideline 3.5.1.

3.5.1 Unify roof pitches

- Utilize the same slope for all primary roofs.
- Roof slopes for porches may be lower than the primary roof slope, depending on the architectural style.
- Dormer roof slopes may sometimes be steeper than the primary roof slope, depending on the architectural style.

Limiting shutters to only the front portion of the house would not be consistent with Residential Design Guideline 3.2.2



Slim profiles fiberglass windows with no trim would not be consistent with Residential Design Guideline 3.7.3 and 3.7.4

2. Facade Integrity

Limiting the location of the stone base and shutters would not be consistent with Residential Design Guideline 3.2.2.

3.2.2 Design for architectural integrity

- Carry wall materials, window types and architectural details around all sides of the house. Avoid side and rear elevations that are markedly different from the front elevation.

3. Window Sash

Slim profile fiberglass windows would not be consistent with Residential Design Guideline 3.7.3.

3.7.3 match window materials to the architectural style and to the surrounding neighborhood

- Wood windows are common in Los Gatos. Wood is still the desired choice for styles that traditionally used wood. However, today there are some window materials, such as vinyl clad wood windows that are not noticeably different from wood at a short distance. They may be used if their visual appearance matches wood.
- Generally, avoid metal windows. They may be considered acceptable for a Modern Style house, but would be strongly discouraged for all other styles

(Note: While proposed windows are not metal, the slim profile will resemble metal windows.)
CANNON DESIGN GROUP 6729 FAIRFIELD DRIVE SANTA ROSA, CA 95409

4. Window Trim

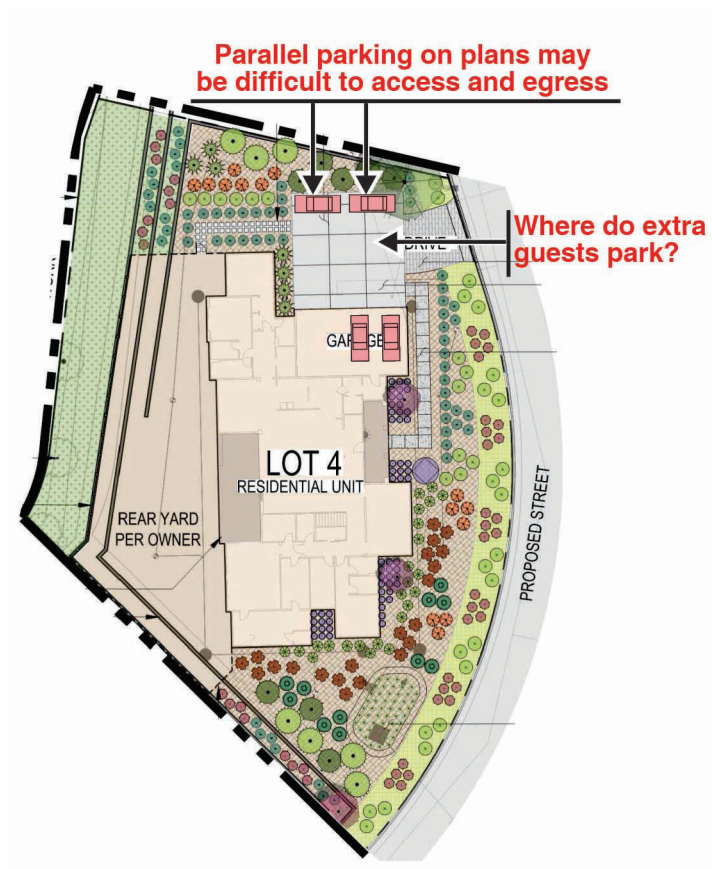
Windows without trim would not be consistent with Residential Design Guideline 3.7.4.

3.7.4 Design the windows with attention to matching the traditional details of the architectural style

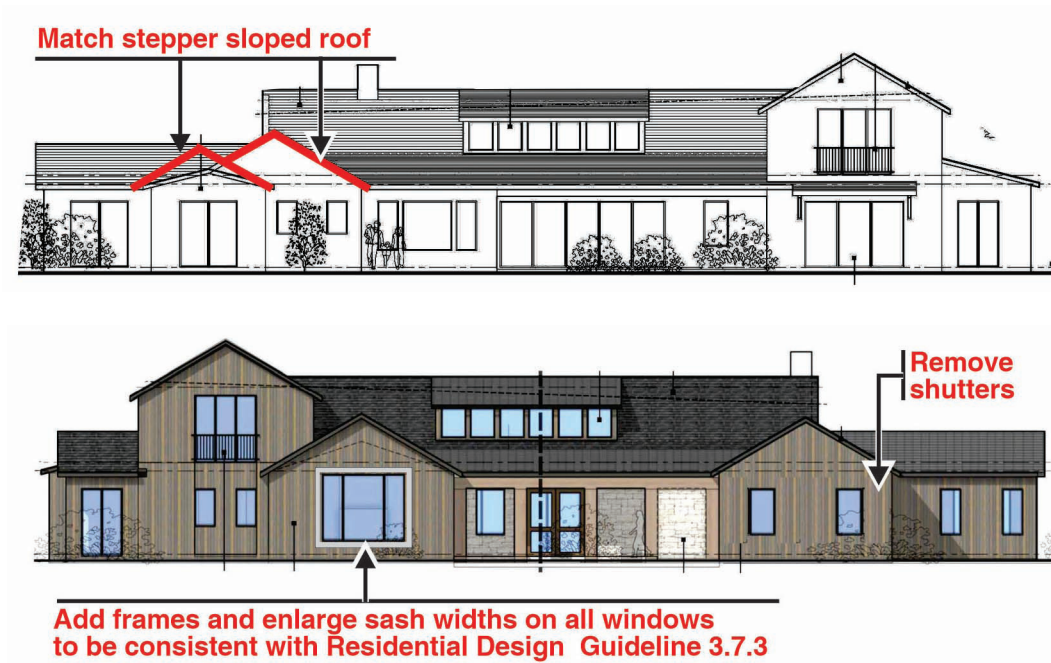
- *Most architectural styles - except Mission, Spanish Eclectic or Modern - should have wood trim around the windows. The trim width should be matched to the style, but in general, should not be less than 3 1/2 inches wide. Head trim depth should be equal to or wider than the jamb casing, but not less than one-sixth of the opening width.*
- *Projecting window sills and heads are strongly encouraged unless the architectural style would not normally have those features.*
- *Wood trim is also encouraged on stucco houses unless the window frames are recessed at least 6 inches from the outside face of the wall. The use of stucco covered foam trim is strongly discouraged.*

5. Guest Parking

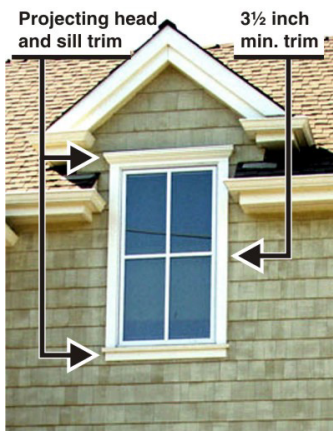
There appears to be limited off street parking for more than two cars and no on street parking is shown.



RECOMMENDATIONS



1. Reduce the variation in roof slopes from three to two.
2. Select a window with materials and sash width similar to traditional residential windows seen throughout Los Gatos - one example is shown below.
3. Provide trim around all windows and doors - see Los Gatos example below.

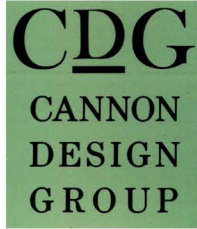


4. Ask applicant what provisions are being made for guest parking beyond the two on site spaces shown. (e.g., Thanksgiving or other holidays and events)

Erin, please let me know if you have questions or if I missed any important issues.

CANNON DESIGN GROUP

Larry L. Cannon



ARCHITECTURE PLANNING URBAN DESIGN

November 15, 2024

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

RE: 178 Twin Oaks Drive | LOT 5

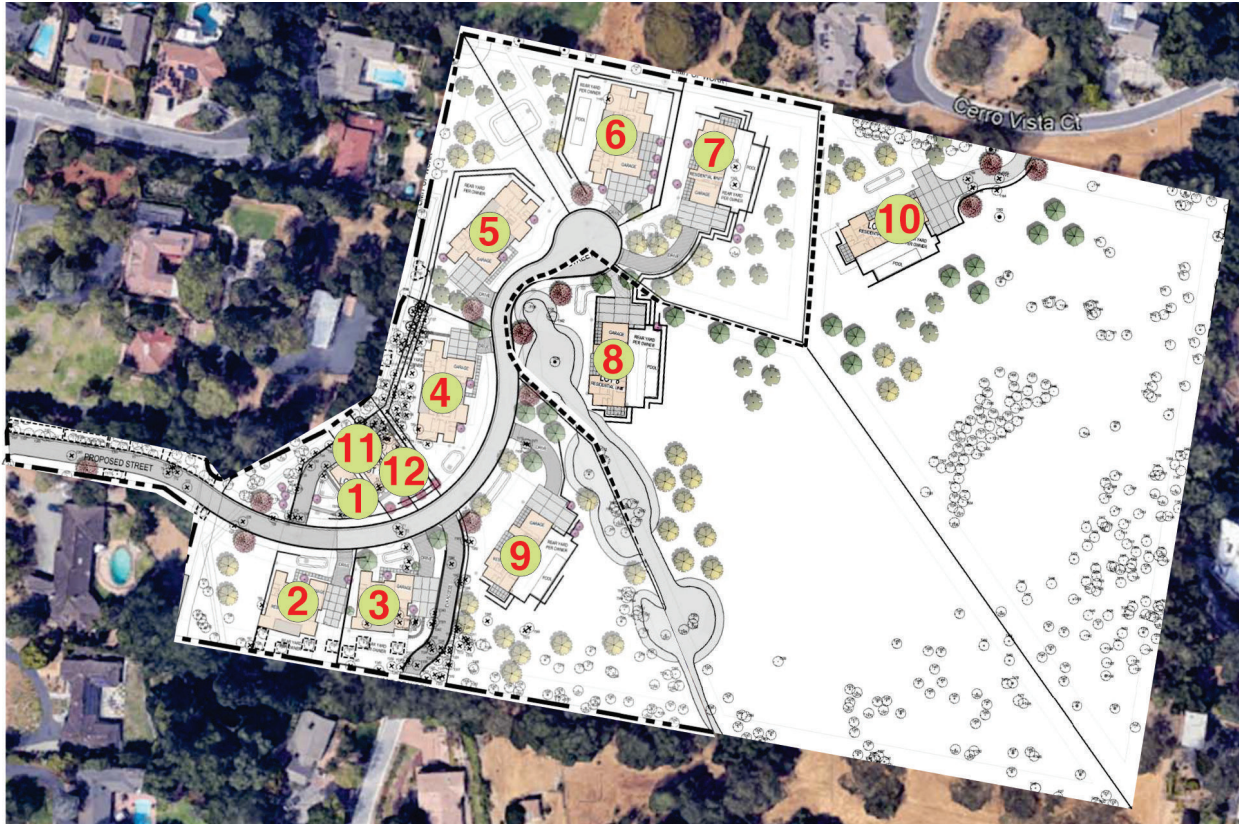
Dear Erin:

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

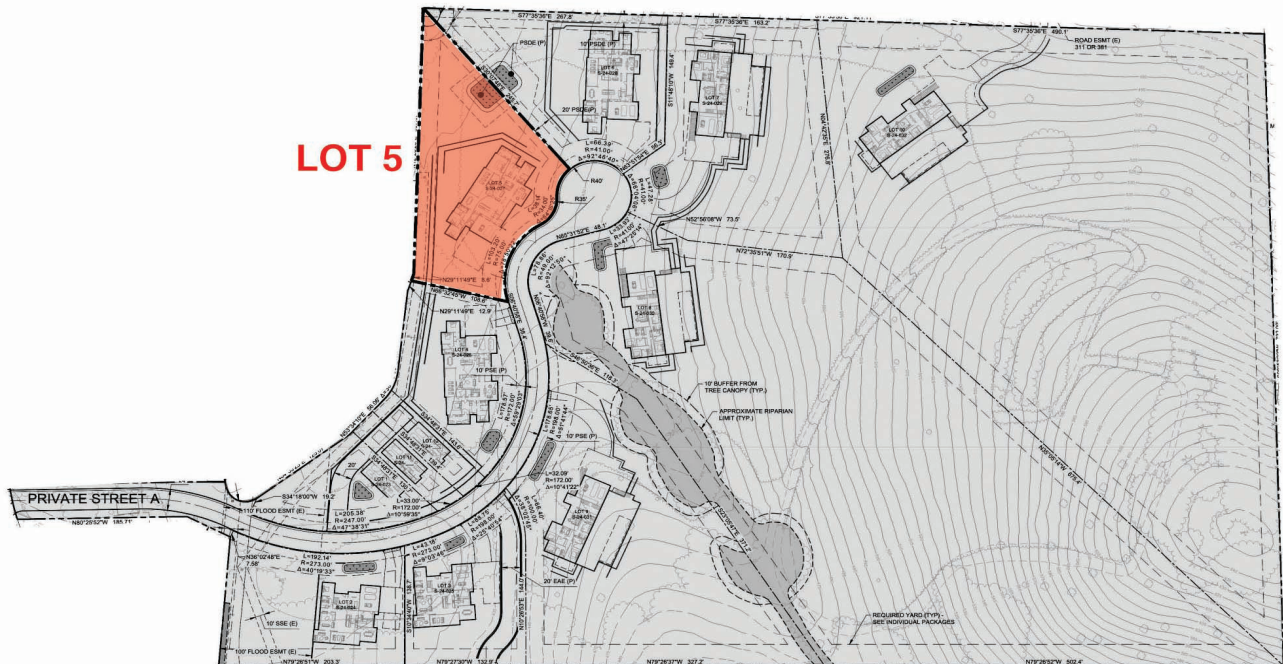
NEIGHBORHOOD CONTEXT

The site is located in a new proposed subdivision on a large 17.9 acre currently vacant parcel adjacent to traditional neighborhoods of mostly one story homes. Lot 5 is one of twelve proposed lots. Photographs of the site and its surrounding context are shown on the following page.



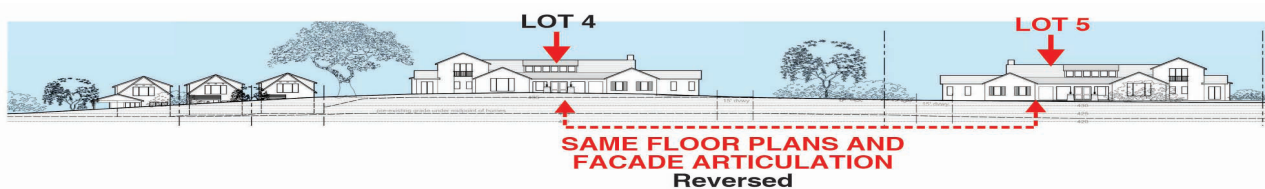


MASTER SITE PLAN





CONTEXT

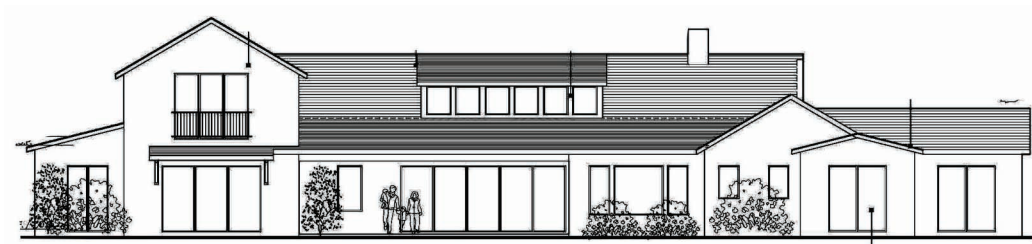


STREETSCAPE CONTEXT

PROPOSED PROJECT



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

PROJECT WIDE ISSUES

There are three issues that occur over the project site as a whole that staff may wish to discuss further with the applicant.

1. Floor Plans and Facades

There are four groupings of adjacent homes with the same floor plan layouts and facade designs. On a limited basis, some variation is provided with reversed floor plans and materials but largely the homes have little variation which goes against prior town emphasis on variety and individual home identity. Groupings include:

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2. Colors

There is very limited variation in the proposed color palettes for the homes overall and within the four clusters which would produce a neighborhood quite different than most in Los Gatos which have greater variety and Sense of individual homes rather than a subdivision.

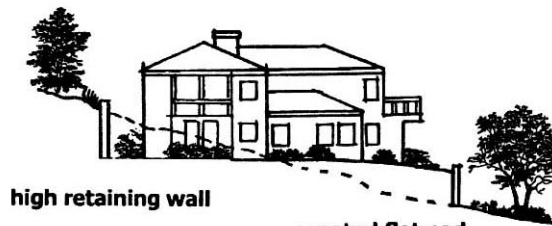
3. Two Story Downhill Facades

The majority of proposed homes would be developed on flat pads carved out of the sloping site topography which may not be consistent with the town's Hillside Development Standards and Guidelines. Mitigation measures include a limited facade height of 25 feet on the downhill facades and the inclusion of some downhill facade balconies to break up the two story facades. Staff should review this issue in the context of past hillside properties policies and decisions.



set into hillside/backfilled

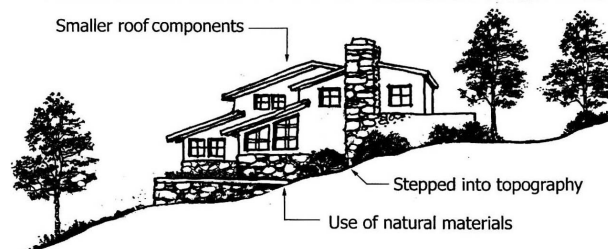
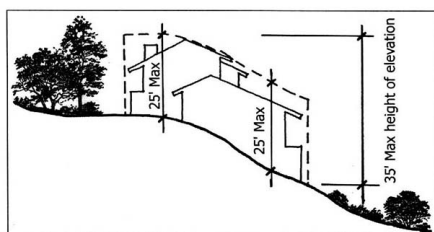
DO THIS



high retaining wall

created flat pad

DON'T DO THIS





LOT 1

LOT 11

LOT 12



LOT 2



LOT 3



LOT 4



LOT 5



LOT 7



LOT 6



LOT 8



LOT 9



LOT 10

COLOR PALETTES

Lot 1			
Lot 2			
Lot 3			
Lot 4			
Lot 5			
Lot 6			
Lot 7			
Lot 8			
Lot 9			
Lot 10			
Lot 11			
Lot 12			

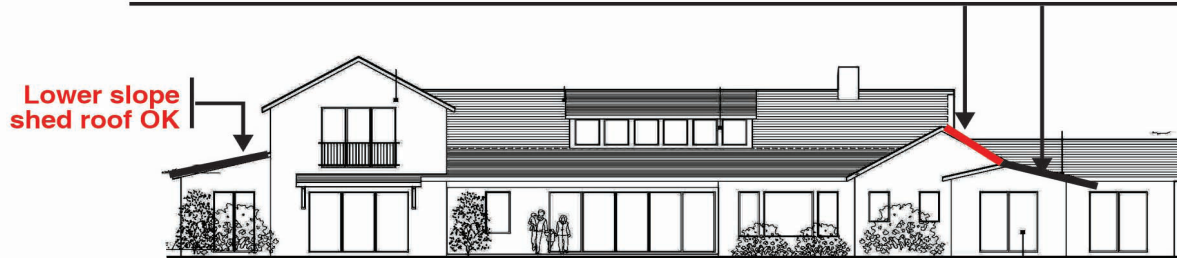
ISSUES AND CONCERNS

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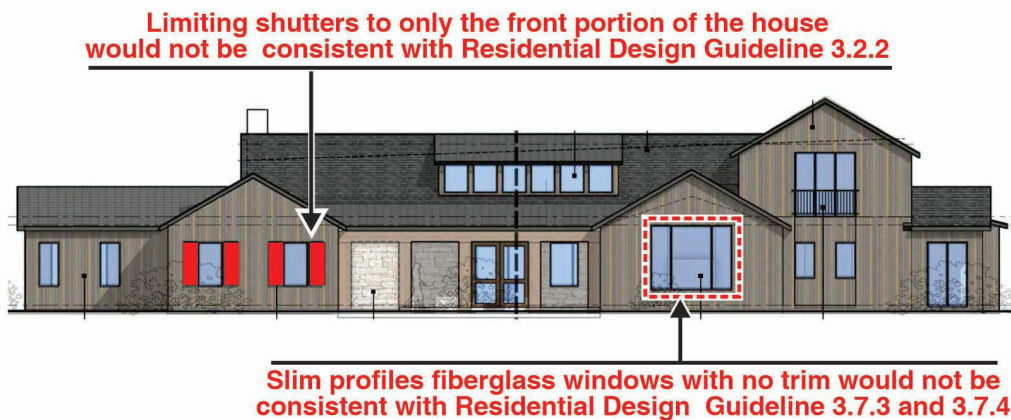
3.5.1.

3.5.1 Unify roof pitches

- Utilize the same slope for all primary roofs.
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2. Facade Integrity

Limiting the location of the stone base and shutters would not be consistent with Residential Design Guideline 3.2.2.



3.2.2 Design for architectural integrity

- Carry wall materials, window types and architectural details around all sides of the house. Avoid side and rear elevations that are markedly different from the front elevation.

3. Window Sash

Slim profile fiberglass windows would not be consistent with Residential Design Guideline 3.7.3.

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(Note: While proposed windows are not metal, the slim profile will resemble metal windows.)

4. Window Trim

Windows without trim would not be consistent with Residential Design Guideline 3.7.4.

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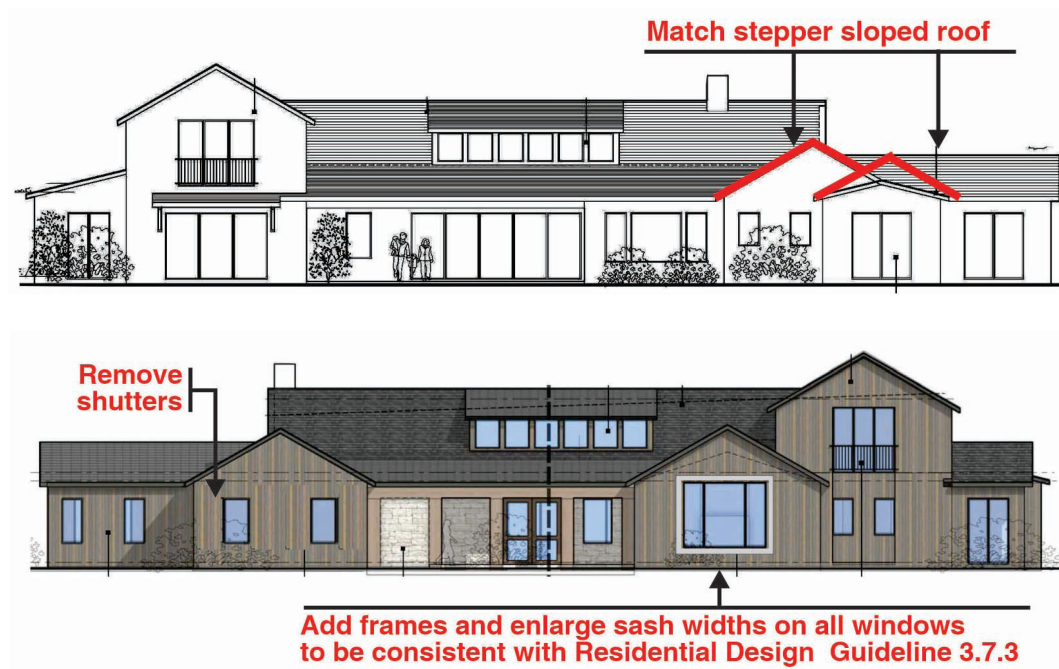
5. Guest Parking

There appears to be limited off street parking for more than two cars and no on street parking is shown.

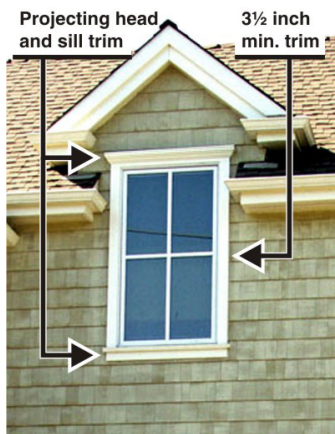


Parallel parking on plans may be difficult to access and egress

RECOMMENDATIONS



1. Reduce the variation in roof slopes from three to two.
2. Select a window with materials and sash width similar to traditional residential windows seen throughout Los Gatos - one example is shown below.
3. Provide trim around all windows and doors - see Los Gatos example below.

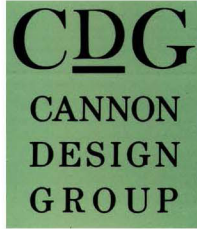


4. Ask applicant what provisions are being made for guest parking beyond the two on site spaces shown. (e.g., Thanksgiving or other holidays and events)

Erin, please let me know if you have questions or if I missed any important issues.

CANNON DESIGN GROUP

Larry L. Cannon



ARCHITECTURE PLANNING URBAN DESIGN

November 15, 2024

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

RE: 178 Twin Oaks Drive | LOT 6

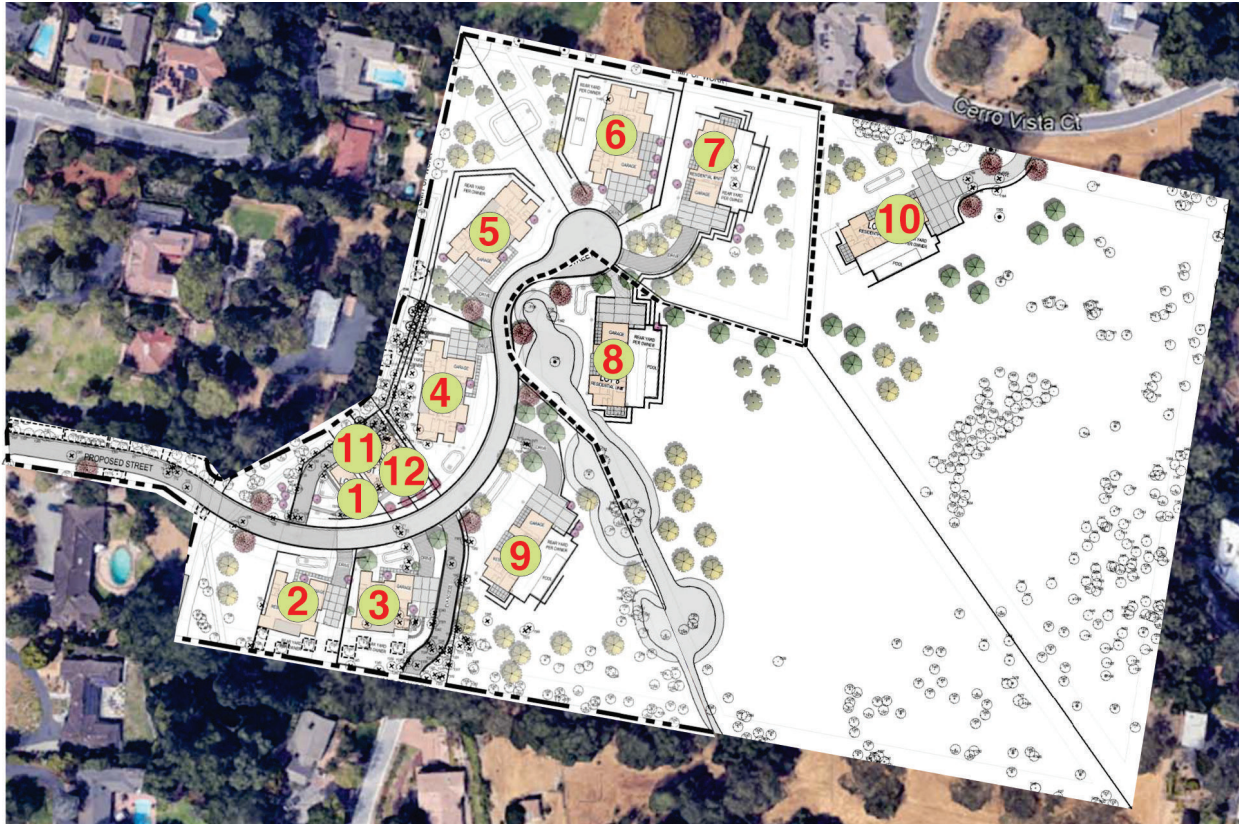
Dear Erin:

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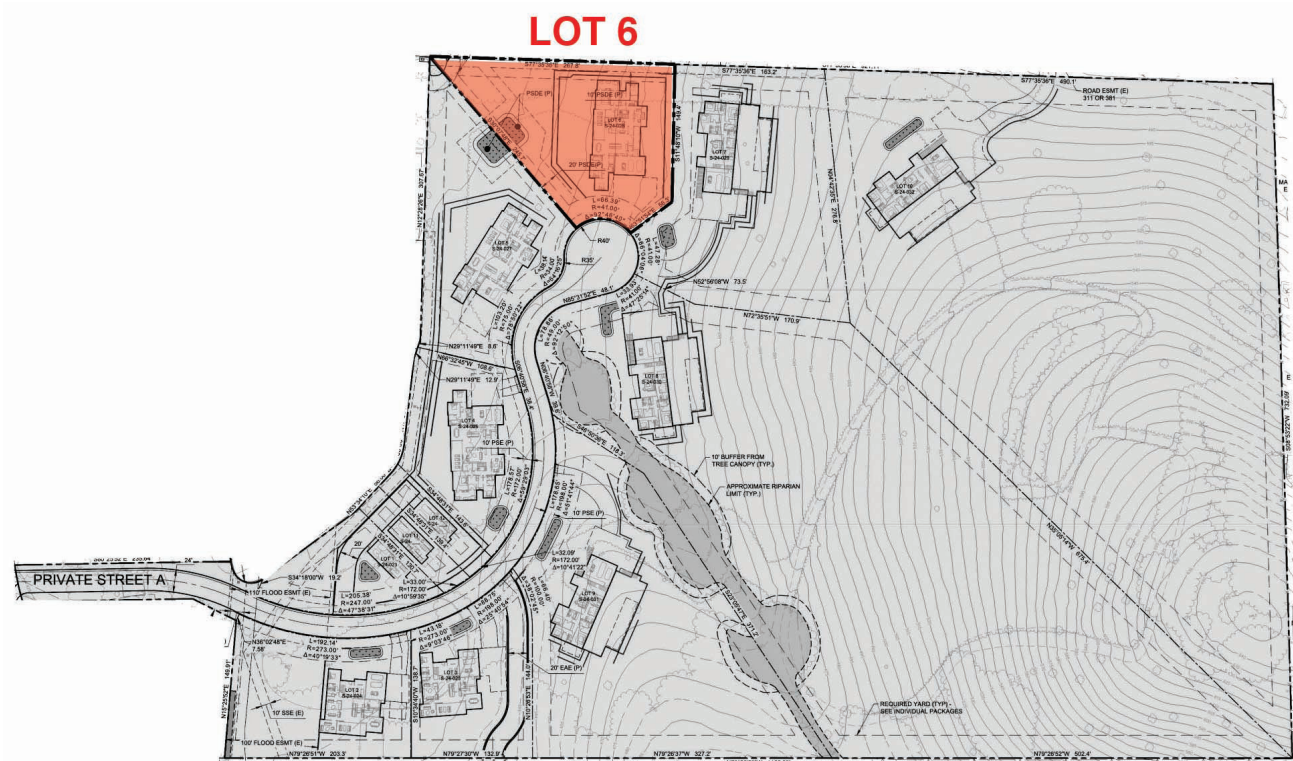
NEIGHBORHOOD CONTEXT

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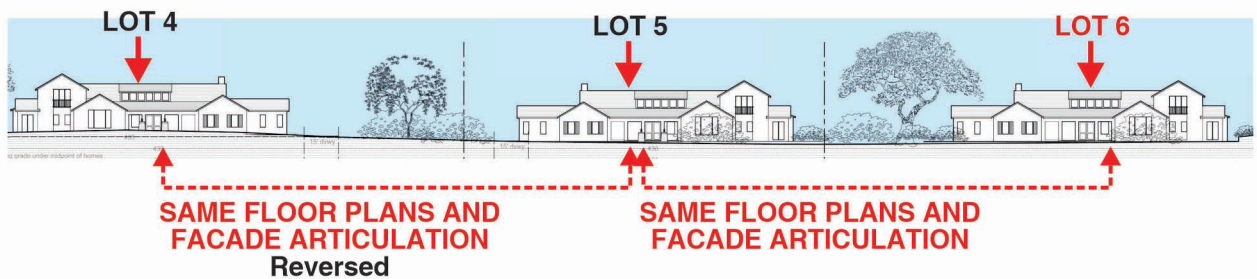


MASTER SITE PLAN





CONTEXT

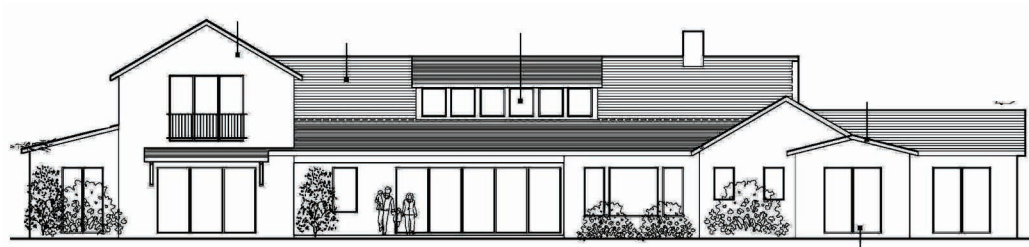


STREETSCAPE CONTEXT

PROPOSED PROJECT



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

PROJECT WIDE ISSUES

There are three issues that occur over the project site as a whole that staff may wish to discuss further with the applicant.

1. Floor Plans and Facades

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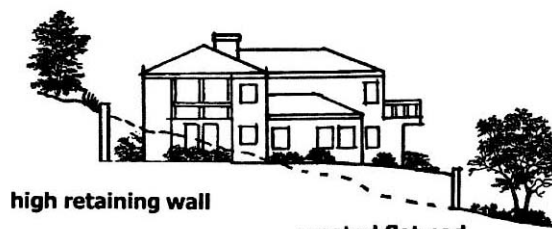
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set into hillside/backfilled

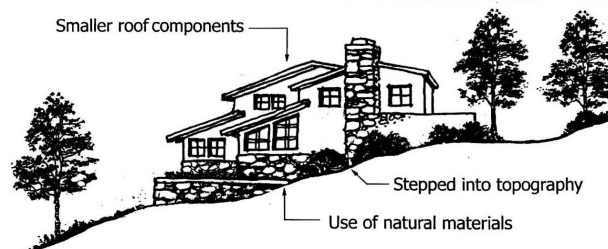
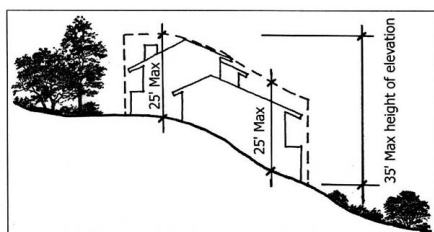
DO THIS



high retaining wall

created flat pad

DON'T DO THIS





LOT 1

LOT 11

LOT 12



LOT 2



LOT 3



LOT 4



LOT 5



LOT 7



LOT 6



LOT 8



LOT 9



LOT 10

COLOR PALETTES

Lot 1			
Lot 2			
Lot 3			
Lot 4			
Lot 5			
Lot 6			
Lot 7			
Lot 8			
Lot 9			
Lot 10			
Lot 11			
Lot 12			

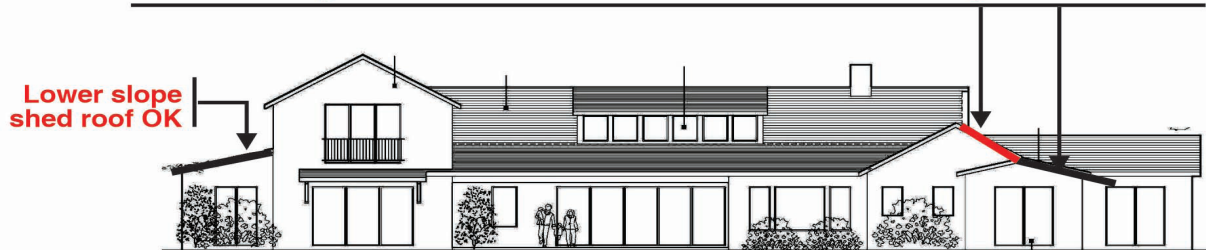
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5. Site Paving

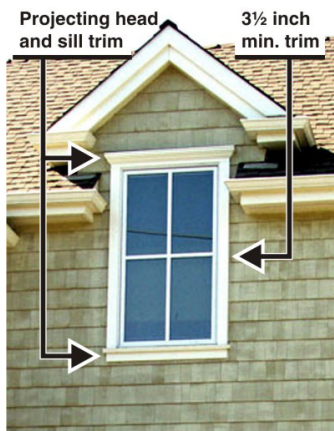
There appears to be a rather large amount of paving for a hillside lot.



RECOMMENDATIONS



1. Reduce the variation in roof slopes from three to two.
2. Select a window with materials and sash width similar to traditional residential windows seen throughout Los Gatos - one example is shown below.
3. Provide trim around all windows and doors - see Los Gatos example below.

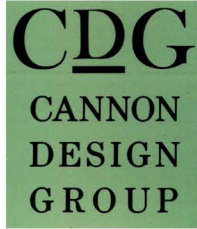


4. Reduce the amount of site paving.

Erin, please let me know if you have questions or if I missed any important issues.

CANNON DESIGN GROUP

Larry L. Cannon



ARCHITECTURE PLANNING URBAN DESIGN

November 15, 2024

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

RE: 178 Twin Oaks Drive | LOT 7

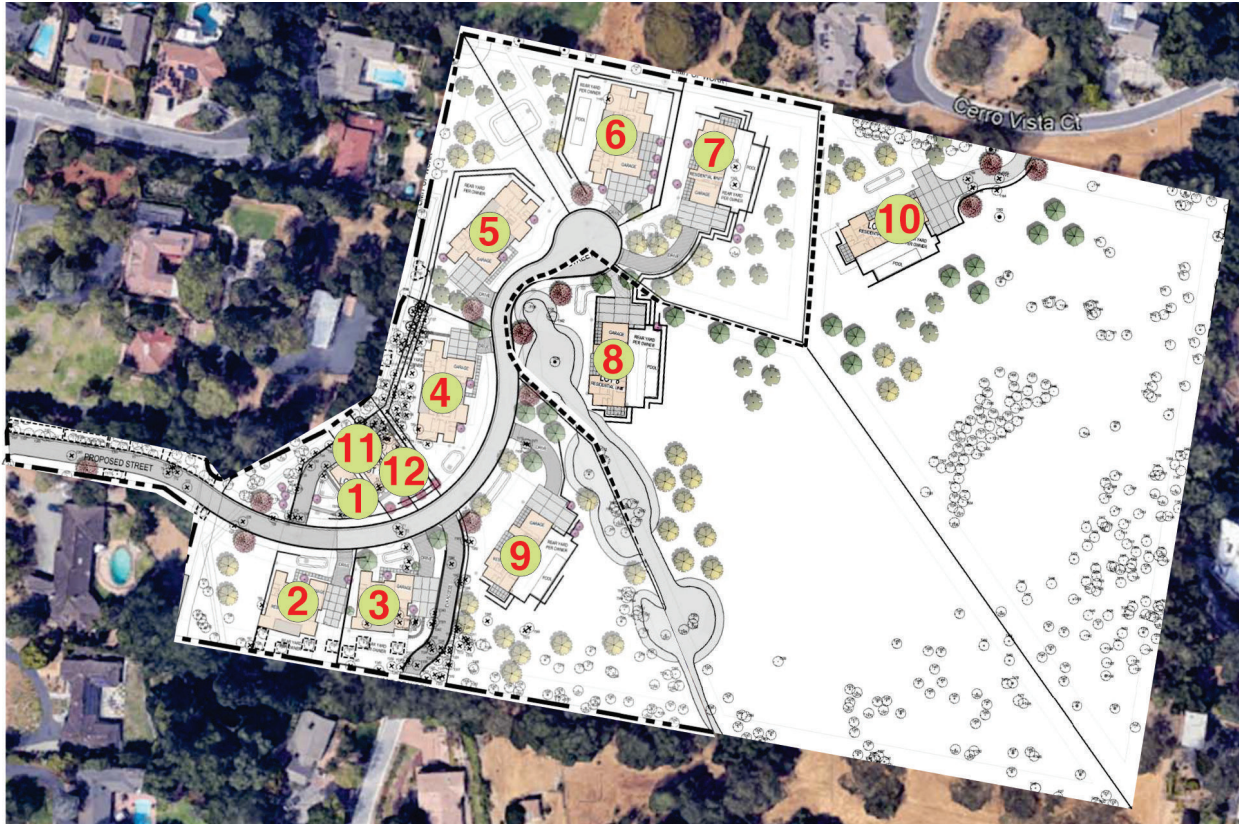
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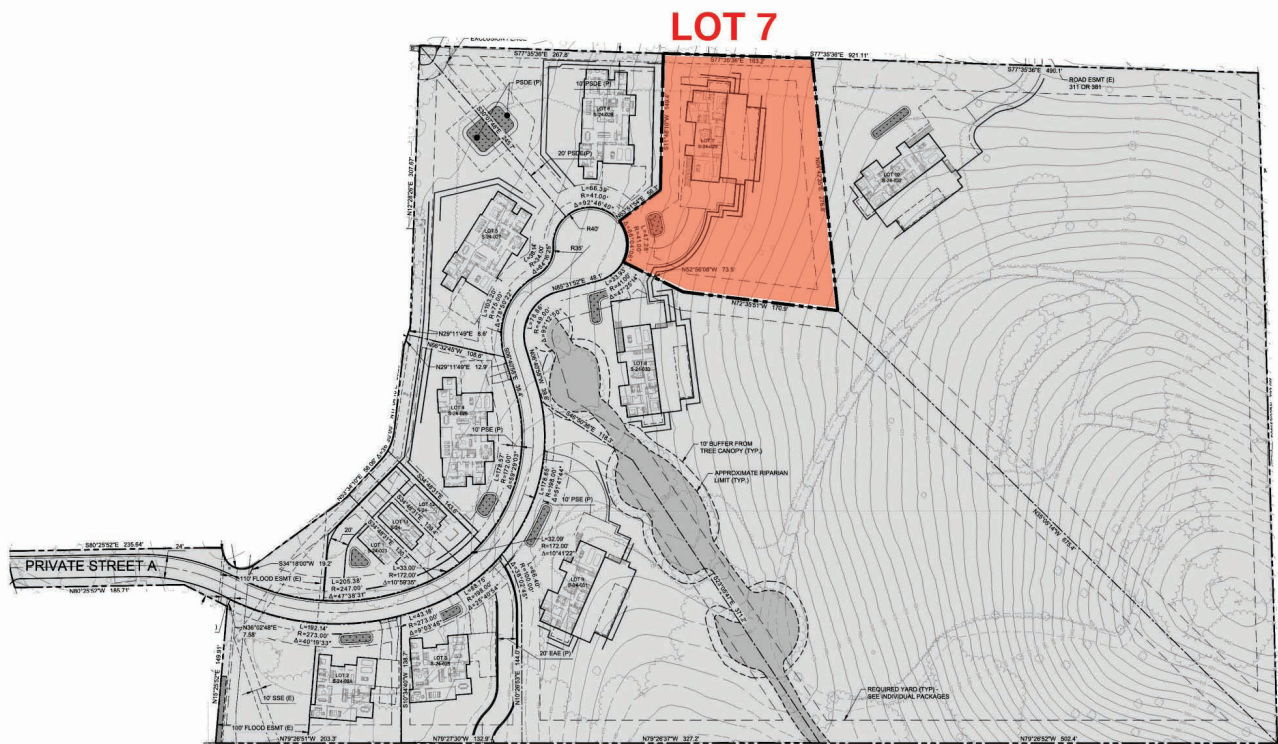
NEIGHBORHOOD CONTEXT

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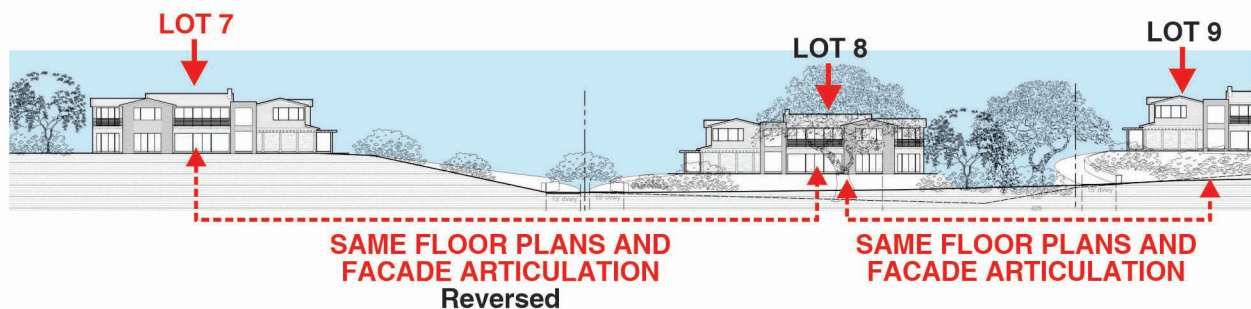


MASTER SITE PLAN





CONTEXT

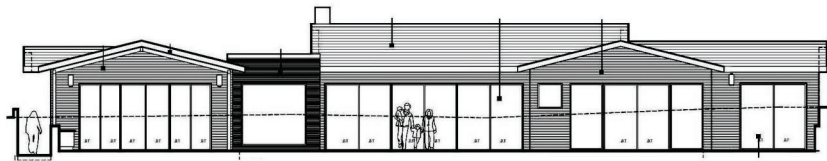


STREETSCAPE CONTEXT

PROPOSED PROJECT



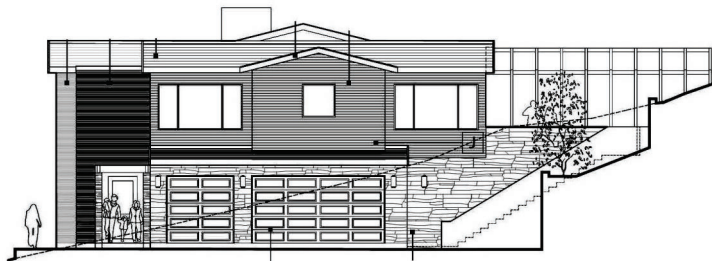
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

PROJECT WIDE ISSUES

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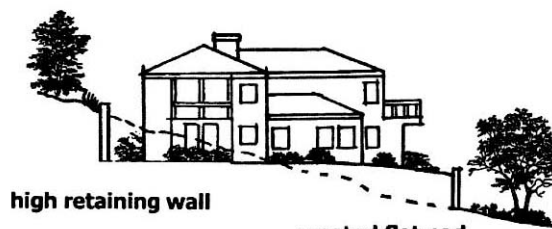
3. Two Story Downhill Facades

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set into hillside/backfilled

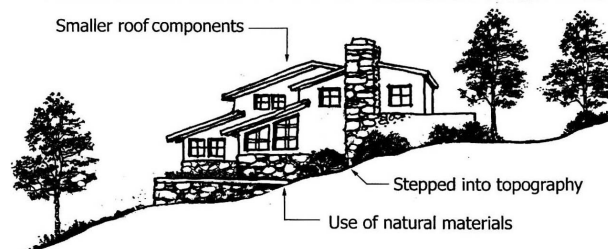
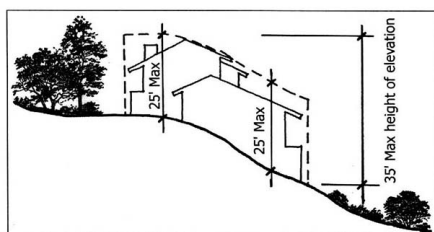
DO THIS



high retaining wall

created flat pad

DON'T DO THIS





LOT 1

LOT 11

LOT 12



LOT 2



LOT 3



LOT 4



LOT 5



LOT 7



LOT 6



LOT 8



LOT 9



LOT 10

COLOR PALETTES

Lot 1			
Lot 2			
Lot 3			
Lot 4			
Lot 5			
Lot 6			
Lot 7			
Lot 8			
Lot 9			
Lot 10			
Lot 11			
Lot 12			

ISSUES AND CONCERNS

The proposed house is designed in a tradition architectural style. There are only a few issues where the design would not be consistent with the town's Residential Design Guidelines.

1. Window Sash

Slim profile fiberglass windows would not be consistent with Residential Design Guideline 3.7.3.

3.7.3 match window materials to the architectural style and to the surrounding neighborhood

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- *Generally, avoid metal windows. They may be considered acceptable for a Modern Style house, but would be strongly discouraged for all other styles*

(Note: While proposed windows are not metal, the slim profile will resemble metal windows.)

2. Window Trim

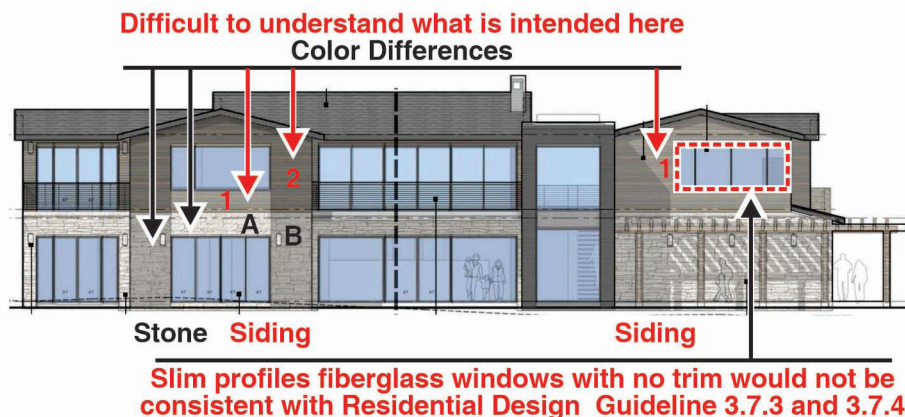
Windows without trim would not be consistent with Residential Design Guideline 3.7.4.

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- *Projecting window sills and heads are strongly encouraged unless the architectural style would not normally have those features.*
- *Wood trim is also encouraged on stucco houses unless the window frames are recessed at least 6 inches from the outside face of the wall. The use of stucco covered foam trim is strongly discouraged.*

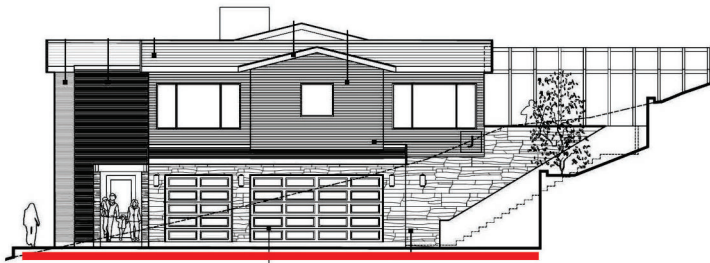
3. Proposed Facade Materials And Colors

The drawings are difficult to understand.



4. Site Grading

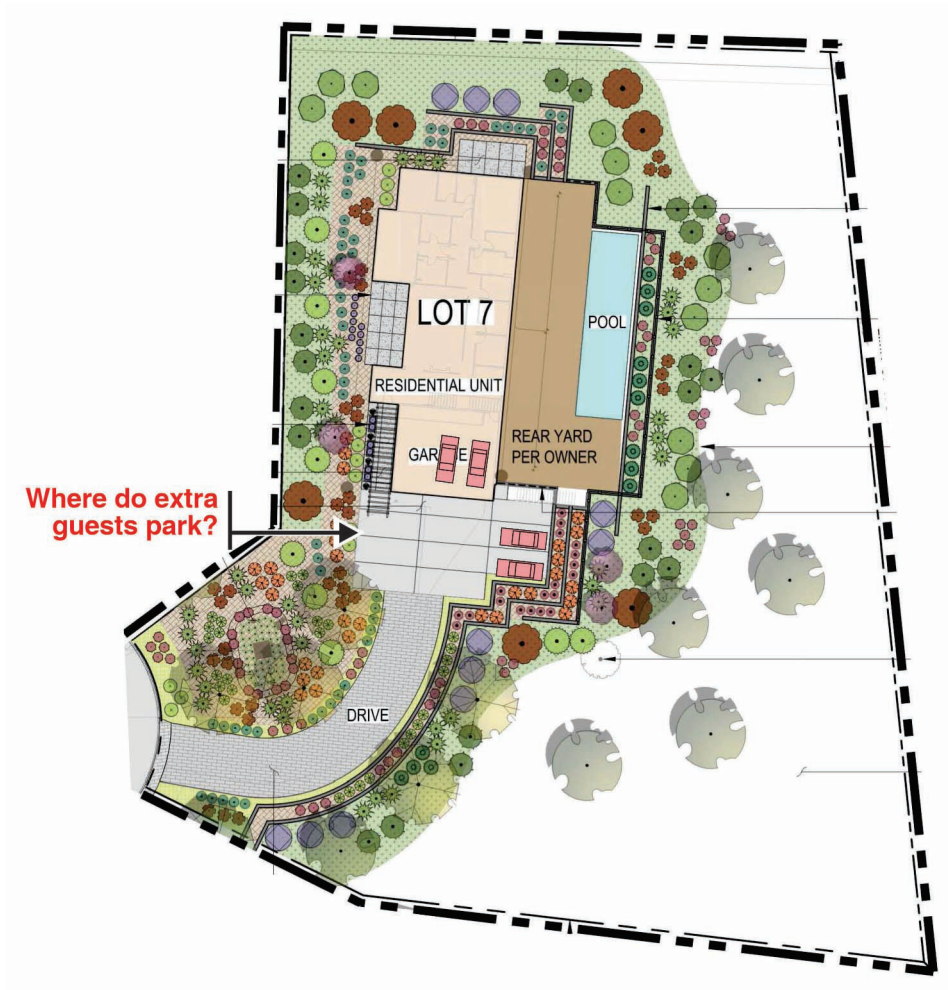
The building site is flat pad grades rather than stepping with the natural grade which would not be consistent with the town's Hillside Development Standards and Guidelines.



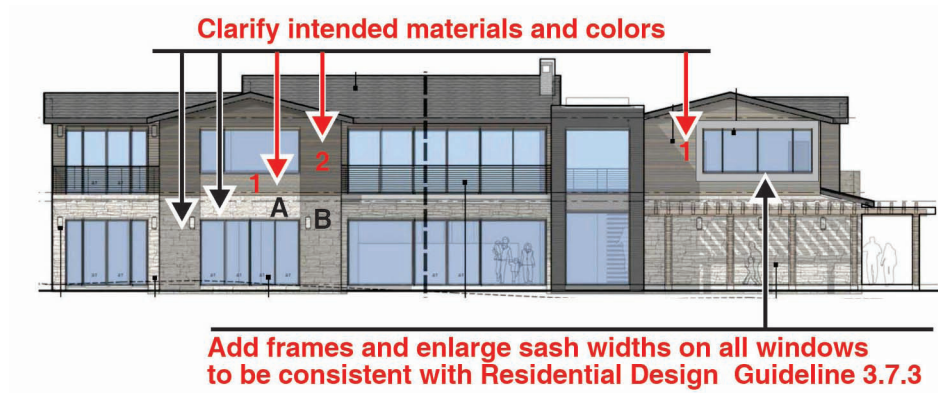
Flat pad rather than stepped with grade would not be consistent with the Hillside Development Standards and Guidelines

5. Guest Parking

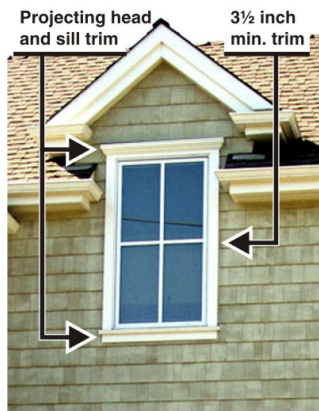
There appears to be limited off street parking for more than two cars and no on street parking is shown.



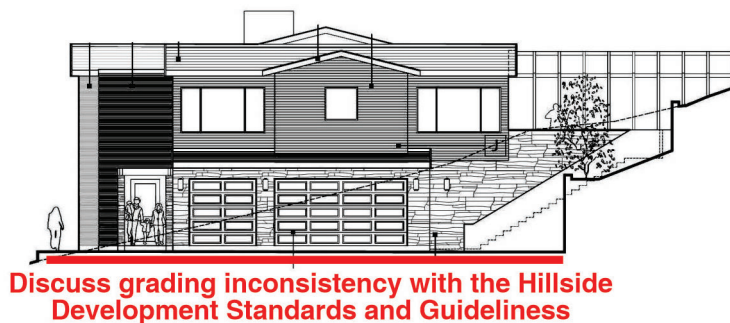
RECOMMENDATIONS



1. Select a window with materials and sash width similar to traditional residential windows seen throughout Los Gatos - one example is shown below.
2. Provide trim around all windows and doors - see Los Gatos example below.



3. Clarify the indented materials and colors
4. Discuss the grading inconsistency with the town's Hillside Development Standards and Guidelines.



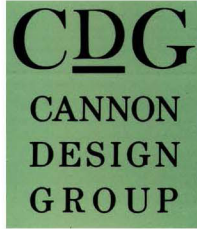
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Erin, please let me know if you have questions or if I missed any important issues.

CANNON DESIGN GROUP

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6729 FAIRFIELD DRIVE SANTA ROSA, CA 95409



ARCHITECTURE PLANNING URBAN DESIGN

November 15, 2024

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

RE: 178 Twin Oaks Drive | LOT 8

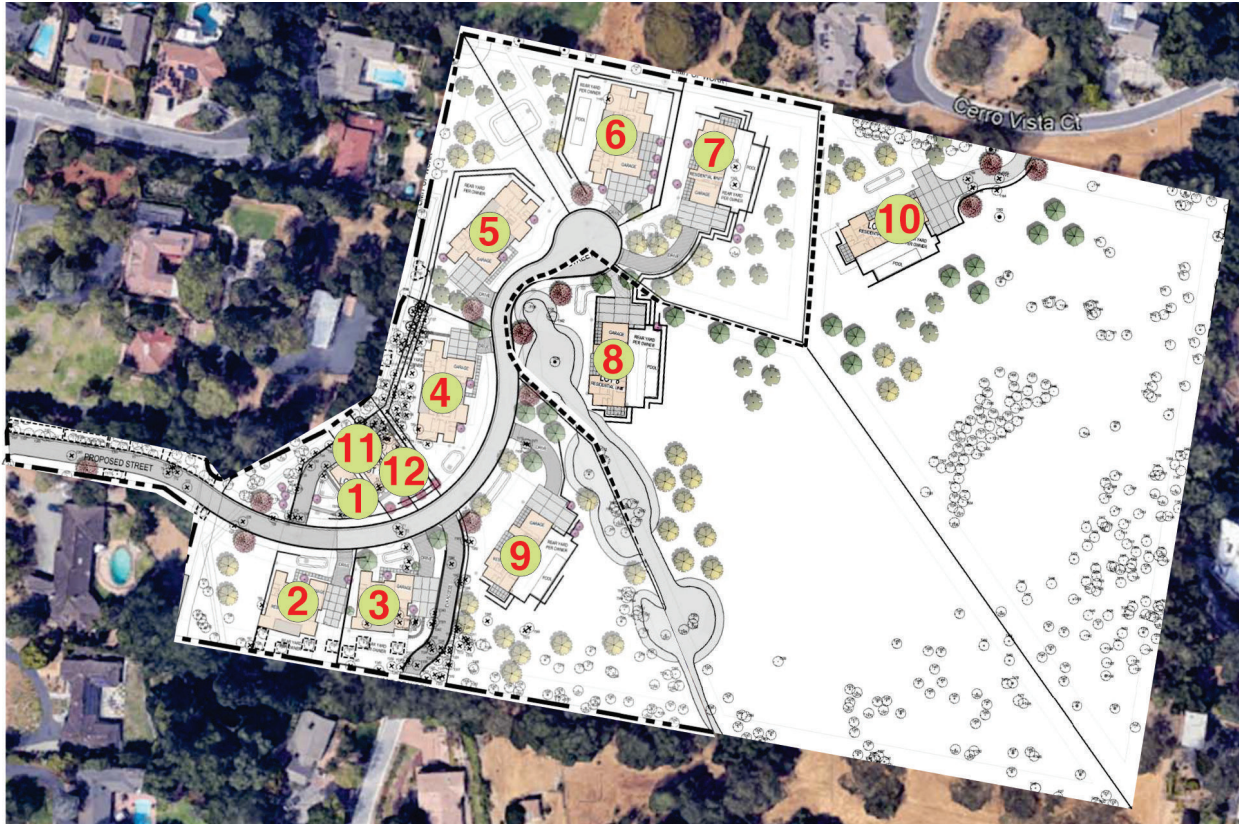
Dear Erin:

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

NEIGHBORHOOD CONTEXT

The site is located in a new proposed subdivision on a large 17.9 acre currently vacant parcel adjacent to traditional neighborhoods of mostly one story homes. Lot 8 is one of twelve proposed lots. Photographs of the site and its surrounding context are shown on the following page.





MASTER SITE PLAN



LOT 8

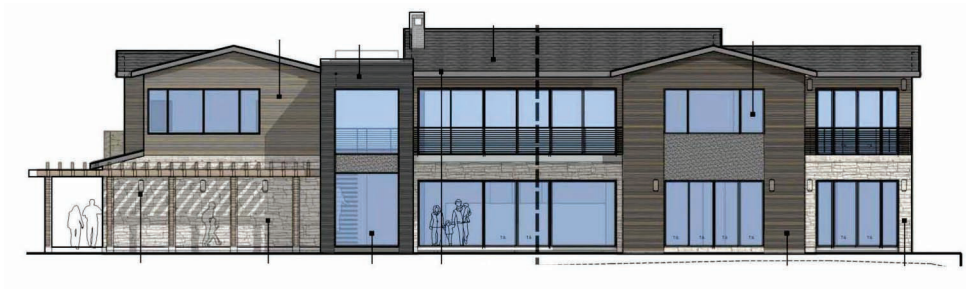


CONTEXT

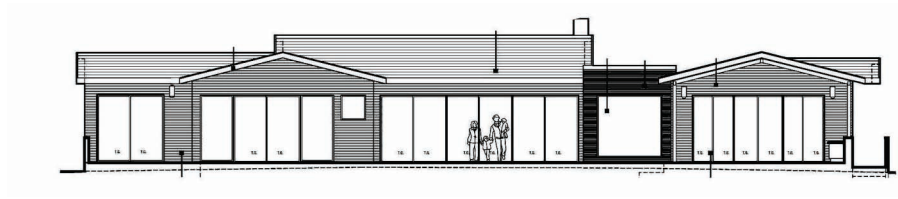


STREETSCAPE CONTEXT

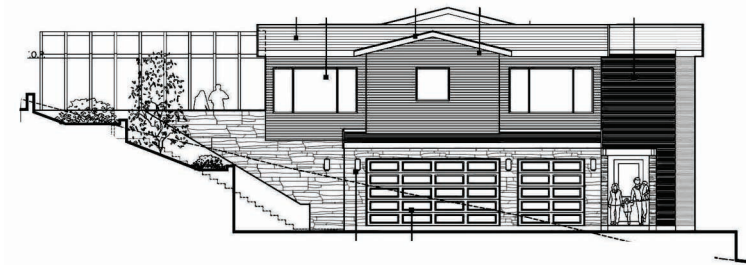
PROPOSED PROJECT



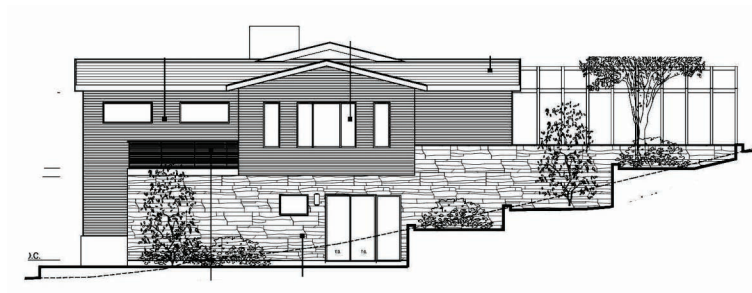
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

PROJECT WIDE ISSUES

There are three issues that occur over the project site as a whole that staff may wish to discuss further with the applicant.

1. Floor Plans and Facades

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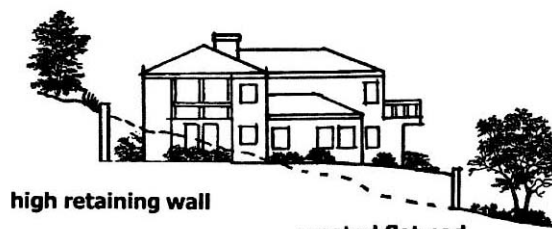
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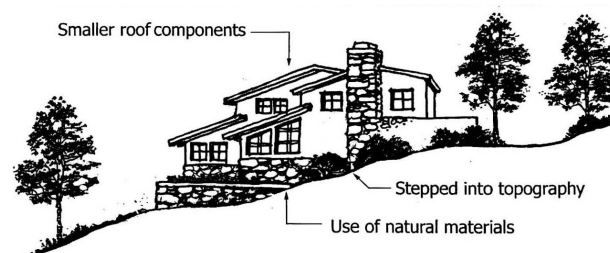
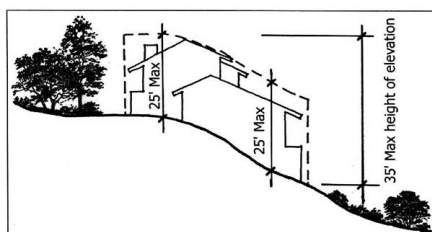
DO THIS



high retaining wall

created flat pad

DON'T DO THIS





LOT 1

LOT 11

LOT 12



LOT 2



LOT 3



LOT 4



LOT 5



LOT 7



LOT 6



LOT 8



LOT 9



LOT 10

COLOR PALETTES

Lot 1			
Lot 2			
Lot 3			
Lot 4			
Lot 5			
Lot 6			
Lot 7			
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Lot 9			
Lot 10			
Lot 11			
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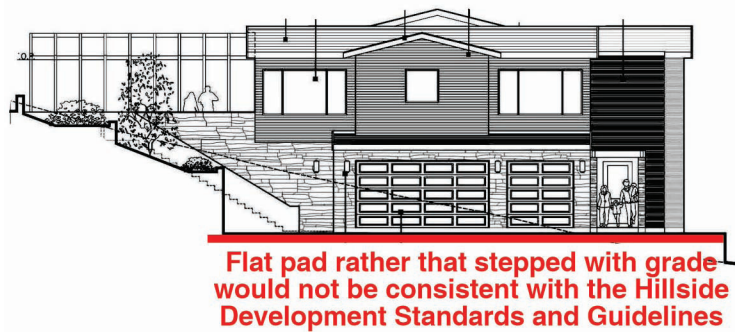
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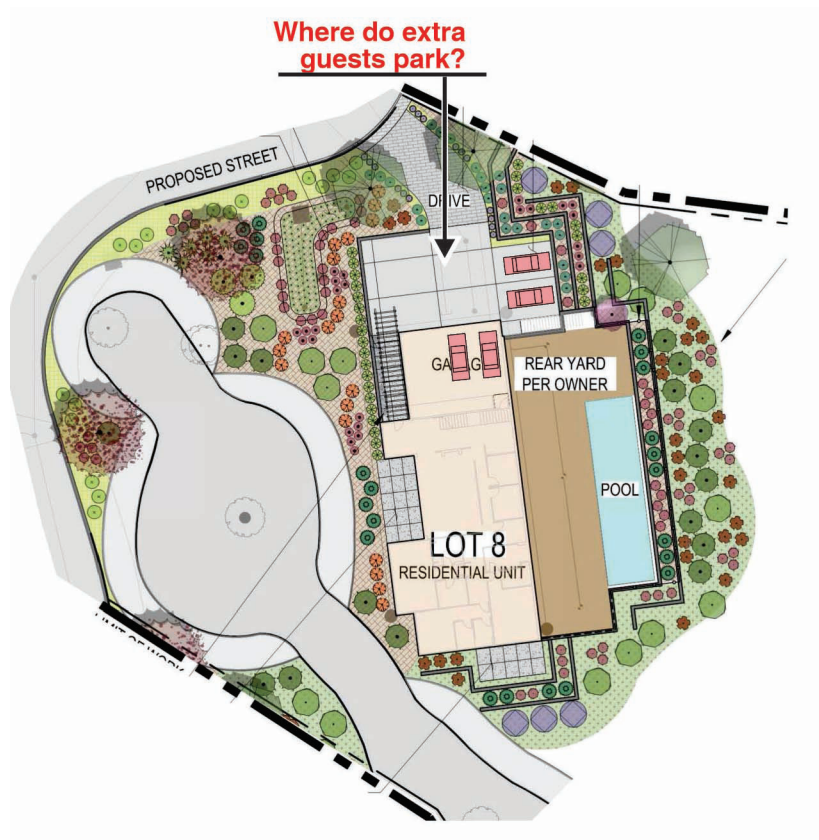
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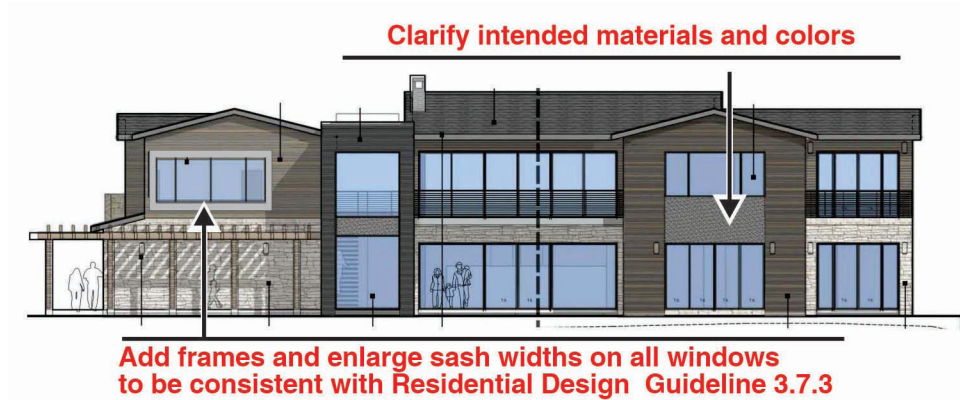


5. Guest Parking

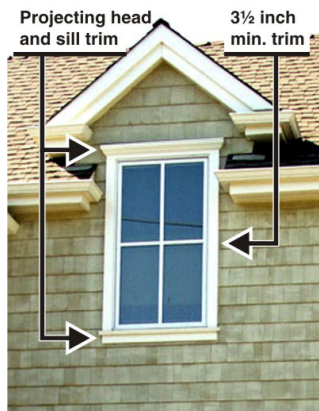
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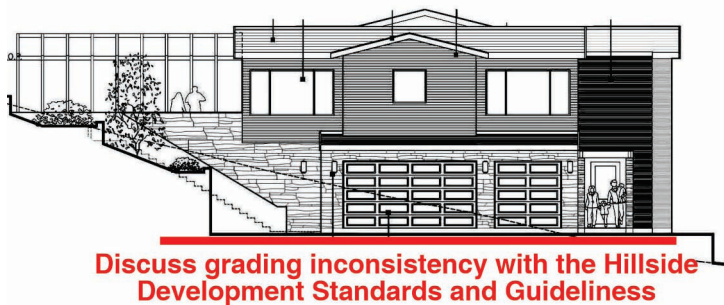
RECOMMENDATIONS



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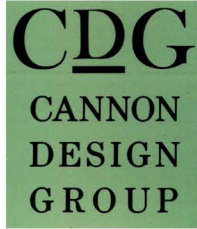
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CANNON DESIGN GROUP

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6729 FAIRFIELD DRIVE SANTA ROSA, CA 95409



ARCHITECTURE PLANNING URBAN DESIGN

November 15, 2024

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

RE: 178 Twin Oaks Drive | LOT 9

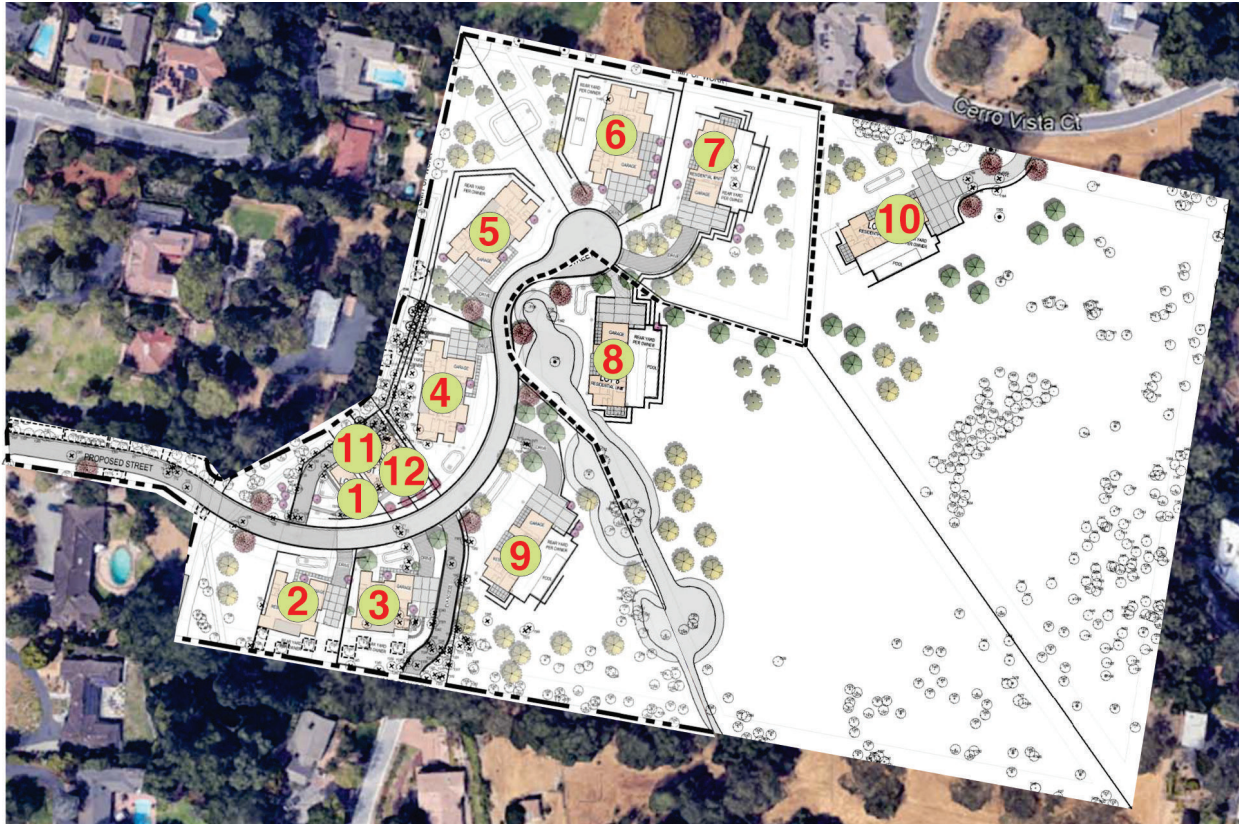
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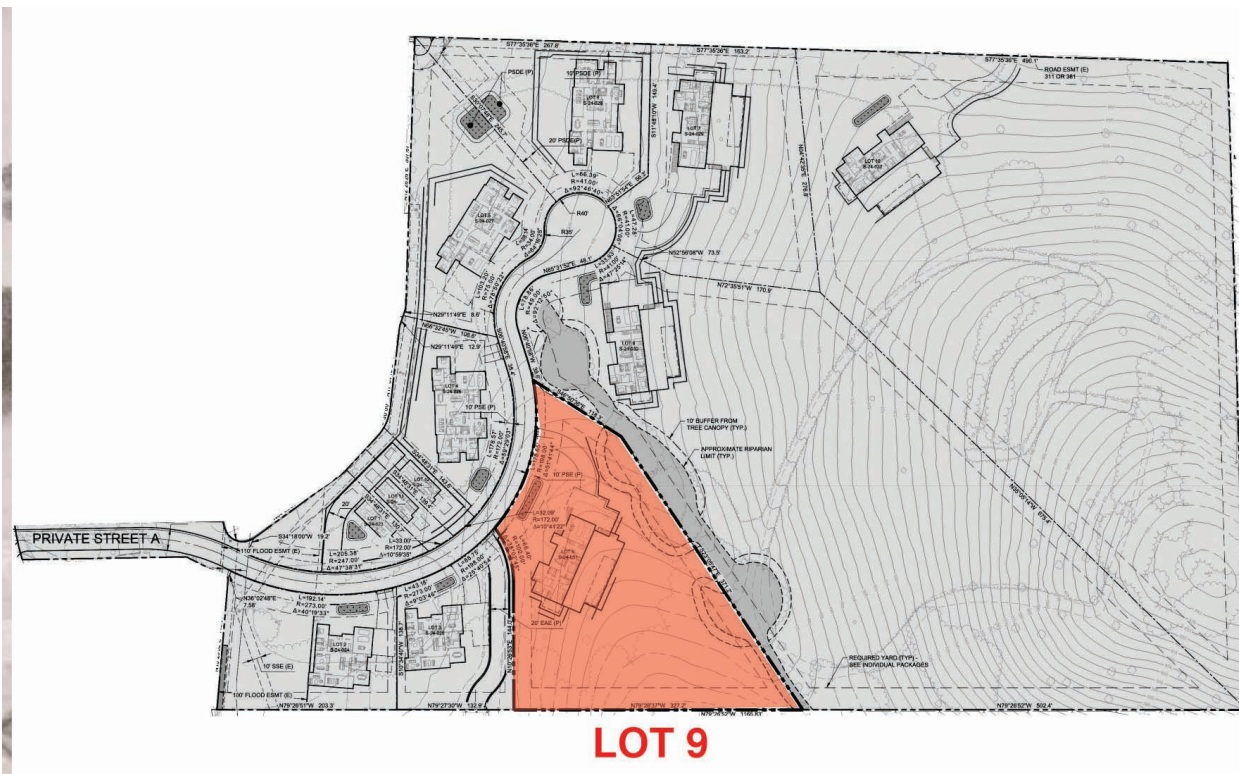
NEIGHBORHOOD CONTEXT

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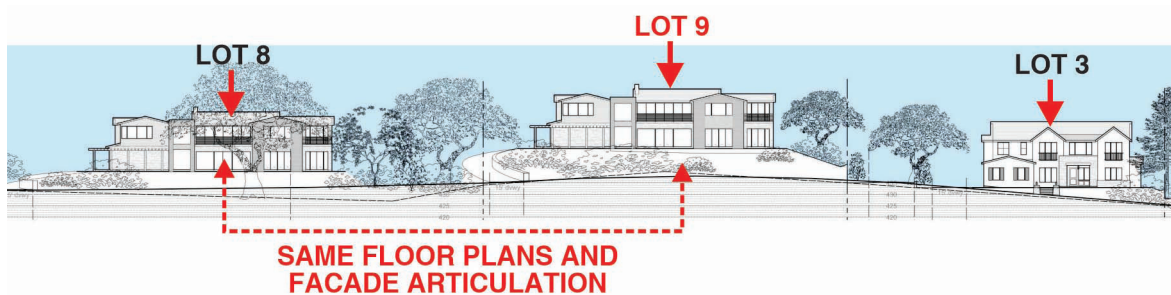
MASTER SITE PLAN



LOT 9



CONTEXT

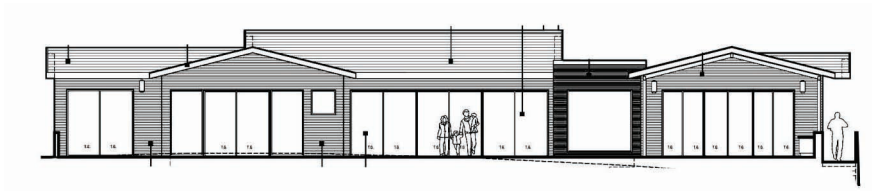


STREETSCAPE CONTEXT

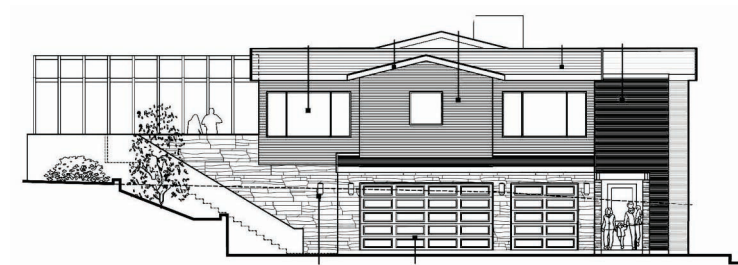
PROPOSED PROJECT



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION



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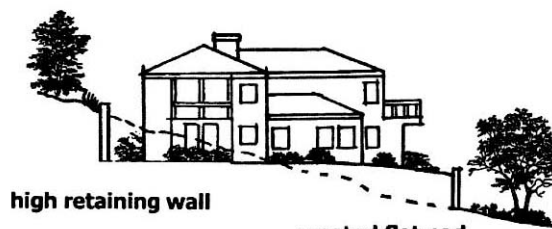
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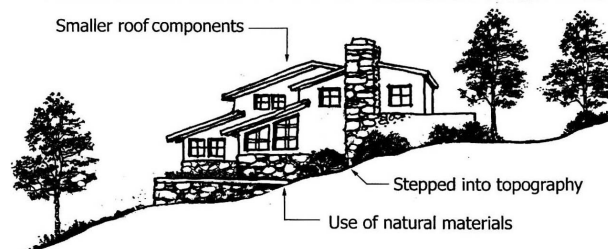
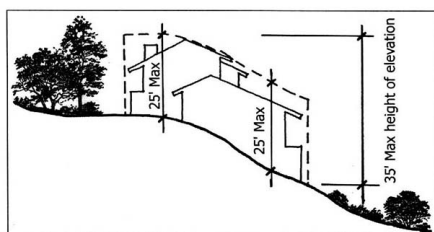
DO THIS



high retaining wall

created flat pad

DON'T DO THIS





LOT 1

LOT 11

LOT 12



LOT 2



LOT 3



LOT 4



LOT 5



LOT 7



LOT 6



LOT 8



LOT 9



LOT 10

COLOR PALETTES

Lot 1			
Lot 2			
Lot 3			
Lot 4			
Lot 5			
Lot 6			
Lot 7			
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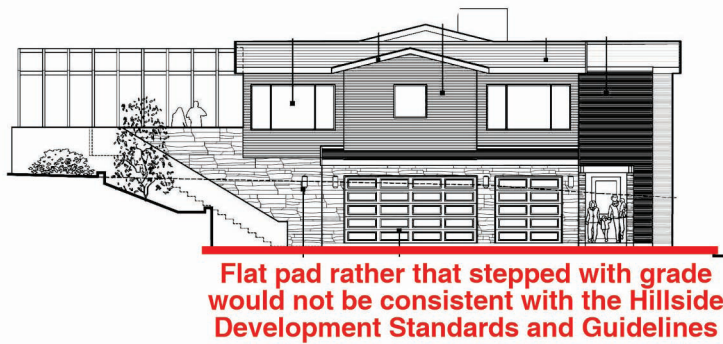
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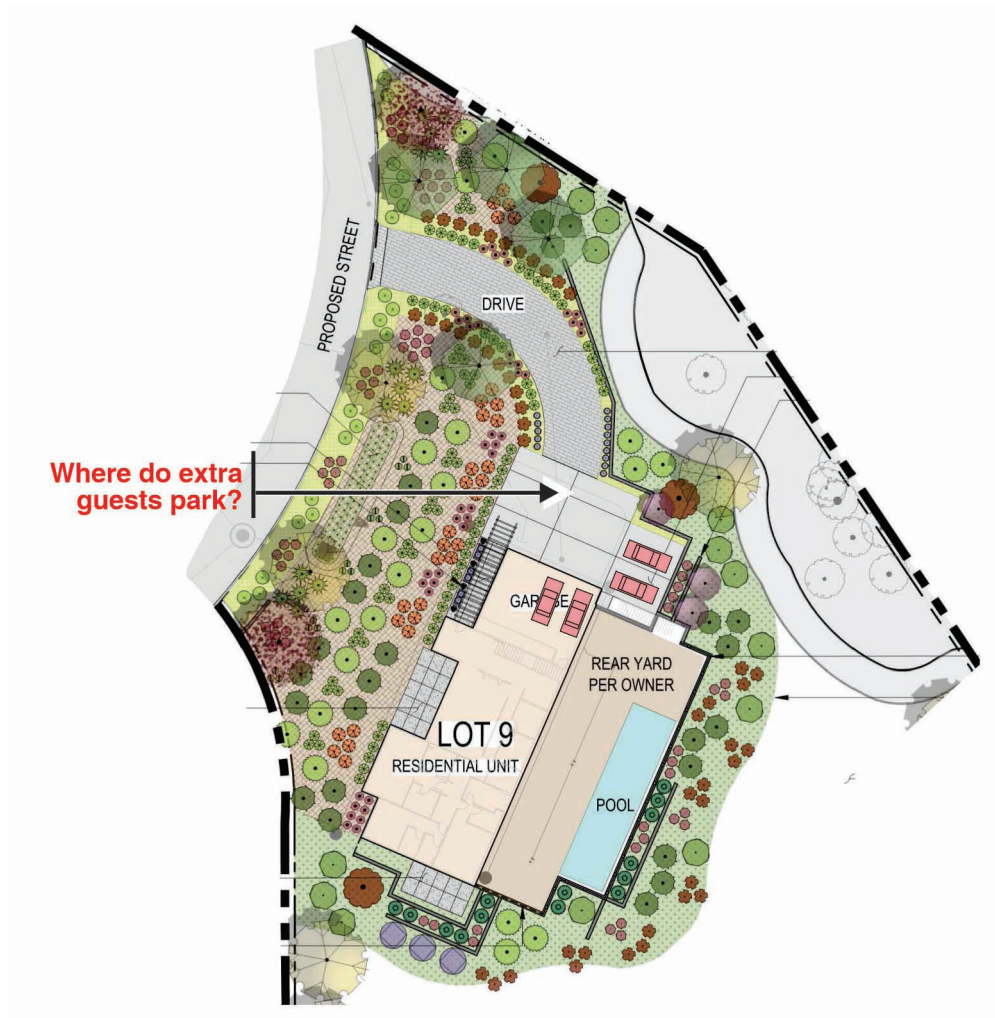
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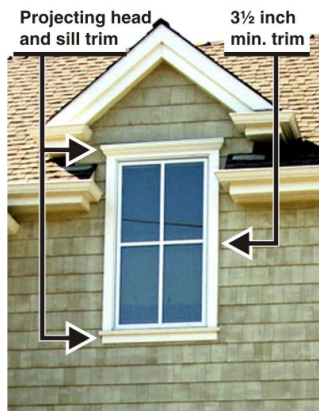
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RECOMMENDATIONS



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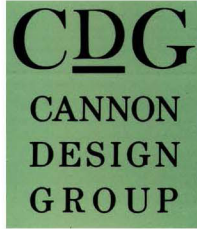
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CANNON DESIGN GROUP

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6729 FAIRFIELD DRIVE SANTA ROSA, CA 95409



ARCHITECTURE PLANNING URBAN DESIGN

November 15, 2024

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

RE: 178 Twin Oaks Drive | LOT 10

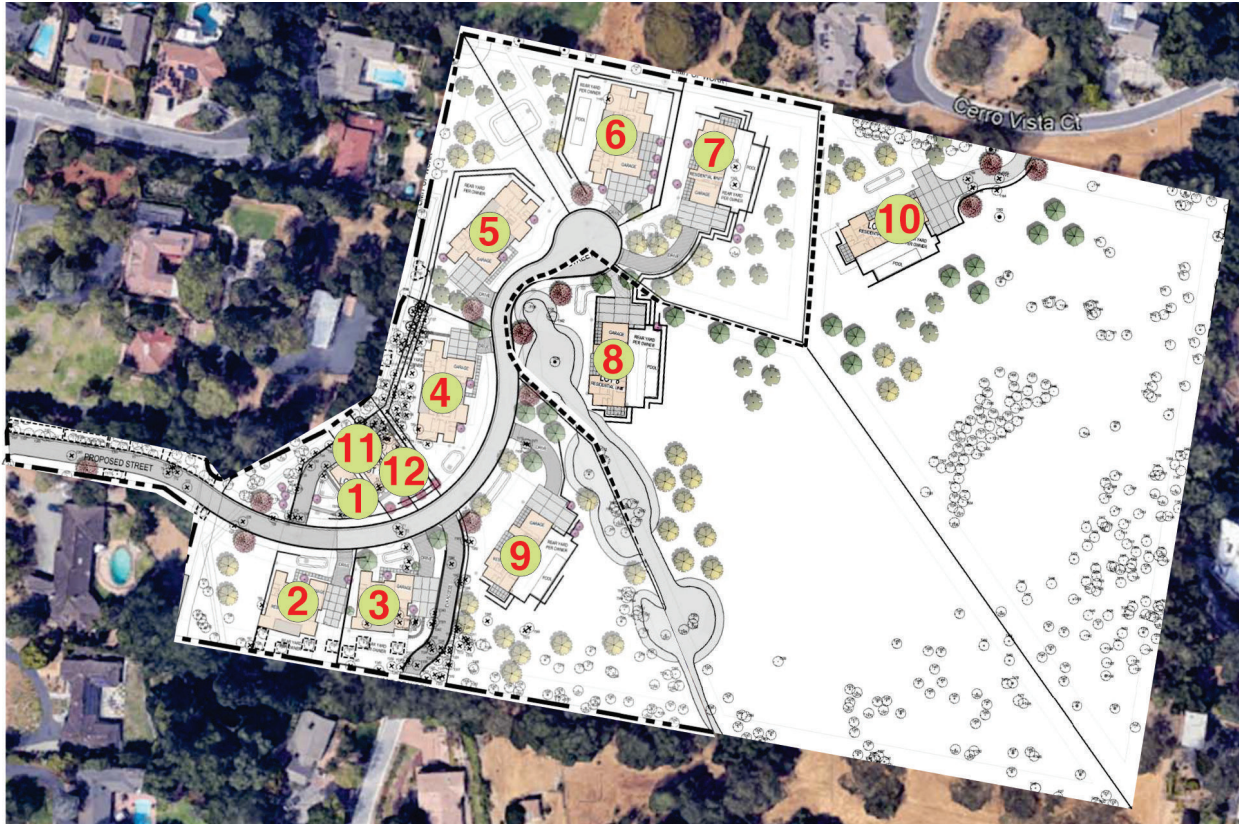
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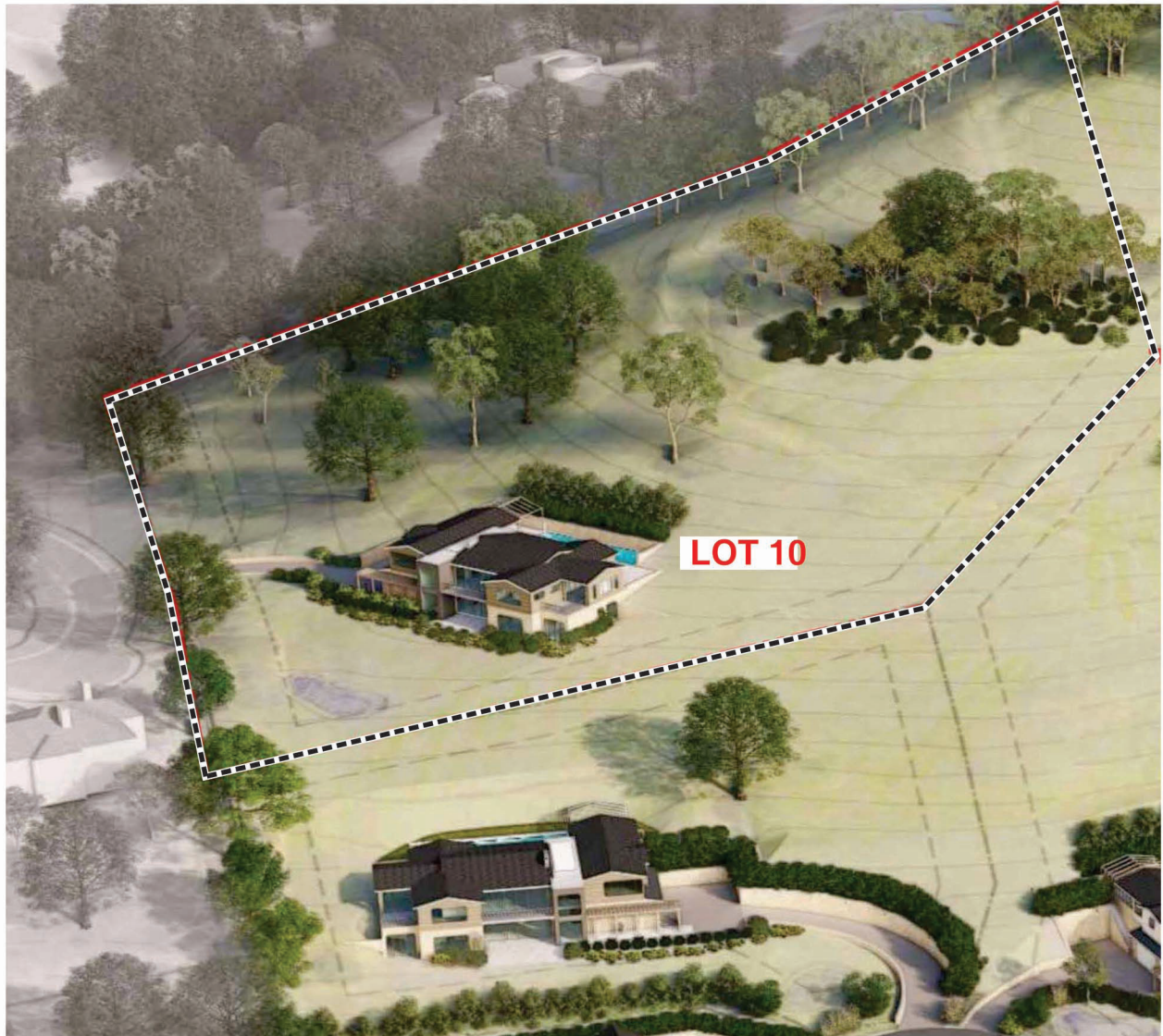
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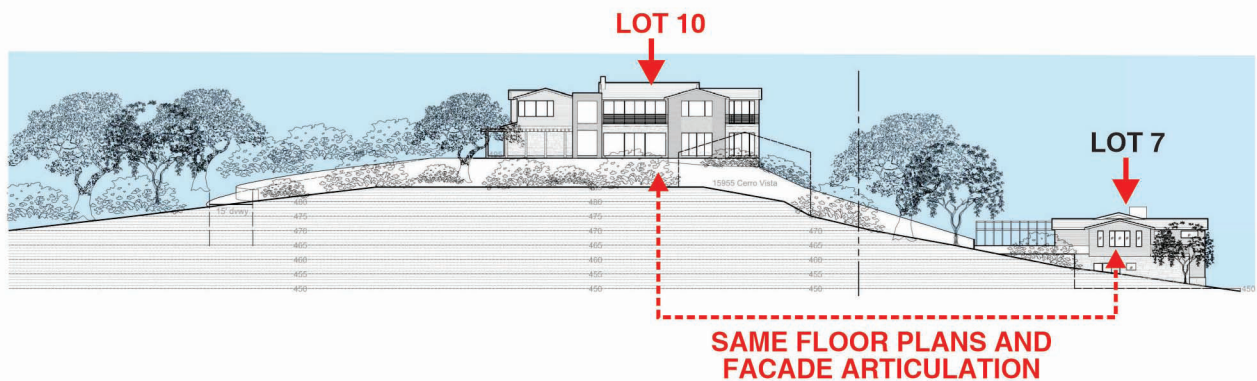


MASTER SITE PLAN





CONTEXT

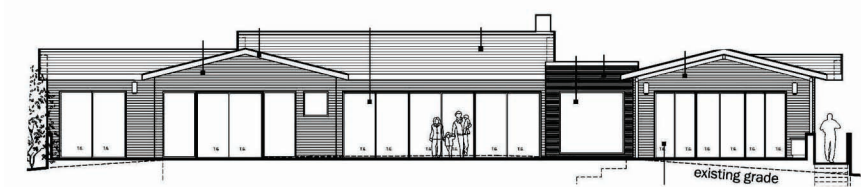


STREETSCAPE CONTEXT

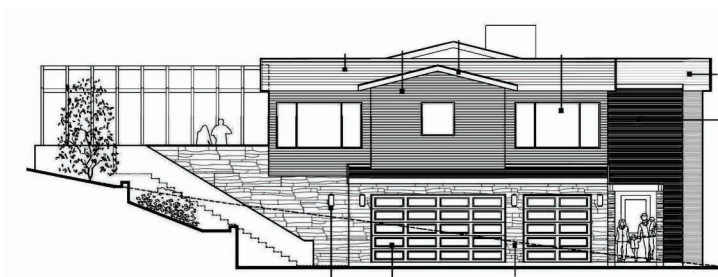
PROPOSED PROJECT



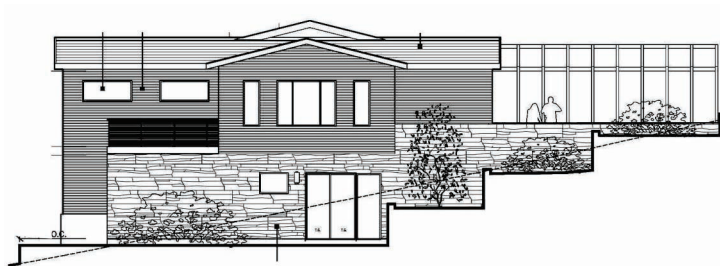
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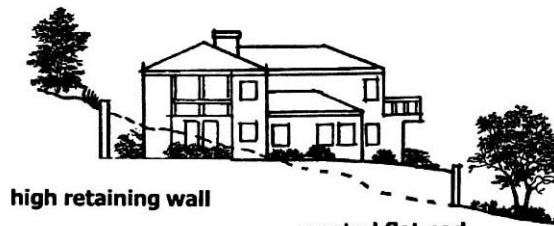
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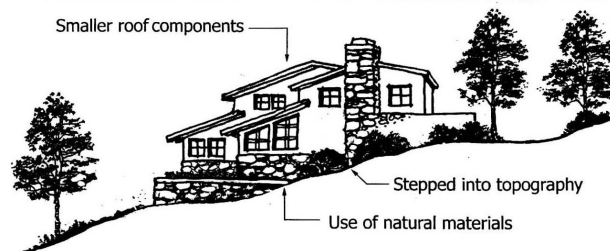
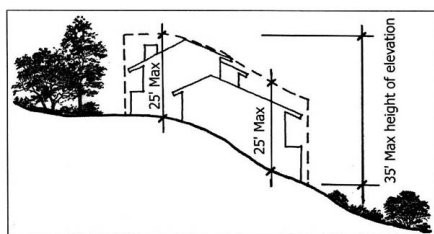
DO THIS



high retaining wall

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DON'T DO THIS





LOT 1

LOT 11

LOT 12



LOT 2



LOT 3



LOT 4



LOT 5



LOT 7



LOT 6



LOT 8



LOT 9



LOT 10

COLOR PALETTES

Lot 1			
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- *Wood windows are common in Los Gatos. Wood is still the desired choice for styles that traditionally used wood. However, today there are some window materials, such as vinyl clad wood windows that are not noticeably different from wood at a short distance. They may be used if their visual appearance matches wood.*
- *Generally, avoid metal windows. They may be considered acceptable for a Modern Style house, but would be strongly discouraged for all other styles*

(Note: While proposed windows are not metal, the slim profile will resemble metal windows.)

2. Window Trim

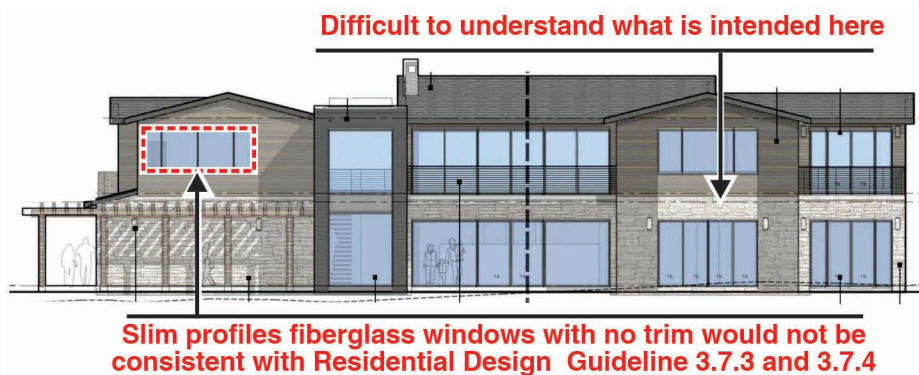
Windows without trim would not be consistent with Residential Design Guideline 3.7.4.

3.7.4 Design the windows with attention to matching the traditional details of the architectural style

- *Most architectural styles - except Mission, Spanish Eclectic or Modern - should have wood trim around the windows. The trim width should be matched to the style, but in general, should not be less than 3 1/2 inches wide. Head trim depth should be equal to or wider than the jamb casing, but not less than one-sixth of the opening width.*
- *Projecting window sills and heads are strongly encouraged unless the architectural style would not normally have those features.*
- *Wood trim is also encouraged on stucco houses unless the window frames are recessed at least 6 inches from the outside face of the wall. The use of stucco covered foam trim is strongly discouraged.*

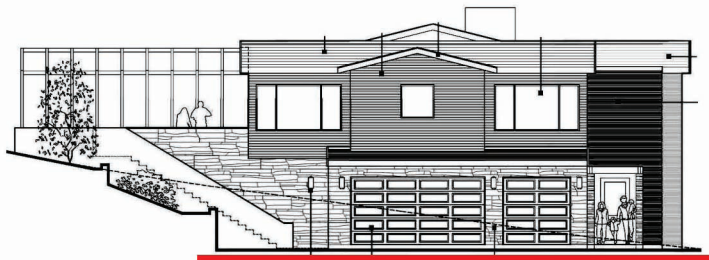
3. Proposed Facade Materials And Colors

The drawings are difficult to understand.



4. Site Grading

The building site is flat pad grades rather than stepping with the natural grade which would not be consistent with the town's Hillside Development Standards and Guidelines.



**Flat pad rather that stepped with grade
would not be consistent with the Hillside
Development Standards and Guidelines**

5. Guest Parking

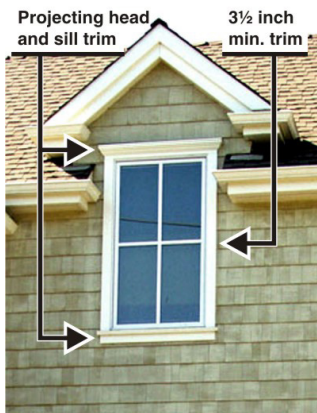
There appears to be limited off street parking for more than two cars and no on street parking is shown.



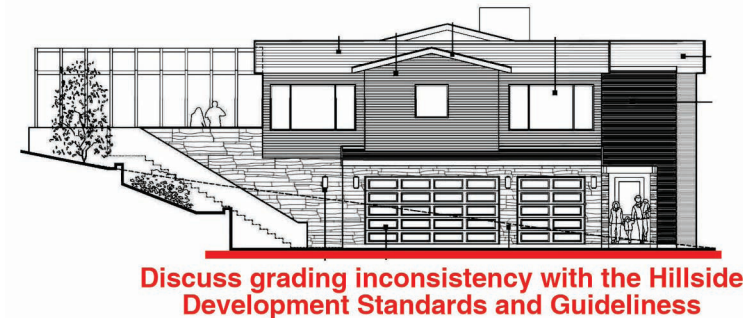
RECOMMENDATIONS



1. Select a window with materials and sash width similar to traditional residential windows seen throughout Los Gatos - one example is shown below.
2. Provide trim around all windows and doors - see Los Gatos example below.



3. Clarify the indented materials and colors
4. Discuss the grading inconsistency with the town's Hillside Development Standards=S and Guidelines.



5. Ask applicant what provisions are being made for guest parking beyond the two on site spaces show (e.g., Thanksgiving or other holidays and events)

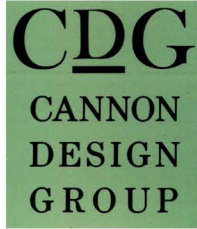
Erin, please let me know if you have questions or if I missed any important issues.

CANNON DESIGN GROUP

Larry L. Cannon

CANNON DESIGN GROUP

6729 FAIRFIELD DRIVE SANTA ROSA, CA 95409



ARCHITECTURE PLANNING URBAN DESIGN

November 15, 2024

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

RE: 178 Twin Oaks Drive | LOT 11

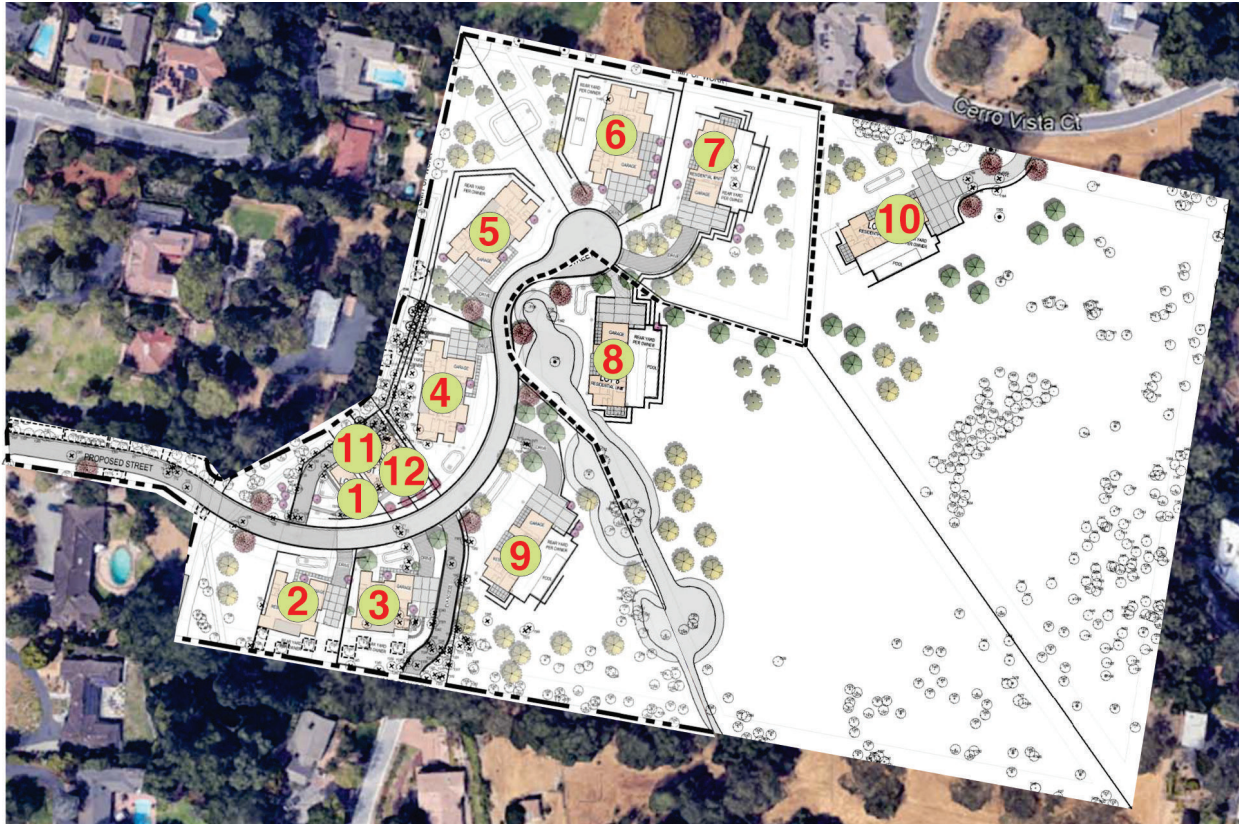
Dear Erin:

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

NEIGHBORHOOD CONTEXT

The site is located in a new proposed subdivision on a large 17.9 acre currently vacant parcel adjacent to traditional neighborhoods of mostly one story homes. Lot 11 is one of twelve proposed lots. Photographs of the site and its surrounding context are shown on the following page.



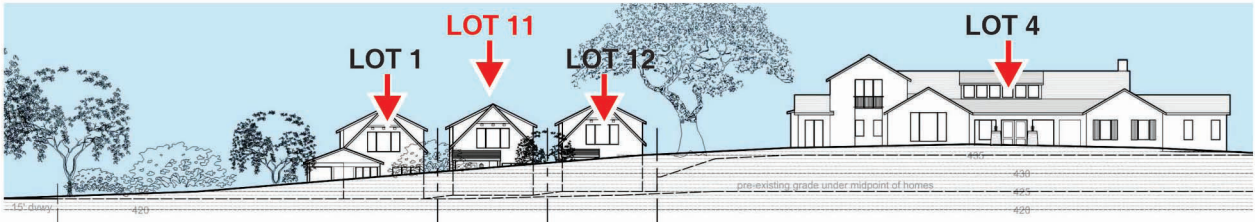


MASTER SITE PLAN

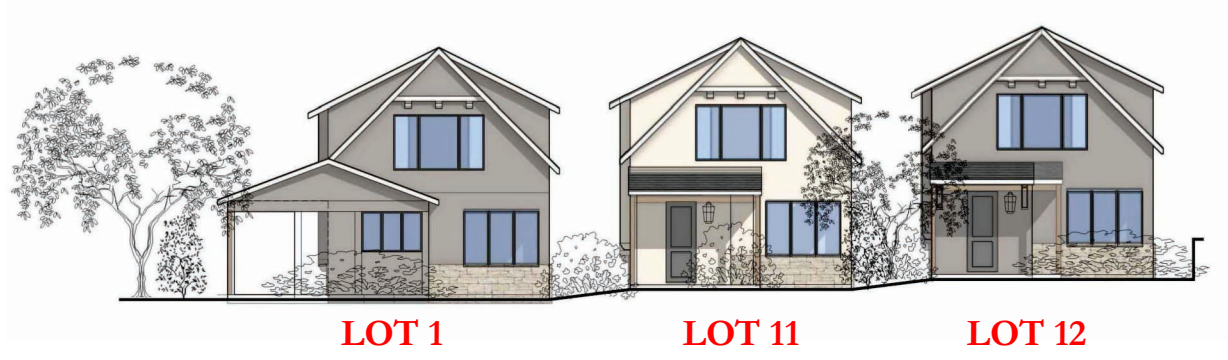




CONTEXT



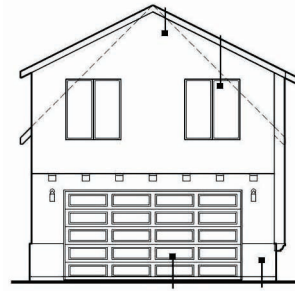
STREETSCAPE CONTEXT



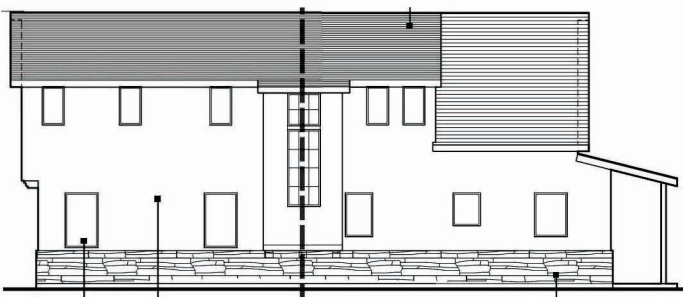
PROPOSED PROJECT



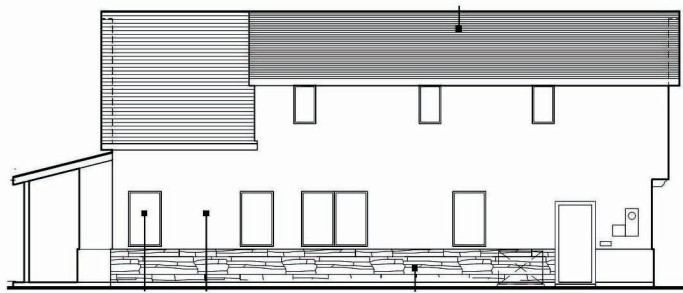
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

PROJECT WIDE ISSUES

There are three issues that occur over the project site as a whole that staff may wish to discuss further with the applicant.

1. Floor Plans and Facades

There are four groupings of adjacent homes with the same floor plan layouts and facade designs. On a limited basis, some variation is provided with reversed floor plans and materials but largely the homes have little variation which goes against prior town emphasis on variety and individual home identity. Groupings include:

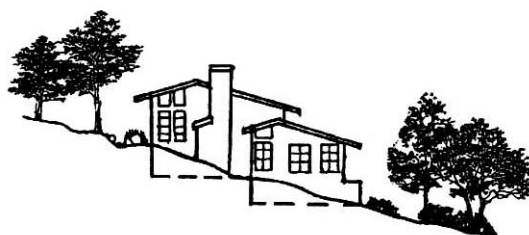
- Lots 1, 11 and 12
- Lots 2 and 3
- Lots 4, 5, and 6
- Lots 7, 8, 9 and 10

2. Colors

There is very limited variation in the proposed color palettes for the homes overall and within the four clusters which would produce a neighborhood quite different than most in Los Gatos which have greater variety and Sense of individual homes rather than a subdivision.

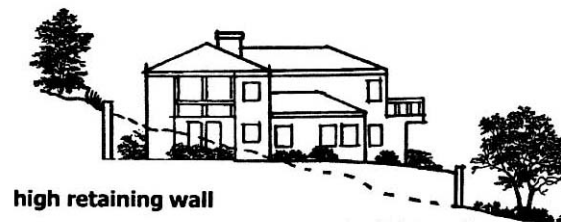
3. Two Story Downhill Facades

The majority of proposed homes would be developed on flat pads carved out of the sloping site topography which may not be consistent with the town's Hillside Development Standards and Guidelines. Mitigation measures include a limited facade height of 25 feet on the downhill facades and the inclusion of some downhill facade balconies to break up the two story facades. Staff should review this issue in the context of past hillside properties policies and decisions.



set into hillside/backfilled

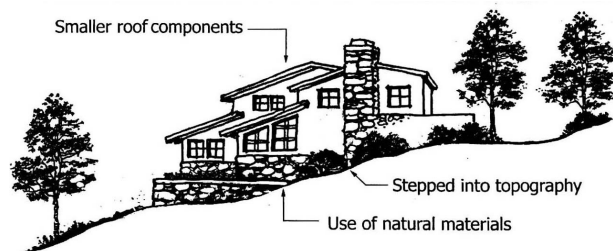
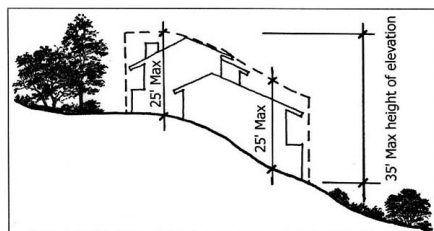
DO THIS



high retaining wall

created flat pad

DON'T DO THIS



Building form reflects hillside form/setting



LOT 1

LOT 11

LOT 12



LOT 2



LOT 3



LOT 4



LOT 5



LOT 7



LOT 6



LOT 8



LOT 9



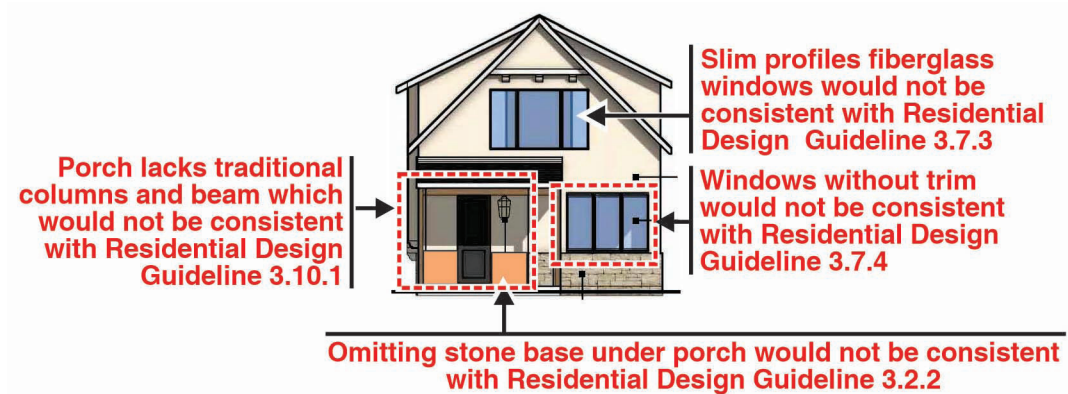
LOT 10

COLOR PALETTES

Lot 1			
Lot 2			
Lot 3			
Lot 4			
Lot 5			
Lot 6			
Lot 7			
Lot 8			
Lot 9			
Lot 10			
Lot 11			
Lot 12			

ISSUES AND CONCERNS

The proposed house is modest in size and designed in a tradition architectural style. There are only a few issues where the design would not be consistent with the town's Residential Design Guidelines.



1. Roof Slopes

There are three different roof slopes which would not be consistent with Residential Design Guideline 3.5.1.

3.5.1 Unify roof pitches

- Utilize the same slope for all primary roofs.
- Roof slopes for porches may be lower than the primary roof slope, depending on the architectural style.
- Dormer roof slopes may sometimes be steeper than the primary roof slope, depending on the architectural style.

2. Stone Base

Omitting the stone base under the porch would not be consistent with Residential Design Guideline 3.2.2.

3.2.2 Design for architectural integrity

- Carry wall materials, window types and architectural details around all sides of the house. Avoid side and rear elevations that are markedly different from the front elevation.

3 Window Sash

Slim profile fiberglass windows would not be consistent with Residential Design Guideline 3.7.3.

3.7.3 match window materials to the architectural style and to the surrounding neighborhood

- Wood windows are common in Los Gatos. Wood is still the desired choice for styles that traditionally used wood. However, today there are some window materials, such as vinyl clad wood windows that are not noticeably different from wood at a short distance. They may be used if their visual appearance matches wood.
- Generally, avoid metal windows. They may be considered acceptable for a Modern Style house, but would be strongly discouraged for all other styles

(Note: While proposed windows are not metal, the slim profile will resemble metal windows.)

4. Window Trim

Windows without trim would not be consistent with Residential Design Guideline 3.7.4..

3.7.4 Design the windows with attention to matching the traditional details of the architectural style

- *Most architectural styles - except Mission, Spanish Eclectic or Modern - should have wood trim around the windows. The trim width should be matched to the style, but in general, should not be less than 3 1/2 inches wide. Head trim depth should be equal to or wider than the jamb casing, but not less than one-sixth of the opening width.*
- *Projecting window sills and heads are strongly encouraged unless the architectural style would not normally have those features.*
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5. Porch Details

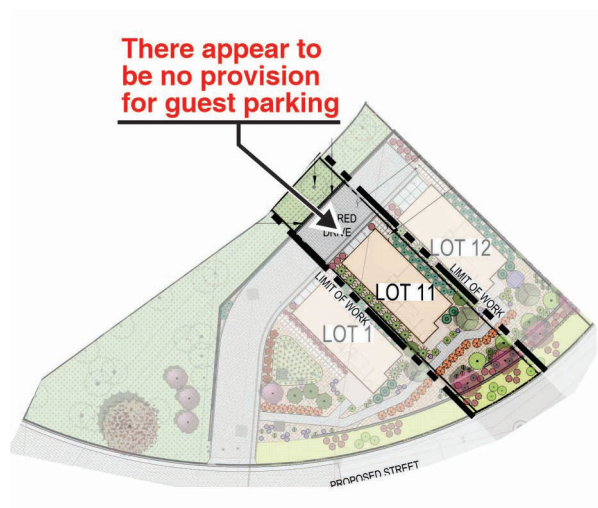
The porch columns and interface with the wall above would not be consistent with Residential Design Guideline 3.10.1.

3.10.1 Porches and Entries

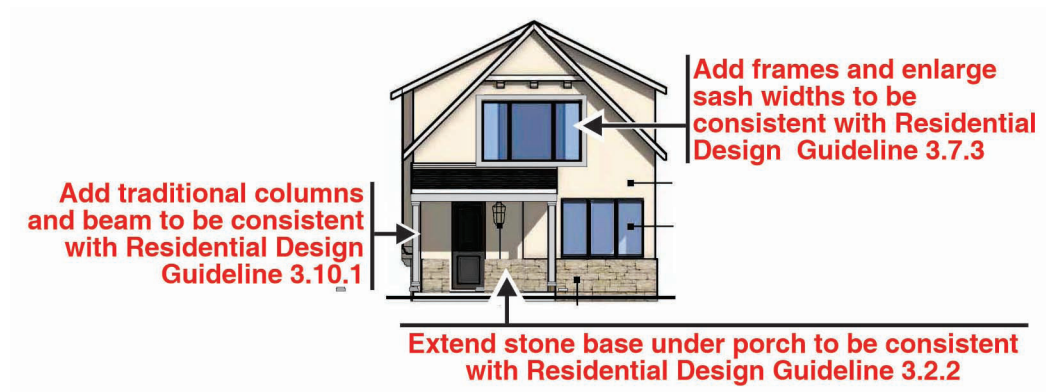
- *Select columns that are traditional to the architectural style of the house. Take care in selecting columns with an appropriate width to height ratio for the style. Except for a very few styles, the columns should have appropriate caps and bases with proportions typical of the style.*
- *Provide a well proportioned beam between the column caps and the roof. Size and detail the beam so that it looks like a convincing structural member. It should be visible both from inside and outside of the porch. ...*

6. Guest Parking

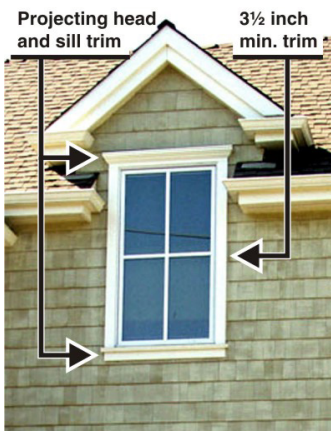
There does not appear to be any provision for guest parking on site or on street.



RECOMMENDATIONS



1. Extend the stone base under the porch.
2. Select a window with materials and sash width similar to traditional residential windows seen throughout Los Gatos - one example is shown below.
3. Provide trim around all windows and doors - see Los Gatos example below.

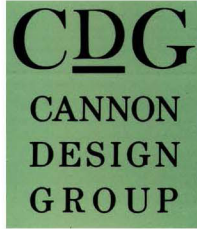


4. Add porch beam and refine columns to be consistent with Residential Design Guideline 3.10.1.
5. Ask applicant what provisions are being made for guest parking.

Erin, please let me know if you have questions or if I missed any important issues.

CANNON DESIGN GROUP

Larry L. Cannon



ARCHITECTURE PLANNING URBAN DESIGN

November 15, 2024

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

RE: 178 Twin Oaks Drive | LOT 12

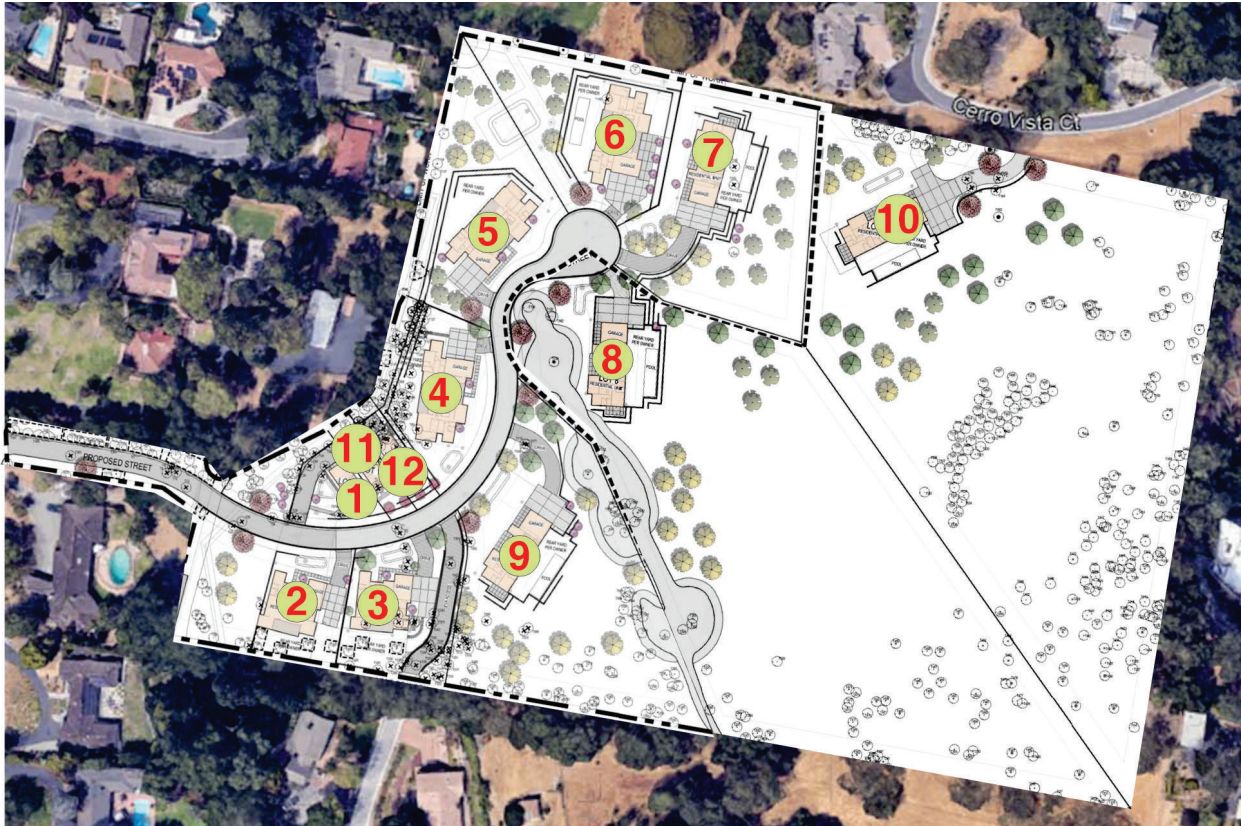
Dear Erin:

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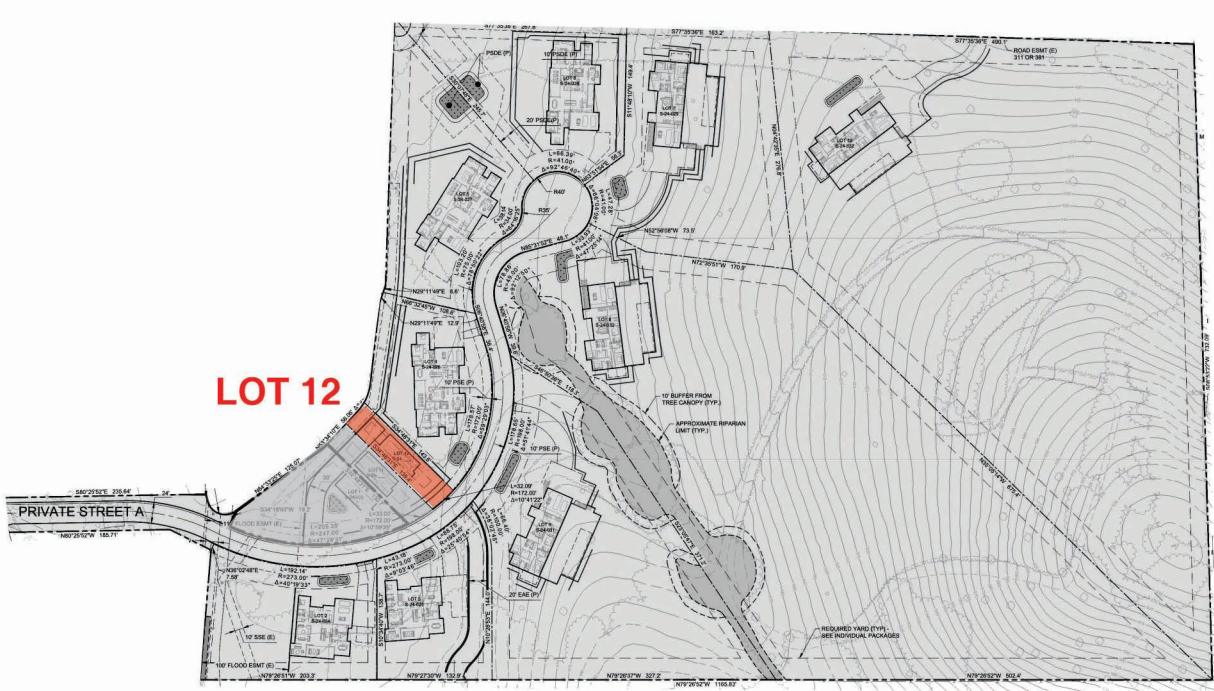
NEIGHBORHOOD CONTEXT

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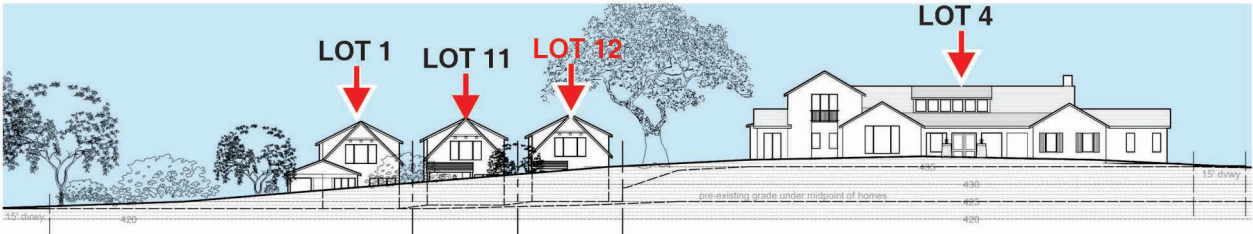


MASTER SITE PLAN

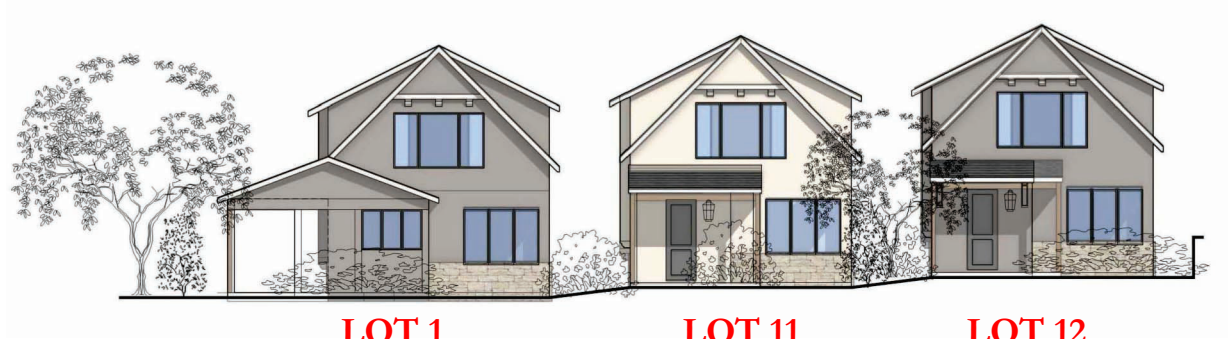




CONTEXT



STREETSCAPE CONTEXT



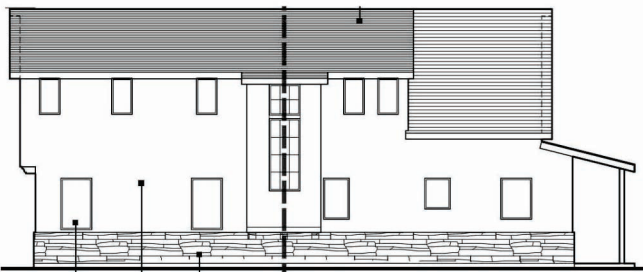
PROPOSED PROJECT



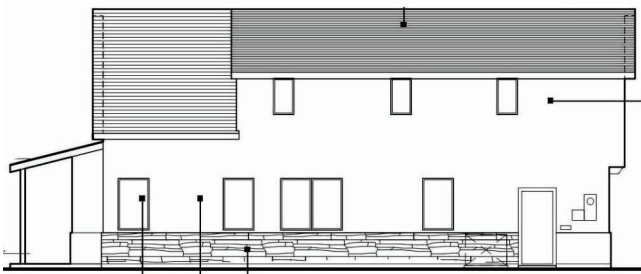
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PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION



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PROJECT WIDE ISSUES

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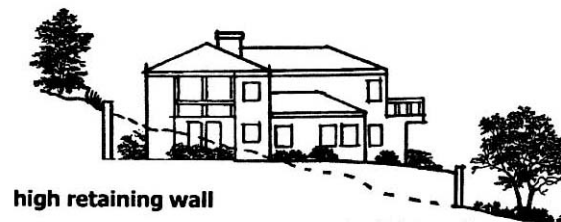
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set into hillside/backfilled

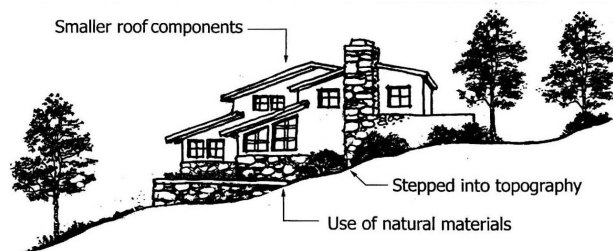
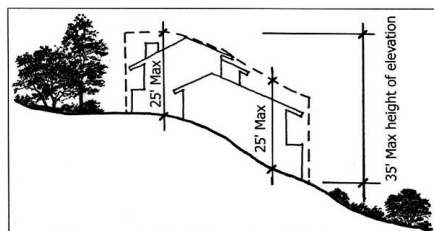
DO THIS



high retaining wall

created flat pad

DON'T DO THIS



Building form reflects hillside form/setting



LOT 1

LOT 11

LOT 12



LOT 2



LOT 3



LOT 4



LOT 5



LOT 7



LOT 6



LOT 8



LOT 9



LOT 10

COLOR PALETTES

Lot 1			
Lot 2			
Lot 3			
Lot 4			
Lot 5			
Lot 6			
Lot 7			
Lot 8			
Lot 9			
Lot 10			
Lot 11			
Lot 12			

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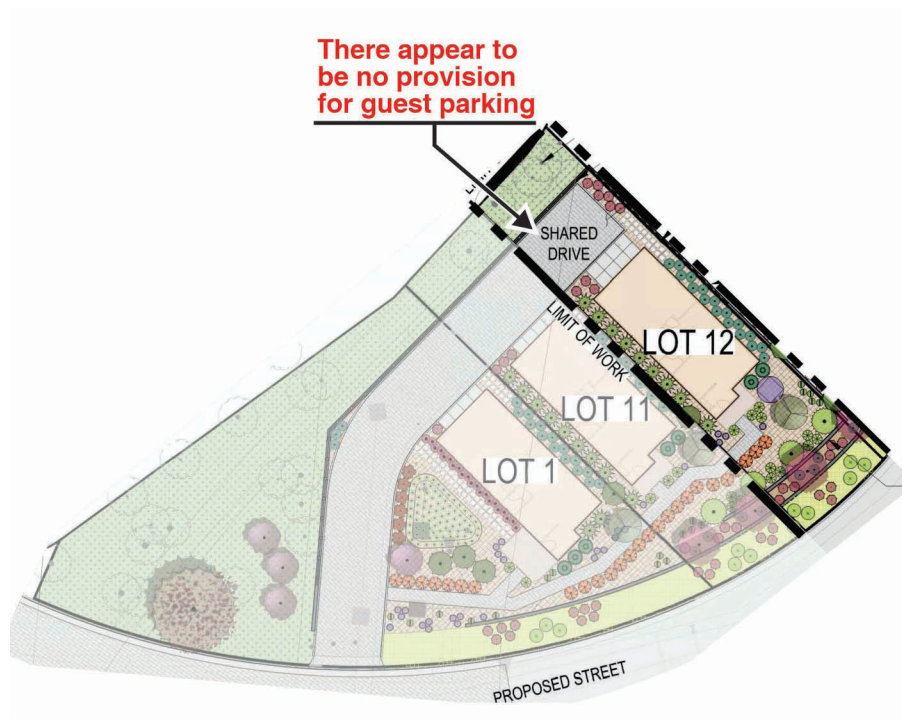
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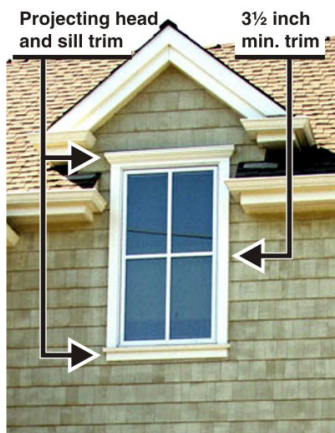
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CANNON DESIGN GROUP

Larry L. Cannon