



January 27, 2021

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

RE: 16010 Winterbrook Avenue

Dear Ryan:

I reviewed the drawings, evaluated the site context, and prepared a review letter on July 23, 2020. Since that review letter, the applicant has provided more information and site photos to better describe the current site conditions. My comments and recommendations are as follows:

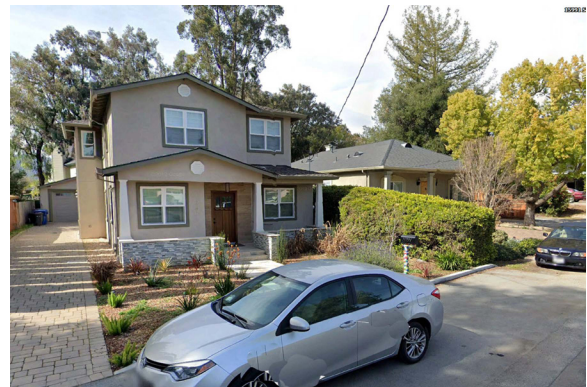
NEIGHBORHOOD CONTEXT

The site is located on a large flag lot accessed by Winterbrook Avenue. Substantial landscape surrounds the site. The site is shown on the aerial photo below, and photos of the site and its surroundings are on the following page.





Winterbrook Ave. Entry Drive



Nearby house on Stephanie Lane



Nearby house on Winterbrook Avenue



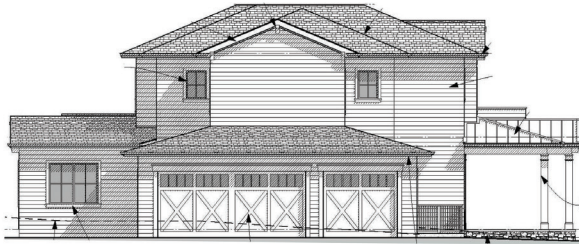
Nearby house on Winterbrook Avenue

ISSUES AND RECOMMENDATIONS

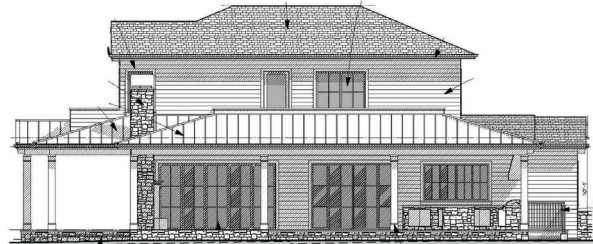
The house is very well designed with an identifiable architectural style and details - see elevations and sketch below.



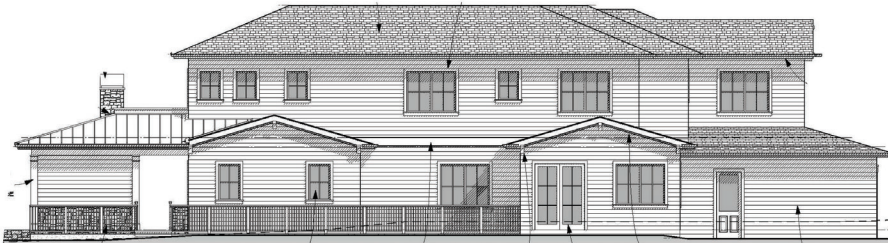
Proposed Front Elevation



Proposed Left Side Elevation



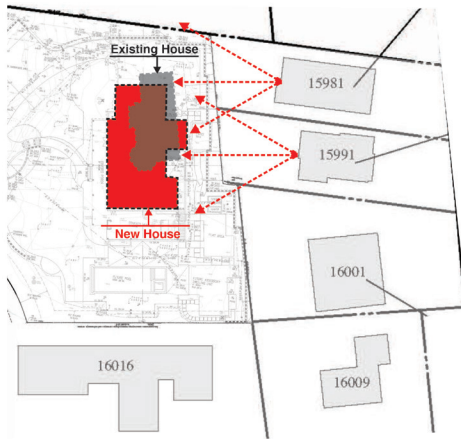
Proposed Right Side Elevation



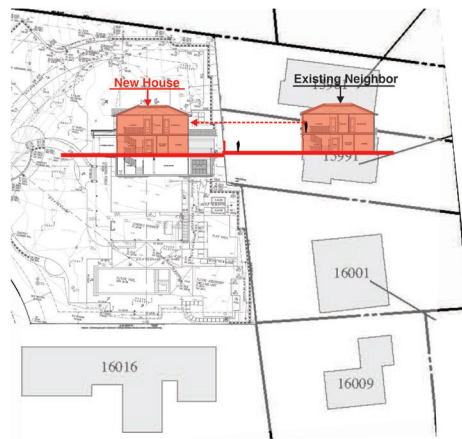
Proposed Rear Elevation



While the proposed home is very large compared to most others in the immediate neighborhood, the site is also large and shielded from most surrounding views. However, the two homes immediately to the rear on Stephanie Lane would be very close to the new two-story house. The proposed house would be roughly the same height as the existing home on the site that it would replace. However, it would be much wider, and could have an impact on views from the two Stephanie Lane homes to the rear of the new home - see diagrams below.



PLAN



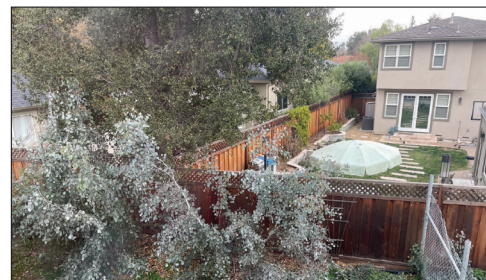
SECTION

While there could potentially be some impact on the identified neighbors, The impact will likely be minimal. The two photos to the right show second story views from the existing house to adjacent neighbors on Stephanie Lane. For the adjacent home at 15981 Stephanie Lane, it appears that impacts would not be any greater than the current condition - See diagram to the above left. The next door neighboring home at 15991 Stephanie Lane could potentially experience some impact, but the proposed design of the new house has an increased second floor setback at its adjacent edge which would mitigate the proposed building height.

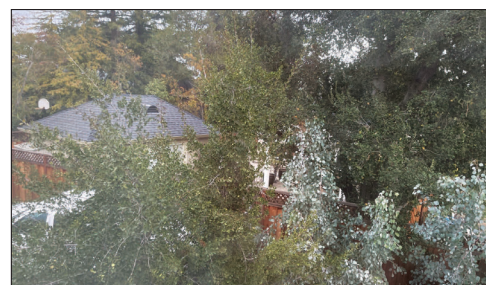
In summary, the proposed house appears to meet the Town's Residential Design Guidelines, and I have no recommendations for changes to the proposed design.

Sincerely,

CANNON DESIGN GROUP



Looking NE from 2nd floor bedroom



Looking north from 2nd floor bedroom