

February 27, 2020

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

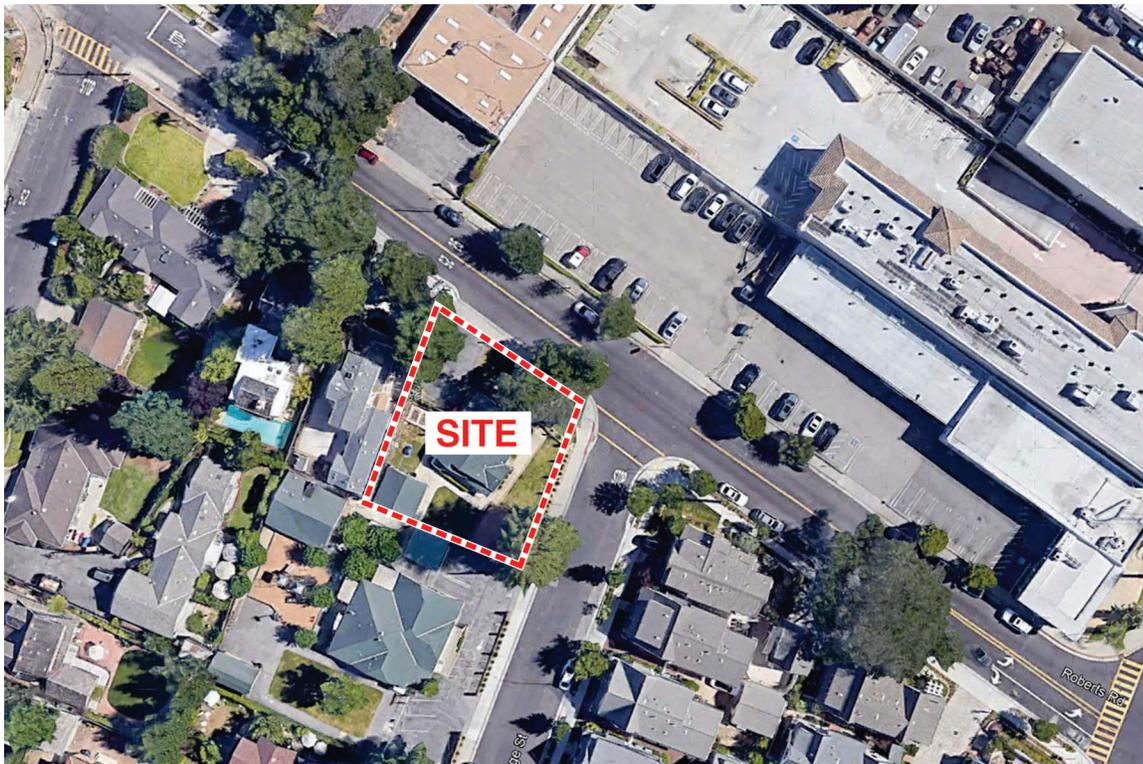
**RE: 16890 Roberts Road**

Dear Ryan:

I reviewed the drawings, and evaluated the site context. I have reviewed many homes nearby including all of the structures in the Laurel Mews project and along Mitchell Avenue. My comments and recommendations are as follows:

**NEIGHBORHOOD CONTEXT**

The site is a corner lot located within an established neighborhood with many new one and two-story traditional style homes. There are a few commercial uses across Roberts Road. The site is shown on the aerial photo below, and photos of the site and its surroundings are on the following page.





*Adjacent structure to the immediate left on George Street*



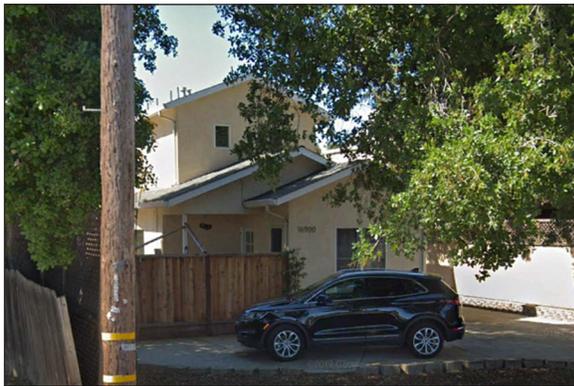
*THE SITE*



*House immediately across Roberts Road*



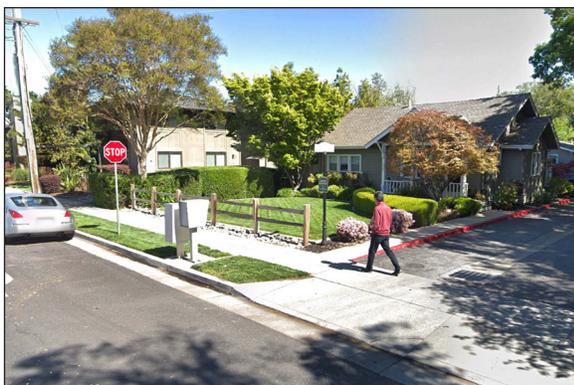
*Nearby house across George Street*



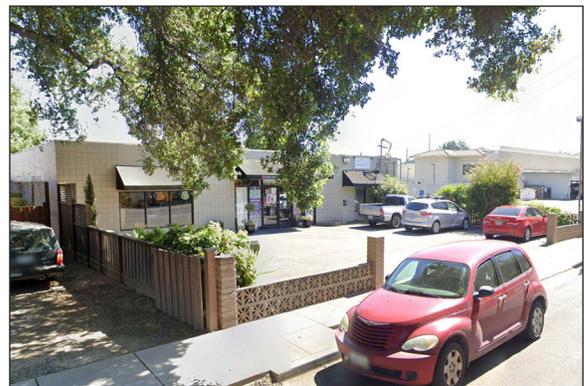
*House to the immediate right on Roberts Road*



*Nearby one-story house across Roberts Road*



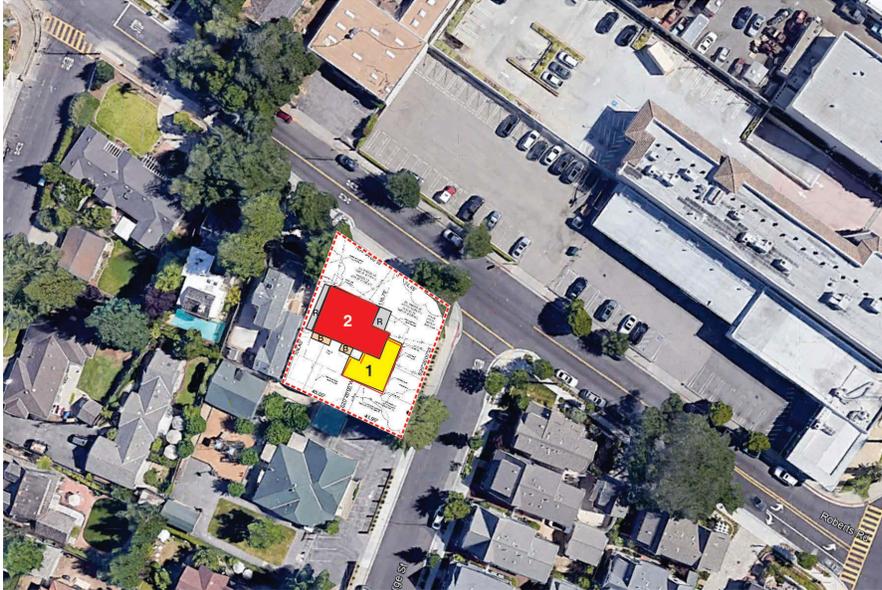
*Nearby one-story house across Roberts Road*



*Commercial building immediately across Roberts Road*

## ISSUES AND CONCERNS

The proposed house is well designed with an identifiable traditional architectural style with appropriate materials and details. The site showing the structure on the aerial photo and the proposed elevations are shown below.



*Proposed Front Elevation on George Street*



*Proposed Rear Elevation*



*Proposed Right Side Elevation on Roberts Road*



*Proposed Rear Elevation*

There are, however, a few issues related to the Town's Residential Design Guidelines.

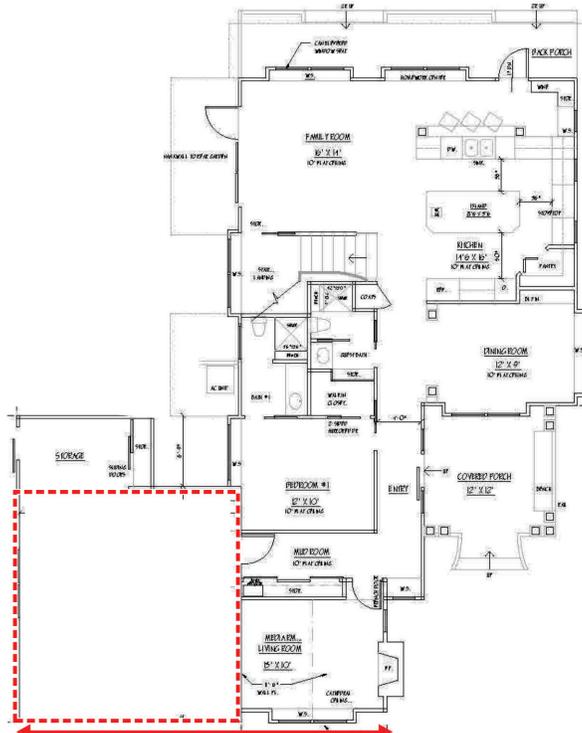
1. The proposed garage is located at the front of the house and is flush with the house facade while the primary neighborhood garage locations along George Street is at the rear of the lot, minimizing the visual impact of garage doors on the streetscape and discouraging cars parked within the front setback. This garage location is not consistent with Residential Design Guidelines 2.4.1 and 3.4.1.

**2.4.1 Locate garages to reinforce the predominant neighborhood pattern**

- Along street fronts with narrow driveways and garages located at the rear of parcels, repeat that pattern.

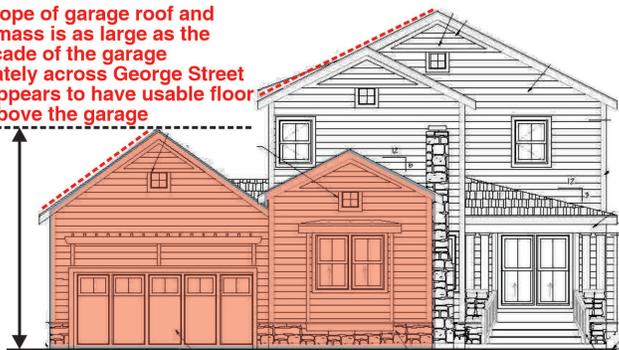
**3.4.1 Limit the prominence of garages**

- Avoid designs that allow the garage to dominate the street facade.
- Set garages back from the front facade.



Garage flush with main facade is not consistent with Residential Design Guidelines 2.4.1 and 3.4.1

Steep slope of garage roof and garage mass is as large as the front facade of the garage immediately across George Street which appears to have usable floor space above the garage



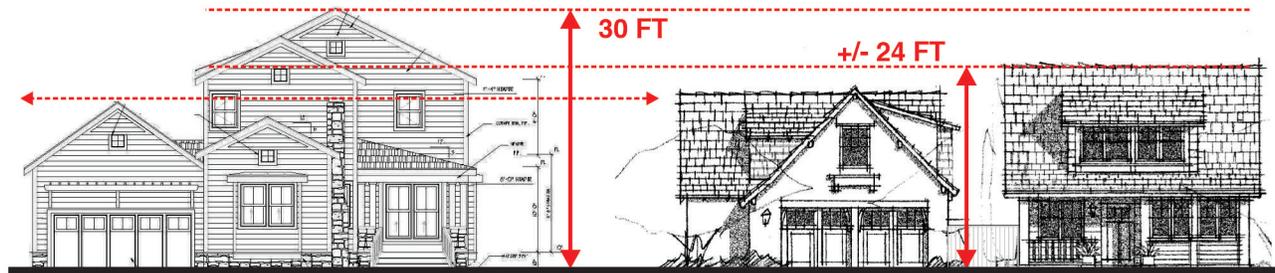
Garage flush with front of the house is not consistent with Residential Design Guidelines 2.4.1 and 3.4.1



- The proposed height of the house is much greater than other nearby homes, and would not be consistent with Residential Design Guideline 3.3.2.

### 3.3.2 Height and bulk at front and side setbacks

- Avoid eave lines and roof ridge lines that are substantially taller than the adjacent houses.



**Project as proposed**  
Building height is much taller  
Garage facade is very tall

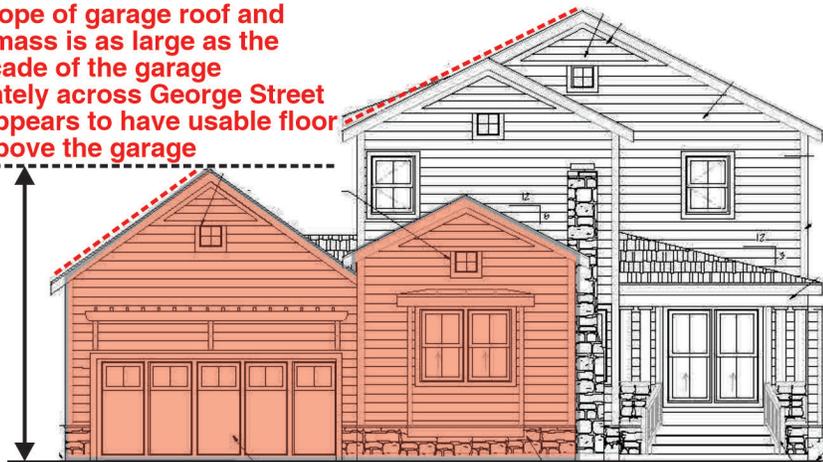
**Homes immediately across George Street**



**Streetscape across George Street**

Also, the garage facade is as high and wide as the street facade of the house immediately across George Street.

**Steep slope of garage roof and garage mass is as large as the front facade of the garage immediately across George Street which appears to have usable floor space above the garage**



**Garage flush with front of the house is not consistent with Residential Design Guidelines 2.4.1 and 3.4.1**

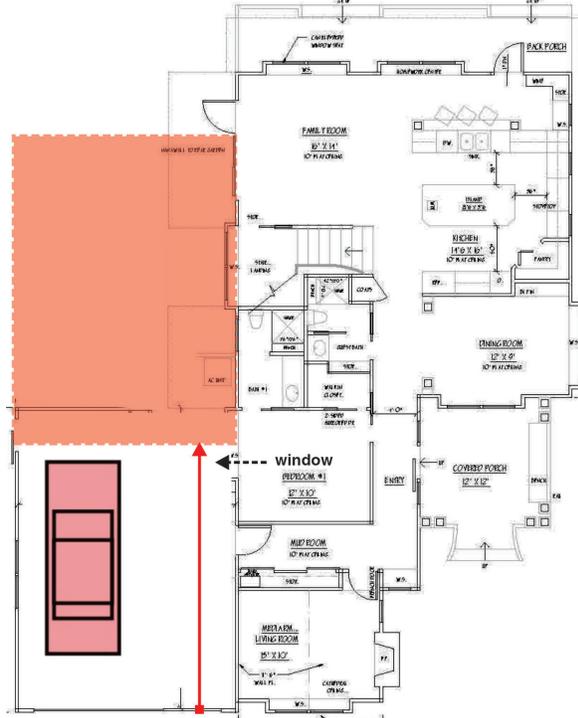
- The garage roof would have a much steeper slope than the main roofs of the house which would not be consistent with Residential Design Guideline 3.5.1. While garage on the home immediately across George Street has a similar steep-sloped roof, it appears to have living space located above the garage which is not the case with this proposed hoouse.

### 3.5.1 Unify roof pitches

- Utilize the same slope for all primary roofs.

## RECOMMENDATIONS

1. Set the garage back substantially from the front facade of the house. The setback should be deep enough to allow cars to park on the driveway without projecting into the front setback.

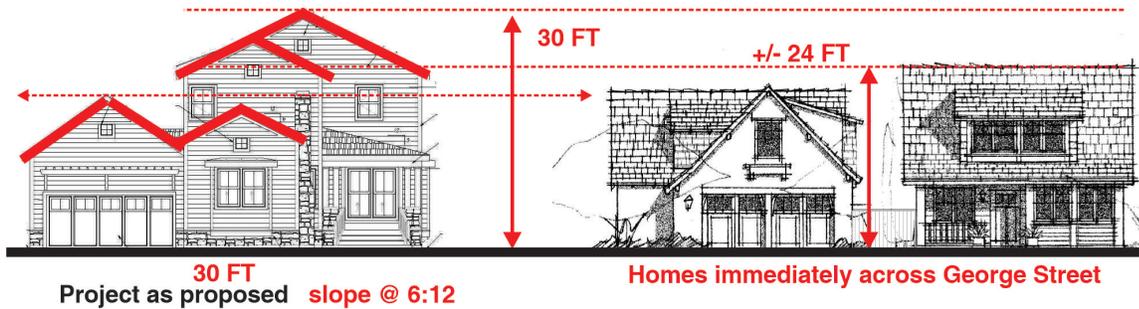


**Set garage back substantially from the front facade**  
Provide enough space to park car without extending into front setback



**Set garage back substantially from the front facade**

2. Lower the roof slope on the garage to match the other main roof slopes.
3. Work with the applicant to reduce the height of the house to be more compatible with other homes along George Street, and unify roof pitches. A significant height reduction should be expected. The existing ceiling heights and roof slopes are shown in the illustration below.



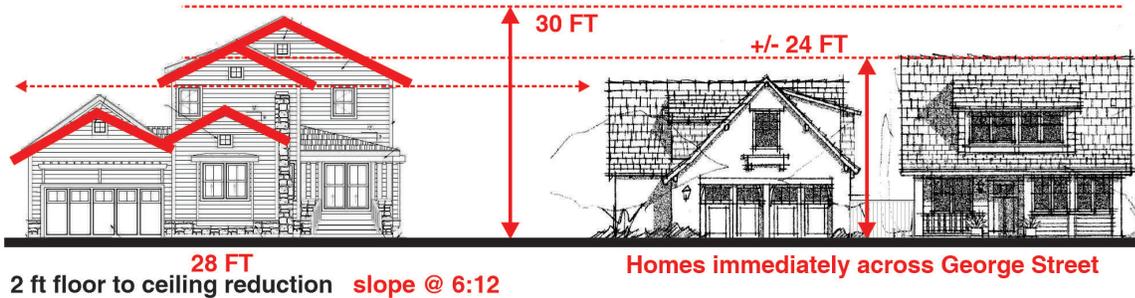
**30 FT**  
Project as proposed slope @ 6:12

**+/- 24 FT**  
Homes immediately across George Street

**SOME ALTERNATIVE APPROACHES ARE SHOWN BELOW**

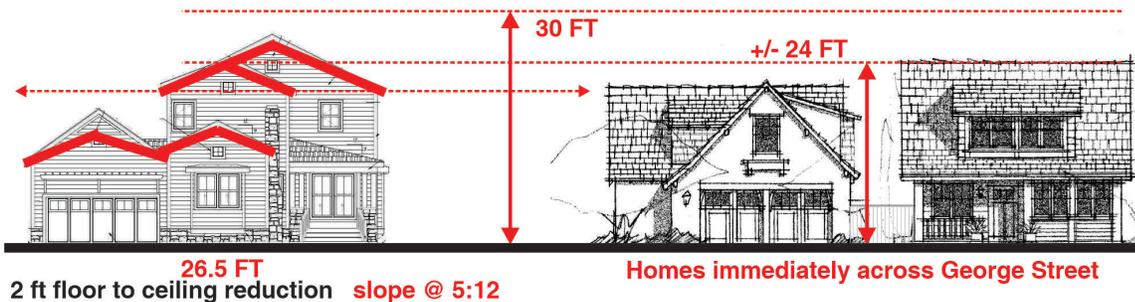
**Height Reduction Technique #1**

Reduce the floor-to-ceiling heights on both the first and second floors. The currently proposed ceiling heights are 10 feet on the first floor and 9 feet on the second floor. This is in contrast to the Laurel Mews homes across George Street which are 9'-1" and 8'-1" respectively. Also shown on the illustration below, the roof over the garage, which has a slope greater than the main structure, has been reduced to match the lower main house slope.



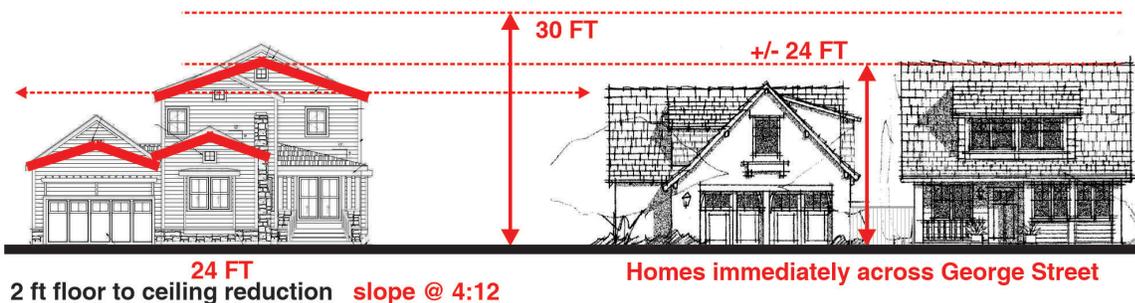
**Height Reduction Technique #2**

Reduce both the floor to ceiling heights on both the first and second floors, and reduce the roof slope from 6 in 12 to 5 in 12.



**Height Reduction Technique #3**

Reduce both the floor to ceiling heights on both the first and second floors, and reduce the roof slope from 6 in 12 to 4 in 12.



**General Height Reduction Technique #4**

Reduce the height above grade of the first floor. This could lower the roof ridge heights for any of the above approaches.

**General Height Reduction Technique #5**

Modify the floor plans to reduce the second floor roof span to lower the roof ridge height. This could lower the roof ridge heights for any of the above approaches.

Ryan, 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