



May 19, 2020

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

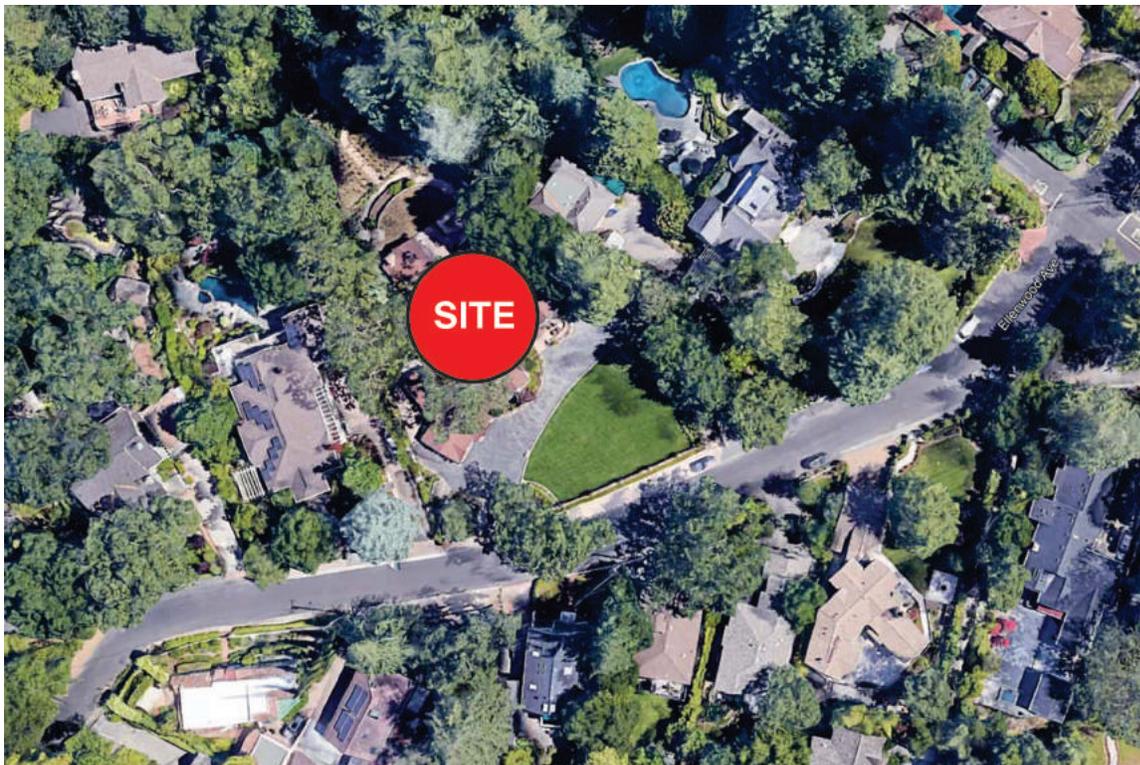
**RE: 62 Ellenwood Avenue**

Dear Sean:

I reviewed the drawings, and evaluated the site context. I am familiar with the site from previous reviews in the neighborhood. My comments and recommendations on the design are as follows:

**NEIGHBORHOOD CONTEXT**

The site is located in an established neighborhood of one and two-story traditional style homes of varying sizes. While the front setback of the existing house on the site has limited tree landscape, the other nearby homes have substantial landscaping on all sides. Photographs of the site and surrounding context are shown on the following page.





*The Site and Existing House*



*House to the immediate right*



*House to the immediate left*



*Nearby house to the right*



*Nearby house to the left*



*Nearby House across Ellenwood Avenue*



*Nearby House across Ellenwood Avenue*



*Nearby House across Ellenwood Avenue*

### CONCERNS AND RECOMMENDATIONS

The proposed house is well designed in a traditional style with substantial facade articulation, variations in height, and high quality materials. Windows are recessed from the outside face of the walls and additional landscaping would be installed - see proposed elevations below.



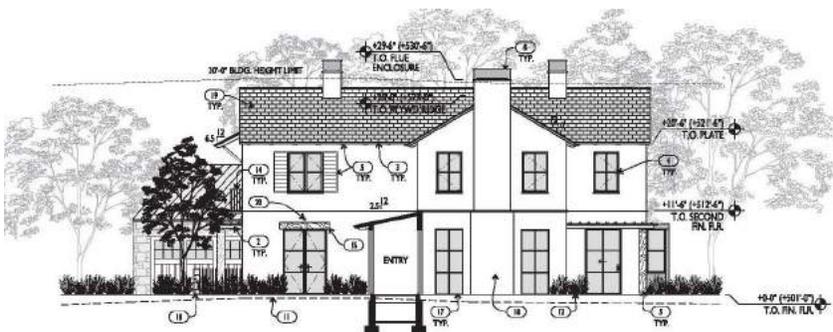
*Proposed Front Elevation*



*Proposed Rear Elevation*



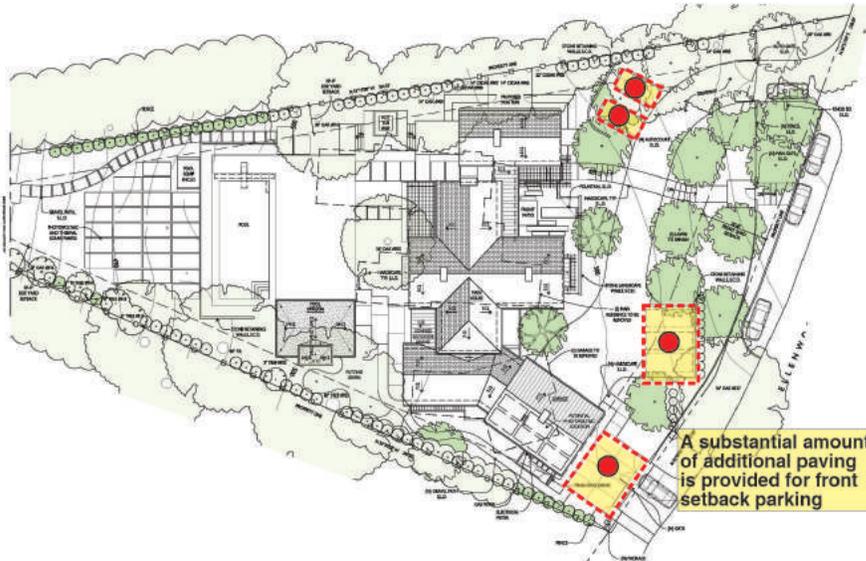
*Proposed Right Side Elevation*



*Proposed Elevation at entry looking south*

There are only a few issues that staff may wish to discuss further with the applicant.

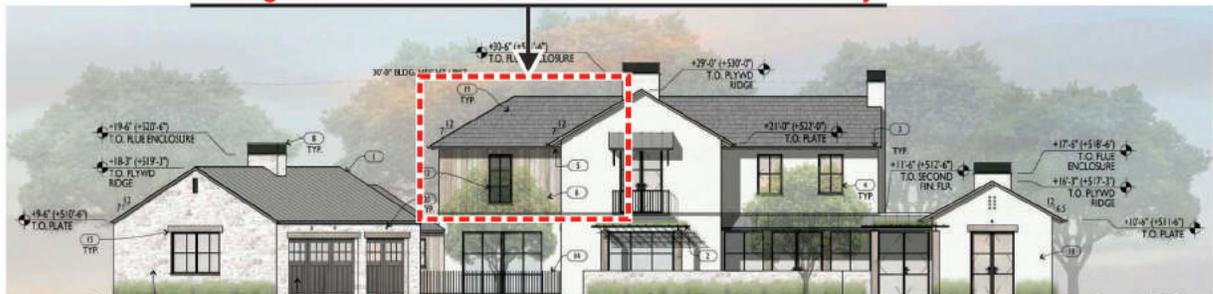
1. The additional landscaping in the front setback will be a welcome feature to integrate the home into the surrounding neighborhood, but the substantial additional paving proposed to provide at least six additional parking spaces seems out of character with the immediate neighborhood.



**Recommendation:** Remove some of the additional paving.

2. The change in roof form and wall materials on the second floor south wing of the house seems arbitrary, and an unwelcome change from the traditional forms and simplicity of the house style.

**Change in roof form and wall material seems arbitrary**



**Recommendation:** Match the roof form and wall material of the other second floor masses.

**Match roof form and wall material of other roofs**



**Note:** Given the separation of the garage from the main house form, the use of stone and metal roofing seems acceptable.

3. The metal trellis elements seem too small for the large cedar wood columns.



**Trellis seem small in scale compared to large wood columns**

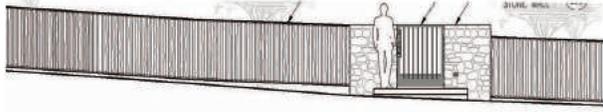
The architect appears to have used a somewhat similar scale on one of their other projects - see photo below.



**Recommendation: Consider adjusting the scale of the trellis and/or the columns - see examples below.**



4. The proposed fencing along the Ellenwood Avenue edge has some stone features at auto and pedestrian entries, but appears to be a uniform picket fence without additional elements or buffer landscaping along the remainder of the edge as is common on other nearby properties.



**Front fence is taller and lacking in visual variety compared to other nearby homes**

Recommendation: Revisit the design of the front property line wall - see nearby neighboring examples below.



*Existing parcel fence*



Also, request the applicant to provide more details on the other boundary fencing.

Sean, please let me know if you have any questions, or if there are other issues that I did not address.

Sincerely,  
CANNON DESIGN GROUP

A handwritten signature in black ink that reads "Larry L. Cannon". The signature is written in a cursive style.

Larry L. Cannon  
CANNON DESIGN GROUP