CDG
CANNON
DESIGN
GROUP

ARCHITECTURE PLANNING URBAN DESIGN

May 24, 2019

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

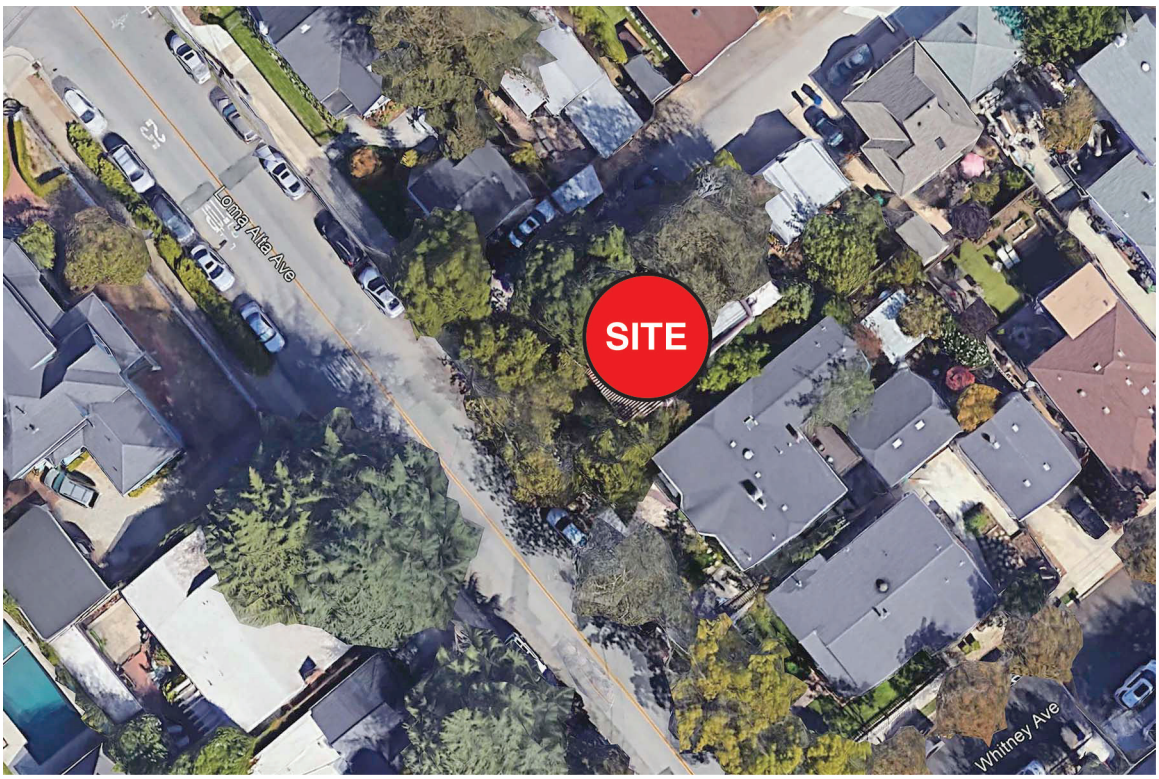
RE: 15 Loma Alta Avenue

Dear Jennifer:

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

Neighborhood Context

The site is narrow and very deep compared to its street frontage. It is a corner lot by virtue of the adjacent alley. Neighboring homes are a variety of one and two-stories in height. All are traditional in architectural style, form and details. The site is shown on the aerial photo below, and photos of the site and its surroundings are on the following page.



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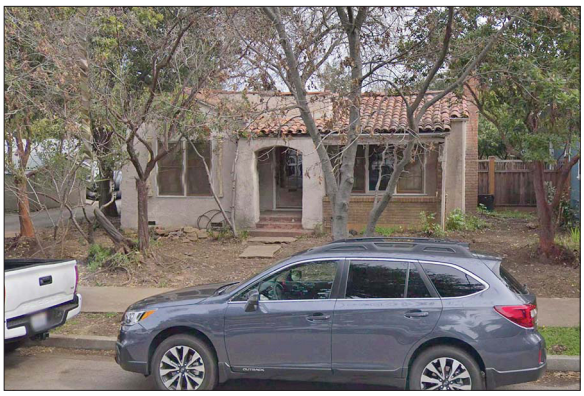
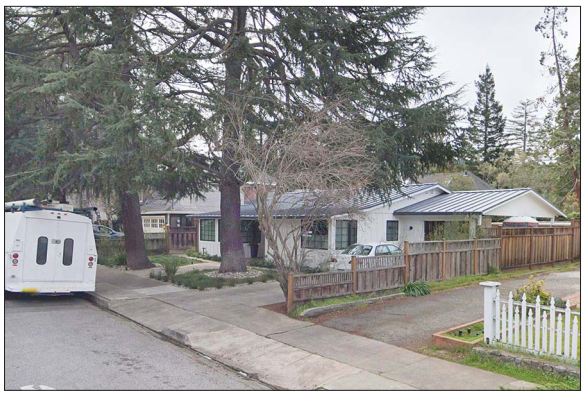


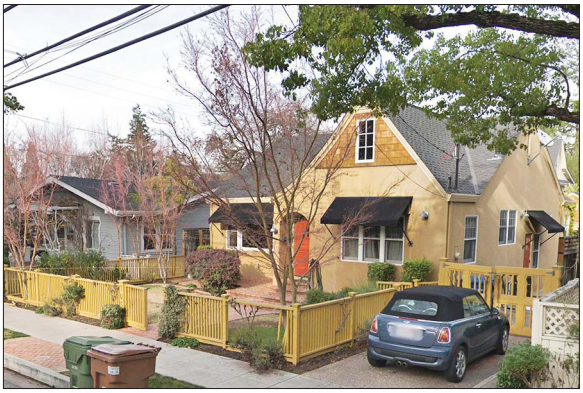
The Site and Existing Building



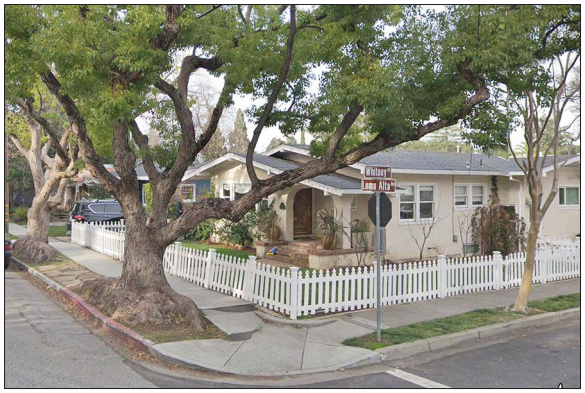
House immediately across Loma Alta Avenue

House to the immediate Left across Panighetti Place

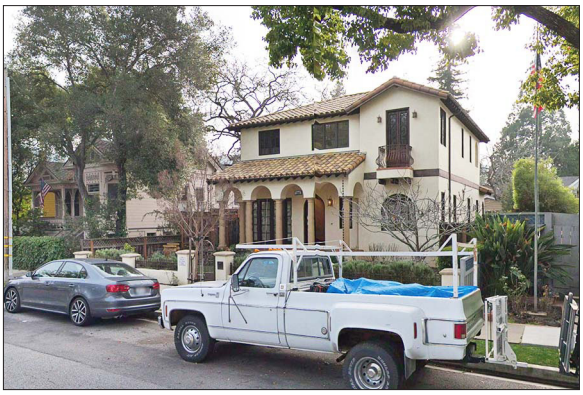
House to the immediate Right



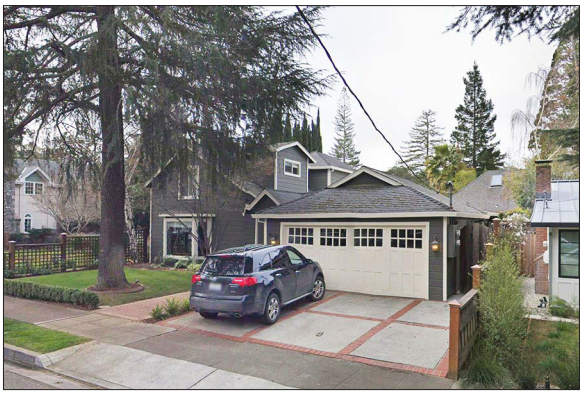
Nearby House to the Right



Nearby House to the Right



Nearby House across Loma Alta Avenue

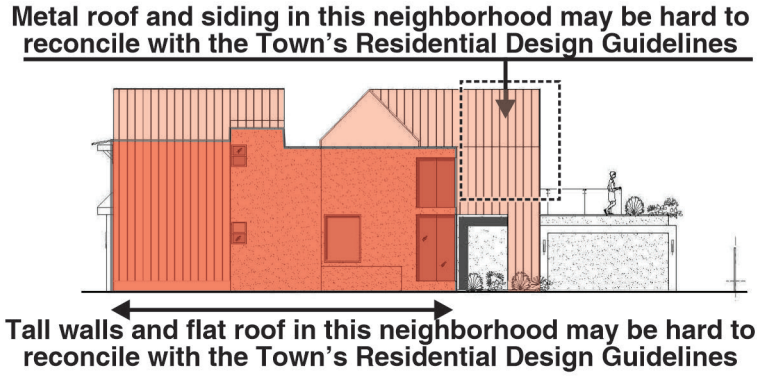


Nearby House across Loma Alta Avenue

Issues and Concerns

The proposed house is modest in size, and consistent with the scale of other nearby homes in the area.
However, there are some issues relating to the Town's Residential Design Guidelines regarding compatibility with the immediate neighborhood.

1. The proposed house would have a substantial amount of its taller masses composed of continuous metal wall and roof panels - see photo examples below,



COMMENTS: RIGHT SIDE ELEVATION

EXAMPLES: Continuous metal roof and wall panels

Reconciling this roof and wall material approach with the Town' Residential Design Guidelines may be difficult given the strongly traditional forms, styles and details of nearby homes and the Town's strong emphasis on neighborhood compatibility.

2. The flat roof element at the Living Room is not well integrated with the reminder of the house which is more similar in form to nearby homes.

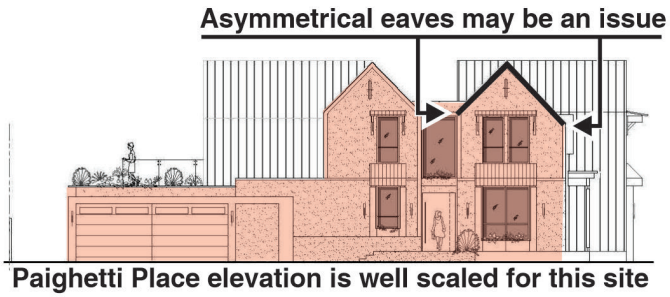
3. The tall walls on the right side elevation would not be consistent with Residential Design Guideline 3.3.3.

   3.3.3 Provide visual relief for two story walls

   Some techniques include:

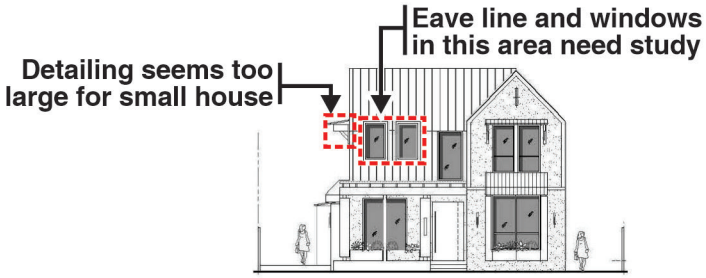
   - *Belly bands (see photo below left)*
   - *Pop outs and bay windows*
   - *Material and color changes*
   - *Chimneys*
   - *Wide overhangs with projecting brackets*
   - *Juliet balconies (see photo below left)*
   - *Window boxes and pot shelves*
   - *Landscaped trellises and lattices*

4. Asymmetrical eave lines on the left side elevations may be an issue.



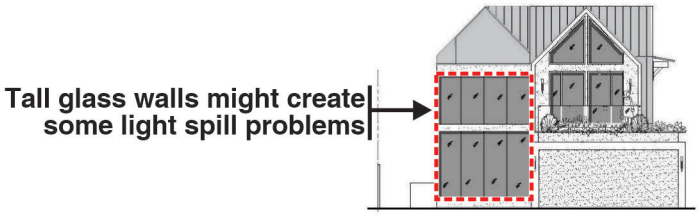
COMMENTS: LEFT SIDE ELEVATION

5. The projecting second floor windows on the front elevation may be a problem, and need further study as the design progresses. While they might seem acceptable for the proposed metal wall and roof elements, they may not work with more traditional design and single family detailing.



COMMENTS: FRONT ELEVATION

6. The supports for the awnings seem too large for the house.
7. The tall glass wall in the flat-toped building form might create some light spill problem.



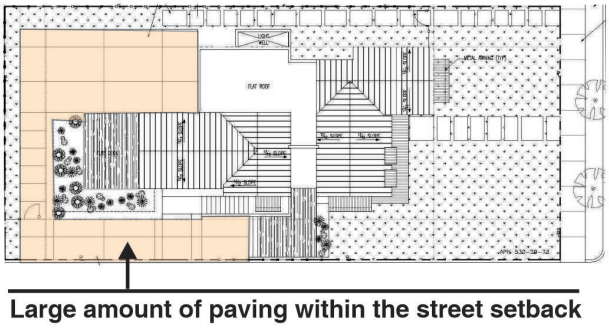
COMMENTS: REAR ELEVATION

8. The large amount of paving in the setback along Panighetti Place would not be consistent with Residential Design Guideline 2.4.5.

2.4.5 Mitigate the impact of driveways on the streetscape

• *Limit the width of curb cuts to the minimum size needed to access the garage. This will reduce the amount of paving in the front setback, and preserve on-street parking spaces.*

• *Utilize modular paving materials or special patterns or colors to break up paved driveway areas in front setbacks.*



COMMENTS: SITE PLAN

Recommendations

1. Add roof eaves and projections at the gable ends
2. As noted in the Issues and Concerns, the use of metal roofing and siding may be difficult to reconcile with a strict interpretation of the Town's Residential Design Guidelines which place a strong emphasis on neighborhood compatibility regarding building styles, forms, materials and details. There is one metal roof in the immediate neighborhood, but no metal used for siding.

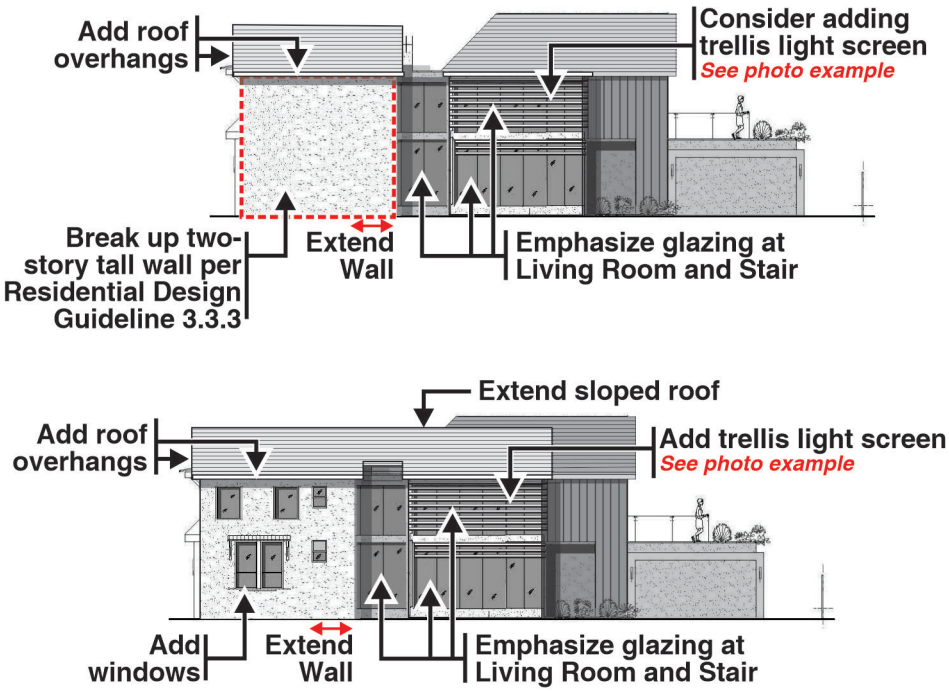
   Over recent months, we have been seeing a trend toward more Contemporary expressions of traditional home styles. Metal roofing is perhaps the most frequently seen proposal. These proposals have been addressed by staff on a case-by-case basis in the context of the specific neighborhood. Because the forms and scale of the proposed house are very well related to other homes in the immediate neighborhood, this seems like occasion where staff might have greater flexibility in the accommodation of alternative materials. I would recommend in any roof/wall condition that roof eaves and projections be included as noted in Recommendation #1 above. That given, other reasonable options might include the following:

   a) Consider eliminating the metal roof and wall panels in favor of more traditional materials drawn from the immediate adjacent neighborhood (e.g., Composition roofing and wood or stucco siding).

   b) Use different colors for the metal roof and wall panels - see photo example below.

   c) Use a metal roof with a combination of stucco and board and batten wood siding - see photo example below.

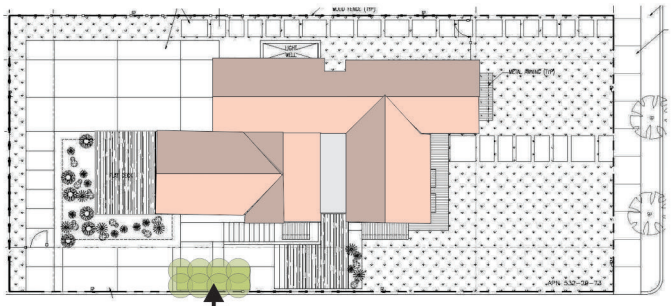
3. Revise the right side elevation of the house by addressing the tall blank walls to be consistent with Residential Design Guideline 3.3.3. Revisions should include a better integration of the Living Room mass with the rest of the design. Options might include emphasize glazing at the Living Room and Stair and/or eliminating the flat roof and better integrating the Living Room into the overall design by adding a sloped roof over the Living Room - illustrative diagrams of two approaches are shown below.



RECOMMENDATIONS: RIGHT SIDE ELEVATION

4. Consider adding a trellis light screen at the second level of the Living Room - see photo example below.

5. Deep set garage door.
6. Select windows to match the wall materials. Use wood windows or clad wood windows to achieve the traditional scale of wider window jambs for wood or stucco siding. High quality metal windows would be acceptable for use with metal siding.
7. Add landscaping to break up paving along Panighetti Place, and use permeable paving - see photo examples below.

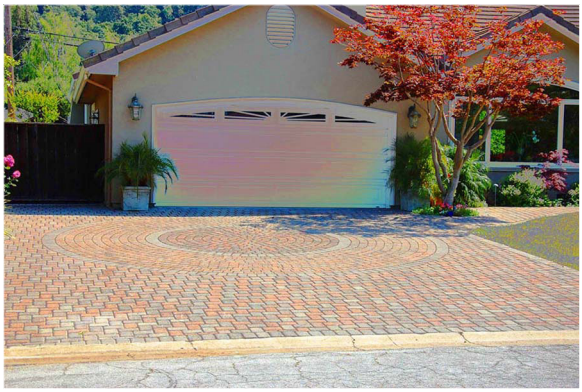


Add landscaping to break up large expanse of paving

RECOMMENDATIONS: SITE PLAN

Deep set garage door **Add landscaping**

RECOMMENDATIONS: LEFT SIDE ELEVATION



Jennifer, 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