



ARCHITECTURE PLANNING URBAN DESIGN

May 18, 2023

Ms. Savannah Van Akin  
Community Development Department  
Town of Los Gatos  
110 E. Main Street  
Los Gatos, CA 95031

**RE: 16951 Placer Oaks Road**

Dear Savannah:

I reviewed the drawings and evaluated the neighborhood context. My comments and recommendations on the design are as follows:

#### **NEIGHBORHOOD CONTEXT**

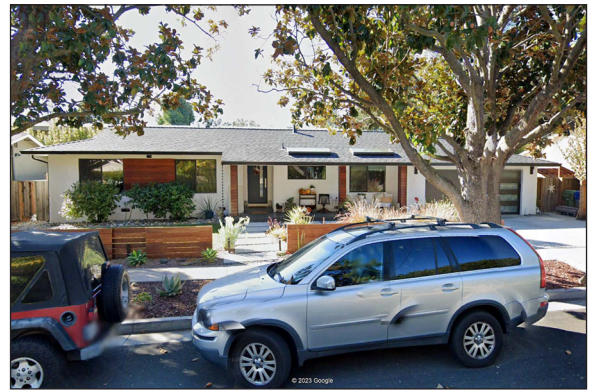
The site is located in an established neighborhood of one and two story traditional homes. Photos of the site and its surrounding neighborhood are shown on the following page.







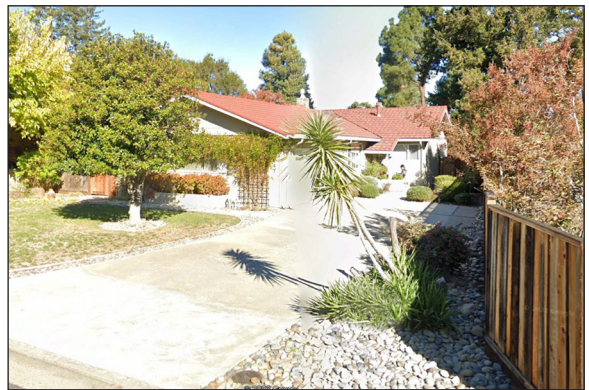
*THE SITE*



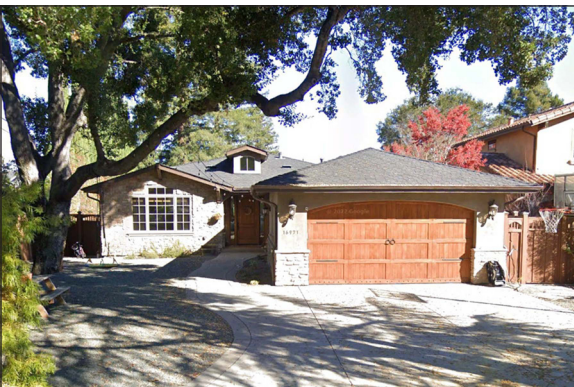
*House immediately across Placer Oaks Road*



*House immediately to the left*



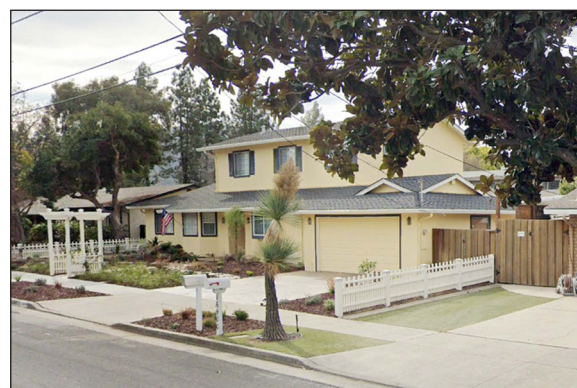
*House immediately to the right*



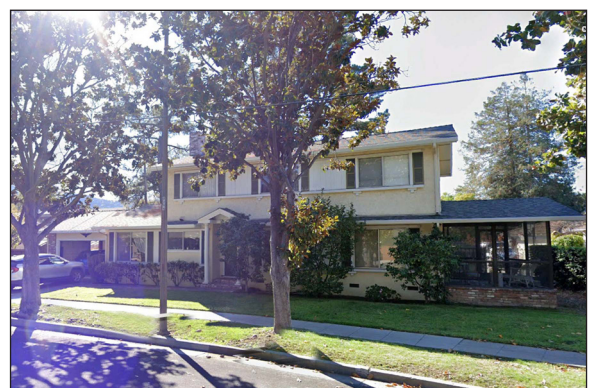
*Nearby house to the left*



*Nearby house to the right (entry side facade)*



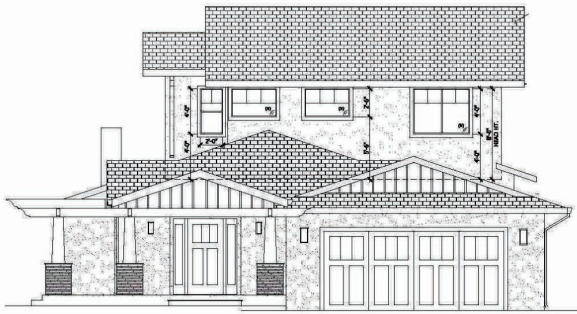
*Nearby house across Placer Oaks Road*



*Nearby house across Placer Oaks Road*



## PROPOSED PROJECT



*Proposed Front Elevation*



*Proposed Rear Elevation*



*Proposed Left Side Elevation*



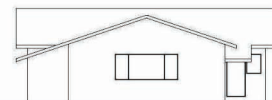
*Proposed Right Side Elevation*



16961 FRONT (SOUTH) ELEVATION  
1/8" = 1'-0"



16951 FRONT (SOUTH) ELEVATION NEW  
1/8" = 1'-0"



16941 FRONT (SOUTH) ELEVATION  
1/8" = 1'-0"

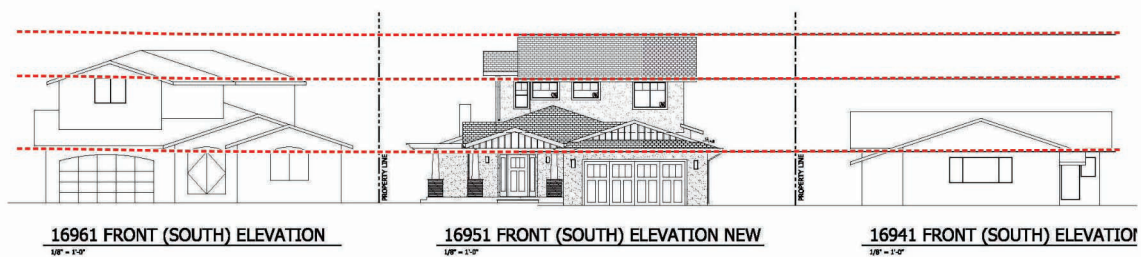
*Proposed Streetscape: Same Side*

## ISSUES AND CONCERNS

The proposed project would retain the existing front facade and the second floor addition set back substantially from the front facade - see illustration below.



First and second floor eave heights would be comparable to other two story homes in the immediate neighborhood - see illustration below.



There are two other homes with partial second floors in the immediate neighborhood. The proposed second floor facade would be set back further from the street than either of the other second stories in the immediate neighborhood - see illustration on the following page.





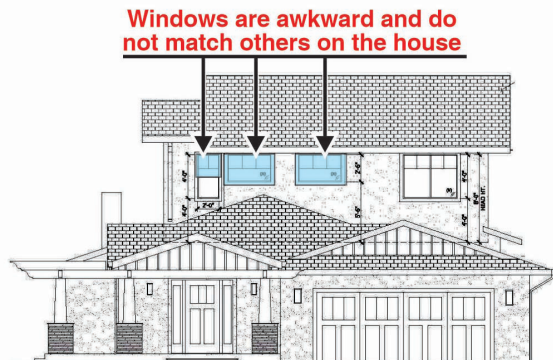
The visual impact on the streetscape would be comparable to the home two parcels to the right and should be negligible - see photo below,.





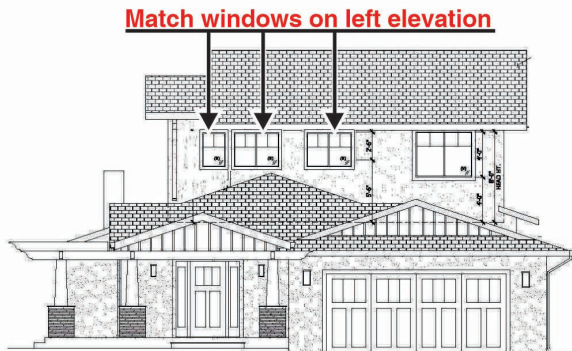
In reviewing the drawings, I found only one issue,

1. Three of the second floor windows on the front facade are quite different for all of the other windows in the house and are not typical proportions for the proposed architectural style.



## RECOMMENDATIONS

1. Change windows to match those on the left side elevation.



*LEFT SIDE ELEVATION*

The addition is well designed and blends well with the existing house. I have no other recommendations for change.

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

Sincerely,

CANNON DESIGN GROUP

Larry L. Cannon