

September 6 2024

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

RE: 52 Ashler Avenue

Dear Maria:

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 older established neighborhood of traditional style homes with a mix on one and two story structures. Photos of the site and existing home on the site are shown on the following page.





THE SITE: Ashler Avenue



THE SITE: San Benito Avenue



House to the immediate left on San Benito Avenue



Site and house to the immediate right on Ashler Avenue



Nearby houses across San Benito Avenue



Nearby houses across Ashler Avenue



Nearby house across Ashler Avenue



Nearby house across San Benito Avenue

PROPOSED PROJECT



Proposed Front Elevation



Existing Front Elevation



Proposed Left Side Elevation



Existing Left Side Elevation



Proposed Right Side Elevation



Existing Right Side Elevation



Proposed Rear Elevation



Existing Rear Elevation

ISSUES AND CONCERNS

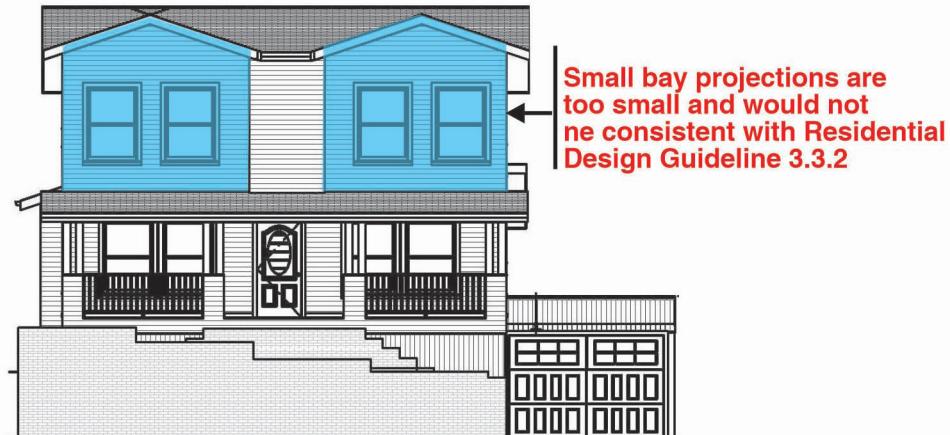
This is a corner property with facades facing both Ashler Avenue and San Benito Avenue. All existing facades are well articulated as is common for other nearby homes. The proposed addition would fill in the recesses on both front facade edges facing or highly visible from the street frontages. Significant issues include the following.

1. The small bay projections on the front facade upper floor would be too small in relation to other nearby home front facades and would not be consistent with Residential Design Guideline 3.3.2.

3.3.2 Height and bulk at front and side setbacks

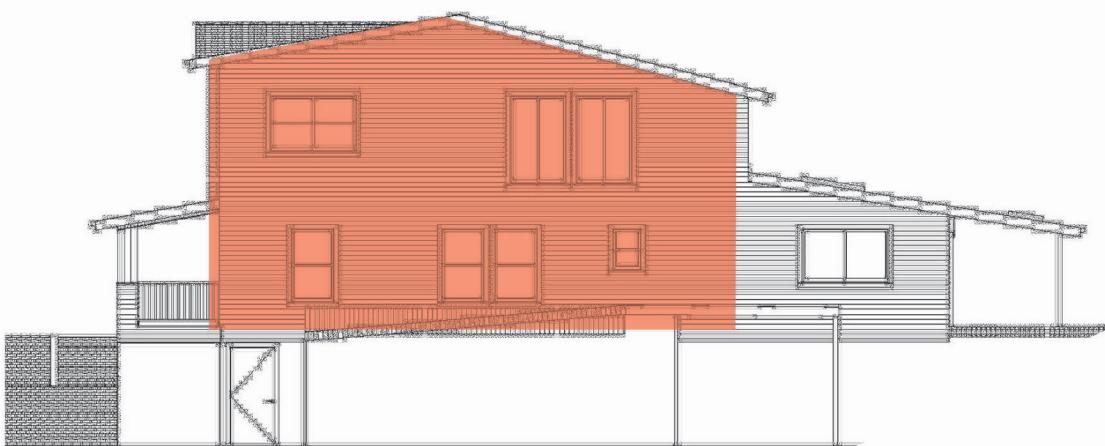
Give special attention to adapting to the height and massing of adjacent homes. Avoid tall, unbroken front facades when other nearby homes have more articulated front facades with horizontal wall plane changes.

Houses that are elevated above the street shall be designed to be compatible in height and mass with the other houses on that side of the street, and should include design techniques to minimize the visual mass resulting from its raised elevation.



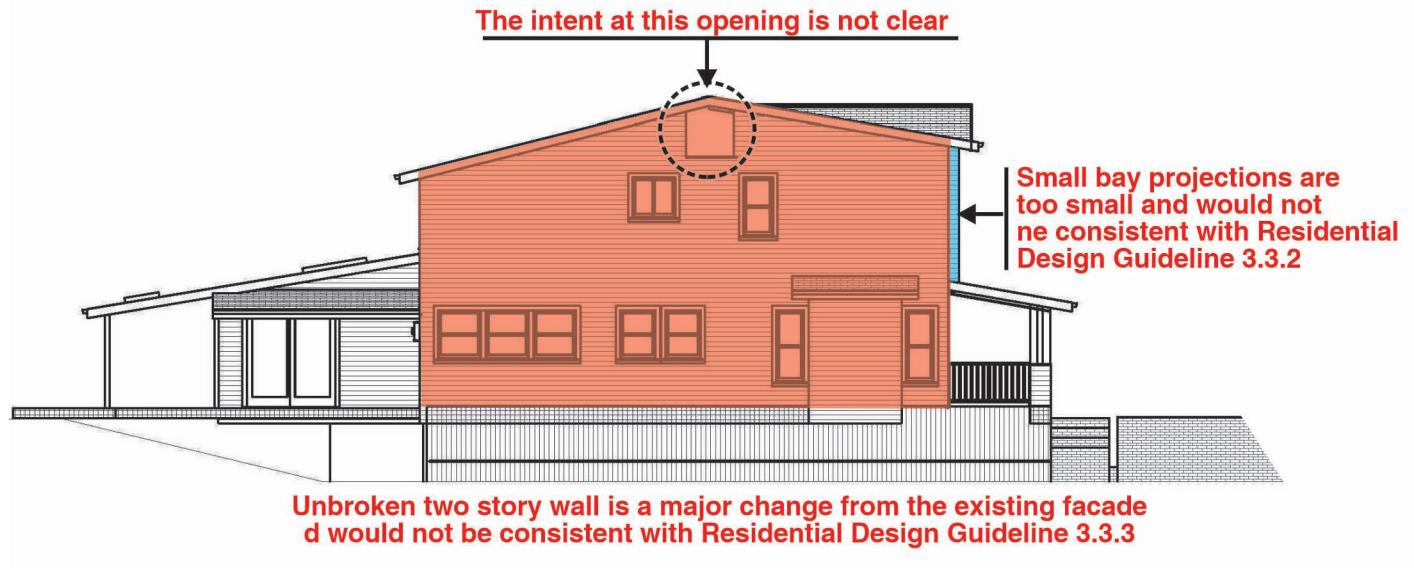
2. The resulting highly visible side walls would be two stories in height with very little articulation which would not be consistent with Residential Design Guideline 3.3.3.

3.3.3 Provide visual relief for two story walls



Unbroken two story wall is a major change from the existing facade and would not be consistent with Residential Design Guideline 3.3.3

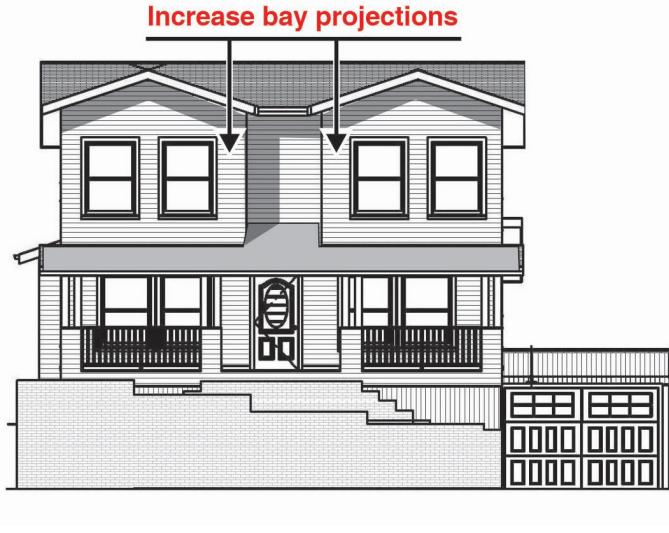
3. The opening shown at the top of the San Benito Avenue facade is unclear as to its purpose or design.



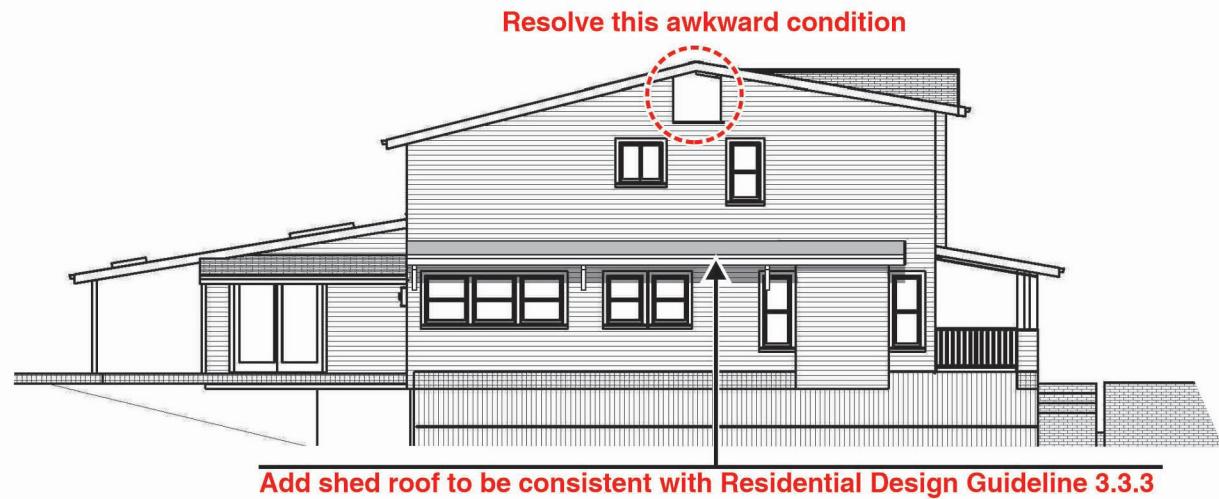
CURRENT SAN BENITO AVENUE FACADE ARTICULATION

RECOMMENDATIONS

1. Increase the bay projections on the front facade.



2. Resolve the awkward opening on the left side facade.
4. Add a shed roof along both side facades to break up the two story wall. An example is shown on the photo of the immediately adjacent home on Ashler Avenue.





Add shed roof to be consistent with Residential Design Guideline 3.3.3



Maria, 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