



RIGHT-SIDE ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"



LEFT-SIDE ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

DRAWINGS PREPARED BY
CHRIS SPAULDING
ARCHITECT

801 CAMELIA STREET SUITE E
BERKELEY CALIFORNIA 94710
(510) 527-5997 FAX (510) 527-5999

REVISIONS	BY

PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

A PROPOSED NEW HOME
18151 OVERLOOK ROAD
LOS GATOS □ CALIFORNIA

DATE:	6-10-14
SCALE:	AS NOTED
DRAWN:	EU/CS/DB
JOB:	TATE - OVERLOOK
SHEET	

A4
OF 4 SHEETS

RECEIVED
O.S-14-056
JUL 17 2014

TOWN OF LOS GATOS
PLANNING DIVISION

EXHIBIT 8



ARCHITECTURE PLANNING URBAN DESIGN

RECEIVED

APR 29 2015
5-14-056
TOWN OF LOS GATOS
PLANNING DIVISION

April 29, 2015

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

RE: 18151 Overlook Road

Dear Erin:

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

Neighborhood Context

The site is located in an established neighborhood with a mix of single family homes and multifamily housing complexes. Homes are one and two-stories in height with traditional architectural styles. Photographs of the neighborhood are shown on the following page.

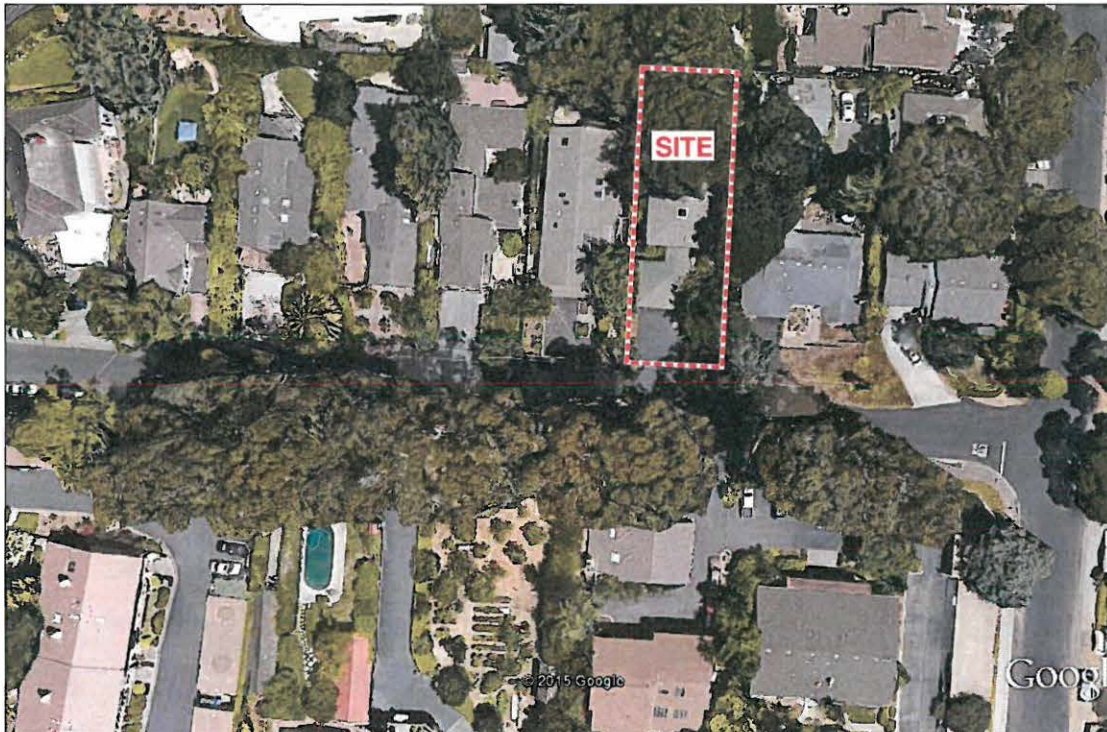
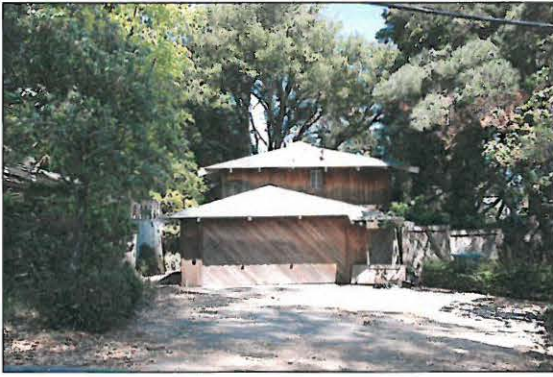


EXHIBIT 9



Existing house on the site



House to the immediate right



House to the immediate left



Nearby house to the right



Nearby house to the left



Nearby house to the left



Nearby house to the left



Nearby multifamily homes across Overlook Road

Concerns and Recommendations

The proposed house is well designed in a traditional architectural style with a scale compatible with other nearby homes - see streetscape below. The garage has been minimized to allow more prominence for the entry.



Proposed Front Elevation



Proposed Rear Elevation

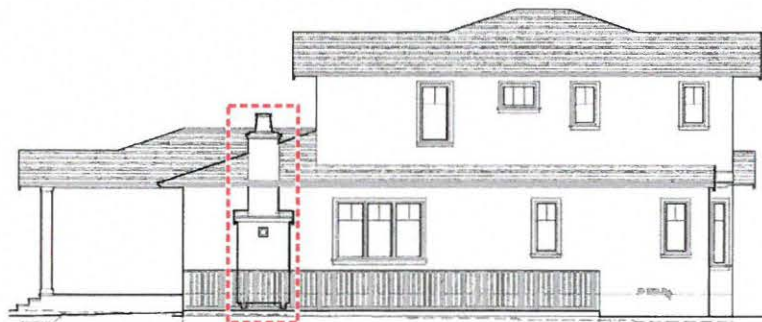
The only concern that I see is that the design of the gas fireplace chimneys are not consistent with Residential Design Guideline 3.10.4.

3.10.4 Chimneys

- Add chimneys for gas fireplaces when the architectural style would normally feature chimneys.



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

Chimneys are not consistent with Residential Design Guideline 3.10.4

Recommendation: Design the two fireplace chimneys to be compatible with traditional Craftsman Style homes.

I have no other recommendations for changes.

Erin, 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, appearing to read "Larry L. Cannon". The signature is fluid and cursive, with the first name "Larry" and last name "Cannon" clearly distinguishable.

Larry L. Cannon



ARCHITECTURE PLANNING URBAN DESIGN

RECEIVED

August 19, 2015

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

AUG 20 2015
5-14-056
TOWN OF LOS GATOS
PLANNING DIVISION

RE: 18151 Overlook Road

Dear Erin:

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

Neighborhood Context

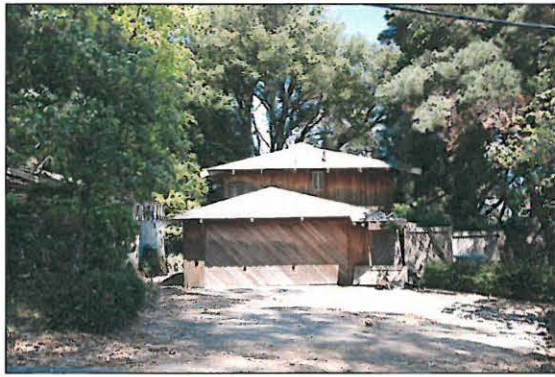
The site is located in an established neighborhood with a mix of single family homes and multifamily housing complexes.

Homes are one and two-stories in height with traditional architectural styles.

Photographs of the neighborhood are shown on the following page.



EXHIBIT 10



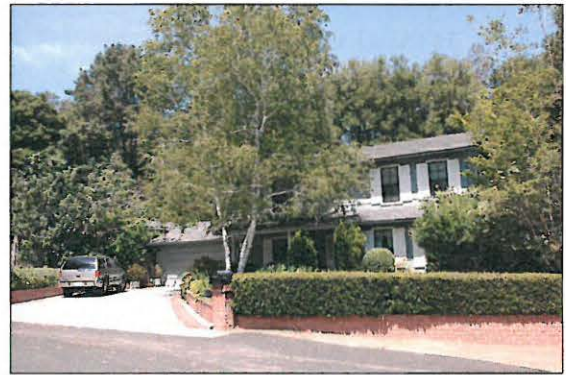
Existing house on the site



House to the immediate right



House to the immediate left



Nearby house to the right



Nearby house to the left



Nearby house to the left



Nearby house to the left



Nearby multifamily homes across Overlook Road

Concerns and Recommendations

The proposed house is well designed in a traditional architectural style with a scale compatible with other nearby homes, and the garage has been minimized to allow more prominence for the entry. The revised elevations for the house are shown below.



Proposed Front Elevation

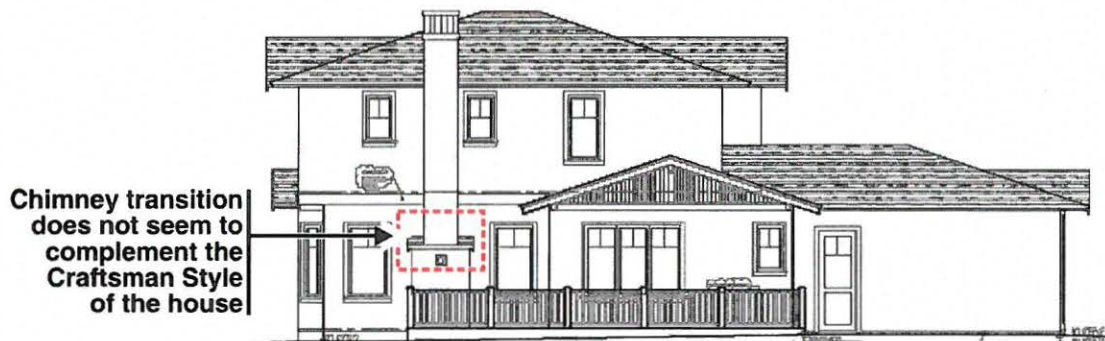


Proposed Rear Elevation

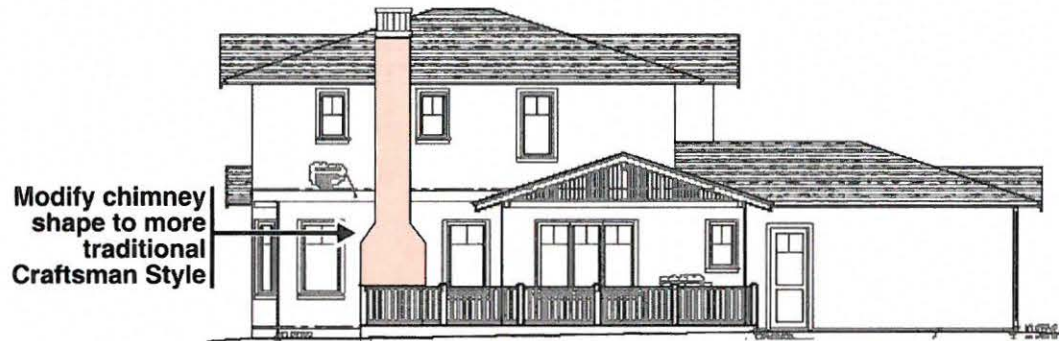


Proposed Right Side Elevation

The only concern addressed in my review letter of April 29 was that the design of the gas fireplace chimneys are not consistent with Residential Design Guideline 3.10.4. The concerns were addressed by eliminating the chimney on the right side elevation and extending the chimney on the left side elevation. My only lingering concern is that the shed roof transition between the fireplace firebox and the chimney seems a bit out of character with the Craftsman Style details at the roof gable ends.



Recommendation: Design the fireplace chimney transition to be compatible with traditional Craftsman Style homes. One approach is shown below, and others (e.g., non-symmetrical) are possible.



I have no other recommendations for changes.

Erin, 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



ARCHITECTURE PLANNING URBAN DESIGN

RECEIVED

DEC 11 2015

TOWN OF LOS GATOS
PLANNING DIVISION

5-14-056

December 11, 2015

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

RE: 18151 Overlook Road

Dear Erin:

I have previously reviewed the drawings, visited the site, and prepared two review letters. This letter is in response to the applicant's desire to use exterior shingles and stone in lieu of the stucco previously proposed. My comments and recommendations are as follows:

Neighborhood Context

The site is located in an established neighborhood with a mix of single family homes and multifamily housing complexes. Homes are one and two-stories in height with traditional architectural styles. Photographs of the neighborhood are shown on the following page.



EXHIBIT 11



Existing house on the site



House to the immediate right



House to the immediate left



Nearby house to the right



Nearby house to the left



Nearby house to the left



Nearby house to the left



Nearby multifamily homes across Overlook Road

Concerns and Recommendations

The proposed house is well designed in a traditional architectural style with a scale compatible with other nearby homes, and the garage has been minimized to allow more prominence for the entry. The last front elevation that I reviewed and the new elevation with shingles and stone are shown below.



Previously reviewed front elevation



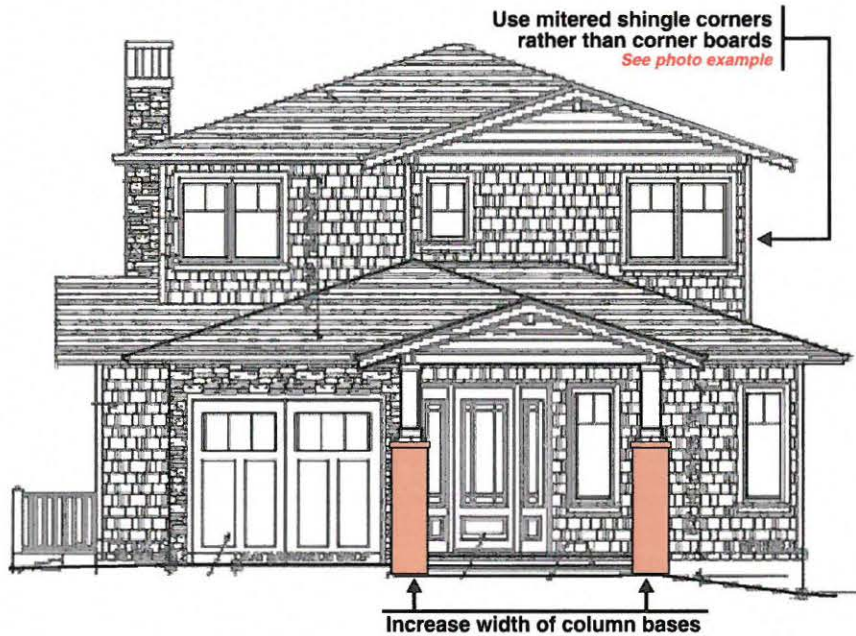
Revised Front Elevation - with shingles and stone in lieu of stucco

I am comfortable with the substitution of shingles for the stucco so long as they are traditional wood shingles rather than manufactured fiber cement shingles. And, the use of stone is also consistent with the architectural style and the Town's Residential Design Guidelines. I have only two concerns.

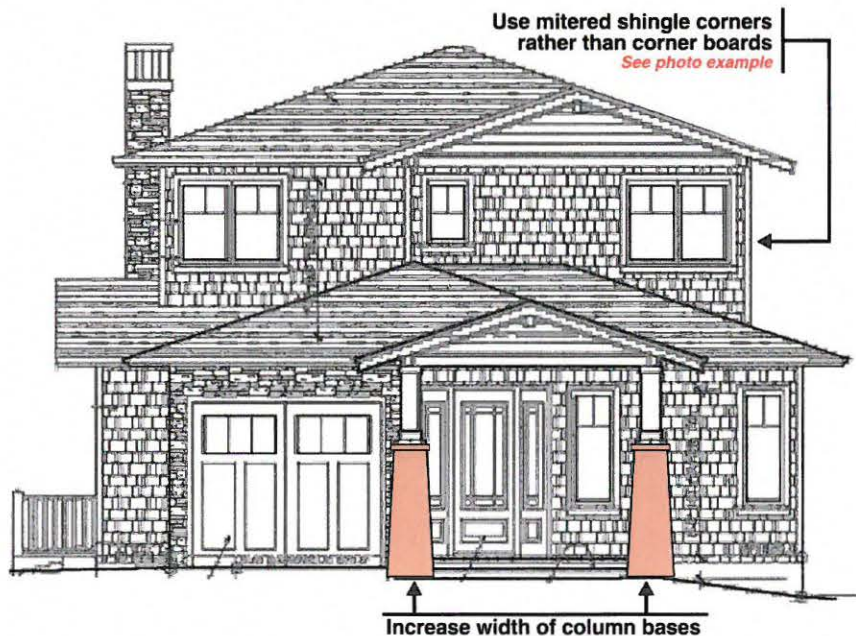
1. The stone column bases seem too small for the architectural style.
2. The use of corner boards where the shingles turn corners is not the best looking detail.

Recommendations:

1. *Increase the size of the stone column bases. Two suggestions are shown below. Either option would be acceptable.*
2. *Use mitered shingle corners rather than corner boards. This is a common detail for similar homes in Los Gatos.*



Front elevation - Option 1



Front elevation - Option 2



Shingle mitered corners example

I have no other recommendations for changes.

Erin, 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, appearing to read "Larry L. Cannon".

Larry L. Cannon

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From: Larry Cannon [<mailto:cdgplan@pacbell.net>]
Sent: Wednesday, January 06, 2016 10:32 AM
To: Erin M. Walters
Subject: Re: 18151 Overlook Road-Revised Plans

Hi Erin

Happy New Year.

I thought about all of the issues you raised during each of my reviews. I am comfortable with the design as proposed. It is a two-story house between two one-story homes, but if one looks at the streetscape drawing, there is an alternation of one and two-story homes along this street front, and those existing conditions do not seem awkward to my eye. The design of this house is such that it'd scale is appropriate, and should blend well with the one-story structures nearby. The proposed Contemporary Craftsman Style allows a fair amount of latitude in form, materials and details. The style by its very nature and historical evolution has a certain eclectic quality, and I feel that the proposed forms, materials and details easily fall within an acceptable range in my judgment. Hope this helps. Let me know if you need more.

Larry

Larry Cannon

*CANNON DESIGN GROUP
700 Larkspur Landing Circle
Suite 199
Larkspur, CA 94939
(415) 331-3795*

S-14-056

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Urban West, LLC
22 S. Santa Cruz Ave. Floor 2
Los Gatos, CA 95030
Tel 408.399.4950 Fax 408.399.4930
info@urbanwest.com | www.urbanwest.com



URBAN WEST
RECEIVED

August 4th 2015

AUG 05 2015

Homeowner or Occupant
____ Overlook Road
Los Gatos, CA 95030

TOWN OF LOS GATOS
PLANNING DIVISION

S-14-056

RE: 18151 Overlook Road – New Home Plans

Dear Neighbor,

I hope you have been enjoying your summer and that it has brought you and your family good health and good spirits. My name is Lance Tate and I am a local real estate developer as well as a Los Gatos native. I live in Los Gatos with my wife, my 7 year old son who attends Louise Van Meter and my daughter Leighton (born 2/25/15). The reason for my letter is two-fold. First, I would like to inform you of what we have planned for 18151 Overlook Road. Along with the letter you will find a site plan, floorplan, elevations, as well as a few architectural examples of what we are proposing to build. I invite you to review the plans and use my contact information below to ask me any questions you may have about the project. The second purpose is to ask for your support of our project. I don't expect this to come immediately or without questions but I will encourage you to take a look, along with the plans, at some of our previous work by visiting our website at www.urbanwest.com. As you will see, we have a track record of building high quality homes that add to the value and appeal of both up and coming and established neighborhoods. If you are in support of our project all I ask is that you complete the attached Letter of Support, place it in the pre-addressed and stamped envelope provided, and place in the mail.

We have invested a good amount of time and money in developing a plan and concept that we feel is considerate of the neighborhood's architecture and character. As Los Gatos locals, your feedback and support is important to us. That being said, I cannot stress enough that we welcome your feedback. Again, please find my contact information below. We look forward to hearing from you.

Warm regards,

Lance Tate, managing member

408.399.4950 x2 office | 858.401.9810 mobile | lance@urbanwest.com

EXHIBIT 13

Erin Walters
Associate Planner
Town of Los Gatos Community Development Department
110 E. Main Street
Los Gatos, CA 95030
(408) 354-6834

RE: Proposed New Residence- 18151 Overlook Road

Dear Ms. Walters:

I/we are residents of Los Gatos residing near the proposed new residence located at 18151 Overlook Road.

I/we have reviewed the architectural site plan, floor plans, and elevations of the proposed new residence in our neighborhood.

Respectfully,

Signature: _____

Name: _____

Address: _____

Contact Info: _____