



ARCHITECTURE

PLANNING

URBAN DESIGN

August 3, 2018

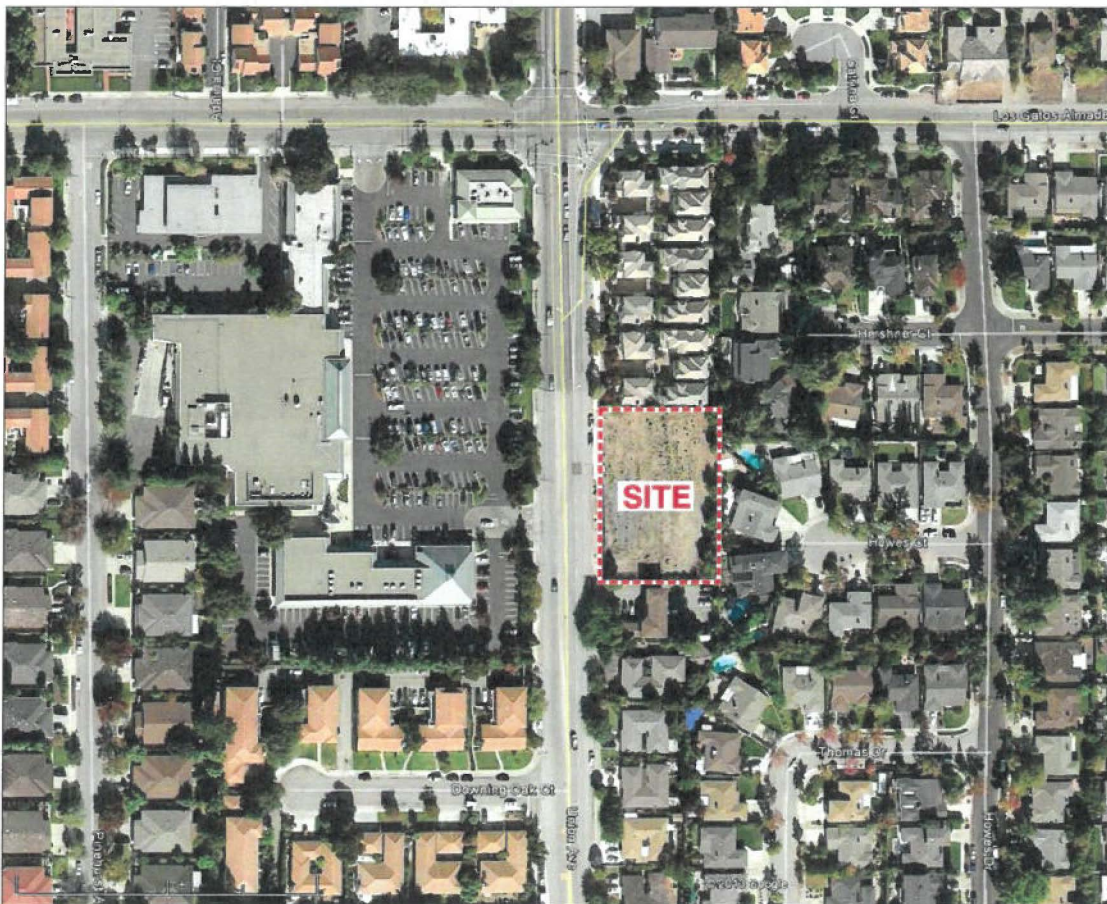
Ms. Jocelyn Shoopman
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95031

RE: 258 Union Avenue

Dear Jocelyn:

NEIGHBORHOOD CONTEXT

The site is currently a vacant lot surrounded by a mix of residential and commercial uses. Photos of the site and surrounding neighborhood are shown on the following page.





View to the site



Adjacent office building immediately to the right



Adjacent multifamily complex immediately to the left



Multifamily interface with the site



Adjacent multifamily residential streetscape facade



Adjacent single family homes south on Union Avenue



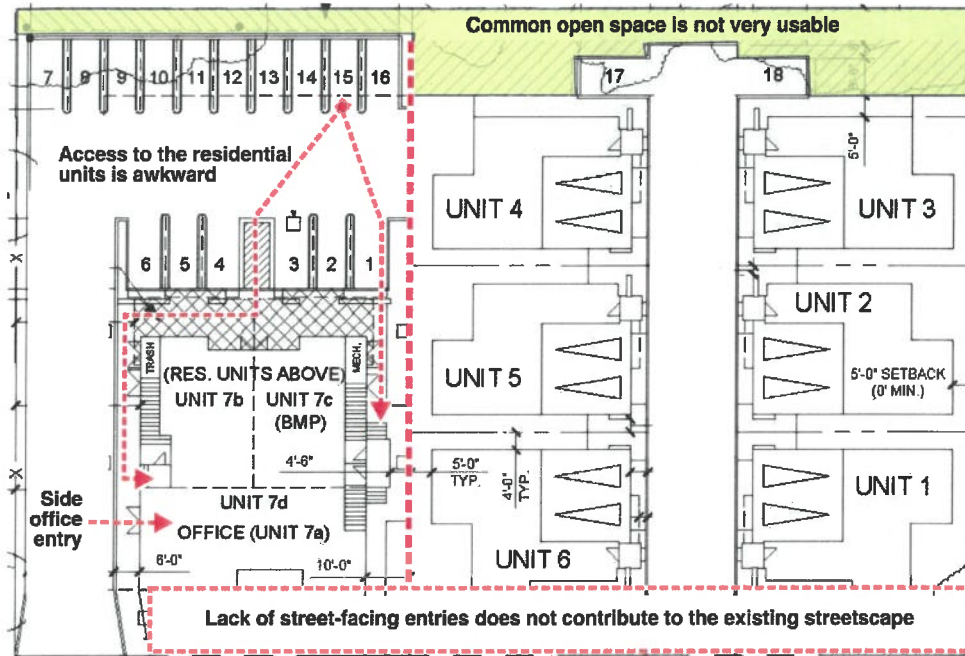
Shopping Center across Union Avenue



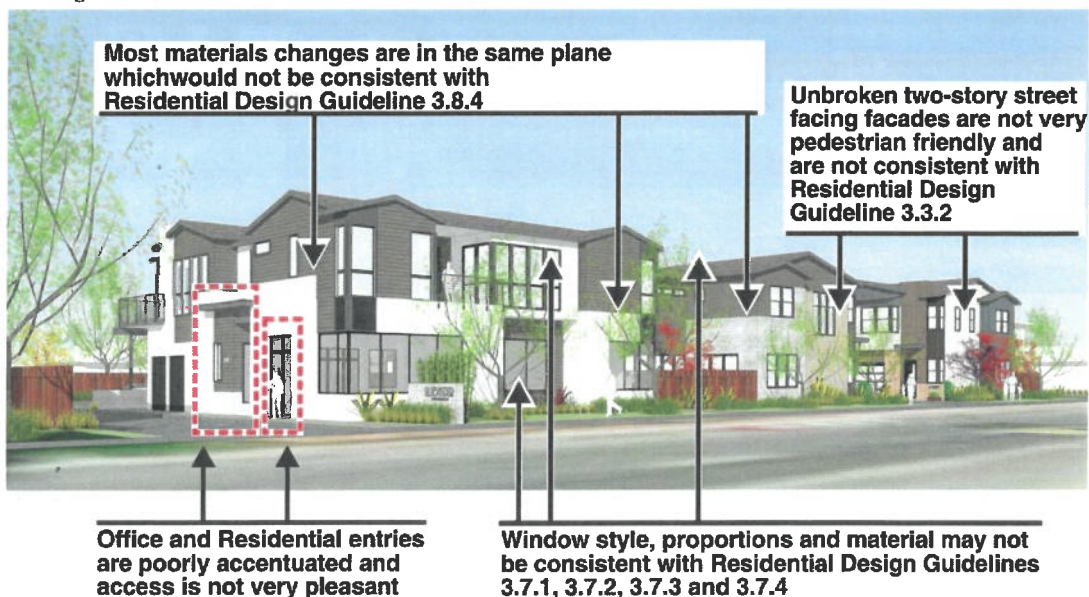
Shopping Center across Union Avenue

ISSUES AND CONCERNS

I have previously prepared several reviews and recommendation letters for the development of this site since 2013. The last proposal that I reviewed consisted of eight small lot single family detached homes clustered on two auto courts. The current proposal consists of one mixed use building with ground floor office space and three second floor residential units and six small lot single family detached homes arranged on a single auto court. The issues and concerns are similar for both portions of the project:



1. The lack of street-facing entries does not contribute to the existing streetscape.
2. Access to the residential unit entries on the mixed use building is awkward, and the office entry is located at the side on the access drive.
3. In contrast to previous plans for this property, the common open space is not very usable
4. Most material changes are in the same plane or outside corners which would not be consistent with Residential Design Guideline 3.8.4.



5. The front facades of residential units 1 and 6 are relatively unarticulated compared to those of the nearby multifamily development - see photo below.

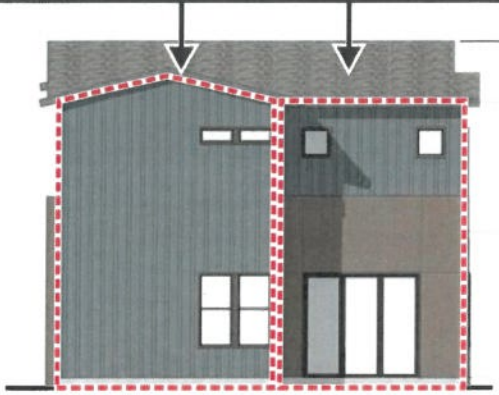


6. The window material and the extent to which they have trim, if any, is not indicated on the drawings. The materials, proportions and detailing of the windows may not be consistent with Residential Design Guidelines 3.7.1, 3.7.2, 3.7.3 and 3.7.4.
7. Residential units at the rear property line have unbroken two-story tall facades which would not be consistent with the Residential Design Guidelines.
8. The fencing will have a significant impact on the streetscape and the quality of the residential entries for the mixed use building, but no information is provided apart from the one street side sketch which appears to show a solid wood unpainted fence.

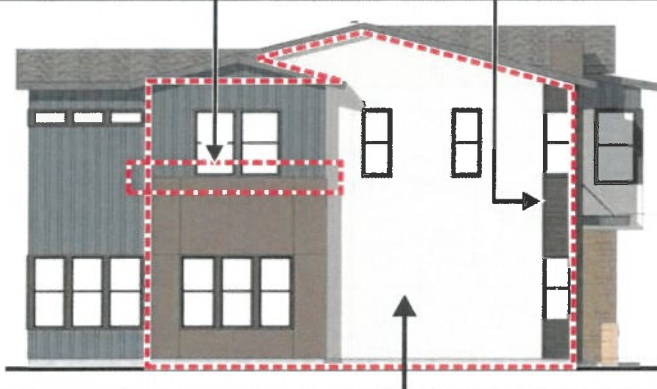


9. The two-story unbroken walls on the rear elevations of the single family units facing neighboring properties would not be consistent with the Residential Design Guidelines.

Unbroken two-story walls facing neighbors would not be consistent with Residential Design Guidelines 2.3.6 and 3.3.3

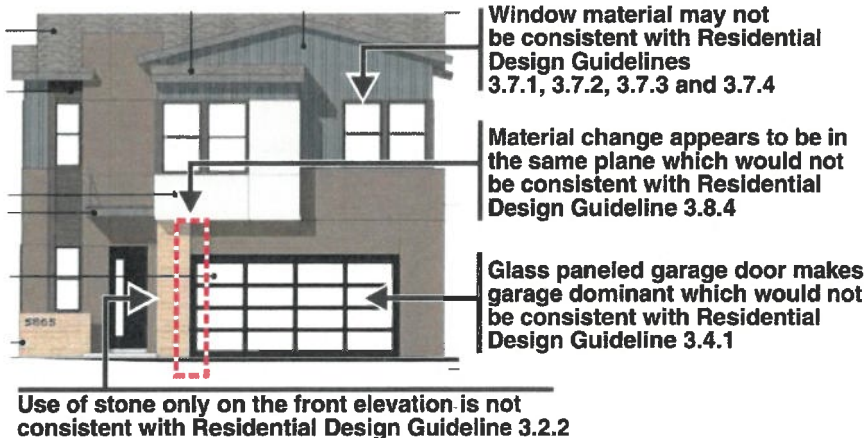


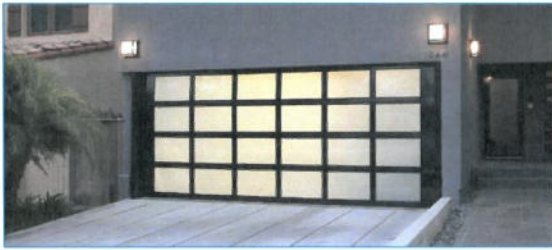
Material changes appear to be in the same plane which would not be consistent with Residential Design Guideline 3.8.4



This street-facing facade is not very visually engaging and would not be consistent with Residential Design Guideline 3.3.2

10. The glass paneled garage doors on the auto court of the single family homes would make the garages the most prominent feature of the facades, and would not be consistent with Residential Design Guideline 3.4.1 - see photo example on the following page.



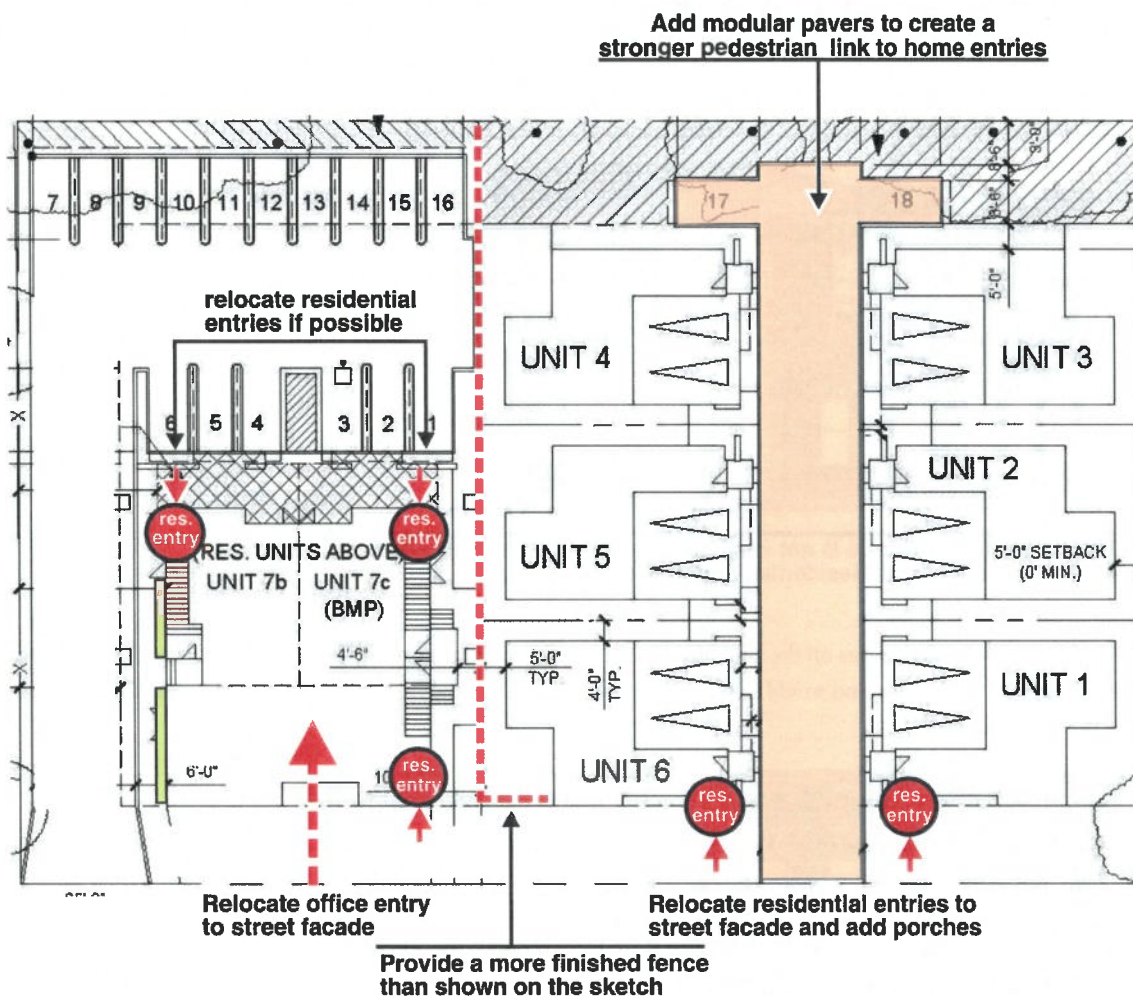


Glass paneled garage door examples



11. The use of stone only on the front facades of the single family homes would not be consistent with Residential Design Guideline 3.2.2 which calls for the use of front facade materials around all sides of a house.

RECOMMENDATIONS



1. Relocate the front office space entry to the street-facing facade.
2. Relocate the entries to the residential units in the multiuse building to more convenient locations, if possible.
3. Provide modular pavers to the auto court driveway to provide a better pedestrian link between the street and the residential unit entries - see photo n the following page of a driveway in the nearby multifamily residential development.



4. Relocate the entries to residential units 1 and 6 to the street-facing facades to be consistent with Residential Design Guidelines 3.6.1, and utilize generous entry porches as were proposed on the last development proposal for this site.
5. Address the issue of the two-story walls facing neighboring development.
6. Reconsider the use of glass paneled garage doors.
7. Address the many conditions where material changes are made in the same plane or at outside corners on both portions of the development, and address the issue of stone used only on the front facades of the single family homes. This may require some simplification of the palette of siding materials and/or some additional facade plane changes.
8. Request more information on the window types, materials and details for both portions of the project to allow staff sufficient information to determine if the proposal meets the design guidelines.
9. Request more information on the site fencing to allow staff sufficient information to determine if the proposal meets the design guidelines. One example of a similar fence is shown in the photo below.



10. Explore ways to make the common open space on the site more usable.

There is one other issue that staff may wish to discuss with the applicant. The second floor balcony at the mixed use building's residential unit at the southeast corner of the structure poses the potential of privacy intrusions on the adjacent residents' private outdoor space.

Jocelyn, please let me know if you have any specific questions or need any other specific issues addressed.

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
President