



ARCHITECTURE PLANNING URBAN DESIGN

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MAR 29 2018

TOWN OF LOS GATOS
PLANNING DIVISION

U-17-077
S-17-042
V-18-022

March 29, 2018

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

RE: 400 - 402 Blossom Hill Road

Dear Erin:

I reviewed the drawings, evaluated the site context and prepared an initial review letter in November of last year. My comments and recommendations on the new drawings are as follows:

Neighborhood Context

The site is located immediately adjacent to Highway 17, and substantially below the level of Blossom Hill Road. A multi-family residential complex is adjacent to the north at the same level as this site, and a smaller multifamily complex is located to the east at a higher elevation. Photographs of the site and its surrounding context are shown on the following page.





The Site and existing office buildings



View down to existing office building on the site



Existing office building and adjacent multifamily structure



View from site up to multifamily residential structure above



View to EVA at adjacent multifamily site



View to adjacent multifamily site



Highway 17 edge of the site



View between existing office building up to multifamily residential structure above

Concerns and Recommendations

The proposed new building would be sited at the eastern edge of the site a little closer to the property line than the existing buildings on the site - see the applicant-provided aerial photo site plan below.



The proposed project would consist of one single structure to replace the two existing buildings, and it would be three-stories in height instead of the current two-stories. The issues that I would identify for staff's consideration are the following:

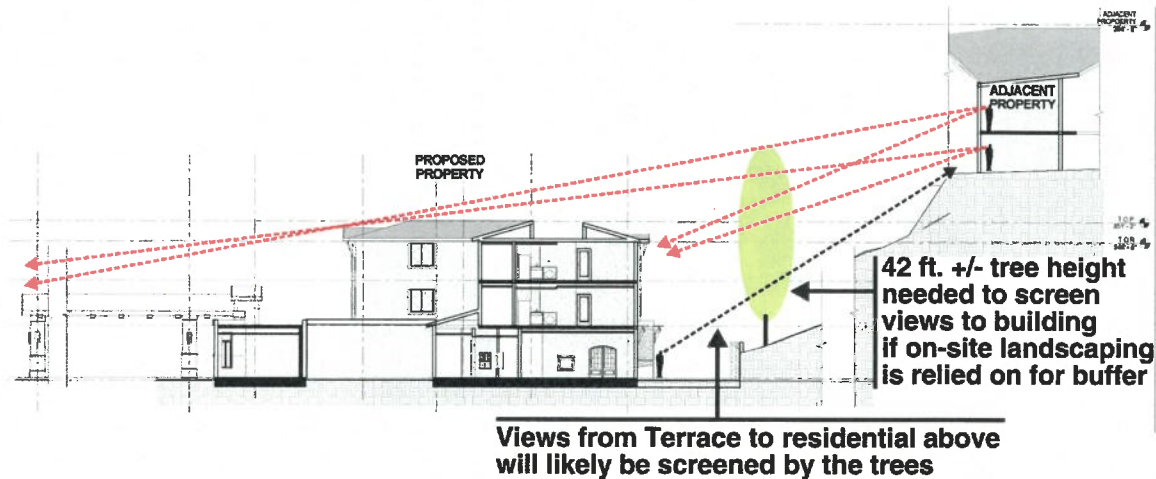
1. The construction of the new building would necessitate the removal of several large trees along the eastern boundary of the site - see illustration below.



I am unable to evaluate whether the remaining trees on the adjacent slope would be adequate to screen views to the new three-story building from the multifamily homes above. The applicant is proposing 10 Ft. - 15 ft. tall native trees& shrubs along the eastern edge of the property. These proposed trees would be insufficient to screen views to the new building's roof areas. Trees on the project site would likely need to be in the 40-foot range to provide screening of the roof and mechanical equipment well of the new structure- see illustration below.

An additional caution would be to explore with the applicant's design team whether the roof-mounted mechanical equipment would have the potential for noise intrusion on the residential units above the site.

Recommendation: Condition the project to have all roof equipment match the building color to lessen the visual impact from above.

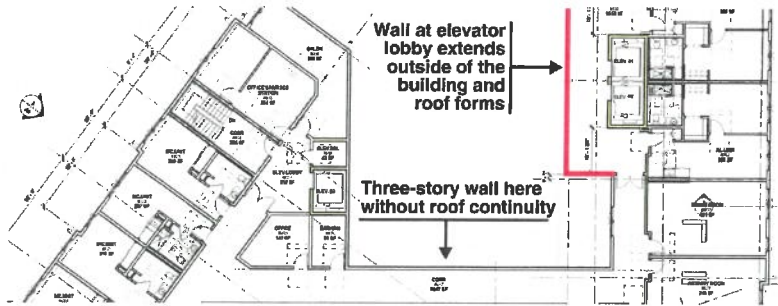


2. The depth of the landscaping where guest rooms abut the sidewalk and parking lot may not be enough to mitigate the privacy and headlight intrusions. The space for landscaping between the windows and the sidewalk edge ranges in width from 14 inches to 48 inches. The sketch on the previous page shows some minor landscaping below the windows, but the landscape plan does not show any landscaping along the sidewalk/parking lot edge.



Recommendation: Explore alternatives to mitigate the privacy and light intrusion.

- The location of the elevators necessitates a jog in the corridor on the upper levels which pushes a box enclosure outside of the building and roof forms. This condition is not consistent with the overall design of the building. The condition is created by the shallower building depth on upper floors from the east wall to the corridor than is provided on the first floor. Therefore, the corridors are not aligned vertically. Also within this courtyard, the roof overhang does not continue across the south wall.

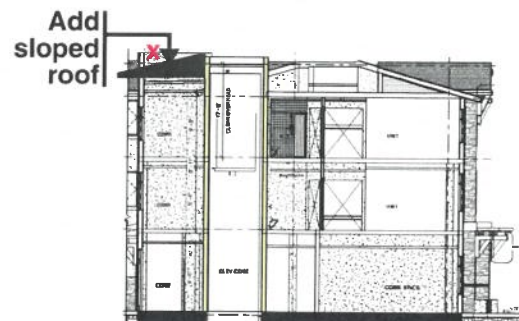
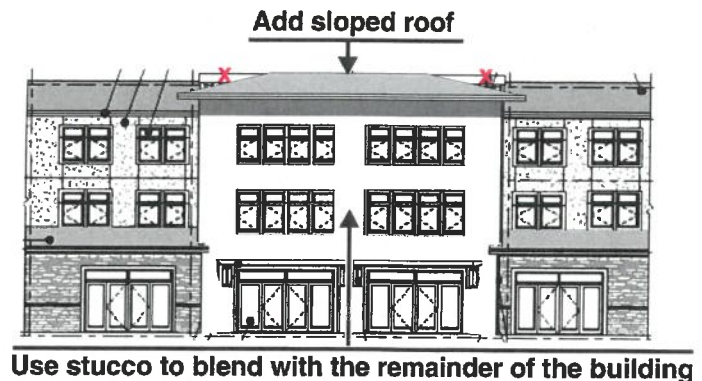
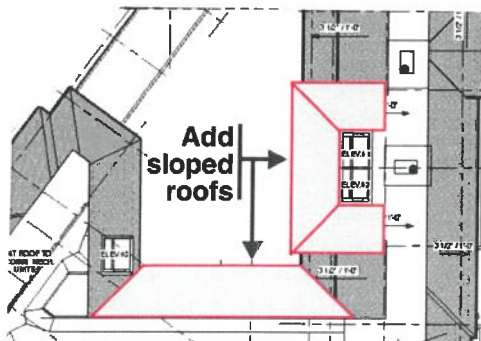


Stucco elevator lobby protruding outside of upper floors building roof form is awkward



Recommendation:

- Add a sloped roof on the elevator.*
- Use stucco on the elevator element to blend with the remainder of the building.*
- Continue the sloped roof around on the south wall of the courtyard.*



Sincerely,

CANNON DESIGN GROUP

Larry L. Cannon

Larry L. Cannon

