CDG
CANNON
DESIGN
GROUP

ARCHITECTURE PLANNING URBAN DESIGN

April 24, 2026

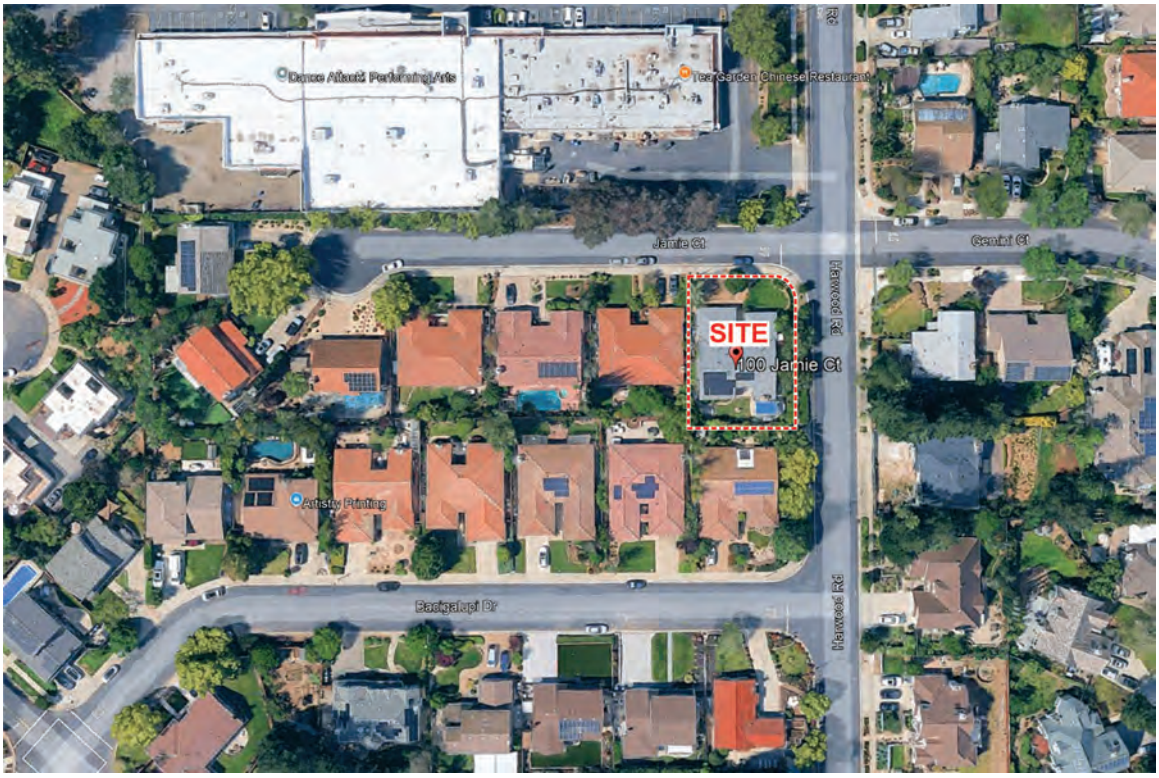
Mr. Suray Nathan
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95031

RE: 100 Jamie Court

Dear Suray:

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 story traditional homes. Photos of the site and its surrounding neighborhood are shown on the following page.



6729 FAIRFIELD DRIVE
SANTA ROSA, CA 95409

TEL: (707) 843-5747
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THE SITE



THE EXISTING HOME



House immediately to the right

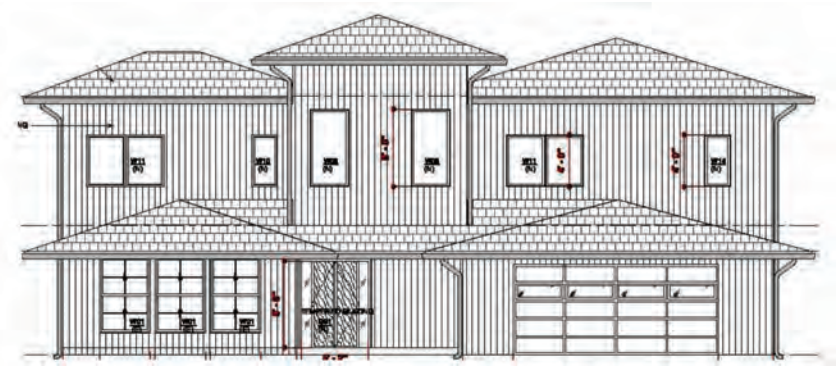


Commercial development across Jamie Court



Nearby one story homes to the right

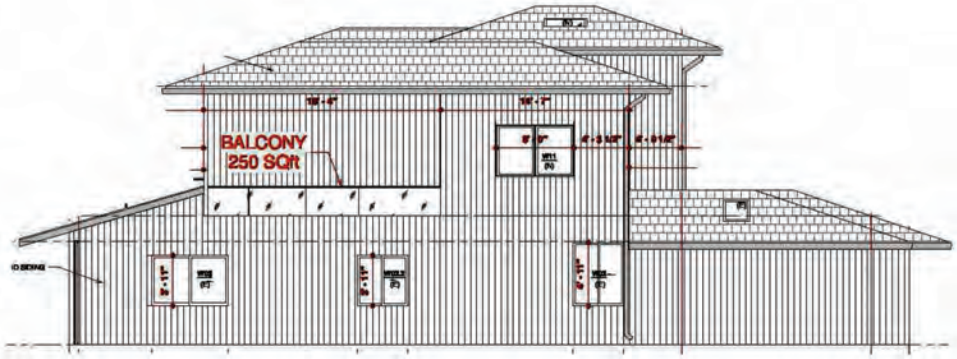
PROPOSED PROJECT



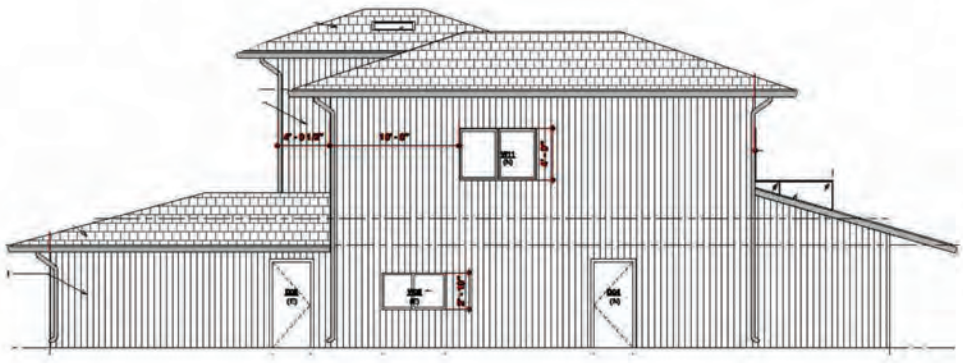
Front elevation



Rear elevation



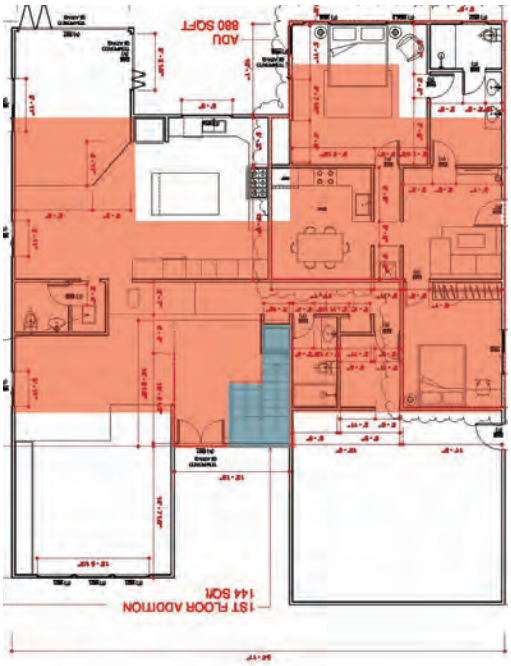
Left side elevation



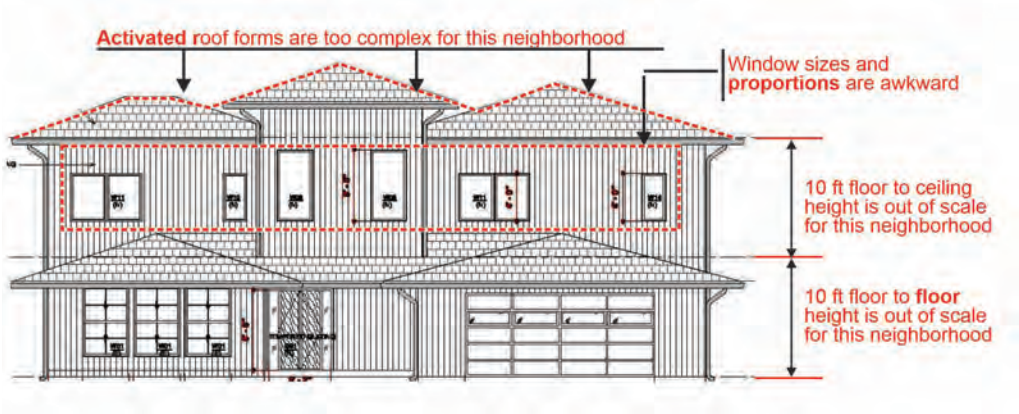
Right side elevation

ISSUES AND CONCERNS

The immediate neighborhood for this project consists primarily of one story homes. The size of the proposed second floor addition is substantial - see illustration below of second floor profile superimposed on the existing homes' footprint.



The Town of Los Gatos Residential Design Guidelines place a very high priority on neighborhood compatability and many of the individual guidelines address that issue. Overall, the proposed addition is too tall and too complex to blend with the other homes in its immediate neighborhood. It would be inconsistent with several Residential Design Guidelines.



1. The proposed addition would not be consistent with Residential Design Guidelines 2.3.1, 2.3.6, 3.3.1, 3.3.3, and 3.5.2.

2.3.1 Design two story houses in predominantly one story neighborhoods to blend with the smaller homes.

Two-story houses may not be appropriate for every neighborhood. For neighborhoods dominated by one story homes, an effort should be made to limit the house to one-story in height or to accommodated second floor space within the existing roof. If a two-story house is proposed in this type of a neighborhood, the house shall be designed to blend with the smaller homes.

2.3.6 Locate second floor mass to minimize impacts on the streetscape and adjacent neighbors

- *In one story neighborhoods, place additions at grade level behind the existing house whenever possible.*
- *Place second story mass in locations appropriate to the height of adjacent homes.*

3.3.1 Develop the house plans and elevations together

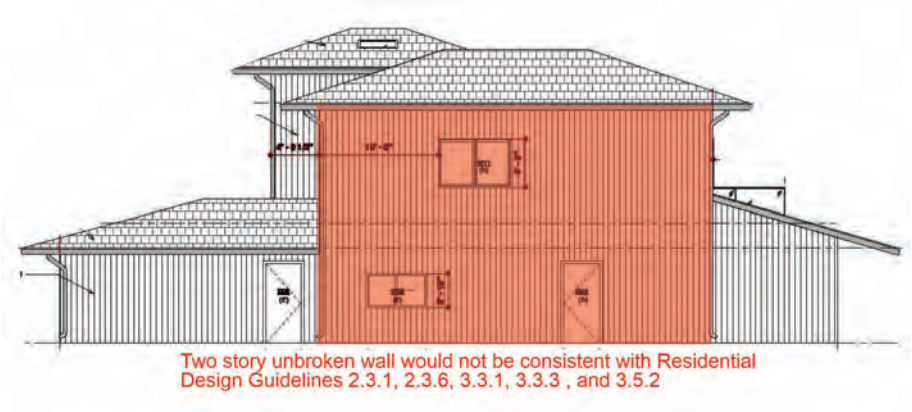
- *Avoid complex floor plans that require complicated building mass and roof forms.*
- *Work within the traditional forms of the architectural style selected. Unless the architectural style selected clearly supports substantial complexity, generally keep building massing and roof forms simple as is the norm for traditional architecture.*
- *Avoid complex second floor plans and roof forms if that is not the norm for the neighborhood.*

3.3.3 Provide visual relief for two story walls

Some techniques include:

- *Belly bands*
- *Pop outs and bay windows*
- *Material and color changes*
- *Chimneys*
- *Wide overhangs with projecting brackets*
- *Juliet balconies*
- *Window boxes and pot shelves*
- *Landscaped trellises and lattices*

- *Avoid multiple floor plan pop outs that produce multiple roof gables. ... Arrange windows in patterns and groupings consistent with the architectural style and surrounding neighborhood*
  - *Many architectural styles have individual windows that are grouped into patterns of two, three or more windows. Be conscious of this fact, and organize the windows to complement the style.*



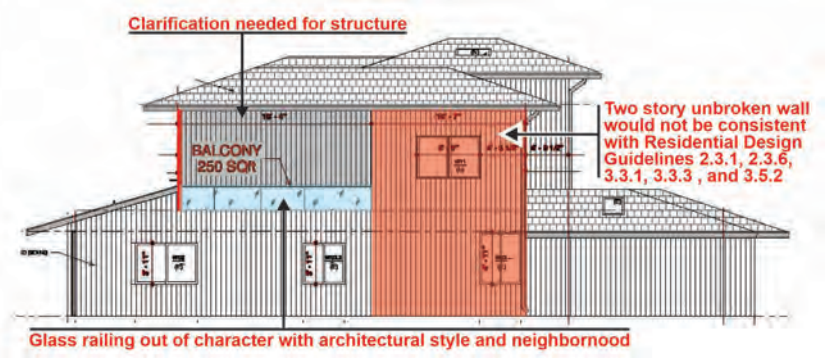
3.5.2 Avoid excessive roof form complexity

- *Avoid multiple floor plan pop outs that produce multiple roof gables. Where roof eave variation is desired, consider vertical wall extensions and dormer roofs, as shown in the example below.*

2, The proposed balconies are not well integrated into the architectural style of the home.

3. The existing house windows appear to have trim around the windows as is common in this neighborhood but the drawings so not show trim on any of the windows. They would not be consistent with Residential Design Guidelines 3.7.2 and 3.7.4.

3.7.2 Match window types and proportions to the architectural style and to the surrounding neighborhood

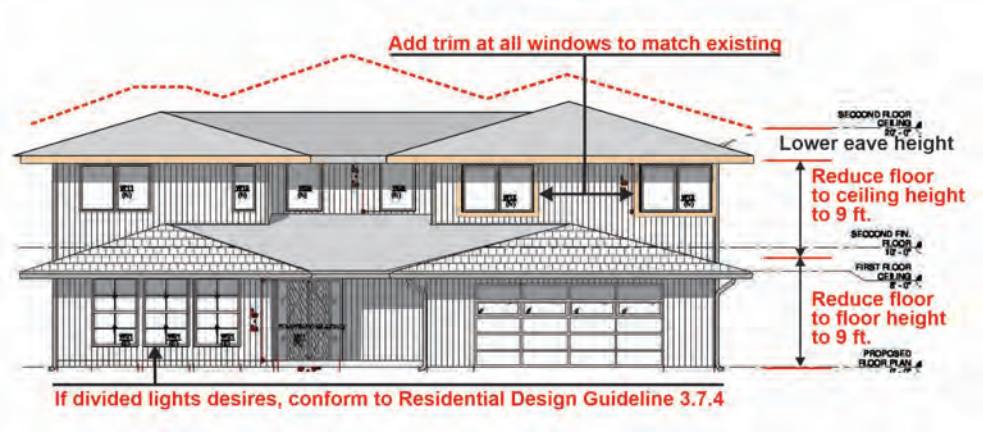


- *Select window types to complement the style of the house. Each architectural style generally has one or two window types that are traditional to the style. ...*
- *Limit the number of different window types and proportions to enhance the visual unity of the house design.*
- *For second floor additions to existing homes, match the windows on the original first floor.*

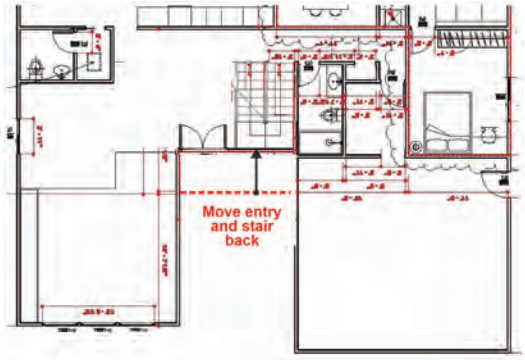
3.7.4 Design the windows with attention to matching the traditional details of the architectural style

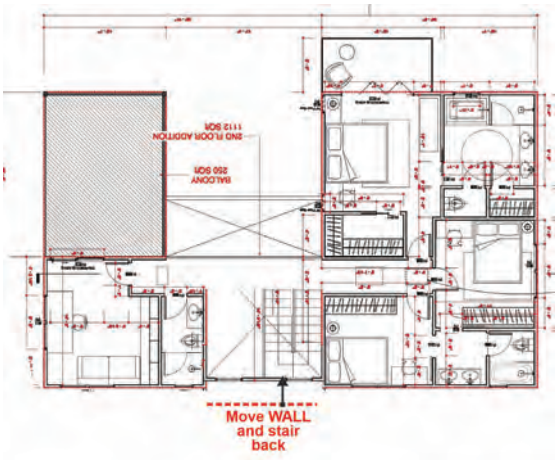
- *Most architectural styles - except Mission, Spanish Eclectic or Modern - should have wood trim around the windows. The trim width should be matched to the style, but in general, should not be less than 3 1/2 inches wide. Head trim depth should be equal to or wider than the jamb casing, but not less than one-sixth of the opening width.*
- *Projecting window sills and heads are strongly encouraged unless the architectural style would not normally have those features.*
- *Divided lights (i.e., larger window panes broken up into smaller pieces) are common in many home styles found in Los Gatos. Use either vertical or square proportions for the smaller window elements. Be consistent in the proportions (i.e., the ratio of the horizontal to the vertical dimension) of the smaller panes. Do not use snap in flat grids to simulate divided lights. Use either true divided lights or one of the newer window systems that have dimensional muntins on both the exterior and interior of the glass along with a spacer muntin between the panes of glass. Use consistently for windows on all sides of the house.*

RECOMMENDATIONS

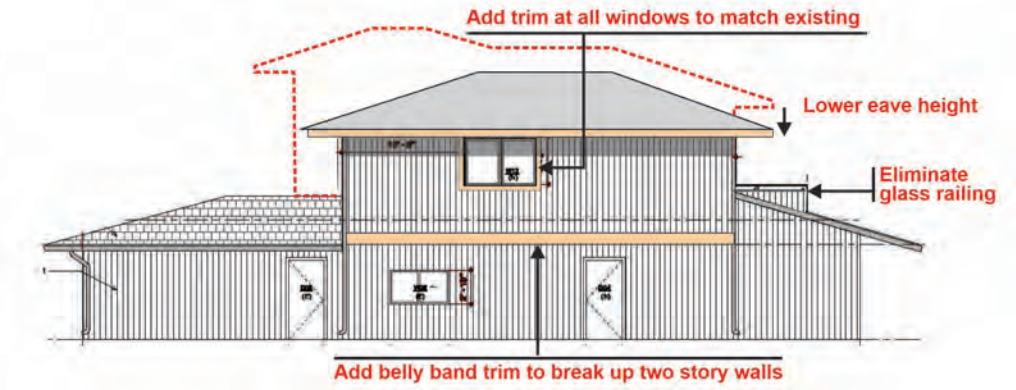


1 Simplify the second floor plan and massing and move entry and stair back.

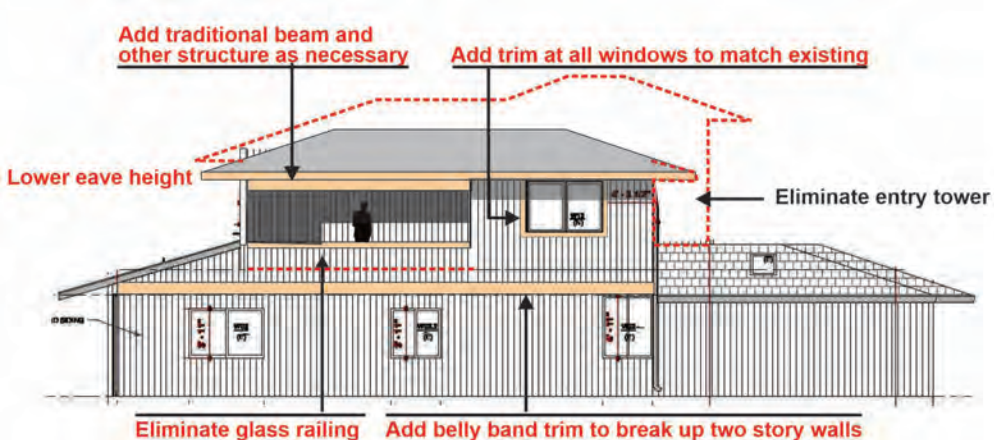




2.. Lower the first floor to second floor height to 9 feet and the second floor to ceiling height to 9 feet to be more in scale with other homes in the immediate neighborhood.



3. Add trim to all windows to match existing.



4. Add belly band trim on two story walls.
5. Revise the balcony railing to blend with the proposed architectural style.
6. Add traditional beam and other structure at side balcony as necessary.

Suray, 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