



ARCHITECTURE PLANNING URBAN DESIGN

July 22, 2021

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

**RE: 15605 El Gato Lane**

Dear Ryan:

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

**NEIGHBORHOOD CONTEXT**

The site is located in an established neighborhood of older mostly small one-story homes and a few larger houses. The site is shown on the photos of the site and its surroundings on the following page.



**EXHIBIT 4**





*THE SITE*



*Home to the immediate left*



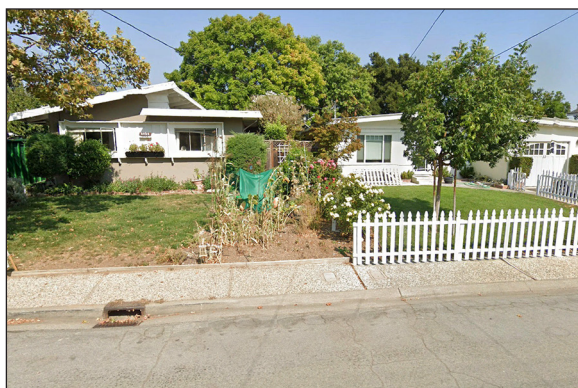
*Home to the immediate right*



*Nearby house across El Gato Lane*



*Nearby house across El Gato Lane*



*Nearby house across El Gato Lane*

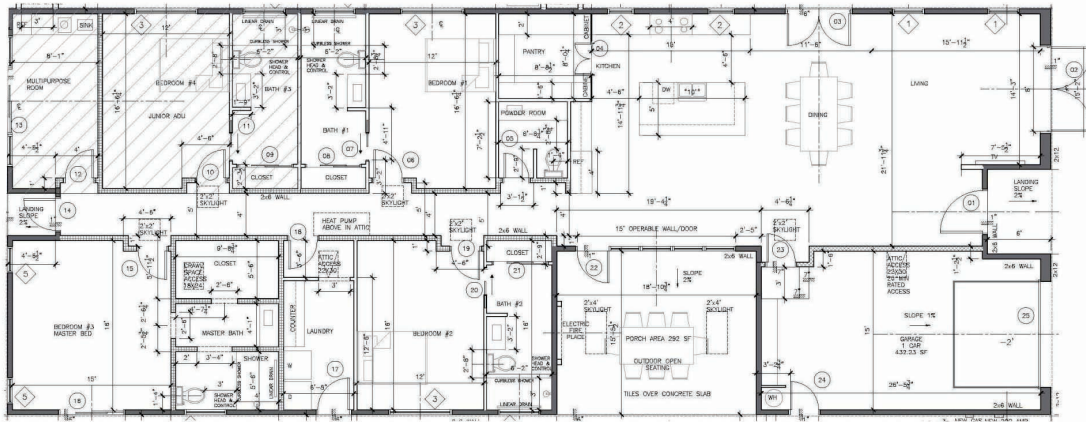


*Nearby house across El Gato Lane*



## ISSUES AND CONCERNS

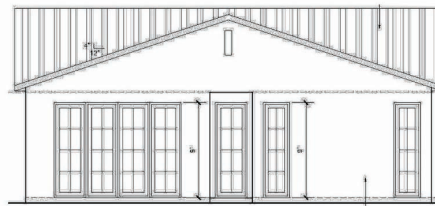
The proposed project would remove the existing one-story home on the site, and replace it with a larger one-story house - see proposed floor plan and elevation drawings below.



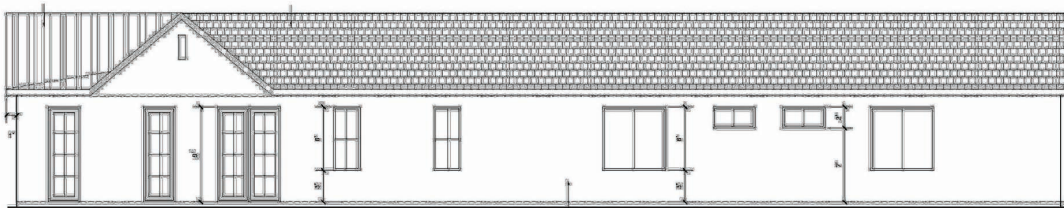
*Proposed Floor Plan*



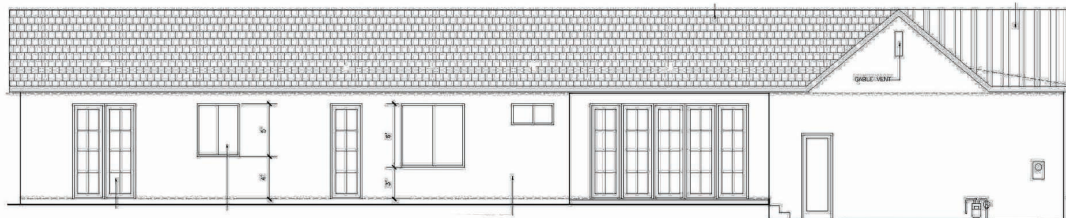
*Proposed Front Elevation*



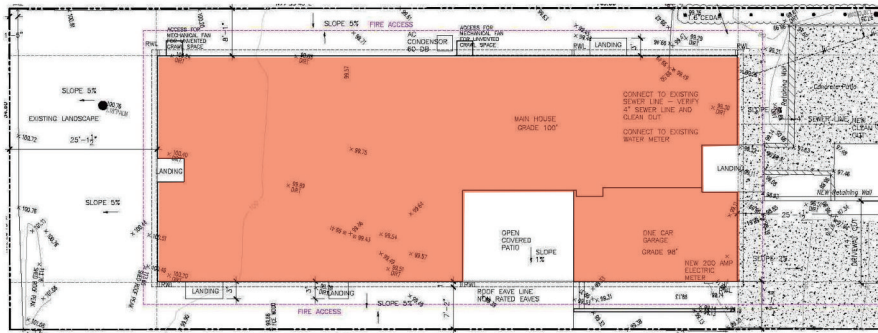
*Proposed Rear Elevation*



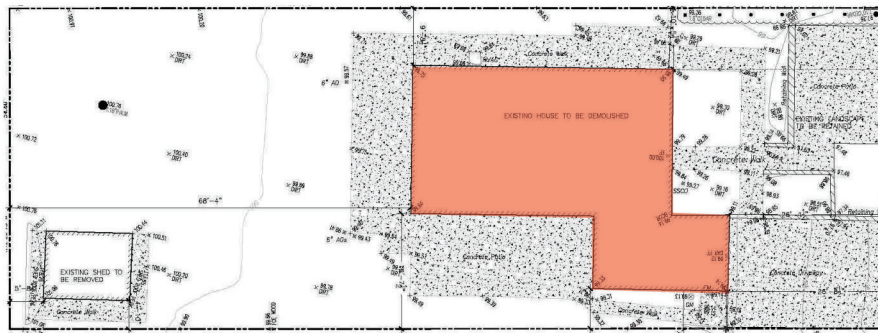
*Proposed Right Side Elevation*



*Proposed Left Side Elevation*



**PROPOSED FLOOR PLATE**



**EXISTING FLOOR PLATE**

*Existing and Proposed Site Plan Comparison*

The immediate neighborhood is comprised of predominantly one-story homes designed with shed and low-slope gable roofs similar to traditional Eichler Style homes. The height and bulk of the proposed replacement house would not be out of scale, but there are several design issues and conflicts with the Town's Residential Design Guidelines including the following:

**2.2.2 Provide front facade articulation similar to those predominant in the neighborhood**

- *If facades along a street front are generally simple, avoid large changes in front wall planes.*

While there is some variation in the front facades of nearby homes, most follow the simplicity of the Eichler design style.

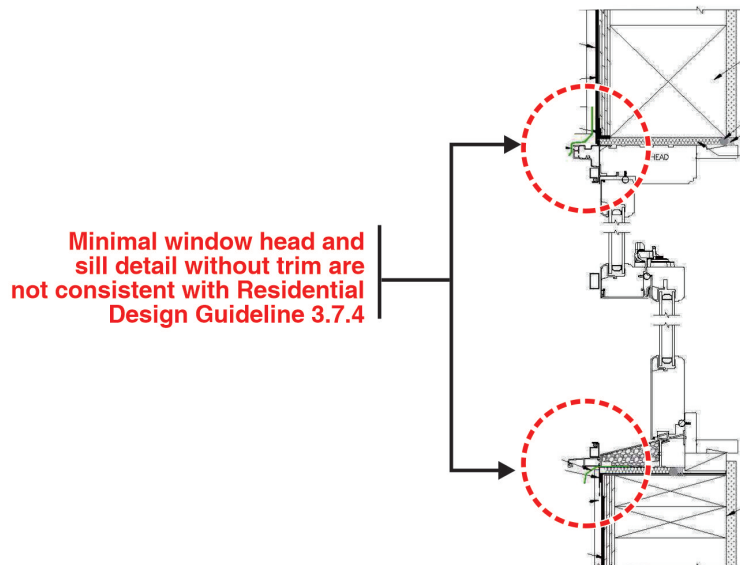
**3.2.2 Design for architectural integrity**

- *Carry wall materials, window types and architectural details around all sides of the house. Avoid side and rear elevations that are markedly different from the front elevation.*

This is perhaps the primary issue or set of issues regarding this proposed design. As currently designed, the structure is a uniform rectangular box married to a front portion that is totally different in form and detail.

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

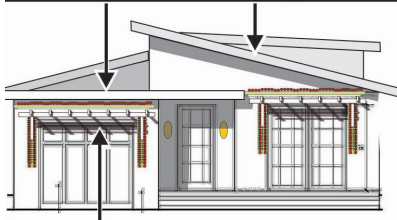
- Most architectural styles - except Mission, Spanish Eclectic or Modern - should have wood trim around the windows. The trim width should be matched to the style, but in general, should not be less than 3 1/2 inches wide. Head trim depth should be equal to or wider than the jamb casing, but not less 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.
- Wood trim is also encouraged on stucco houses unless the window frames are recessed at least 6 inches from the outside face of the wall. The use of stucco covered foam trim is strongly discouraged.
- 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.



This window are set close to the exterior face of the wall, have minimal and non-traditional head and sill details, and lack window trim all of which are not consistent with Residential Design Guideline 3.7.4.

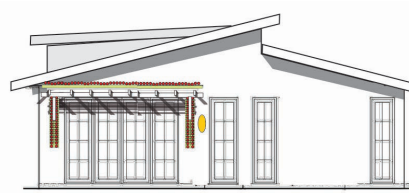
## RECOMMENDATIONS

Use shed and flat roofs similar to other homes in the immediate neighborhood

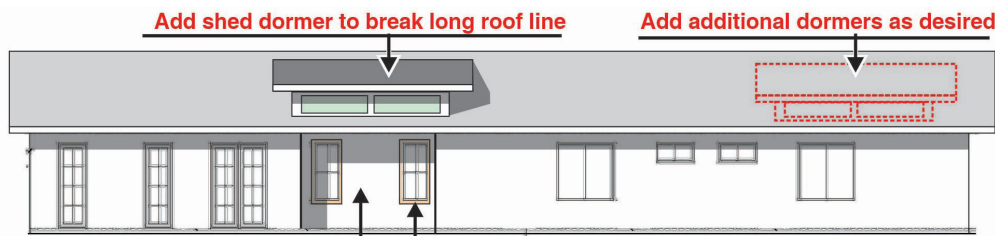


Add landscaped trellis over garage

*Recommended Front Elevation*



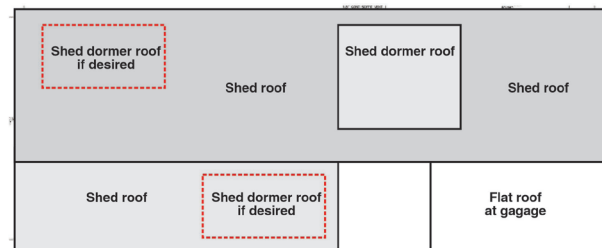
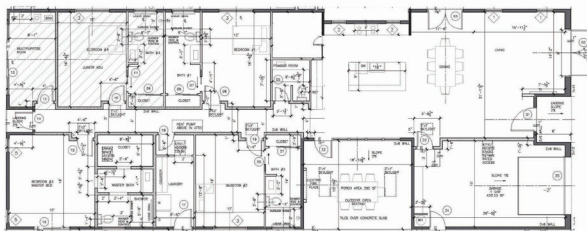
*Recommended Rear Elevation*



Break long facade with recess

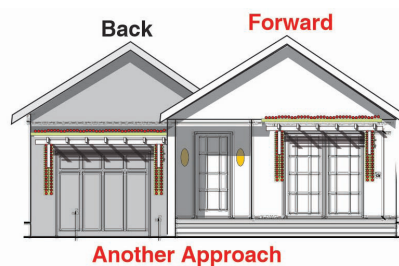
Add wood trim to all windows and doors consistent with Residential Design Guideline 3.7.4

*Recommended Right Side Elevation*  
*Left Side Elevation similar*

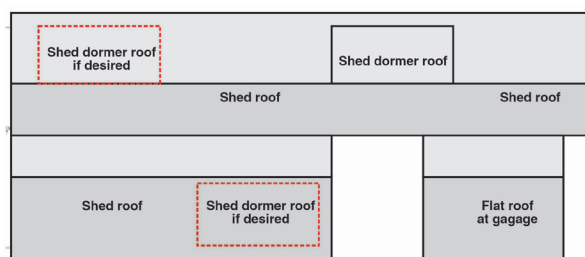


I feel that I could also recommend one other approach that I studied. It is more similar to the applicant's proposed design, but simplified in a traditional style found throughout Los Gatos. The alternate front elevation and roof plan are shown below. This alternative approach would require some minor floor plan changes.

- Moving the face of the garage back from the front facade by a minimum distance of 3 feet.
- Adjust garage recess by either reducing the depth of the garage, reducing the size of the exterior patio, reducing the dimensions of the bedrooms on this side of the house, or a combination of these adjustments to achieve the garage setback.



**Another Approach**



No matter which of these two approaches is selected, they should follow the recommendations below.



1. Change the roof forms to shed and flat or gable roofs, and eliminate metal roofing - see nearby neighborhood examples below.



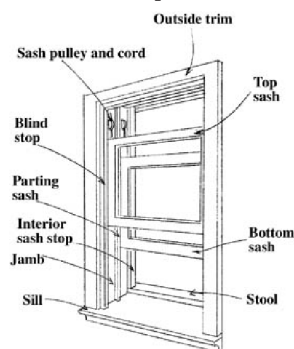
2. Add trellis over garage - see photo example below.



3. Articulate the long right side facade by recessing a portion of the facade at the kitchen - see diagram on page 6.

*Note: All rooms are substantially deeper than is common for most new homes in Los Gatos, and additional side wall articulations should not impact the liveability of the house.*

4. Add one or more roof dormers to break up long roof forms,
5. Utilize more traditional window details, and add wood trim at all windows and doors consistent with Residential Design Guideline 3.7.4 -see photo example below.
6. If divided lite windows are desired, use true or simulated divided lites consistent with Residential Design Guideline 3.7.4 - see example below.



Ryan, I have no other recommendations for change.

Sincerely,

CANNON DESIGN GROUP

Larry L. Cannon

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