



November 11, 2025

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

**RE: 116 Vallecitas Way**

Dear Ryan:

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

**NEIGHBORHOOD CONTEXT**

The site is located on a short cul-de-sac in a neighborhood of modest one and two story traditional style homes. Photographs of the site and its surrounding context are shown on the following page.





*THE SITE*



*Nearby house to the right*



*House to the immediate left*



*House to the immediate right*



*Nearby house to the left*



*Nearby house to the right*



*Nearby house to the right*



*Nearby house to the right*

**PROPOSED PROJECT**



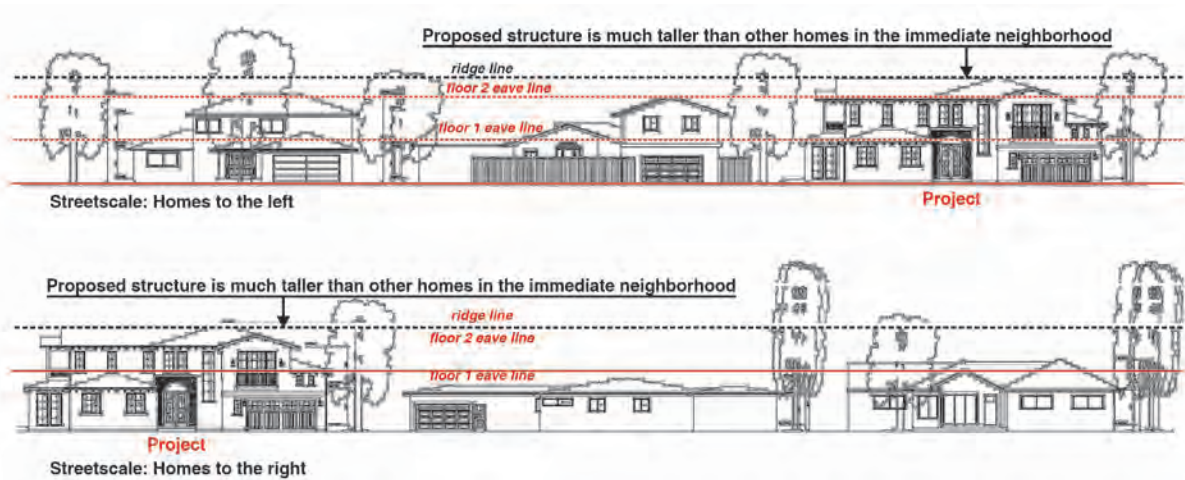
## ISSUES AND CONCERNS

The house is well designed with a traditional architectural style with details authentic to the style. I see only a few elements that would not be consistent with the town's Residential Design Guidelines.

1. The ten foot floor-to-ceiling heights on both floors of the house would make it substantially taller than other homes in the immediate neighborhood and would not be consistent with Residential Design Guideline 3.3.2. This would be accentuated by the fact that the second floor is much larger than other nearby two story homes. - see streetscape elevations below.

### 3.3.2 Height and bulk at front and side setbacks

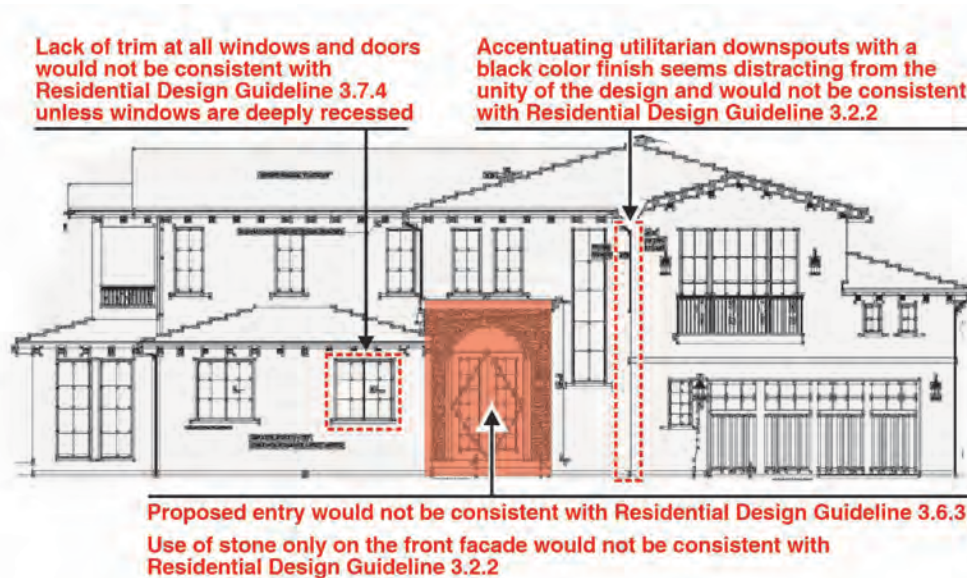
- *Avoid eave lines and roof ridge lines that are substantially taller than the adjacent houses.*
- *Give special attention to adapting to the height and massing of adjacent homes.*



2. The form and materials of the proposed projecting entry would not be consistent with Residential Design Guideline 3.6.3.

### 3.6.3 Design entries with sensitivity to the surrounding neighborhood

- *Avoid large and formal entries unless that is the norm for nearby houses. It is often best to start the design consideration with an entry type (e.g., projecting or under eave porch) that is similar to nearby homes).*



3. The use of stone on the front elevation entry would not be consistent with Residential Design Guideline 3.2.2 unless it is carried consistently around all sides of the home.

**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.*

4. The lack of trim around all windows and doors would not be consistent with Residential Design Guideline 3.7.4 unless the windows are deeply recessed from the exterior wall surface.

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

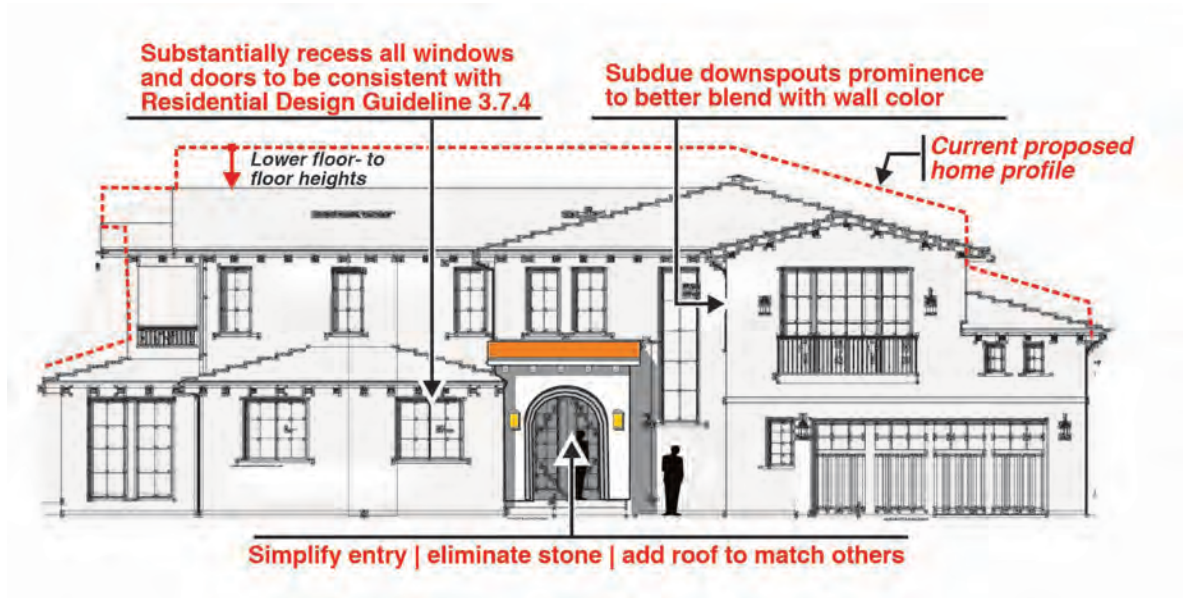
- *Most architectural styles - except Mission, Spanish Eclectic or Modern - should have wood trim around the windows. The trim width should be matched to the style, but in general, should not be less than 3 1/2 inches wide. Head trim depth should be equal to or wider than the jamb casing, but not less 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.*

5. Accentuating the utilitarian downspouts with a black color finish seems distracting from the unity of the design and the architectural style and would not be consistent with Residential Design Guideline 3.2.2.

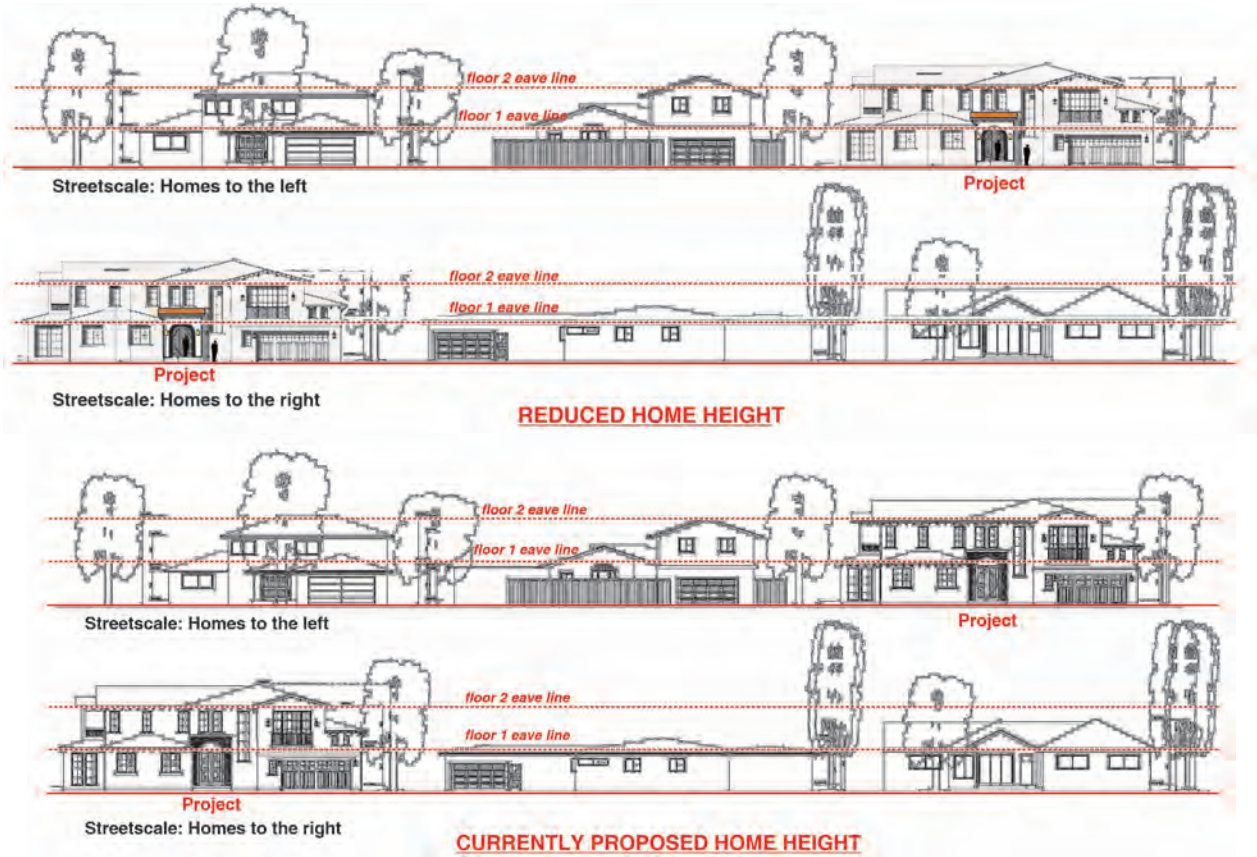
**3.2.2 Design for architectural integrity**

- *In general, it is best to select a clear and distinctive architectural style rather than utilizing generic design elements or mixing elements from different architectural styles.*
- *Building massing, roof pitches, materials, window types and proportions, design features (e.g., roof dormers), and other architectural features should be consistent with the traditions of the selected style.*

**RECOMMENDATIONS:**



1. Lower the floor-to-ceiling heights to reduce the structure's height to be more compatible with the other homes in the immediate neighborhood - see streetscape comparison illustrations below.



2. Simplify the entry form and details, and add shed roof to match the main roofs.
3. Eliminate the stone on the front facade entry.
4. Substantially recess all windows and doors to be consistent with Residential Design Guideline 3.7.4, and ensure that the divided pain windows meet the criteria of that guideline.
5. Subdue the downspouts prominence to better blend with the wall color.

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

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