



June 11, 2024

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

**RE: 14341 Browns Lane**

Dear Suray:

I reviewed the drawings and evaluated the neighborhood context. My comments and recommendations on the design are as follows:

**NEIGHBORHOOD CONTEXT**

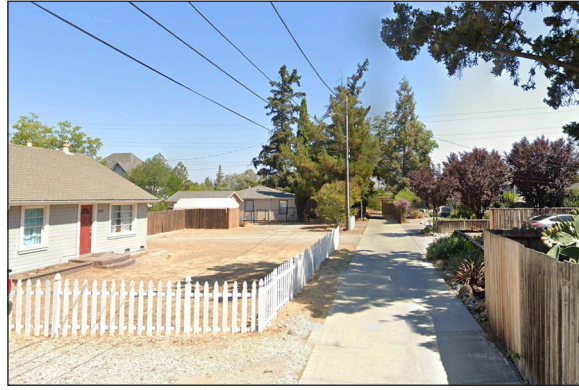
The site is located on a short and narrow cul-de-sac in an older neighborhood of mostly one and two story homes with a range of traditional architectural styles. Photos of the site and its surrounding neighborhood are shown on the following page.







*THE SITE*



*View down Browns Lane  
Site to left*



*House immediately to the left*



*House immediately to the right*



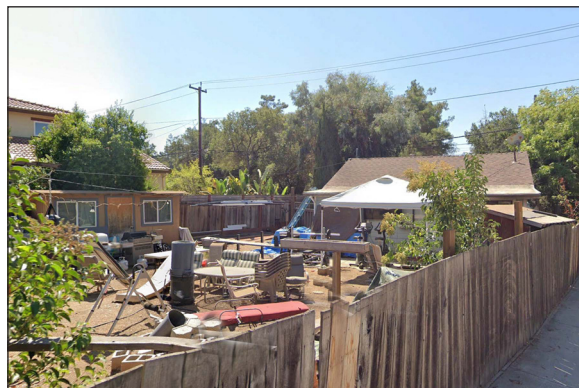
*House immediately across Browns Lane*



*Nearby house across Browns Lane*



*Nearby house*  
**CANNON DESIGN GROUP**



*Nearby house*  
**6729 FAIRFIELD DRIVE SANTA ROSA, CA 95409**



PROPOSED PROJECT



*Proposed Front Elevation*



*Proposed Rear Elevation*



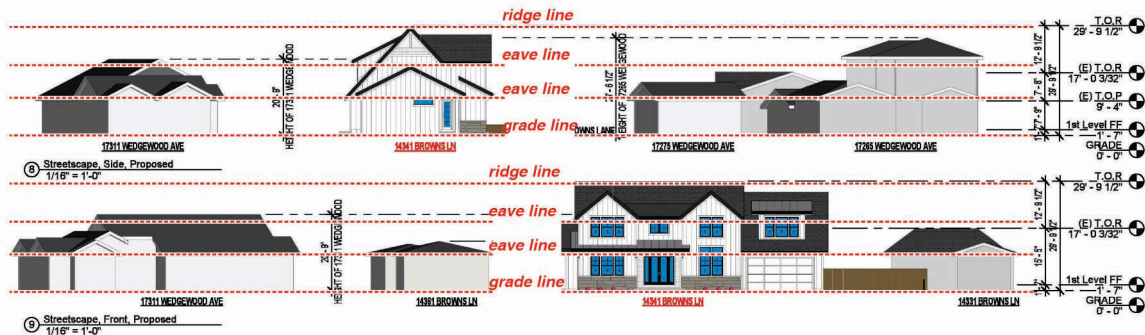
*Proposed Left Side Elevation*



*Proposed Right Side Elevation*

## ISSUES AND CONCERNS

The proposed home is well designed in a traditional architectural style. While the proposed two story structure is taller than immediate neighbors, this is an unusual site with a very limited number of parcels along an alley-width street. It is adjacent to similar nearby streets with older homes where I have previously reviewed transitions to larger homes over the past few years. The proposed design has a strong first floor eave line consistent with other nearby houses and a portion of the second floor is contained within the garage roof form.

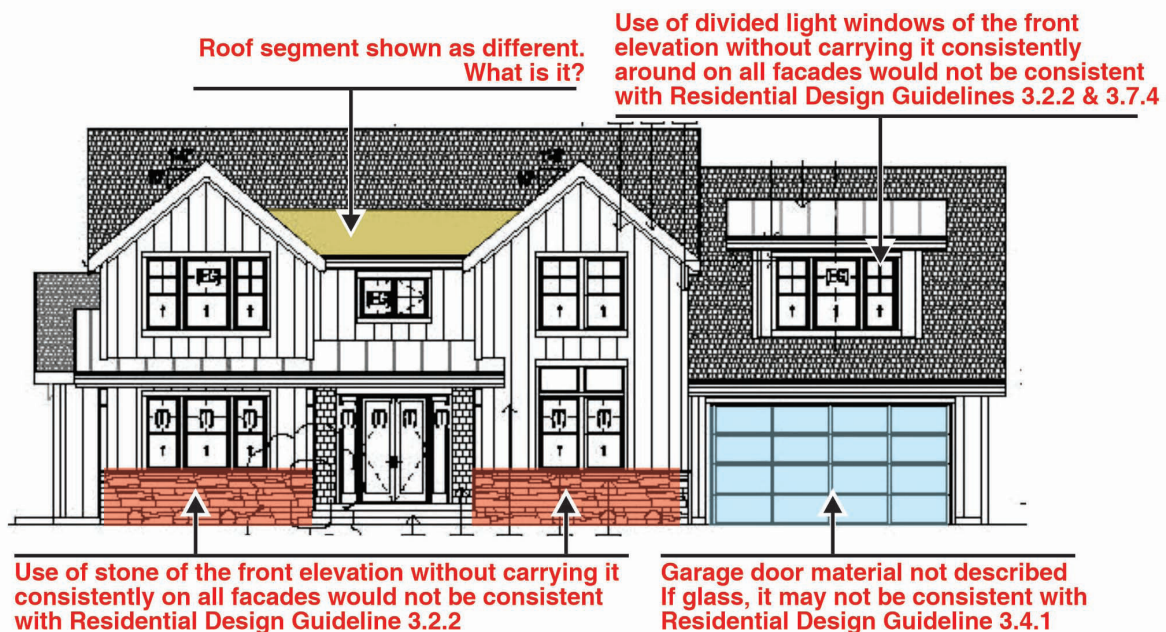


I identified only a couple of issues of concern:

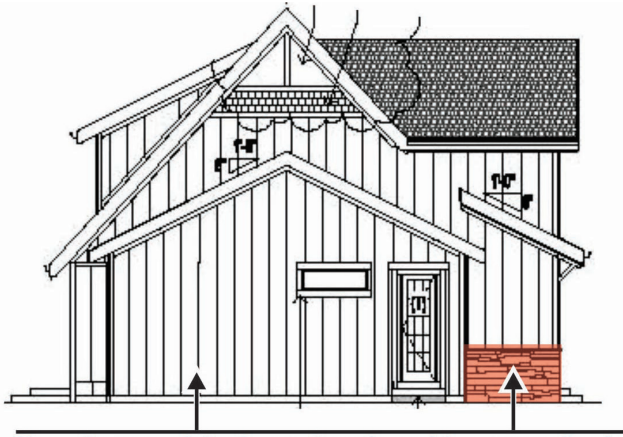
1. The stone base and divided light windows are two elements that are proposed on the front facade but not carried consistently around the other home facades. This would not be consistent with Residential Design Guideline 3.2.2.

### 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.
- 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.







**Use of stone of the front elevation without carrying it consistently on all facades would not be consistent with Residential Design Guideline 3.2.2**

2. There is a distinction shown on the drawings for two roof areas on the front and rear facades that have no descriptive notes so it is hard to anticipate their appearance in the context of the other roofs.

**Roof segment shown as different.  
What is it?**



3. The garage door material is not described. If it is a glass and metal door, as it appears it might be on the drawings, it may not be consistent with Residential Design Guideline 3.4.1.

#### **3.4.1 Limit the prominence of garages**

- *Avoid designs that allow the garage to dominate the street facade.*

Glass and metal garage doors, as shown on the two examples below, would be very much out of character for this neighborhood.





## RECOMMENDATIONS

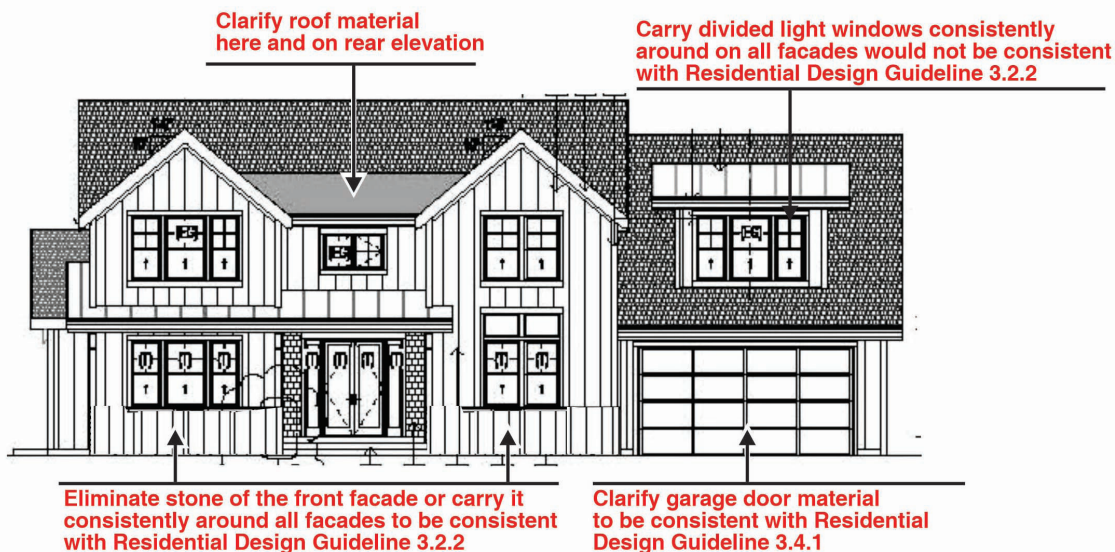
1. Stone and/or divided light windows utilized on the front facade should be carried around consistently on all facades consistent with Residential Design Guideline 3.2.2. If the divided light windows are used, they should be true or simulated divided windows consistent with Residential Design Guideline 3.7.4. See example illustrations below.

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

- *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.*



2. Clarify the materials for the two roof elements which are currently not clearly described.
3. Clarify the proposed garage door materials. Solid panels are recommended.



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