

January 14, 2026

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

**RE: 16742 Chirco Drive**

I reviewed the drawings, evaluated the neighborhood context and prepared a review letter in February of last year. My comments and recommendations on the revised design are as follows:

**NEIGHBORHOOD CONTEXT**

The site is located in an established neighborhood of 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.

**ISSUES AND CONCERNS**





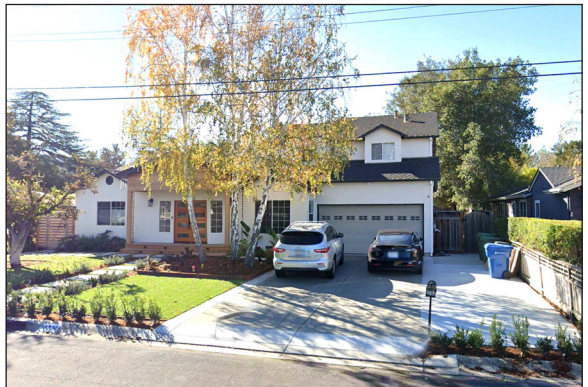
*THE SITE*



*House immediately across Chirco Drive*



*House to the immediate left*



*House to the immediate right*



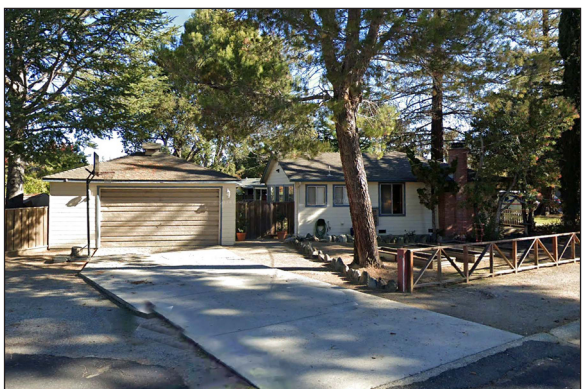
*Nearby house to the left*



*Nearby house to the right*



*Nearby house across Chirco Drive*

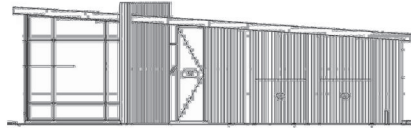


*Nearby house across Chirco Drive*

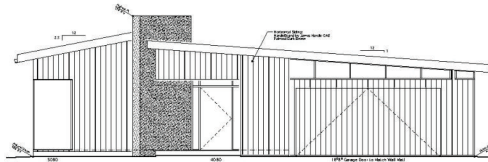
**PROPOSED PROJECT**



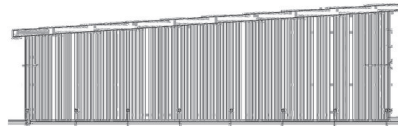
**EXISTING FRONT ELEVATION**



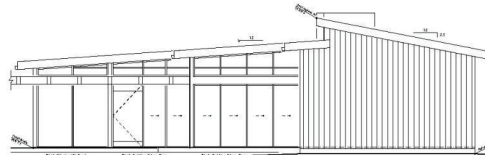
**PREVIOUS FRONT ELEVATION**



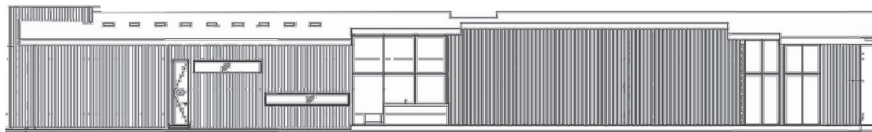
**NEW FRONT ELEVATION**



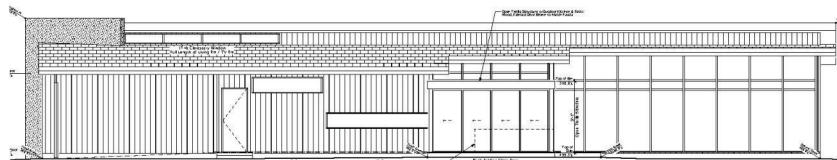
**PREVIOUS REAR ELEVATION**



**NEW REAR ELEVATION**



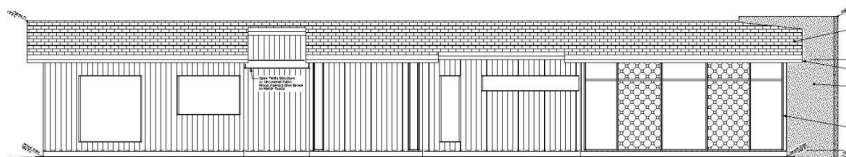
**PREVIOUS RIGHT ELEVATION**



**NEW RIGHT ELEVATION**



**PREVIOUS LEFT ELEVATION**



**NEW LEFT ELEVATION**

## ISSUES AND CONCERNS

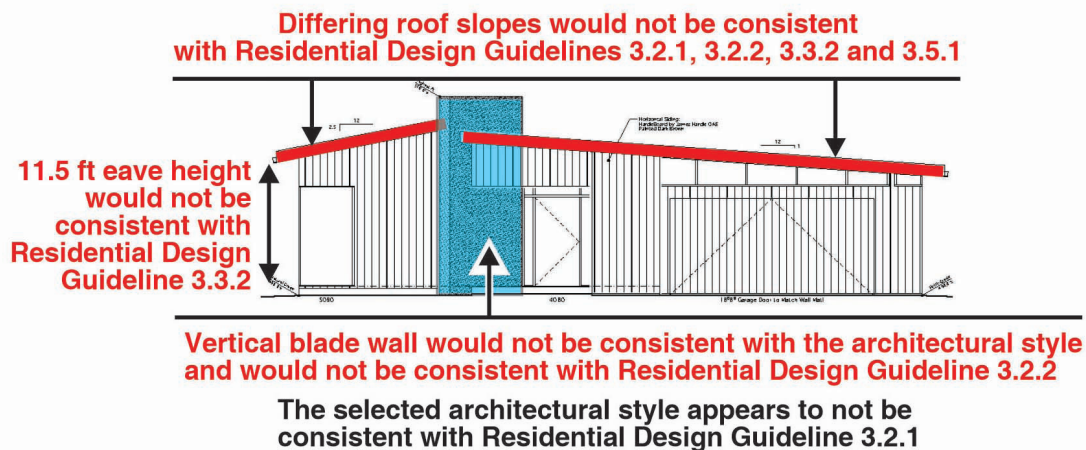
The applicant has made several changes in response to the previous recommendations contained in the review letter of last February. Those changes have been positive but may not totally address the issue of neighborhood compatibility as set forth in the town's Residential Design Guidelines.

The proposed home is designed in a Contemporary Style. While a home in that general style might be designed to fit into its immediate neighborhood context, this specific design may be difficult to reconcile with several of the town's Residential Design Guidelines.

The applicant has expressed their intent to model the new home after the Eichler Style. While not common in Los Gatos, it is a significant style in some other nearby Peninsula cities. Eichler homes are typically characterized by low slope roofs combined with flat roofs.

I am quite familiar with the Eichler Style, having researched the style and prepared Eichler Style Design Guidelines for the City of Sunnyvale some years ago. Examples of typical Eichler Style homes on the Peninsula are shown on pages 5 and 6.

While diversity is acceptable and desirable, it does not relieve the project from meeting the intent and detail of the Residential Design Guidelines. Inconsistencies with the guidelines include the following:



1. The very low roof slopes and the fact that the two front facade roof slopes are different would not be consistent with Residential Design Guidelines 3.2.1, 3.2.2, 3.3.2 and 3.5.1.

3.2.1 Select an architectural style with sensitivity to the surrounding neighborhood

- *Avoid selecting an architectural style which typically has roof pitches that are substantially different from others in the nearby neighborhood.*

3.2.2 Design for architectural integrity

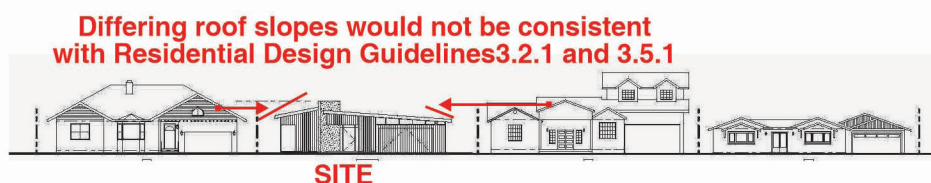
- *Building massing, roof pitches, materials, window types and proportions, design features (e.g., roof dormers), and other architectural features should be consistent with the traditions of the selected style.*

3.3.2 Height and bulk at front and side setbacks

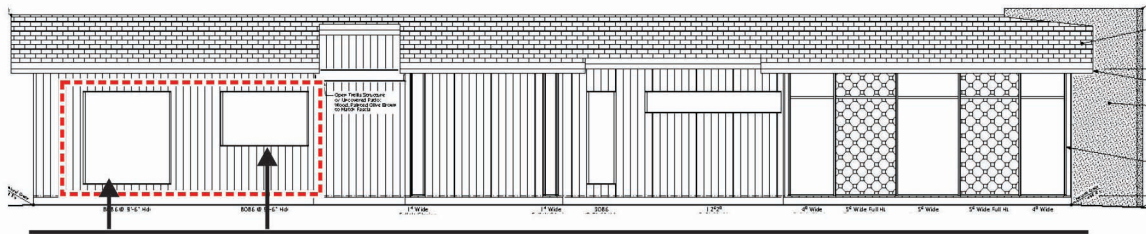
- *Avoid eave lines and roof ridge lines that are substantially taller than the adjacent houses*

3.5.1 Unify roof pitches

- *Utilize the same slope for all primary roofs.*



2. The 11.5 foot eave height for the left side elevation roof is excessively high compared to other homes in the immediate neighborhood and would not be consistent with Residential Design Guideline 3.3.2.
3. The vertical blade wall on the front facade is not consistent with the proposed architectural style and would not be consistent with Residential Design Guideline 3.2.2.
4. The windows without trim is not consistent with the proposed architectural style and would not be consistent with Residential Design Guideline 3.7.4.



**Windows without trim would not be consistent with the typical Eichler architectural style and would not be consistent with Residential Design Guideline 3.7.4**

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

5. The applicant is modifying the exterior finish from the earlier proposed charred wood. However, the proposed change may not be the best or most authentic choice.  
*Burned wood has been removed from the scope and replaced with a medium-tone redwood-brown siding, based on the color and materials of neighbors' fences.*

Selecting the color based on the color of adjacent fences seems like a strange choice.

### EICHLER STYLE HOMES EXAMPLES



CANNON DESIGN GROUP

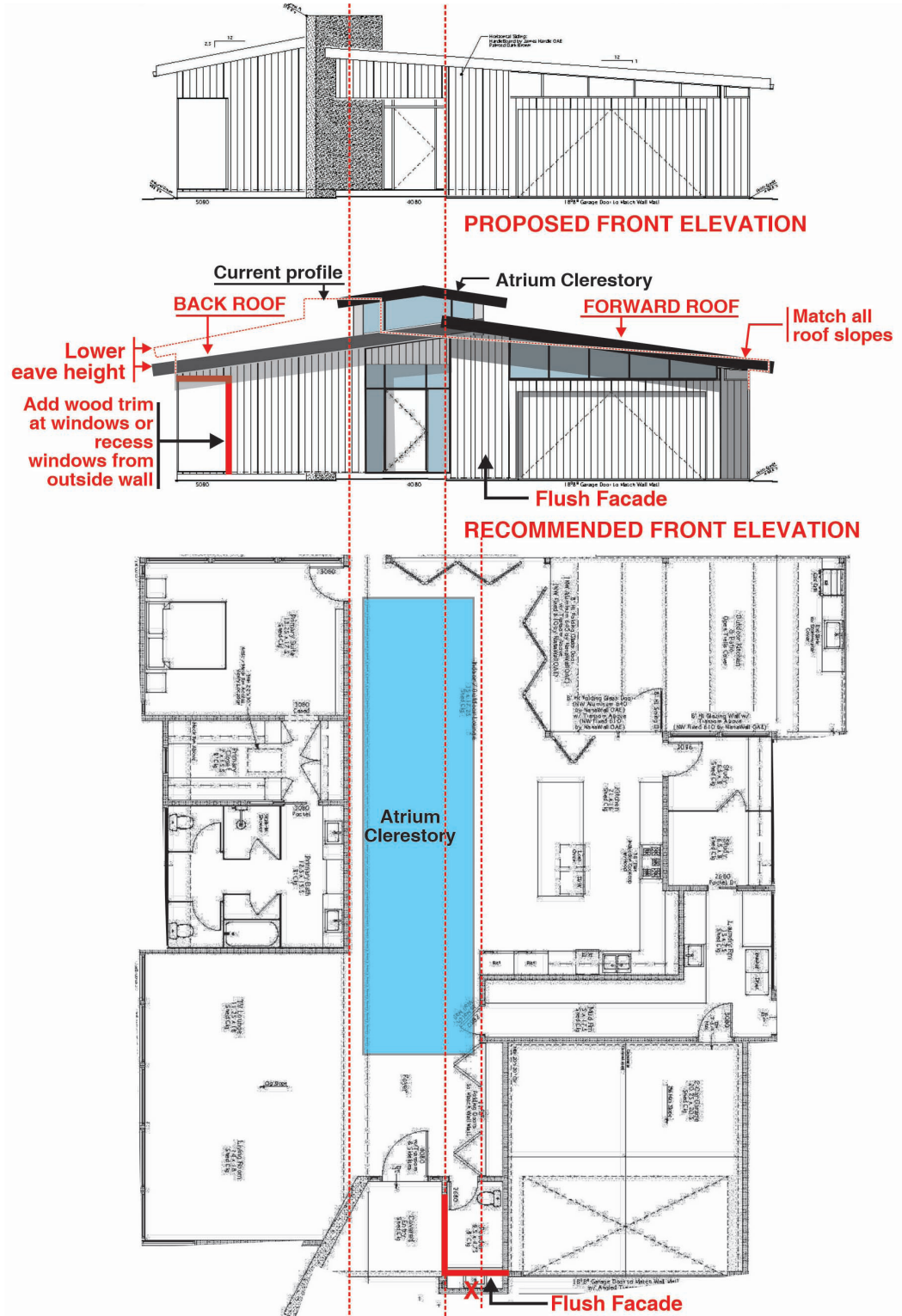
6729 FAIRFIELD DRIVE



For more information on the characteristics of eichler style homes, refer to the City of Sunnyvale guidelines downloadable at <https://www.sunnyvale.ca.gov/home/showpublisheddocument/1546/638273442749170000>

### RECOMMENDATIONS

The following recommendation is about as far as I can go in adapting the applicants' preferred design to the immediate neighborhood context. It would still not be totally consistent with the Residential Design Guidelines, but would bring more consistency of the design to the traditional characteristics of the Eichler Style.



1. Unify all roofs with the same roof pitch and consider increasing the slope some to be more complementary to adjacent homes.
2. Substantially lower the eave height on the left side elevation from its currently proposed 11.5 feet.
3. Eliminate the vertical blade wall at the front elevation.
4. Strongly consider the addition a set back atrium with the same roof slope - typical of many Eichler Style homes.
5. Move the front wall of the Powder Room back to align with the adjacent garage wall.
6. Add wood trim to all windows, consistent with Residential Design Guideline 3.7.4 or recess the windows from the adjacent wall facade.
7. Reevaluate the proposed color for the home. Selecting a color or combination of colors related to other homes in the immediate neighborhood or to the traditional colors of Eichler Styles homes would be a better approach.

The illustration below compares the currently proposed streetscape and the recommended elevation above.



Staff and the planning commission will need to decide if the existing proposed design or the recommended changes are sufficient to address the issue of neighborhood compatibility and consistency with the Residential Design Guidelines.

CANNON DESIGN GROUP

Larry L. Cannon