

# UNIQUE HOME DESIGNS

Residential Design and Land Planning  
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January 17, 2025

Town of Los Gatos  
Community Development Department  
Civic Center  
110 E. Main Street  
Los Gatos, California 95031

Re: MGKG Properties LP  
14335 La Rinconada Drive – Parcel 1  
Planning Response – Design Review No. 2

Attn: Erin Walters

## **Parcel 1 Concerns:**

1. The metal roof at the upper level roof has been removed.
2. The entry porch columns have been increased in size.
3. The two story wall massing at the right side has been minimized by the 2x wood “belly band” separating the two story wall. In addition to the “belly band”, the recommendation of a cantilever with a “belly band” trim and wood corbels is also being incorporated in the proposed right side elevation.
4. Please refer to the revised exterior elevations that incorporate a simple roof design, which is more consistent with the proposed architectural style.
5. The Town of Los Gatos reach Code(s) do not allow for a wood burning or gas fireplace. The revised plan uses an electric fireplace appliance that extends into the interior space. The proposed exterior results in a build-out bay that will have a shed roof with an eave.
6. The shed roof at the rear elevation has been shown. A rear porch roof has also been included to further break up any wall massing.

**Parcel 1 Recommendations:**

1. The upper level roof has been revised to be the same composition shingles as the adjacent roof.
2. The entry porch columns have been increased in size.
3. The fence detail shown at the front elevation is to be used consistently at property boundaries, please refer to the locations and detail shown on sheet A1.
4. Please refer to the revised right side elevation that incorporates a 2x wood “belly band” to break up the two story wall.
5. The Town of Los Gatos reach Code(s) do not allow for a wood burning or gas fireplace. The revised plan uses an electric fireplace appliance that extends into the interior space. The proposed exterior results in a build-out bay that will have a shed roof with an eave.
6. Please refer to the revised exterior elevations that incorporate a simple roof design, which is more consistent with the proposed architectural style.
7. The shed roof at the rear elevation has been shown. A rear porch roof has also been included to further break up any wall massing.

Sincerely,

*G. Zierman*

Greg Zierman

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