

June 13, 2025

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

**RE: 15575 El Gato Lane**

Dear Samina

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 in an established neighborhood of mostly one story homes with a preponderance of low sloped roof Eichler-like architectural styles homes. Photos of the site and its surrounding neighborhood are shown on the following page.





*THE SITE*



*House immediately across El Gato Lane*



*House to the immediate left*



*House to the immediate right*



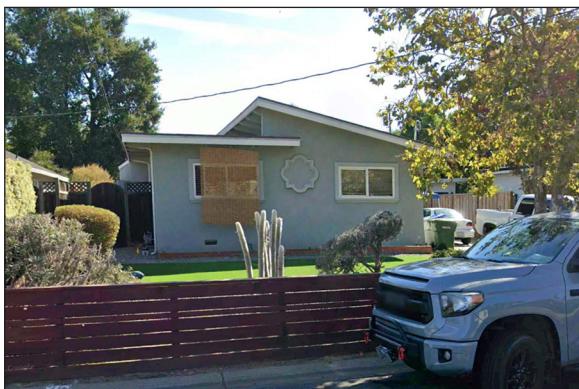
*Nearby house to the left*



*Nearby house to the right*



*Nearby house across El Gato Lane*

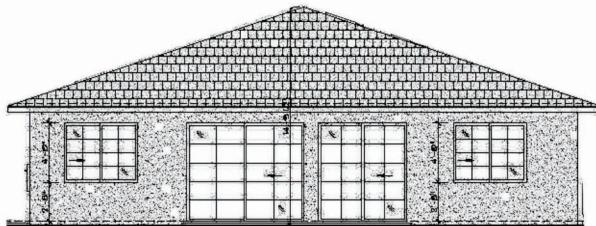


*Nearby house across El Gato Lane*

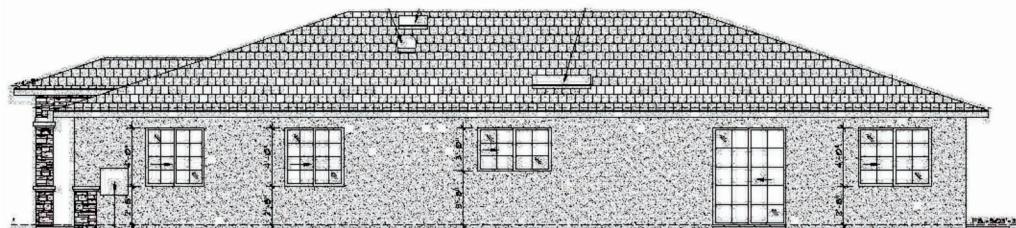
**PROPOSED PROJECT**



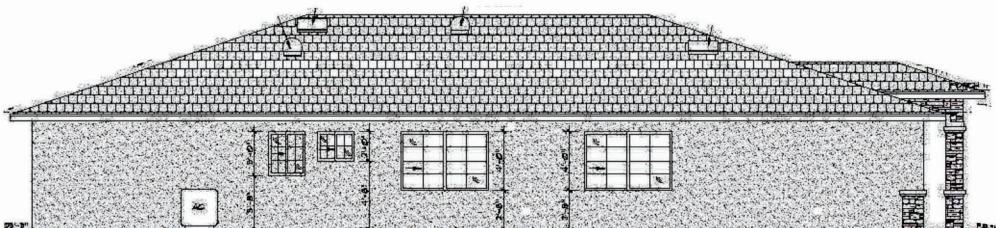
*FRONT ELEVATION*



*REAR ELEVATION*



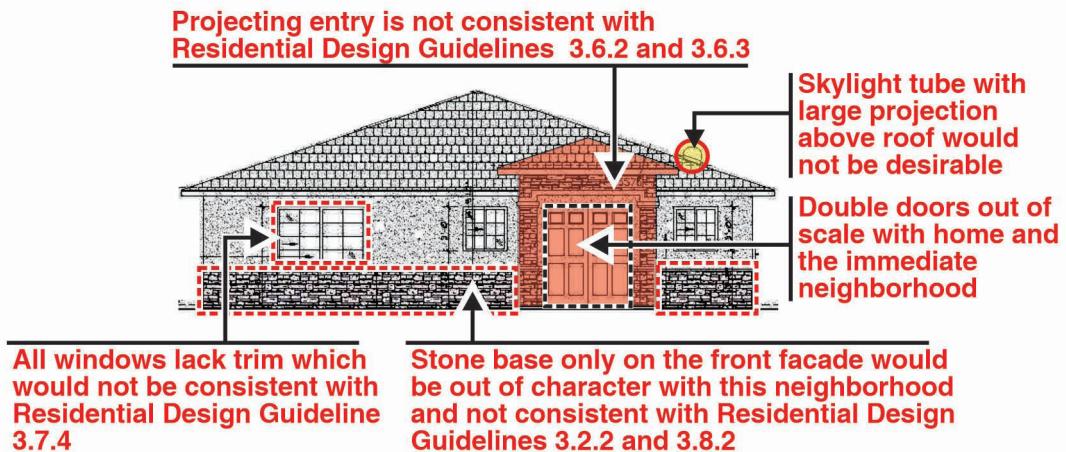
*RIGHT ELEVATION*



*LEFT ELEVATION*

## ISSUES AND CONCERNS

The proposed project is a demolition of the existing home and construction of a new home. Its one story height and simple form would be consistent with its immediate neighborhood but there are a few elements that would not be consistent with the town's Residential Design Guidelines.



1. The proposed added projecting entry is out of character with the neighborhood and would not be consistent with Residential Design Guidelines 3.6.2 and 3.6.3.

### 3.6.2 Design home entries with sensitivity to the architectural style

- *Most architectural styles have a distinctively unique entry type. Avoid using an entry type that is not part of the style. For example, avoid using projecting entries, especially those with an eave line higher than the first floor roof, for Ranch Style houses or in Ranch Style neighborhoods.*

### 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.*



*Avoid formal entries (above) in neighborhoods with informal homes and in Ranch Style neighborhoods where entries are located under roof eaves*

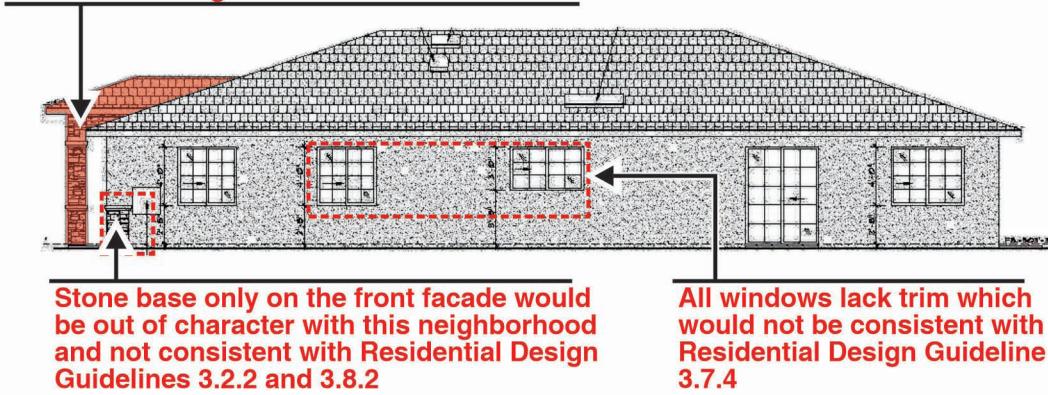
2. The stone base would not be consistent with Residential Design Guidelines 3.2.2. It is a material foreign to its immediate neighborhood and is used only on the front facade.

### 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.*
- *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.*

3. All windows lack trim which would not be consistent with Residential Design Guideline 3.7.4.

#### **Projecting entry is not consistent with Residential Design Guidelines 3.6.2 and 3.6.3**



### 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 in both the exterior and interior of the glass along with a pacer muntin between the panes of glass. Use consistently for windows on all sides of the house.*

4. The skylight sun tunnels shown on the drawings depict a prominent dome which could be an unwelcome night light.





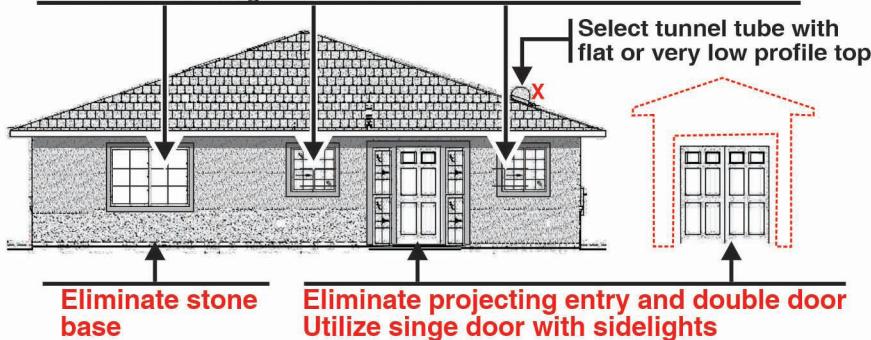
*Currently Proposed Front Facade*

**Add trim on all windows**

**Provide consistency of individual window pane proportions**

**Use true or simulated divided panes**

*Per Residential Design Guideline 3.7.4*



## RECOMMENDATIONS

1. Eliminate the projecting entry.
2. Eliminate and front facade stone base or carry it consistently around all sides of the home.
3. Eliminate the double front entry door in favor of a single door with sidelights.
4. Add trim to all windows to be consistent with Residential Design Guideline 3.7.4.
5. Provide consistency in the proportions of all smaller window pane proportions in lieu of the currently proposed wide variety in proportions and orientation. Typically these panes should be vertical or square, not horizontal.
6. The dividers in the larger window panes should be true or simulated divers per Residential Design Guideline 3.7.4.
7. Select skylight sun tunnels with flat or low profile tops to minimize nighttime glow.



CANNON DESIGN GROUP

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6729 FAIRFIELD DRIVE