

September 22, 2025

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

RE: 193 Howes Drive

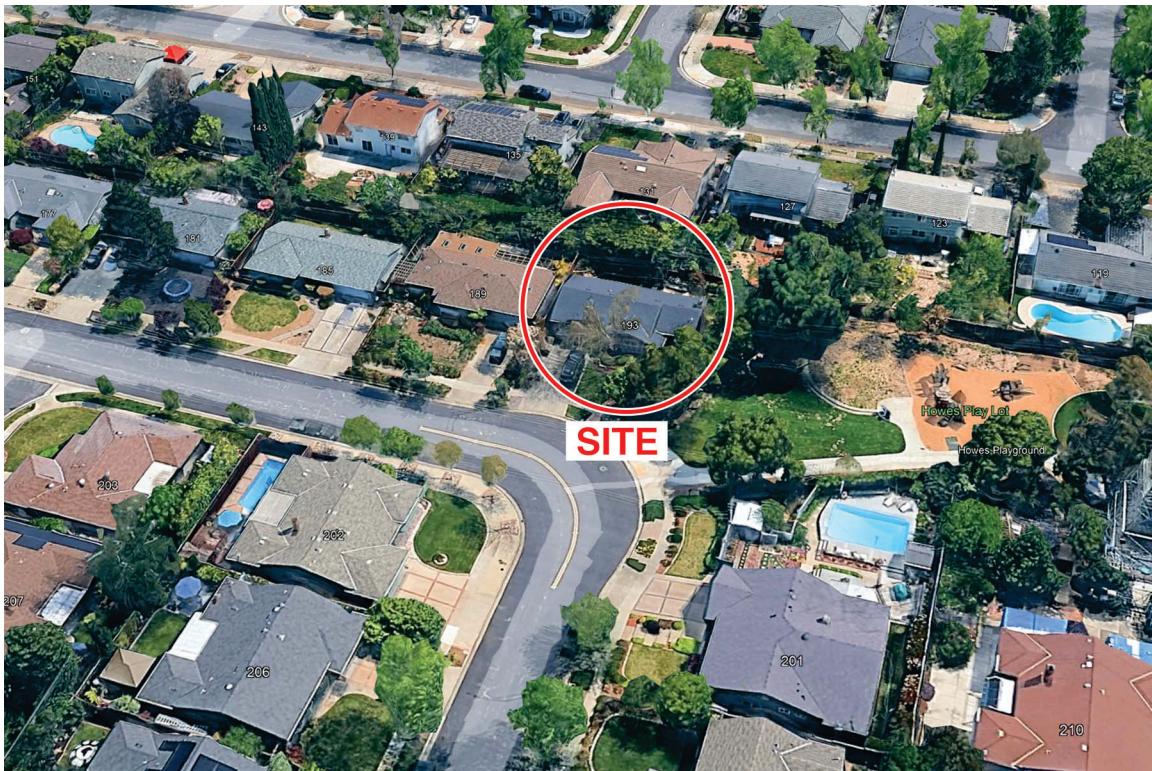
Dear Suray:

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 large semi-rural parcel near other similarly sized one story homes. Photos of the site and its surrounding neighborhood are shown on the following page.





THE SITE



House immediately across Howes Drive



Nearby house to the left



House immediately to the left

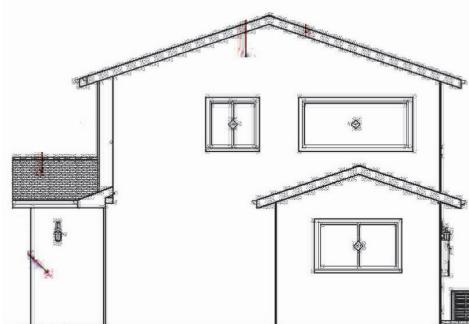
PROPOSED PROJECT



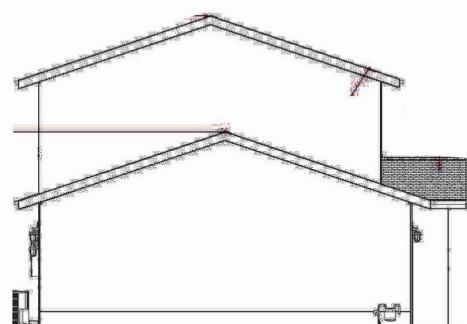
FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

ISSUES AND CONCERNS

The proposed addition is modest in size and scale. While this would be the first home in this immediate neighborhood with a second story, there is little chance that any other second floor addition could be designed that would have less of an impact. However, there are a few details that would not be consistent with the town's Residential Design Guidelines.

1. The two story tall flat wall on the rear elevation would not be consistent with Residential Design Guideline 3.3.3.

3.3.3 Provide visual relief for two story walls



The two story single plane wall would not be consistent with Residential Design Guideline 3.3.3

2. The multitude of different sizes and proportions for the windows on both the front and rear facades would not be consistent with Residential Design Guidelines 3.7.1 and 3.7.2.

3.7.1 Arrange windows in patterns and groupings consistent with the architectural style and surrounding neighborhood

- Many architectural styles have individual windows that are grouped into patterns of two, three or more windows. Be conscious of this fact, and organize the windows to complement the style.

3.7.2 Match window types and proportions to the architectural style and to the surrounding neighborhood

- Select window types to complement the style of the house. ...
- Most architectural styles feature windows that have either vertical or square proportions. Avoid horizontal window proportions unless the style (e.g., Modern or Ranch Style) is clearly supportive of that shape. Horizontal groupings of vertical and square windows are one means of providing visual balance to a facade design.
- Limit the number of different window types and proportions to enhance the visual unity of the house design.
- For second floor additions to existing homes, match the windows on the original first floor.



The large variety of window sizes and proportions is chaotic and would not be consistent with Residential Design Guidelines 3.7.1 and 3.7.2



The large variety of window sizes and proportions is chaotic and would not be consistent with Residential Design Guidelines 3.7.1 and 3.7.2

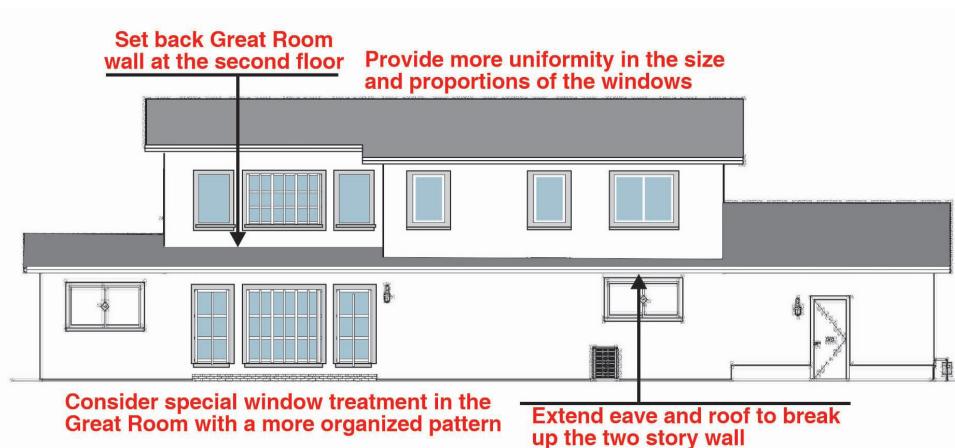
3. There is potentially some conflict with Residential Design Guideline 3.8.2 which calls for using facade materials drawn from the surrounding neighborhood. In this case the applicant is proposing to replace the existing horizontal board siding with stucco on both stories. Other homes in the immediate neighborhood appear to have their original horizontal board siding.

3.8.2 Select materials that are sensitive to the surrounding neighborhood

- *One way of fitting a new house into an existing neighborhood - especially if the new house is bigger than many of the others around it - is to use materials drawn from the surrounding neighborhood. An all stucco house might seem out of character in an all wood neighborhood, but the predominant use of wood siding with some elements of stucco can often work.*

RECOMMENDATIONS

1. Extend the first floor eave and roof across the two story wall and set the second floor Great Room wall back from the first floor wall line.
2. Provide more uniformity in the size and proportions of all windows in the house.
3. Consider a special window treatment in the Great Room within a more organized pattern.



Provide more uniformity in the size
and proportions of the windows



4. The applicant proposed a change in wall materials from horizontal siding to smooth stucco. Generally for a small scale house like this, a change of material would not likely be objectionable but staff may wish to discuss the change before approving it.

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

A handwritten signature in black ink that reads "Larry L. Cannon".

Larry L. Cannon