

Matthew Hudes, Chair Melanie Hanssen, Vice Chair Mary Badame, Commissioner Kendra Burch, Commissioner Kathryn Janoff, Commissioner Tom O'Donnell, Commissioner Reza Tavana, Commissioner

TOWN OF LOS GATOS PLANNING COMMISSION AGENDA NOVEMBER 13, 2019 110 EAST MAIN STREET LOS GATOS, CA

PARTICIPATION IN THE PUBLIC PROCESS

<u>How to participate</u>: The Town of Los Gatos strongly encourages your active participation in the public process, which is the cornerstone of democracy. If you wish to speak to an item on the agenda, please complete a "speaker's card" and return it to the Staff Liaison. If you wish to speak to an item NOT on the agenda, you may do so during the "verbal communications" period. The time allocated to speakers may change to better facilitate the Planning Commission meeting.

<u>Effective Proceedings</u>: The purpose of the Planning Commission meeting is to conduct the business of the community in an effective and efficient manner. For the benefit of the community, the Town of Los Gatos asks that you follow the Town's meeting guidelines while attending Planning Commission meetings and treat everyone with respect and dignity. This is done by following meeting guidelines set forth in State law and in the Town Code. Disruptive conduct is not tolerated, including but not limited to: addressing the Commissioners without first being recognized; interrupting speakers, Commissioners or Town staff; continuing to speak after the allotted time has expired; failing to relinquish the podium when directed to do so; and repetitiously addressing the same subject.

Deadlines for Public Comment and Presentations are as follows:

- Persons wishing to make an audio/visual presentation on any agenda item must submit the presentation electronically, either in person or via email, to the Planning Department by 1 p.m. or the Clerk's Office no later than 3:00 p.m. on the day of the Planning Commission meeting.
- Persons wishing to submit written comments to be included in the materials provided to the Planning Commission must provide the comments to the Planning Department as follows:
 - For inclusion in the regular packet: by 11:00 a.m. the Friday before the meeting
 - For inclusion in any Addendum: by 11:00 a.m. the Monday before the meeting
 - For inclusion in any Desk Item: by 11:00 a.m. on the day of the meeting

Planning Commission meetings are broadcast Live on KCAT, Channel 15 (on Comcast) on the 2nd and 4th Wednesdays at 7:00 p.m. Live and Archived Planning Commission meetings can be viewed by going to: <u>https://www.kcat.org/government-meetings</u>

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE CLERK DEPARTMENT AT (408) 354-6834. NOTIFICATION 48 HOURS BEFORE THE MEETING WILL ENABLE THE TOWN TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING [28 CFR §35.102-35.104]

TOWN OF LOS GATOS PLANNING COMMISSION AGENDA NOVEMBER 13, 2019 7:00 PM

MEETING CALLED TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS (Members of the public may address the Commission on any matter that is not listed on the agenda. Unless additional time is authorized by the Commission, remarks shall be limited to three minutes.)

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION) (Before the Planning Commission acts on the consent agenda, any member of the public or Commission may request that any item be removed from the consent agenda. At the Chair's discretion, items removed from the consent calendar may be considered either before or after the Public Hearings portion of the agenda)

- 1. Minutes of October 9, 2019
- 2. Architecture and Site Application S-19-042. Project Location: **26 Alpine Avenue**. Property Owner: DMJ Home Solutions LLC. Applicant: Tom Sloan. Project Planner: Jocelyn Shoopman.

Requesting approval of a time extension of an Architecture and Site approval for construction of a new single-family residence and removal of a large protected tree on vacant property zoned R-1:20. APN 529-37-042.

PUBLIC HEARINGS (Applicants/Appellants and their representatives may be allotted up to a total of ten minutes maximum for opening statements. Members of the public may be allotted up to three minutes to comment on any public hearing item. Applicants/Appellants and their representatives may be allotted up to a total of five minutes maximum for closing statements. Items requested/recommended for continuance are subject to the Commission's consent at the meeting.)

<u>3.</u> Conditional Use Permit Application U-12-002. Project Location: **300 Marchmont Drive**. Applicant/Property Owner: Mark Silver/Hillbrook School. Project Planner: Jocelyn Shoopman.

Annual review of an approved Conditional Use Permit for an existing private school (Hillbrook School) on property zoned HR-1. APNs 532-10-01 and 532-11-011.

<u>4.</u> Minor Residential Development Application MR-19-011. Project Location: 15960 Rose
 Avenue. Appellant: Manoochehr Kadkhodayan. Applicant: De Mattei Construction.
 Property Owner: David Doctorow and Sarah Munson.

Consider an appeal of a Community Development Director decision approving a request for construction of a detached garage exceeding 450 square feet on property zoned R-1:8. APN 410-19-018.

5. Architecture and Site Application S-19-005, Variance Application V-19-002, and Conditional Use Permit U-19-001. Property Location: 25 W. Main Street. Property Owner: Steven and Mary Leonardis. Applicant: Gordon Wong. Project Planner: Erin Walters Requesting approval for construction of an addition to a contributing building in the Downtown Historic Commercial District, including variances for maximum floor area and doi: a contributing building on the formation of an addition of a second for a second fo

driveway length for a multi-family use in a mixed-use project on property zoned C-2:LHP. APN 529-01-017.

 <u>6.</u> Architecture and Site Application S-19-017. Project Location: **15921 Linda Avenue**. Applicant: Daryl V. Harris. Property Owner: Firouz Behnamfar. Requesting approval for demolition of an existing single-family residence and construction of a new single-family residence with reduced setbacks on nonconforming property zoned R-1:8. APN 523-25-022.

OTHER BUSINESS (Up to three minutes may be allotted to each speaker on any of the following items.)

Conditional Use Permit Application U-19-010. Project Location: 66 E. Main Street.
 Property Owner: Jane Thomas Living Trust. Applicant: Alex Anderson.
 Three-month status report on a Conditional Use Permit for non-formula private sports recreation club offering group classes and facilities for private fitness workout on property zoned C-2. APN 529-29-049.

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

SUBCOMMITTEE REPORTS / COMMISSION MATTERS

ADJOURNMENT (*Planning Commission policy is to adjourn no later than 11:30 p.m. unless a majority of the Planning Commission votes for an extension of time*)

Writings related to an item on the Planning Commission meeting agenda distributed to members of the Commission within 72 hours of the meeting are available for public inspection at the reference desk of the Los Gatos Town Library, located at 100 Villa Avenue; the Community Development Department and Clerk Department, both located at 110 E. Main Street; and are also available for review on the official Town of Los Gatos website. Copies of desk items distributed to members of the Commission at the meeting are available for review in the Town Council Chambers.

Note: The Town of Los Gatos has adopted the provisions of Code of Civil Procedure §1094.6; litigation challenging a decision of the Town Council must be brought within 90 days after the decision is announced unless a shorter time is required by State or Federal law.



MEETING DATE: 11/13/2019

ITEM NO: 1

DRAFT MINUTES OF THE PLANNING COMMISSION MEETING OCTOBER 9, 2019

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, October 9, 2019, at 7:00 p.m.

MEETING CALLED TO ORDER AT 7:00 P.M.

ROLL CALL

Present: Chair Matthew Hudes, Vice Chair Melanie Hanssen, Commissioner Mary Badame, Commissioner Kathryn Janoff, Commissioner Reza Tavana Absent: Commissioner Kendra Burch, Commissioner Tom O'Donnell

PLEDGE OF ALLEGIANCE

Commissioner Janoff led the Pledge of Allegiance. The audience was invited to participate.

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. Approval of Minutes – September 11, 2019

Chair Hudes requested Item 2, 16 Chestnut Avenue, to be pulled from the Consent Calendar.

MOTION: Motion by Commissioner Badame to approve adoption of the Consent Calendar. Seconded by Commissioner Janoff.

VOTE: Motion passed unanimously

PUBLIC HEARINGS

2. 16 Chestnut Avenue

Architecture and Site Application S-17-047 APN 510-40-012 Applicant/Appellant: Bess Wiersema, Studio3 Design Property Owner: Kim Roper Project Planner: Erin Walters

PAGE **2** OF **7** MINUTES OF PLANNING COMMISSION MEETING OF DATE: NOVEMBER 8, 2019

Consider an appeal of a Development Review Committee decision approving a request for demolition of an existing pre-1941 single-family residence and construction of a new single-family residence on property zoned R-1:12. Continued from July 10, 2019.

Chair Hudes stated that the applicants had requested a continuance, however, he pulled the item from the Consent Calendar because under new rules he now has a potential conflict because he lives within the new 1,000 foot zone from the subject site and so he would recuse himself from participating in the public hearing for this item.

MOTION:Motion by Vice Chair Hanssen to continue the public hearing for 16
Chestnut Avenue to a date certain of December 11, 2019. Seconded by
Commissioner Tavana.

VOTE: Motion passed 4-0 with Chair Hudes recusing

3. 56 Central Avenue

Architecture and Site Application S-18-050 APN 529-35-068 Applicant: Rick Hartman, HOMETEC Architecture Property Owner: Andrew and Ashley Bothman Project Planner: Jocelyn Shoopman

Consider an appeal of a Development Review Committee decision approving a request for demolition of a dwelling, construction of a new single-family residence with reduced setbacks, and removal of large protected trees on property zoned R-1:10.

Jocelyn Shoopman, Associate Planner, presented the staff report.

Opened Public Comment.

Leslie Morley/Appellant

The applicants use Lots 60, 64, and 70 to justify setbacks of 5 feet on each side of their home, but none have has 5 feet on both sides except for her property, and that is only because of an oversight when the house was built in 1928. The first story of the proposed home has a kitchen window right next to her balcony that looks into her master bedroom. The streetscape rendering is erroneous because it puts both homes on the same level, which they are not, and shows the two homes 10 feet apart when the applicants are requesting only 5 feet, and that is her biggest objection.

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Andrew and Ashley Bothman/Applicants

Lots 60, 67, 70, and 71 all have four-foot setbacks, so their request for 5-foot setbacks is consistent with the neighborhood. Their property is a nonconforming lot and the garage cannot be accessed from the rear of the property, and the property next-door is a flag lot and would never have a house within 50 feet of their home. They discussed their plans for a two-story home with 5-foot setbacks with the appellant multiple times, and in fact the appellant recommended the applicants make 5-foot setbacks a contingency of the sale of the property and even contacted the Community Development Director to set up an informational meeting. The appellant's balcony is over the property line and the appellant has communicated multiple times that it is to be removed in order to become compliant.

Susan Branch

- She lives at 7 Central Court. Granting an exception to the required 10-foot setbacks would set a precedent for 5-foot setbacks in her neighborhood. With 5-foot setbacks on each side and all the existing trees removed it would magnify the impact of the proposed house. The houses the applicants use to justify their request have only one side setback that is less than 10 feet, while the applicants are requesting both side setbacks be 5 feet.

Susan Barden

- She lives at 16386 Lilac Lane and supports the applicant's project. Los Gatos needs young families like the Bothmans to build a balanced community. She is familiar with Central Avenue and believes the proposed home would be a dramatic improvement.

Karen Rogge

She lives at 70 Central Avenue, a few houses away from the subject site. She is happy someone wants to renovate the property, but she'd like the new home to fit within the neighborhood and street. The elevations for 56 Central were not rendered correctly and the house would actually be 10-feet higher than any other property nearby. Trying to fit a 3,500 square foot home onto this little lot does not fit with this historic community. She was also concerned about the number of historic trees to be removed.

Kristi and Eric Harrison

They are immediate neighbors on the other side of the subject site. Three houses across
the street from the subject site are not built at street level, so the applicant's proposed
home at 28 feet would be at least a half-floor above these three houses and would tower
over them. The proposed home would be an improvement to the property, but they are
concerned that three of the four properties that have 5-foot setbacks are on upper Central,
which has a different feel than lower Central.

Andrew and Ashley Bothman/Applicants

 The applicants had no additional comments beyond what they said and provided in their documentation. They hoped the Planning Commission would consider the DRC's review in support of their project. The height of their proposed home falls within the Town's guidelines and was approved as part of the process.

Leslie Morley/Appellant

- She was not aware of the applicant's plans until the DRC meeting was posted on the property. The applicant's rendering shows her deck well off the property line, which is inaccurate; her deck would be much closer to the proposed home. She did not expect the first story of the proposed home to be on a level that had their kitchen window above her balcony floor.

Closed Public Comment.

Commissioners discussed the matter.

MOTION:Motion by Commissioner Badame to deny the appeal of a DRC decision
and approve Architecture and Site Application S-18-050 for 56 Central
Avenue. Seconded by Commissioner Janoff.

Commissioners discussed the matter.

VOTE: Motion passed unanimously.

4. 16336 Shady View Lane

Architecture and Site Application S-18-060 APN 532-03-034 Appellant: Matt and Carrie Currie Applicant: De Mattei Construction Property Owner: Allan and Katty Coulson Project Planner: Ryan Safty

Consider an appeal of a Development Review Committee decision approving a request for demolition of a single-family residence and construction of a new single-family residence on property zoned R-1:8.

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

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Matt and Carrie Currie/Appellant

- They were concerned when they heard about the project next door because they had never seen the plans. If built as proposed they would bear the burden of the applicant's lot constraints, including unarticulated sheer wall and incredible massing up against the property line. They wanted to be heard but only when they engaged a lawyer did the applicants take them seriously. The applicants' revised plan is responsive in that it moves the house off the property line an additional 4.5 feet and removes the rear balcony, which was a privacy concern, and would be acceptable but only if the side setback is reflected, the balcony is removed, and a new tree plan is required as a condition of approval.

Jim Whitney, De Mattei Construction/Applicant

 The property owners would not be in opposition to Exhibit 17 and hope the Planning Commission would consider the changes and agree with the appellants' conditions for that. They have gone through a process per the Town and have followed all the procedures set forth and they are in compliance with them.

Missy Fox

- She and her husband live on Shady View Lane on the south side of the subject site. They have spoken with the applicants several times and found them open to their concerns. One minor issue regarding a pool pump has not been resolved but she expects it will be resolved in the future.

Whitney Halladay

- She lives down the street on Hilow Road and drives by the subject site about five times a day. Looking at the story poles she was surprised at how high and out of proportion on an extremely small corner lot the poles look relative to the property and homes nearby. She noted a balcony on the plans but has not seen balconies on any of the other homes in the neighborhood.

Katty Coulson/Applicant

- They spoke to the appellants and 30 other neighbors about their plans and received support from 25 of them. They have made compromises such as removing windows, changing the window shapes and obscuring them, adjusting the tree line, removing the balcony, and extending the space between the shared fence, but the appellants requested that they sign an agreement outside the Planning Commission forum in which they would commit to not make any changes, and that would remain in place even if they sell their home. They want to sign an agreement in a public forum and not with third-party lawyers in the background behind closed doors.

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Matt and Carrie Currie/Appellant

- There was never an attempt to force anyone to sign any agreements in private. It was to make sure there was alignment on the changes they wanted to ensure the applicant submitted plans consistent with that, because they were nervous about going before the Planning Commission without clarity from the applicants that they would move forward with plans that would answer their concerns. The cooperation the applicants speak of did not happen until they got a lawyer involved.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: Motion by Commissioner Badame to deny the appeal of a DRC decision and approve Architecture and Site Application S-18-060 for 16336 Shady View Lane with the added conditions of full conformance of plans per Exhibit 17 that include no second floor balcony, the home is moved an additional 4.5 feet away from the appellant's property, and the tree plan is updated. Seconded by Commissioner Tavana.

Commissioners discussed the matter.

VOTE: Motion passed unanimously.

5. General Plan Amendments Application GP-19-001

Project Location: Town Wide Applicant: Town of Los Gatos

Consider proposed General Plan amendments to language specific to Highway 17 in Goal TRA-4 and supporting policies.

Matt Morley, Parks and Public Works Director, presented the staff report.

Opened and Closed Public Comment.

- MOTION:Motion by Chair Hudes to recommend the document as written with the
addition of comments from the General Plan Advisory Committee.Seconded by Commissioner Badame.
- VOTE: Motion passed unanimously.

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OTHER BUSINESS

6. <u>Report from the Director of Community Development</u>

Joel Paulson, Director of Community Development

- The Town is still actively recruiting for boards and commissions with a deadline of October 25th at 4:00 p.m.
- The Town Council and Planning Commission met on October 8, 2019 in a joint session regarding the vehicle miles traveled metric as it relates to CEQA, with follow up conversations to occur over the next few months to comply with new state law by July 1, 2020.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

General Plan Advisory Committee

Vice Chair Hanssen

- The GPAC met to discuss the proposed General Plan Amendment discussed in Item 5. The next step will be for the GPAC to receive the draft alternatives report that relates to the Land Use Element.

Historic Preservation Committee

Chair Hudes

- HPC met September 25, 2019 and reviewed three items:
 - o 16890 Roberts Road
 - o 258 Edelen Avenue
 - o 29 Broadway

ADJOURNMENT

The meeting adjourned at 9:28 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the October 9, 2019 meeting as approved by the Planning Commission.

Vicki Blandin



DATE:	October 29, 2019
TO:	Planning Commission
FROM:	Joel Paulson, Community Development Director
SUBJECT:	 Architecture and Site Application S-19-042. Project Location: 26 Alpine Avenue. Property Owner: DMJ Home Solutions LLC. Applicant: Tom Sloan. Project Planner: Jocelyn Shoopman. Requesting approval of a time extension of an Architecture and Site approval for construction of a new single-family residence and removal of a large protected tree on vacant property zoned R-1:20. APN 529-37-042.

RECOMMENDATION:

Approval, subject to the recommended Conditions of Approval.

PROJECT DATA:

General Plan Designation:	Low Density Residential
Zoning Designation:	R-1:20, Single-Family Residential, minimum lot size 20,000
	square feet
Applicable Plans & Standards:	Residential Design Guidelines and Hillside Development
	Standards & Guidelines
Parcel Size:	20,000 square feet
Surrounding Area:	

	Existing Land Use	General Plan	Zoning
North	Residential	Medium Density Residential	R-1D
South	Residential	Low Density Residential	R-1:20
East	Residential	Low Density Residential	R-1:20
East	Residential	Low Density Residential and	R-1:8 and R-1D
		Medium Density Residential	

PREPARED BY: Jocelyn Shoopman Associate Planner

Reviewed by: Planning Manager and Community Development Director

<u>CEQA</u>:

It was determined that this project will not have a significant impact on the environment and the Town Council adopted a Mitigated Negative Declaration for the Architecture and Site application on December 19, 2017.

FINDINGS:

• As required by Section 29.20.325 of the Town Code for granting a time extension request.

ACTION:

The decision of the Planning Commission is final unless appealed within ten days.

BACKGROUND:

On December 19, 2017, the Town Council approved Architecture and Site application S-19-042, for construction of a new single-family residence and removal of a large protected tree on vacant property. The Architecture and Site application will expire two years from the approval date unless the approval is vested.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject site is a vacant lot located on Alpine Avenue approximately 300 feet north of East Main Street.

B. Project Summary

The applicant is requesting approval of a time extension of an Architecture and Site approval for construction of a new single-family residence and removal of a large protected tree on vacant property. The applicant is requesting the time extension due to the sale of the property, and the impending wet season with regards to the grading involved with the project. The letter of justification is included as Exhibit 4, and the development plans are included as Exhibit 5. The applicant is not proposing any changes to the approved project.

C. Zoning Compliance

A single-family residence is permitted in the R-1:20 zone.

PAGE **3** OF **4** SUBJECT: 26 Alpine Avenue/S-19-042 DATE: October 29, 2019

DISCUSSION:

A. Time Extension

The purpose of requiring a time extension is to give the Town the ability to modify existing conditions or impose additional conditions to address new facts that have come to light. If there are new facts concerning the proposed project, conditions of approval can be added or modified in order to grant a time extension.

On April 3, 2006, the Town Council determined that up to two-time extensions are considered appropriate to allow projects to move forward. Time extensions are not intended to provide an opportunity to completely revisit an application. They are intended to provide an opportunity to evaluate if the facts that existed at the time of approval have changed or if new conditions are warranted.

Town Code Section 29.20.325 allows the deciding body having jurisdiction to grant approval of the original application, to approve reasonable time extensions not exceeding one-year subject to the following findings:

- (1) There would be no legal impediment to granting a new application for the same approval.
- (2) The conditions originally applied or new conditions to be applied as part of the extension approval are adopted to any new facts concerning the proposed project.

The applicant is not proposing any changes to the previously approved project. The Planning Division, Building Division, Parks and Public Works Engineering Division, and the Santa Clara County Fire Department reviewed the time extension request. In regard to the first finding, there would be no legal impediment to granting the extension, and the findings made for the previous approval still stand. In regard to the second finding, conditions have been modified to reflect the new expiration date and include current Public Works Department requirements.

B. Environmental Review

It was determined that this project will not have a significant impact on the environment and the Town Council adopted a Mitigated Negative Declaration for the Architecture and Site application on December 19, 2017.

PUBLIC COMMENTS:

Written notice was sent to property owners and tenants within 300 feet of the subject property.

PAGE **4** OF **4** SUBJECT: 26 Alpine Avenue/S-19-042 DATE: October 29, 2019

CONCLUSION:

A. <u>Recommendation</u>

As discussed above, there are no changes to the previously approved project. Therefore, staff recommends approval of the time extension. If the Planning Commission finds merit with the proposal, it should:

- a. Make the required findings as required by Section 29.20.325 of the Town Code for granting a time extension (Exhibit 2); and
- b. Approve the time extension for Architecture and Site application S-19-042, with the conditions contained in Exhibit 3.

B. <u>Alternatives</u>

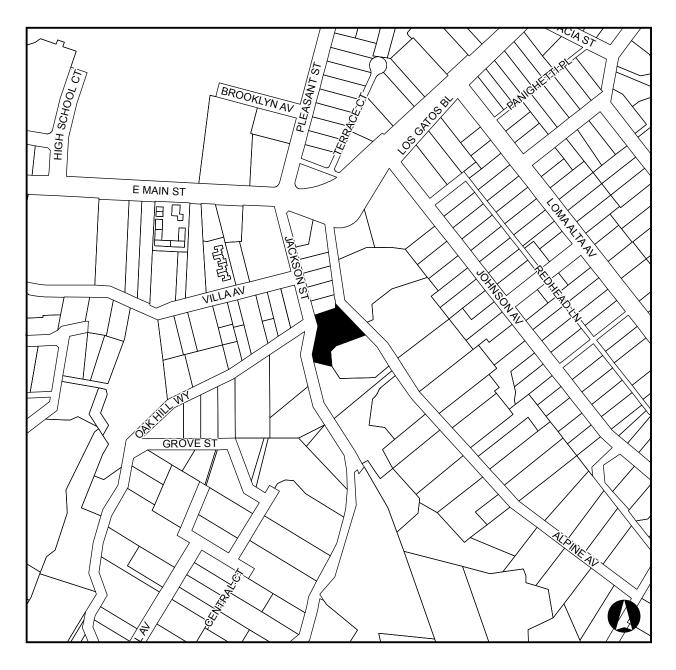
Alternatively, the Commission can:

- 1. Continue the matter to a date certain with specific direction; or
- 2. Approve the application with additional and/or modified conditions of approval; or
- 3. Deny the application.

<u>EXHIBITS</u>:

- 1. Location map
- 2. Required findings (one page)
- 3. Recommended conditions of approval (14 pages)
- 4. Letter of justification, received October 18, 2019 (one page)
- 5. Development plans, received October 18, 2019

26 Alpine Avenue



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PLANNING COMMISSION – November 13, 2019 REQUIRED FINDINGS:

<u>26 Alpine Avenue</u> Architecture and Site Application S-19-042

Requesting approval for a time extension to construct a new single-family residence and remove a large protected tree on vacant property zoned R-1:20. APN 529-37-042. APPLICANT: Tom Sloan PROPERTY OWNER: DMJ Home Solutions LLC

FINDINGS:

Required Finding for a Time Extension:

• As required by Section 29.20.325 of the Town Code for granting a time extension:

Town Code Section 29.20.325 allows the deciding body to approve reasonable time extensions not exceeding one-year subject to the following findings:

- (1) There would be no legal impediment to granting a new application for the same approval in that the findings made for the previous approval still stand.
- (2) There are no new facts concerning the proposed project and conditions have been modified to reflect the new expiration date, include current Public Works Department requirements and standard conditions, and update the names of department contacts. No other conditions have been modified or added.

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PLANNING COMMISSION – November 13, 2019 CONDITIONS OF APPROVAL

<u>26 Alpine Avenue</u> Architecture and Site Application S-19-042

Requesting approval for a time extension to construct a new single-family residence and remove a large protected tree on vacant property zoned R-1:20. APN 529-37-042.

APPLICANT: Tom Sloan PROPERTY OWNER: DMJ Home Solutions LLC

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

- 1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval listed below and in substantial compliance with the plans approved and noted as received by the Town on October 18, 2019. Any changes or modifications to the approved plans shall be approved by the Community Development Director, the Development Review Committee, the Planning Commission, or Town Council, depending on the scope of the changes.
- 2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
- 3. OUTDOOR LIGHTING: Exterior lighting shall be kept to a minimum, and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security. The lighting plan shall be reviewed during building plan check.
- 4. GENERAL: All existing trees shown on the plan and trees required to remain or to be planted are specific subjects of approval of this plan, and must remain on the site.
- 5. TREE REMOVAL PERMIT: A Tree Removal Permit shall be obtained for any trees to be removed, prior to the issuance of a building or grading permit.
- 6. ARBORIST REQUIREMENTS: The developer shall implement, at their cost, all recommendations made by Gareth Jones, identified in the Arborist reports, dated as received June 26, 2016 and January 17, 2017, in addition to the peer review report prepared by Deborah Ellis on November 8, 2016, respectively, on file in the Community Development Department. A Compliance Memorandum shall be prepared by the applicant and submitted with the building permit application detailing how the recommendations have or will be addressed. These recommendations must be incorporated in the building permit plans, and completed prior to issuance of a building permit where applicable.
- 7. ARBORIST REPORT: An arborist report shall be prepared to provide recommendations on how to ensure and improve the health of tree #9 during construction of the single-family home.

- 8. TREE FENCING: Protective tree fencing shall be placed at the drip line of existing trees and shall remain through all phases of construction. Fencing shall be six foot high cyclone attached to two-inch diameter steel posts drive 18 inches into the ground and spaced no further than 10 feet apart. Include a tree protection fencing plan with the construction plans.
- 9. REPLACEMENT TREES: New trees shall be planted to mitigate the loss of trees being removed. The number of trees and size of replacement trees shall be determined using the canopy replacement table in the Town Code. Town Code requires a minimum 24-inch box size replacement tree. New trees shall be double staked with rubber ties and shall be planted prior to final inspection and issuance of occupancy permits.
- 10. WATER EFFICIENCY LANDSCAPE ORDINANCE: The final landscape plan, including landscape and irrigation plans and calculations, shall meet the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. The final landscape plan shall be reviewed by the Town's consultant prior to issuance of building permits. A review fee based on the current fee schedule adopted by the Town Council is required when working landscape and irrigation plans are submitted for review.
- 11. CONSTRUCTION MANAGEMENT PLAN: The Construction Management Plan shall be reviewed by the Parks and Public Work staff to ensure that as many construction vehicles as possible are placed on the property.
- 12. FRONT YARD LANDSCAPE: Prior to issuance of a Certificate of Occupancy the front yard must be landscaped.
- 13. STORY POLES: The story poles on the project site shall be removed within 30 days of approval of the Architecture & Site application.
- 14. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval, and may be secured to the satisfaction of the Town Attorney.
- 15. BIOLOGICAL RESOURCES MITIGATION MEASURE BIO-1: Special-status and Migratory Bird Species. The following avoidance measures shall be required to avoid the project's potential effects on special-status and migratory bird species.
 - a. The removal of trees and shrubs shall be minimized to the extent feasible.
 - b. If tree removal, pruning, grubbing and demolition activities are necessary, such activities shall be conducted outside of the breeding season (i.e., between September 1 and January 31), to avoid impacts to nesting birds.
 - c. If tree removal, pruning, grubbing and demolition activities are scheduled to commence during the bird breeding season (i.e., between February 1 and August 31), a preconstruction survey shall be conducted by a qualified biologist no more than two weeks prior to the initiation of work. The preconstruction survey shall include the project footprint and up to a 300-foot buffer, access and sight-lines permitting. If no active nests of migratory birds are found, work may proceed without restriction and no further measures are necessary. If work is delayed more than two weeks, the

preconstruction survey shall be repeated, if determined necessary by the project biologist.

- d. If active nests (i.e. nests with eggs or young birds present, or hosting an actively breeding adult pair) of special-status or migratory birds are detected, the project biologist shall designate non-disturbance buffers at a distance sufficient to minimize disturbance based on the nest location, topography, cover, species, and the type/duration of potential disturbance. No work shall occur within the non-disturbance buffers until the young have fledged, as determined by a qualified biologist. The appropriate buffer size shall be determined in cooperation with the CDFW and/or the USFWS. If, despite the establishment of a non-disturbance buffer it is determined that project activities are resulting in nest disturbance, work shall cease immediately and the CDFW and the USFWS shall be contacted for further guidance.
- e. If project activities must occur within the non-disturbance buffer, a qualified biologist shall monitor the nest(s) to document that no take of the nest (i.e., nest failure) will result. If it is determined that project activities are resulting in nest disturbance, work shall cease immediately and the CDFW and the USFWS shall be contacted for further guidance.
- 16. BIOLOGICAL RESOURCES MITIGATION MEASURE BIO-2: Special-status Bats. The following avoidance measures shall be required to avoid the project's potential effects on special-status bats.
 - a. Prior to the removal or significant pruning of trees and the demolition of buildings, a qualified bat biologist shall assess them for the potential to support roosting bats. Suitable bat roosting sites include trees with snags, rotten stumps, and decadent trees with broken limbs, exfoliating bark, cavities, and structures with cracks, joint seams and other openings to interior spaces. If there is no evidence of occupation by bats, work may proceed without further action.
 - b. If suitable roosting habitat is present, the bat biologist shall recommend appropriate measures to prevent take of bats. Such measures may include exclusion and humane eviction (see "c" below) of bats roosting within structures during seasonal periods of peak activity (e.g., February 15 April 15, and August 15 October 30), partial dismantling of structures to induce abandonment, or other appropriate measures.
 - c. If bat roosts are identified on the site, the following measures shall be implemented:
 - If non-breeding/migratory bats are identified on the site within a tree or building that is proposed for removal, then bats shall be passively excluded from the tree or building. This is generally accomplished by opening up the roost area to allow airflow through the cavity/crevice, or installing one-way doors. The bat biologist shall confirm that the bats have been excluded from the tree or building before it can be removed.
 - If a maternity roost of a special-status bat species is detected, an appropriate nondisturbance buffer zone shall be established around the roost tree or building site, in consultation with the CDFW. Maternity roost sites may be demolished only when it has been determined by a qualified bat biologist that the nursery site is not occupied. Demolition of maternity roost sites may only be performed during

seasonal periods of peak activity (e.g., February 15 - April 15, and August 15 - October 30).

- No additional mitigation for the loss of roosting bat habitat is required.
- 17. BIOLOGICAL RESOURCES MITIGATION MEASURE BIO-3: Tree Planting Plan. The applicant shall comply with the recommendations in the arborist report prepared for the proposed project by Gareth Jones on June 26, 2016 and January 17, 2017, in addition to the peer review report prepared by Deborah Ellis on November 8, 2016. The Tree Planting Plan shall include the following:
 - a. Removal of all protected trees (all with 30-35 feet canopy diameters) will be replaced by four 24-inch box trees or two 36-inch box trees per tree removed. Replacement trees must be species from the Town of Los Gatos' approved tree species list.
 - b. Removal of riparian tree species should be mitigated by additional plantings in the project area. Planting additional trees in the riparian set back is not advised due to the heavily shaded nature of the existing canopy cover.
 - c. Ecologically suitable native understory plants should be planted on the hillside above the riparian set back.
 - d. All landscaping shall be done with plants that are not known to be invasive. Use a reputable nursery to source native plants that are genetically similar to those found in the Santa Cruz Mountains.
- 18. BIOLOGICAL RESOURCES MITIGATION MEASURE BIO-4: Sudden Oak Death Syndrome.
 - a. Prior to removal or trimming of any potentially infected tree or carrier tree species, samples will be taken by a qualified arborist and sent to a laboratory to determine the presence or absence of SODS. If a positive test result occurs, the applicant shall immediately consult with the Oak Mortality Task Force and follow all applicable recommendations for further tree removal, trimming, disposal of vegetation, and for decontamination of equipment.
- 19. ARCHAEOLOGICAL RESOURCES AND HUMAN REMAINS MITIGATION MEASURE CUL-1:
 - a. In the event that archaeological traces are encountered, all construction within a 50meter radius of the find will be halted, the Community Development Director will be notified, and an archaeologist will be retained to examine the find and make appropriate recommendations.
 - b. If human remains are discovered, the Santa Clara County Coroner will be notified. The Coroner will determine whether or not the remains are Native American. If the Coroner determines char the remains are not subject to his authority, he will notify the Native American Heritage Commission, who shall attempt to identify descendants of the deceased Native Americans.
 - c. If the Community Development Director finds that the archaeological find is not a significant resource, work will resume only after the submittal of a preliminary archaeological report and after provisions for reburial and ongoing monitoring are accepted. Provisions for identifying descendants of a deceased Native American and for reburial will follow the protocol set forth in CEQA Guidelines Section 15064.5(e). If the site is found to be a significant archaeological site, a mitigation program will be prepared and submitted to the Community Development Director for consideration and approval, in conformance with the protocol set forth in Public Resources Code

Section 21083.2.

- d. A final report shall be prepared when a find is determined to be a significant archaeological site, and/or when Native American remains are found on the site. The final report will include background information on the completed work, a description and list of identified resources, the disposition and curation of these resources, any testing, other recovered information, and conclusions.
- 20. GEOLOGY AND SOILS MITIGATION MEASURE GEO-1: Geotechnical Report Recommendations.
 - a. The project applicant shall implement all of the recommendations of the project geotechnical report, and any associated updates or revisions, related to site preparation and grading, foundation design, driveways, retaining walls, and drainage improvements. To ensure correct implementation, the geotechnical engineer shall review project plans and observe geotechnical-relevant aspects of proposed initial construction of roads and infrastructure. The geotechnical engineer shall submit an "as built" letter to the Director of Public Works stating that the project has been constructed in conformance with the recommendations of the geotechnical report.
- 21. HYDROLOGY AND WATER QUALITY MITIGATION MEASURE HWQ-1: GHG-1:
 - a. Prior to the issuance of grading permits or improvement plans in lieu of grading permits, the applicant shall demonstrate to the satisfaction of the Town Engineer that the project's stormwater quality control measures, including the erosion control features described in the project's final Erosion Control Plan have been incorporated into the project design.
- 22. COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.

Building Division

- 23. PERMITS REQUIRED: A Building Permit is required for construction of the new singlefamily residence. This is a combination Building Permit which includes all required electrical, mechanical, and plumbing work as necessary. A separate Building Permit is required for any site retaining walls.
- 24. APPLICABLE CODES: The current codes as amended and adopted by the Town of Los Gatos as of January 1, 2017, are the 2016 California Building, Electrical, Mechanical, Plumbing, Fire, and Energy Codes and the 2016 California Residential Code and 2016 California Green Building Standards Code Mandatory Measures only.
- 25. CONDITIONS OF APPROVAL: The Conditions of Approval must be blue-lined in full on the cover sheet of the construction plans. A Compliance Memorandum shall be prepared and submitted with the building permit application detailing how the Conditions of Approval will be addressed.
- 26. SIZE OF PLANS: Submit four sets of construction plans, minimum size 24" x 36", maximum size 30" x 42".
- 27. SOILS REPORT: A Soils Report (Geotechnical Investigation), prepared to the satisfaction of the Building Official, containing foundation and retaining wall design recommendations, shall be submitted with Building Permit Application.
- 28. FOUNDATION INSPECTIONS: A pad certificate prepared by a licensed Civil Engineer or

Land Surveyor shall be submitted to the project building Inspector at foundation inspection. This certificate shall certify compliance with recommendations as specified in the soils report and that the building pad elevation and on-site retaining wall locations and elevations have been prepared according to the approved plans. Horizontal and vertical controls shall be set and certified by a licensed Land Surveyor or Civil Engineer for the following items:

- a. Building pad elevation
- b. Finish floor elevation
- c. Foundation corner locations
- d. Retaining wall locations and elevations
- 29. TOWN RESIDENTIAL ACCESSIBILITY/ADAPTABILITY STANDARDS: The new residence shall be designed with adaptability features for single-family residences per Town Resolution 1994-61 as follows:
 - a. Wood backing (2" x 8" minimum) shall be provided in all bathroom walls at water closets, showers, and bathtubs, located 34-inches from the floor to the center of the backing, suitable for the installation of grab bars in needed in the future.
 - b. All passage doors shall be at least 32-inches wide on the accessible floor level.
 - c. The primary entrance shall be a 36-inch wide door with a 5' x 5' level landing no more than 1-inch out of plane with the immediate interior floor level and with an 18-inch clearance on the interior strike edge.
 - d. A door buzzer, bell or chime shall be hard-sired at the primary entrance.
- 30. TITLE 24 ENERGY COMPLIANCE: All required California Title 24 Energy Compliance Forms must be blue-lined (sticky-backed) onto a sheet of the plans.
- 31. BACKWATER SEWER VALVE: The scope of this project may require the installation of a sanitary sewer backwater valve per Town Ordinance 6.50.025. Please provide information on the plans if a backwater valve is required and the location of the installation. The Town of Los Gatos and West Valley Sanitation District (WVSD) require backwater valves on drainage piping serving fixtures that have flood level rims less than 12-inches above the elevation of the next upstream manhole.
- 32. TOWN FIREPLACE STANDARDS: New wood burning fireplaces shall be an EPA Phase II approved appliance or gas appliance per Town Ordinance 1905. Tree limbs shall be cut within 10 feet of chimneys.
- 33. FIRE ZONE: All projects in the Town of Los Gatos require Class A roof assemblies.
- 34. WILDLAND-URBAN INTERFACE: This project is located in a Wildland-Urban Interface High Fire Area and new buildings must comply with Section R337 of the California Residential Code regarding materials and construction methods for exterior wildfire exposure.
- 35. DEFENSIBLE SPACE/FIRE BREAK LANDSCAPING PLAN: Provide a Defensible Space/Fire Break Landscaping Plan prepared by a California licensed Landscape Architect in conformance with California Public Resources Code 4291 and California Government Code Section 51182.
- 36. FIRE BREAK LANDSCAPING FINAL INSPECTION: Prior to Final Inspection, provide a letter from a California licensed Landscape Architect certifying that the landscaping and vegetation clearance requirements have been completed per the California Public Resources Code 4291 and California Government Code Section 51182.

- 37. SPECIAL INSPECTIONS: When a special inspection is required by CBC Section 1704, the architect or engineer of record shall prepare an inspection program that shall be submitted to Building Official for approval prior to issuance of the building permit. The Town Special Inspection form must be completely filled out and signed by all requested parties prior to permit issuance. Special Inspection forms are available from the Building Division Service Counter or online at www.losgatosca.gov/building
- 38. BLUEPRINT FOR A CLEAN BAY SHEET: The Town standard Santa Clara County Valley Nonpoint Source Pollution Control Program Sheet (24x36) shall be part of the plan submittal as the second page. The specification sheet is available at the Building Division Service Counter or ARC Blue Print for a fee or online at <u>www.losgatosca.gov/building</u>
- 39. APPROVALS REQUIRED: The project requires the following departments and agencies approval before issuing a building permit:
 - a. Community Development Planning Division: (408) 354-6872
 - b. Engineering/Parks & Public Works Department: (408) 399-5771
 - c. Santa Clara County Fire Department: (408) 378-4010
 - d. West Valley Sanitation District: (408) 378-2407
 - e. Local School District: The Town will forward the paperwork to the appropriate school district(s) for processing. A copy of the paid receipt is required prior to permit issuance.

TO THE SATISFACTION OF THE DIRECTOR OF PARKS AND PUBLIC WORKS:

Engineering Division

- 40. GENERAL: All public improvements shall be made according to the latest adopted Town Standard Plans, Standard Specifications and Engineering Design Standards. All work shall conform to the applicable Town ordinances. The adjacent public right-of-way shall be kept clear of all job-related mud, silt, concrete, dirt and other construction debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless an encroachment permit is issued by the Engineering Division of the Parks and Public Works Department. The Applicant's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the issuance of correction notices, citations, or stop work orders and the Town performing the required maintenance at the Applicant's expense.
- 41. APPROVAL: This application shall be completed in accordance with all of the conditions of approval listed below and in substantial compliance with the latest reviewed and approved development plans. Any changes or modifications to the approved plans or conditions of approvals shall be approved by the Town Engineer.
- 42. ENCROACHMENT PERMIT: All work in the public right-of-way will require a Construction Encroachment Permit. All work over \$5,000 will require construction security. It is the responsibility of the Applicant to obtain any necessary encroachment permits from affected agencies and private parties, including but not limited to, Pacific Gas and Electric (PG&E), AT&T, Comcast, Santa Clara Valley Water District, California Department of Transportation (Caltrans). Copies of any approvals or permits must be submitted to the

Town Engineering Division of the Parks and Public Works Department prior to releasing any permit.

- 43. PRIVATE IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY (INDEMNITY AGREEMENT): The property owner shall enter into an agreement with the Town for all existing and proposed private improvements within the Town's right-of-way. The Owner shall be solely responsible for maintaining the improvements in a good and safe condition at all times and shall indemnify the Town of Los Gatos. The agreement must be completed and accepted by the Town Attorney, and a copy of the recorded agreement shall be submitted to the Engineering Division of the Parks and Public Works Department, prior to the issuance of any permits.
- 44. PUBLIC WORKS INSPECTIONS: The Applicant or their representative shall notify the Engineering Inspector at least twenty-four (24) hours before starting any work pertaining to on-site drainage facilities, grading or paving, and all work in the Town's right-of-way. Failure to do so will result in penalties and rejection of work that went on without inspection.
- 45. RESTORATION OF PUBLIC IMPROVEMENTS: The Applicant shall repair or replace all existing improvements not designated for removal that are damaged or removed because of the Applicant's operations. Improvements such as, but not limited to: curbs, gutters, sidewalks, driveways, signs, pavements, raised pavement markers, thermoplastic pavement markings, etc., shall be repaired and replaced to a condition equal to or better than the original condition. Any new concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. Existing improvement to be repaired or replaced shall be at the direction of the Engineering Construction Inspector, and shall comply with all Title 24 Disabled Access provisions. The Applicant shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.
- 46. SITE SUPERVISION: The General Contractor shall provide qualified supervision on the job site at all times during construction.
- 47. STREET/SIDEWALK CLOSURE: Any proposed blockage or partial closure of the street and/or sidewalk requires an encroachment permit. Special provisions such as limitations on works hours, protective enclosures, or other means to facilitate public access in a safe manner may be required.
- 48. PLAN CHECK FEES: Plan check fees shall be deposited with the Town prior to plan review at the Engineering Division of the Parks and Public Works Department.
- 49. INSPECTION FEES: Inspection fees shall be deposited with the Town prior to the issuance of any permits.
- 50. PLANS AND STUDIES: All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the Town Engineer for review and approval. Additionally, any studies imposed by Planning Commission or Town Council shall be funded by the Applicant.
- 51. GRADING PERMIT: A grading permit is required for all site grading and drainage work except for exemptions listed in Section 12.20.015 of The Code of the Town of Los Gatos

(Grading Ordinance). The grading permit application (with grading plans) shall be made to the Engineering Division of the Parks and Public Works Department located at 41 Miles Avenue. The grading plans shall include final grading, drainage, retaining wall location(s), driveway, utilities and interim erosion control. Grading plans shall list earthwork quantities and a table of existing and proposed impervious areas. Unless specifically allowed by the Director of Parks and Public Works, the grading permit will be issued concurrently with the building permit. The grading permit is for work outside the building footprint(s). A separate building permit, issued by the Building Department on E. Main Street, is needed for grading within the building footprint.

- 52. GRADING ACTIVITY RESTRICTIONS: Upon receipt of a grading permit, any and all grading activities and operations shall not commence until after the rainy season, as defined by the State Water Resources Control Board (October 1-April 30), has ended.
- 53. COMPLIANCE WITH HILLSIDE DEVELOPMENT STANDARDS AND GUIDELINES: All grading activities and operations shall be in compliance with Section III of the Town's Hillside Development Standards and Guidelines. All development shall be in compliance with Section II of the Town's Hillside Development Standards and Guidelines.
- 54. DRAINAGE IMPROVEMENT: Prior to the issuance of any grading/improvement permits, whichever comes first, the Applicant shall: a) design provisions for surface drainage; and b) design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and c) provide a recorded copy of any required easements to the Town.
- 55. TREE REMOVAL: Copies of all necessary tree removal permits shall be provided prior to the issuance of a grading permit/building permit.
- 56. SURVEYING CONTROLS: Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer qualified to practice land surveying, for the following items:
 - a. Retaining wall: top of wall elevations and locations.
 - b. Toe and top of cut and fill slopes.
- 57. RETAINING WALLS: A building permit, issued by the Building Department at 110 E. Main Street, may be required for site retaining walls. Walls are not reviewed or approved by the Engineering Division of Parks and Public Works during the grading permit plan review process.
- 58. SOILS REPORT: One copy of the soils and geologic report shall be submitted with the application. The soils report shall include specific criteria and standards governing site grading, drainage, pavement design, retaining wall design, and erosion control. The reports shall be signed and "wet stamped" by the engineer or geologist, in conformance with Section 6735 of the California Business and Professions Code.
- 59. GEOLOGY AND SOILS MITIGATION MEASURE: A geotechnical investigation shall be conducted for the project to determine the surface and sub-surface conditions at the site and to determine the potential for surface fault rupture on the site. The geotechnical study shall provide recommendations for site grading as well as the design of foundations, retaining walls, concrete slab-on-grade construction, excavation, drainage, on-site utility trenching and pavement sections. All recommendations of the investigation shall be incorporated into project plans.

- 60. SOILS REVIEW: Prior to issuance of any permits, the Applicant's engineers shall prepare and submit a design-level geotechnical/geological investigation for review and approval by the Town. The Applicant's soils engineer shall review the final grading and drainage plans to ensure that designs for foundations, retaining walls, site grading, and site drainage are in accordance with their recommendations and the peer review comments. Approval of the Applicant's soils engineer shall then be conveyed to the Town either by letter or by signing the plans.
- 61. SOILS ENGINEER CONSTRUCTION OBSERVATION: During construction, all excavations and grading shall be inspected by the Applicant's soils engineer prior to placement of concrete and/or backfill so they can verify that the actual conditions are as anticipated in the design-level geotechnical report, and recommend appropriate changes in the recommendations contained in the report, if necessary. The results of the construction observation and testing shall be documented in an "as-built" letter/report prepared by the Applicant's soils engineer and submitted to the Town before final release of any occupancy permit is granted. The approved report shall be shared with the adjacent neighbor located at 38 Alpine.
- 62. SOIL RECOMMENDATIONS: The project shall incorporate the geotechnical/geological recommendations contained in the Geotechnical Update Report & Supplemental Recommendations by Pollak Engineering. Inc., dated August 5, 2016, and any subsequently required report or addendum. Subsequent reports or addendum are subject to peer review by the Town's consultant and costs shall be borne by the Applicant.
- 63. WATER DESIGN: Water plans prepared by San Jose Water Company must be reviewed and approved prior to issuance of any permit.
- 64. UTILITIES: The Applicant shall install all new, relocated, or temporarily removed utility services, including telephone, electric power and all other communications lines underground, as required by Town Code Section 27.50.015(b). All new utility services shall be placed underground. Underground conduit shall be provided for cable television service. The Applicant is required to obtain approval of all proposed utility alignments from any and all utility service providers before a Certificate of Occupancy for any new building can be issued. The Town of Los Gatos does not approve or imply approval for final alignment or design of these facilities.
- 65. SIDEWALK REPAIR: The Applicant shall repair and replace to existing Town standards any sidewalk damaged now or during construction of this project. All new and existing adjacent infrastructure must meet current ADA standards. Sidewalk repair shall match existing color, texture and design, and shall be constructed per Town Standard Details. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. The limits of sidewalk repair will be determined by the Engineering Construction Inspector during the construction phase of the project. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
- 66. CURB AND GUTTER REPAIR: The Applicant shall repair and replace to existing Town standards any curb and gutter damaged now or during construction of this project. All new and existing adjacent infrastructure must meet Town standards. New curb and

gutter shall be constructed per Town Standard Details. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. The limits of curb and gutter repair will be determined by the Engineering Construction Inspector during the construction phase of the project. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.

- 67. SIGHT TRIANGLE AND TRAFFIC VIEW AREA: Any proposed improvements, including but not limiting to trees and hedges, will need to abide by Town Code Sections 23.10.080, 26.10.065, and 29.40.030.
- 68. FENCES: Fences between all adjacent parcels will need to be located on the property lines/boundary lines. Any existing fences that encroach into the neighbor's property will need to be removed and replaced to the correct location of the boundary lines before a Certificate of Occupancy for any new building can be issued. Waiver of this condition will require signed and notarized letters from all affected neighbors.
- 69. TRAFFIC IMPACT MITIGATION FEE: The Applicant shall pay the project's proportional share of transportation improvements needed to serve cumulative development within the Town of Los Gatos. The fee amount will be based upon the Town Council resolution in effect at the time the building permit is issued. The fee shall be paid before issuance of a building permit. The final traffic impact mitigation fee for this project shall be calculated from the final plans using the current fee schedule and rate schedule in effect at the time the building permit is issued, using a comparison between the existing and proposed uses.
- 70. CONSTRUCTION STREET PARKING: No vehicle having a manufacture's rated gross vehicle weight exceeding ten thousand (10,000) pounds shall be allowed to park on the portion of a street which abuts property in a residential zone without prior approval from the Town Engineer. The contractor would need to provide one-lane 2-way traffic control if they want to use a portion of the street for construction purposes, if approved by the Town Engineer.
- 71. HAULING OF SOIL: Hauling of soil on- or off-site shall not occur during the morning or evening peak periods (between 7:00 a.m. and 9:00 a.m. and between 4:00 p.m. and 6:00 p.m.), and at other times as specified by the Director of Parks and Public Works. Prior to the issuance of a building permit, the Applicant shall work with the Town Building Department and Engineering Division Inspectors to devise a traffic control plan to ensure safe and efficient traffic flow under periods when soil is hauled on or off of the project site. This may include, but is not limited to provisions for the Applicant/Owner to place construction notification signs noting the dates and time of construction and hauling activities, or providing additional traffic control. Coordination with other significant projects in the area may also be required. Cover all trucks hauling soil, sand and other loose debris.
- 72. CONSTRUCTION NOISE: Between the hours of 8:00 a.m. to 8:00 p.m., weekdays and 9:00 a.m. to 7:00 p.m. weekends and holidays, construction, alteration or repair activities shall be allowed. No individual piece of equipment shall produce a noise level exceeding eighty-five (85) dBA at twenty-five (25) feet from the source. If the device is located within a structure on the property, the measurement shall be made at distances as close

to twenty-five (25) feet from the device as possible. The noise level at any point outside of the property plane shall not exceed eighty-five (85) dBA.

- 73. CONSTRUCTION MANAGEMENT PLAN SHEET: Prior to the issuance of any permits, the Applicant shall submit a construction management plan sheet (full-size) within the plan set that shall incorporate at a minimum the Earth Movement Plan, Project Schedule, site security fencing, employee parking, construction staging area, materials storage area(s), concrete washout(s) and proposed outhouse location(s).
- 74. WVSD (West Valley Sanitation District): Sanitary sewer laterals are televised by West Valley Sanitation District and approved by the Town of Los Gatos before they are used. A Sanitary Sewer Clean-out is required for each property at the property line, or at a location specified by the Town.
- 75. SANITARY SEWER BACKWATER VALVE: Drainage piping serving fixtures which have flood level rims less than twelve (12) inches (304.8 mm) above the elevation of the next upstream manhole and/or flushing inlet cover at the public or private sewer system serving such drainage piping shall be protected from backflow of sewage by installing an approved type backwater valve. Fixtures above such elevation shall not discharge through the backwater valve, unless first approved by the Building Official. The Town shall not incur any liability or responsibility for damage resulting from a sewer overflow where the property owner or other person has failed to install a backwater valve as defined in the Uniform Plumbing Code adopted by the Town and maintain such device in a functional operation condition. Evidence of West Sanitation District's decision on whether a backwater device is needed shall be provided prior to the issuance of a building permit.
- 76. BEST MANAGEMENT PRACTICES (BMPs): The Applicant is responsible for ensuring that all contractors are aware of all storm water quality measures and that such measures are implemented. Best Management Practices (BMPs) shall be maintained and be placed for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Removal of BMPs (temporary removal during construction activities) shall be replaced at the end of each working day. Failure to comply with the construction BMP will result in the issuance of correction notices, citations, or stop work orders.
- 77. SITE DESIGN MEASURES: All projects shall incorporate the following measures:
 - a. Protect sensitive areas and minimize changes to the natural topography.
 - b. Minimize impervious surface areas.
 - c. Direct roof downspouts to vegetated areas.
 - d. Use permeable pavement surfaces on the driveway, at a minimum.
 - e. Use landscaping to treat stormwater.
- 78. EROSION CONTROL: Interim and final erosion control plans shall be prepared and submitted to the Engineering Division of the Parks and Public Works Department. A maximum of two (2) weeks is allowed between clearing of an area and stabilizing/building on an area if grading is allowed during the rainy season. Interim erosion control measures, to be carried out during construction and before installation of the final landscaping, shall be included. Interim erosion control method shall include, but are not limited to: silt fences, fiber rolls (with locations and details), erosion control blankets,

Town standard seeding specification, filter berms, check dams, retention basins, etc. Provide erosion control measures as needed to protect downstream water quality during winter months. The Town of Los Gatos Engineering Division of the Parks and Public Works Department and the Building Department will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

- 79. DUST CONTROL: Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible. Further, water trucks shall be present and in use at the construction site. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the Town, or a minimum of three (3) times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites in order to insure proper control of blowing dust for the duration of the project. Watering on public streets shall not occur. Streets shall be cleaned by street sweepers or by hand as often as deemed necessary by the Town Engineer, or at least once a day. Watering associated with on-site construction activity shall take place between the hours of 8 a.m. and 5 p.m. and shall include at least one (1) late-afternoon watering to minimize the effects of blowing dust. All public streets soiled or littered due to this construction activity shall be cleaned and swept on a daily basis during the workweek to the satisfaction of the Town. Demolition or earthwork activities shall be halted when wind speeds (instantaneous gusts) exceed twenty-five (25) miles per hour (MPH). All trucks hauling soil, sand, or other loose debris shall be covered.
- 80. CONSTRUCTION ACTIVITIES: All construction shall conform to the latest requirements of the CASQA Stormwater Best Management Practices Handbooks for Construction Activities and New Development and Redevelopment, the Town's grading and erosion control ordinance, and other generally accepted engineering practices for erosion control as required by the Town Engineer when undertaking construction activities.
- 81. SITE DRAINAGE: Rainwater leaders shall be discharged to splash blocks. No through curb drains will be allowed. Any storm drain inlets (public or private) directly connected to public storm system shall be stenciled/signed with appropriate "NO DUMPING Flows to Bay" NPDES required language. On-site drainage systems for all projects shall include one of the alternatives included in section C.3.i of the Municipal Regional NPDES Permit. These include storm water reuse via cisterns or rain barrels, directing runoff from impervious surfaces to vegetated areas and use of permeable surfaces. If dry wells are to be used they shall be placed a minimum of ten (10) feet from the adjacent property line and/or right-of-way. No improvements shall obstruct or divert runoff to the detriment of an adjacent, downstream or down slope property.
- 82. SILT AND MUD IN PUBLIC RIGHT-OF-WAY: It is the responsibility of Contractor and homeowner to make sure that all dirt tracked into the public right-of-way is cleaned up on a daily basis. Mud, silt, concrete and other construction debris SHALL NOT be washed into the Town's storm drains.
- 83. GOOD HOUSEKEEPING: Good housekeeping practices shall be observed at all times during the course of construction. All construction shall be diligently supervised by a person or persons authorized to do so at all times during working hours. The Applicant's

representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in penalties and/or the Town performing the required maintenance at the Applicant's expense.

84. COVERED TRUCKS: All trucks transporting materials to and from the site shall be covered.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

- 85. WILDLAND-URBAN INTERFACE: This project is located within the designated Wildland-Urban Interface Fire Area. The building construction shall comply with the provisions of Section R327 of the California Residential Code or the California Building Code (CBC) Chapter 7A., as applicable. Note that vegetation clearance shall be in compliance with CBC Section 701A.3.2.4 prior to project final approval. Check with the Planning Department for related landscape plan requirements.
- 86. FIRE SPRINKLERS REQUIRED: An automatic residential fire-sprinkler system shall be installed in one-and two-family dwellings as follows: In all new one-and two-family dwellings and in existing one-and two-family dwellings when additions are made that increase the building area to more than 3,600 square feet. Exception: A one-time addition to an existing building that does not total more than 1,000 square feet of building area. Note: The owner(s), occupant(s), and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modifications or upgrade of the existing water service is required. A State of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application, and appropriate fees to this department for review and approval prior to beginning their work. CFC Section 313.2 as adopted and amended by LGTC.
- 87. CONSTRUCTION FIRE SAFETY: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification SI-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chapter 33.
- 88. ADDRESS IDENTIFICATION: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other signs or means shall be used to identify the structure. Address numbers shall be maintained. CFC Section 505.1

RECEIVED

OCT 1.8 2019

TOWN OF LOS GATOS PLANNING DIVISION



M E T R O D E S I G N G R O U P

Town of Los Gatos Community Development Department 110 E Main Street Los Gatos, CA 95030

Date: October 8, 2019

Re: 26 Alpine Avenue APN: 529-37-042 Architecture and Site Application S-16-052 Mitigated Negative Declaration ND – 17-001 Resolution 2017 - 068

Whereas The Architecture and Site application for the above project will expire on December 19^{th} , I would like to request an extension of the expiration date. The reasons for the delay include:

- The Original Owners of the property have sold this property and the entitlements that traveled with the property. It has taken some additional time to organize, develop the Construction Documents / Plans, develop a budget, obtain bids and value engineer the project to meet the owner's budget as well as the intent of the approved plans.
- The Town's Building and Engineer Engineering Departments have completed their review of the plans; all that is required are the BMP's that the Planning Dept. typically signs off on prior to breaking ground. The project is fundamentally ready to break ground but now heading into the winter months where it is not prudent or permitted to begin grading the site given the existing site conditions. It is best to begin in the early spring months.
- The Building Department has granted an extension to May 11, 2020.

Respectfully Submitted,

Tom Sloan AIA Project Architect Metro Design Group (408) 871-1071 tsloan@metroarchitects.com

1475 SOUTH BASCOM, SUITE 208, CAMPBELL, CA 95008 • TELEPHONE (408) 871-1071 • FAX (408) 871-1071

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GENERAL NOTES	CONSULTANT DIRECTORY	AREA TABULATIONS	PROJECT	INFORMATION	
CODES AND ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES, AS WELL AS ALL APPLICABLE CODES, AS WELL AS ALL APPLICABLE STATE CODES & ICOLA, CITY ORDINANCES.	ARCHITECT GEOTECHNICAL ENGINEERING ONTACT : TOM SLOWI A.LA. POLLAK ENGINEERING, INC. 14755. BASCOM AVE., # 208 555 SAVITA CRUZ AVE.	1. SITE AREA - PER HILLSIDE DEVELOPMENT STANDARDS AND GUIDELINES GROSS: 20,000 SF NET: 8,000 SF (AFTER 60% SLOPE REDUCTION)	PROPERTY OWNERS	TOBY AND SUSAN COREY (408) 219-8222	Y
2013 CALIFORNIA BUILDING CODE (C.B.C.) 2013 CALIFORNIA RISIDENTIAL CODE (C.R.C.) 2013 CALIFORNIA ELECTRICAL CODE (C.E.C.) 2013 CALIFORNIA ELECTRICAL CODE (C.P.C.)	CAMPRELL, CALIFORNIA 95009 LOS GATOS, CA 95030 (408) 871-1071 PHONE (408) 354-0420 PHONE (408) 871-1072 FAX CONSULTING ARBORIST	(1) (1) S = 0.022 x 2 x 4.11.35 0.459 ↔ 41.20 % AVERAGE SITE SLOPE	MAILING ADDRESS	122 8 th AVENUE SANTA CRUZ, CA 95062	
2013 CALIFORNIA MECHANICAL CODE (C.M.C.) 2013 CALIFORNIA FIRE CODE (C.F.C.) 2013 CALIFORNIA FIRE CODE (C.F.C.)	CIVIL ENGINEER ARTISAN LANDSCAPES SANDIS PRIVICES CIVIL ENGINEERS SURVEYORS, PLANNERS GARETH JONES, CERTIFIED ARBORIST	(A) AVERAGE SLOPE OF THE AREA PROPOSED FOR DEVELOPMENT IS 55.19%	PROJECT ADDRESS	26 ALPINE AVENUE LOS GATOS, CA 95030	-
2013 CALIFORNIA GREEN CODE (C.G.C.) NOTHING ON THE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT COMPORTING TO THESE CODEs & REGULATIONS.	CONTACT: CHAD J. BROWNING 1250 HWY 9, 1000 WINGHESTER BLYD SUITE 200 BOULDER CREEK, CA 95006	(1) (1) S = 0.0023 x 2 x 1,001.00 0.00349 F3.09 % AVERAGE SITE SLOPE OF THE AREA 0.00349 PROPOSED FOR DEVELOPMENT	SITE AREA	20,000 SQ. FT. (0.459 AC)	2
2. SITE VERIFICATION GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL EXAMINE THOROUGHLY THE	CAMPBELL, CALIFORNIA 95008 (408) 674-7856 PHONE (406) 636-0900 PHONE	(A) PROPOSED POR DEVELOPMENT SLOPE AT LANDING AREAS: 1% MIN. AWAY FROM THE STRUCTURE	A.P.N.	529-37-042 R1-20	100
SITE AND SATISFY THEMSELVES AS TO THE CONDITIONS TO WHICH THE WORK IS TO BE PREFORED. THE CONTACTOR SHALL VEILINA THE THE ALL MEASURMENTS AFFECTING HIS WORK, AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE SAME. ON DEXTRA COST TO THE OWNER WILL BE ALLOWED RESULTING FROM HIS NEELIGENCE TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS AFFECTING HIS WORK.	(408) 638-0999 FAX TOPO SURVEY & BOUNDARLES WESTFALL ENGINEERS, INC. 14583 BIG BASIN WAY #3	SLOPE AT PAVED AREAS: 2% MIN, AWAY FROM THE STRUCTURE SLOPE AT LANDSCAPE AREAS: 5% MIN, AWAY FROM THE STRUCTURE 2. FLOOR AREA GROSS FLOOR AREA - CELLAR* = FLOOR AREA PER DEF.		YES - STATE MANDATED LRA (VHFHA)	CT Discos
3. MEASUREMENTS CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON THE DRAW INGS BY TAKING FIED MESSUREMENTS; FOR PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOLD THERE BE AND DISCREPANCES, IMMEDIATELY	SARATOGA, CA 95970 (408) 857-0244 PHONE PROJECT DESCRIPTION	LOWER FLOOR 1,195.66 -848.58 = 347.06 UPPER FLOOR 2,229.56 -643.93 = 1,646.03 TOTAL AREA 3,485.62 -1,492.51 = 1,993.11 * CELLAR IS NOT INCLUDED IN FLOOR AREA RATIO (F.A.R.)	SETBACK REQUIREMENTS	REQUIRED FRONT: 25'-0" SIDE: 15'-0" REAR: 25'-0"	
REPORT TO THE ARCHITECT IN WRITING PRIOR TO COMMENCEMENT OF ANY RELATED WORK. IN THE EVENT OF THE CONTRACTOR'S FAILURE TO DO SO, THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE CORRECTION OR ADJUSTMENT OF ANY SUCH RELATED WORK OR ERRORS.	NEW SINGLE FAMILY RESIDENCE WITH ATTACHED TWO CAR GARAGE The site is located within the R-1-20 zoning district with step topographic conditions with an	GARAGE 557.95 -143.43 = 414.52 TOTAL FLOOR AREA 4,043.57 -1,635.94 = 2,407.63		PROPOSED FRONT: 30'-0" LEFT SIDE: 15'-0"	
4. DIMENSIONS DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.	average slope of 41%. The constraints of the site such as the existing Trees and a Riparian Setback limit the options for siting a small house. The project has been designed to meet the "intert" of the Hillistic Development Standards and Guidelines by siting the house in such	3. MAXIMUM FLOOR AREA - FAR PER RESIDENTIAL DESIGN GUIDELINES		RIGHT SIDE: 31'-6" REAR: 66'-3"	
 DISOREPANCIES MINOR DISOREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS ARE TO BE OPECTED. CONDITIONS REQUIRING CLARPICATION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. 	a way that there is no grading outside of the LRDA. The site includes several natural features such as a riparian water course, steep grades, multiple mature treas and 2 street frontages on Alpine Are. as well as Jackson St. Resulting from a Constraint's Analysis, there is only one piace that is acceptable to locate a residence.	FAR = (.35). (<u>9 - 5)</u> X. 20 = 0.326 FAR 0.326 X 8,000 = 2,609 SQUARE FEET 25 GAR = (.10). (<u>8 - 5)</u> x.07 = 0.0916 GAR 0.0916 X 8,000 = 732,80 SQUARE FEET 25	MAX HEIGHT ALLOWABLE / PROPOSED	ALLOWED PROPOSED 30'-0" 26'-3"	A
MANUFACTURER'S CONTRACTOR AND ALL SUBCONTRACTORS SHALL INSTALL OR APPLY, AND PROTECT SPECIFICATIONS ALL PRODUCTS, MATERIALS, SPACESSES, METHODS, COATINGS, EQUIPMENT, APPLIANCES, HARDWARE, ETC. IN STRUCT ACCENDANCE WITH THE	The proposed home is located within the LRDA as defined by an existing Riparian setback and the southerly building setback. The 2 car Garage was located on Alpine Ave. utilizing a portion of the existing driveway aprons and in an area that minimizes grading, preserves	LIVING AREA (W/O GAR.) ALLOWARLE 2,508.00 32.60 % PROPOSED 1.993.11 24.91 %	CONSTRUCTION TYPE	V-B	A- C-
MANUFACTUREN'S SPECIFICATIONS, DETAILS & INSTRUCTIONS, TWICAL. ALL MANUALS OR INSTRUCTIONS PROVIDED BY THESE MANUFACTUREN'S FOR PROPER OPERATION AND	existing traffic patterns and uses no retaining walls or fill. The design of the home utilizes a "flat roof" to reduce bulk and mass, preserve the neighbor's natural views and deploys a Green Roof concept for source control of storm	GARAGE ALLOWABLE 732.80 9.16 %	OCCUPANCY	R-3/U 2 2	
MAIN TENANCE OF THE ABOVE ARE TO BE DELIVERED. TO THE OWNER AT THE COMPLETION AND FINAL INSPECTION OF THE PROJECT.	water. Downslope, the building elevations are broken into 3 individual elements and deep overhangs that provide shadows and articulation on the two-story walls. These techniques orovide an atticulated facade that blends into the shaded environment and diminishes the	PROPOSED 414.52 5.18 % TOTAL AREA (LIVING AREA & GARAGE)	FIRE SPRINKLERS	REQUIRED (NFPA-13D)	C-4
 WINDOWS AND DOORS MOD DOORS MOD WORK DOOR SOLED AND TYPE OF DOORS MOD WINDOW AND DOOR SOLEDLES IN RELATION TO REMAIN A PER FILD PRIOR TO ORDERING. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. 	mass and height of the building while providing privacy screening amongst the adjacent residences. The new building has been sited and designed to eliminate any perceptible grading outside of the building envelope. This technique will result in a residence that seeming these hims the earth.	ALLOWARLE 3,340.60 41.76 % PROPOSED 2,407.63 30.09 % 4. BUILDING COVERAGE	EXISTING USE	LOW DENSITY RESIDENTIAL - VACANT, URBAN	C- C- C-
8. CALGREEN ALL ADHESIVES, SEALANTS, CALLKS, PAINTS, COATINGS, AND AEROSOL PAINT STANDARDS CONTAINES MUST REMAIN ON THE STIE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR, PER CGBSC SEC. 4.504.2.4	The project will retain and enhance the surrounding natural features of the site and proposes no other landscape features. The existing trees will provide ample screening of the new residence from the adjacent neighbor located along the northerly property line. 80% of the existing the set on site will be retained with a few trees in close proximity both the structure.	MAXIMUIM ALLOWABLE COVERAGE: 8,000.00 SQ. FT. 40.00 % PROPOSED COVERAGE: 3,114.91 SQ. FT. 15.57 %			C- A- A-
PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR OR THE OWNER/BUILDER (FOR ANY OWNER/BUILDER) PROJECTS MUST BE PROVIDED TO THE CITY OF SAN JOSE BUILDING OFFICIAL CERTFYING THAT ALL ADFESTVES, SEALANTS, CALKS, PANTS, CONTINSS, ARENGOL PANTS, KARSOSOL COATINGS,	being removed to provide a safe, defensible area and remove fire hazards as required for Fire Safety. The design for this project steps with the natural topography where setback requirements allow the adjacency of multiple rooms or spaces. Rather than visibly stepping	BUILDING(5) 2,851.86 <u>PORCHES 263.05</u> TOTAL 3,114.91 5. PARKING SPACE			A- A- A-
SEQUENTS, CARLES, WITHS, CONTINUES, CONTINUES, ACROSS CHARGEST CONFERSION AND CON	The exterior appearance with added floor area sited up hill, the design chose a lower profile that integrates with the site and provides a lower visible helpfut and mass. The Garage doors are stroubed in shade and corresponding horizontal wood skiling and concealed within a creative use of building forms. The drivensary will be reconstructed with a new preass concrete paver system capable of absorbing 100% of the storm water. The "historic" gate columns located along the streat at the drivensar entrance will irrenain and be restored.	2 COVERED AT GARAGE			A- A-

	M E T R O DE S I G N G R O U P
with the second	ARCHITECTURE-PLANNING-INTERIORS
	1475 S 3ASCOM AVE SUITE 208 CAMPBELL, CA 95008 (408)871-1071 phone (408)871-1072 fax www.metoachitects.com
	The plane, dess and design on this drawing are the property of the designer divided safely for this contract. "Just shall not be used, in whole or n part, for any purpose for which they were not intended without the written cermission of VETRO DESIGN GROUP. (5) PROJECT NAME COREY RESIDENCE
	26 ALPINE AVE LOS GATOS, CA 95030 APN# 529-37-042
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VICINITY MAP	
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PROJECT SITE	GENERAL NOTES PROJECT INFORMATION AREA TABULATIONS PROJECT DESCRIPTION VICINITY MAP
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C-3.0 GRADING AND DRAINAGE PLAN C-4.0 UTILITY PLAN C-5.0 ERSTON CONTROL BLAN	CHECKED BY : TS
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EXHIBIT 5

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Green Point Bated New Home Single Family Checklist Version 6.0

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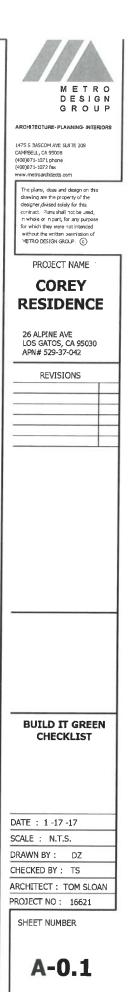
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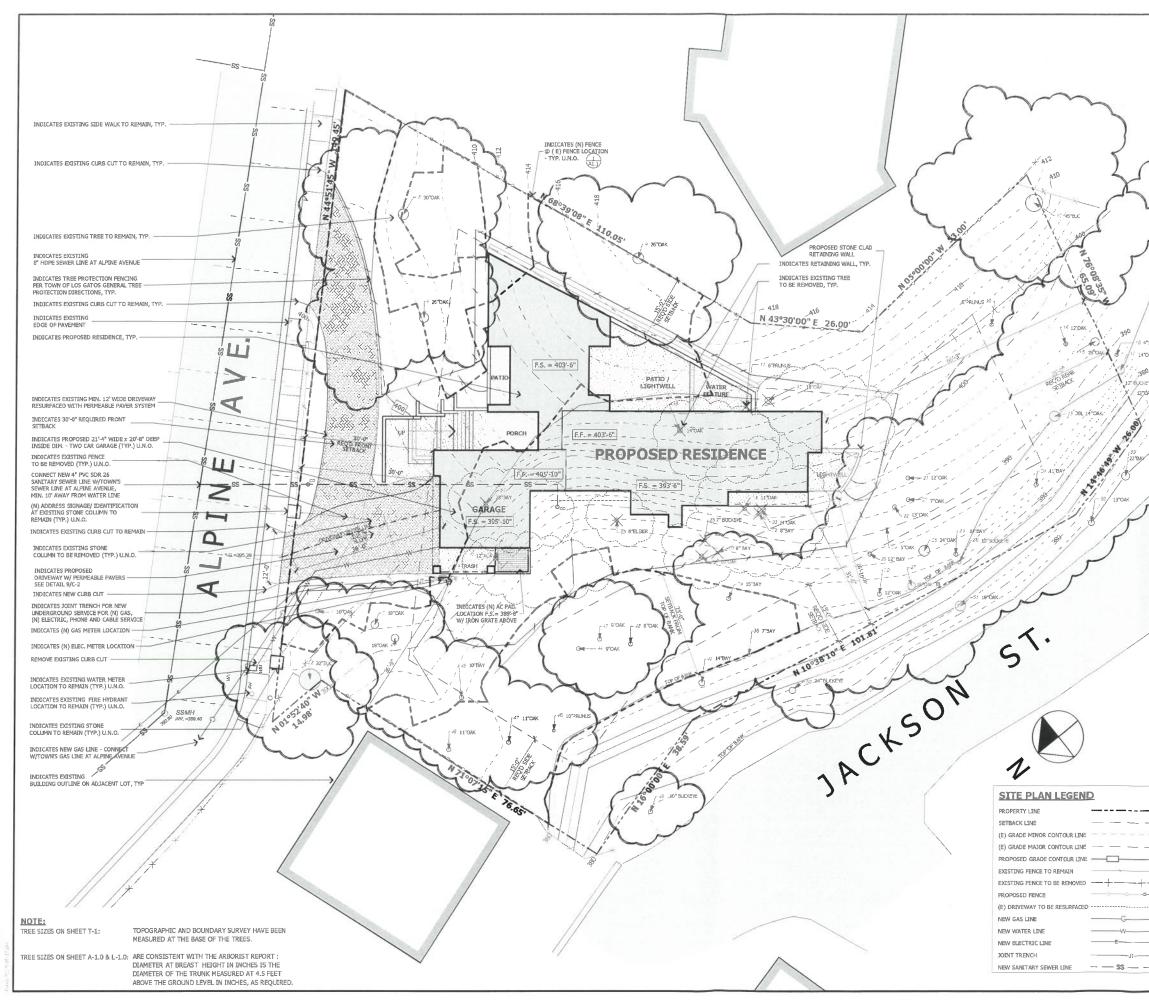
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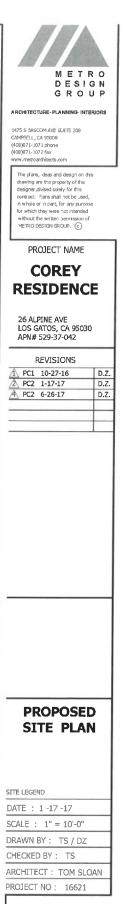
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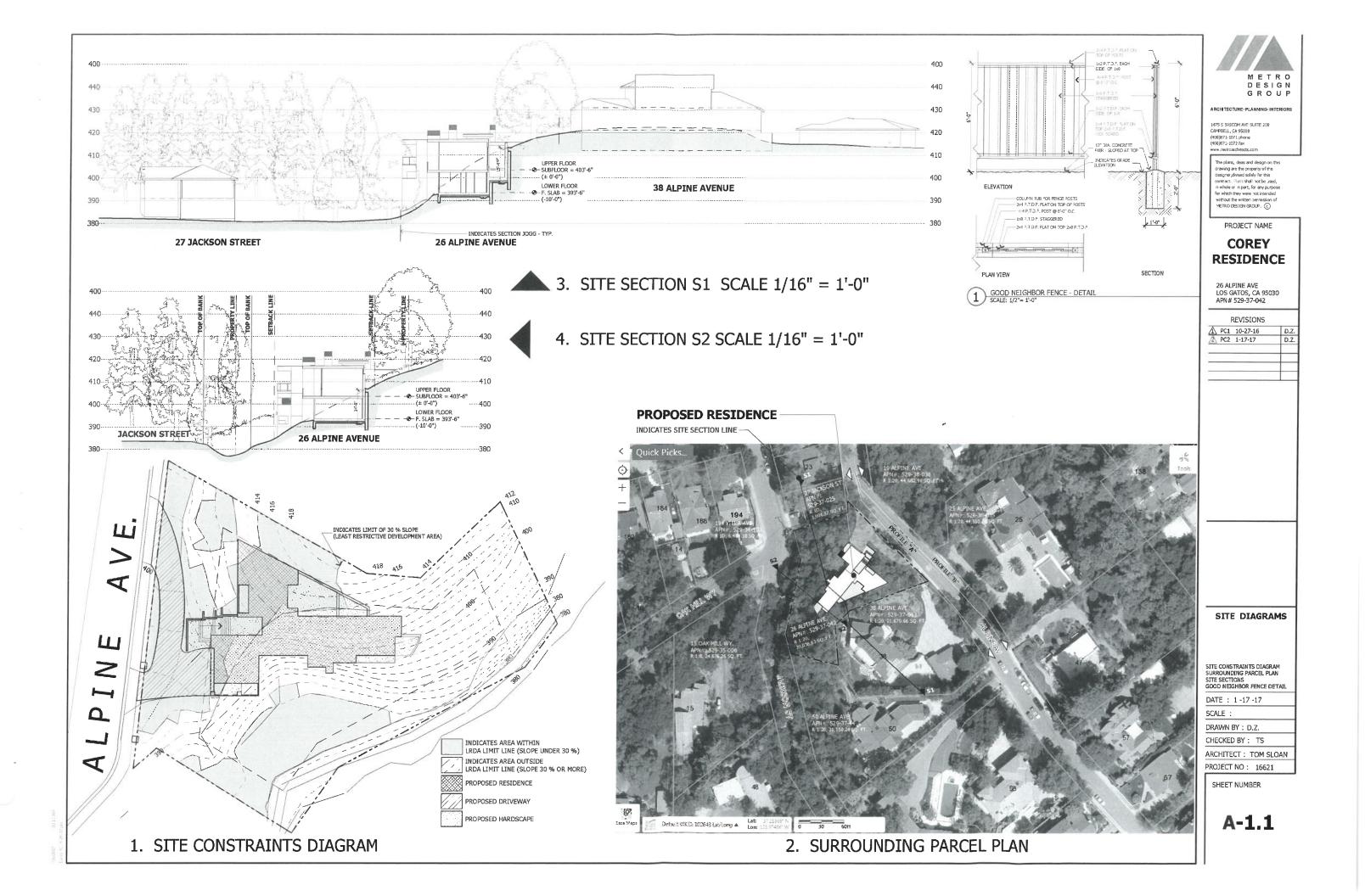
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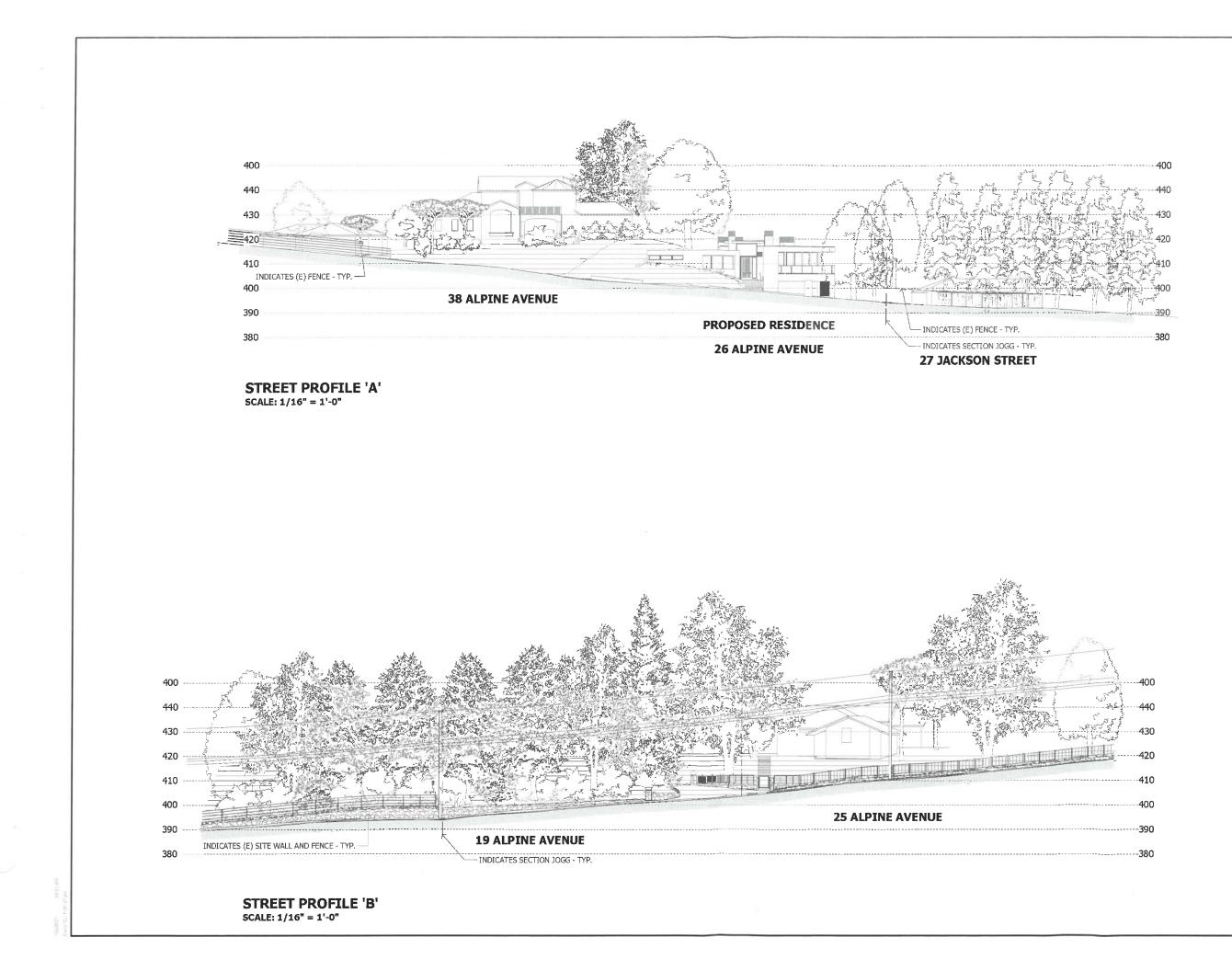
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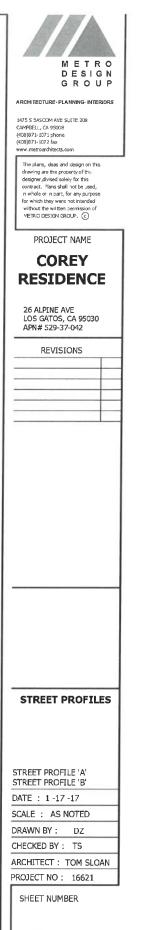


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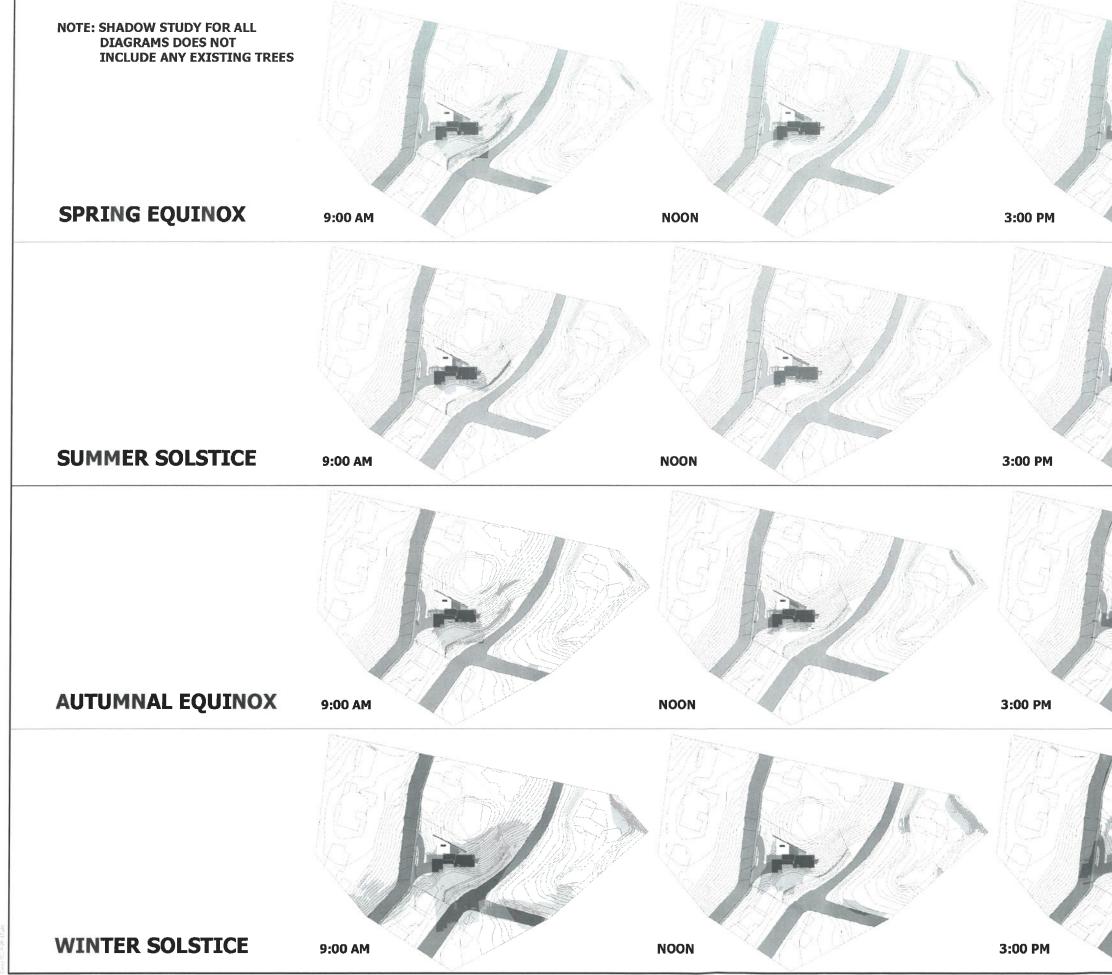
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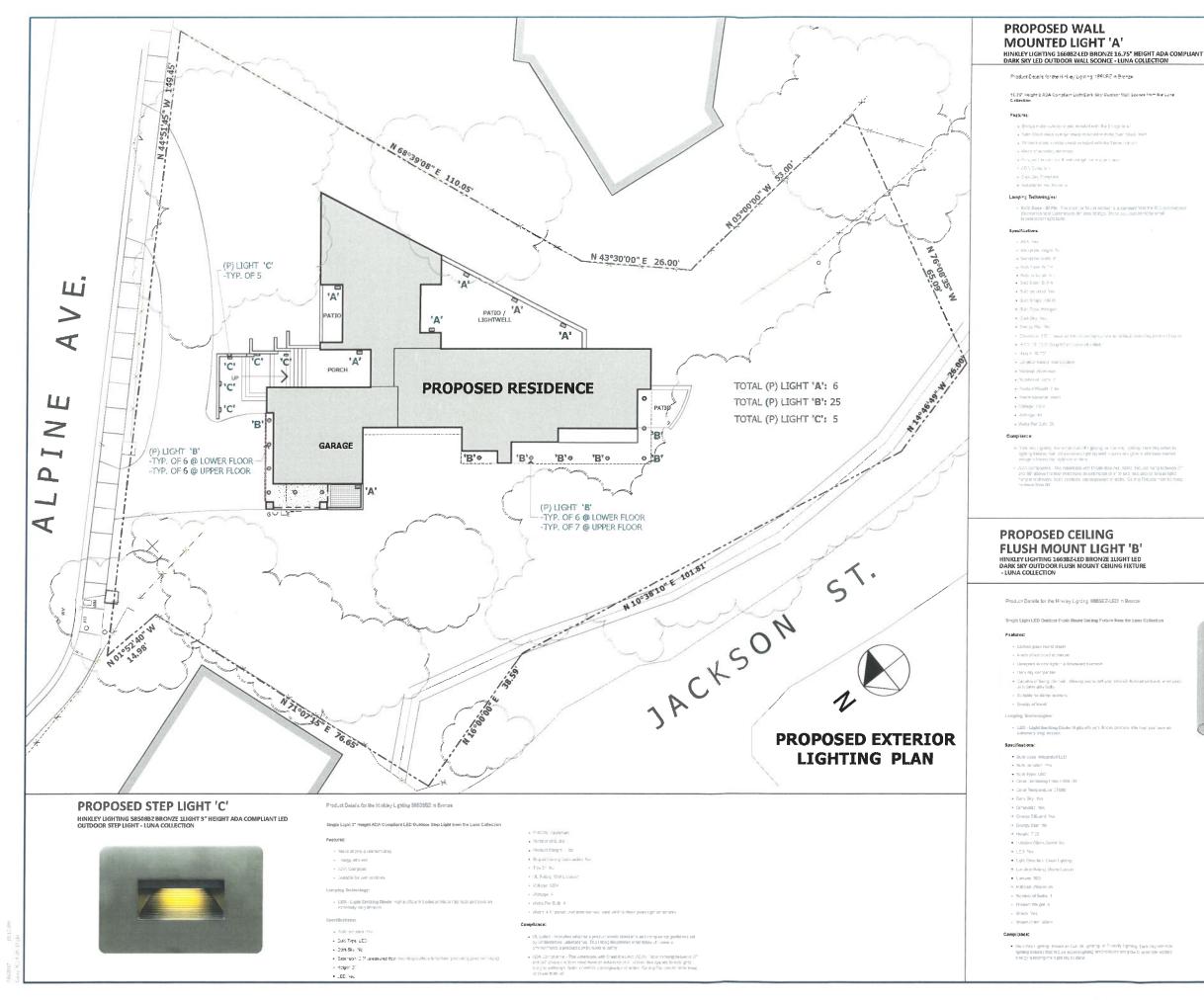




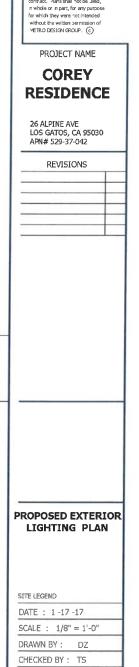
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SHADOW STUDY DIAGRAM
DATE : 1 -17 -17 SCALE : N.T.S. DRAWN BY : DZ CHECKED BY : TS ARCHITECT : TOM SLOAN PROJECT NO : 16621 SHEET NUMBER A-1.3







METRO

DESIGN

GROUP

ARCHITECTURE-PLANNING-INTERIORS

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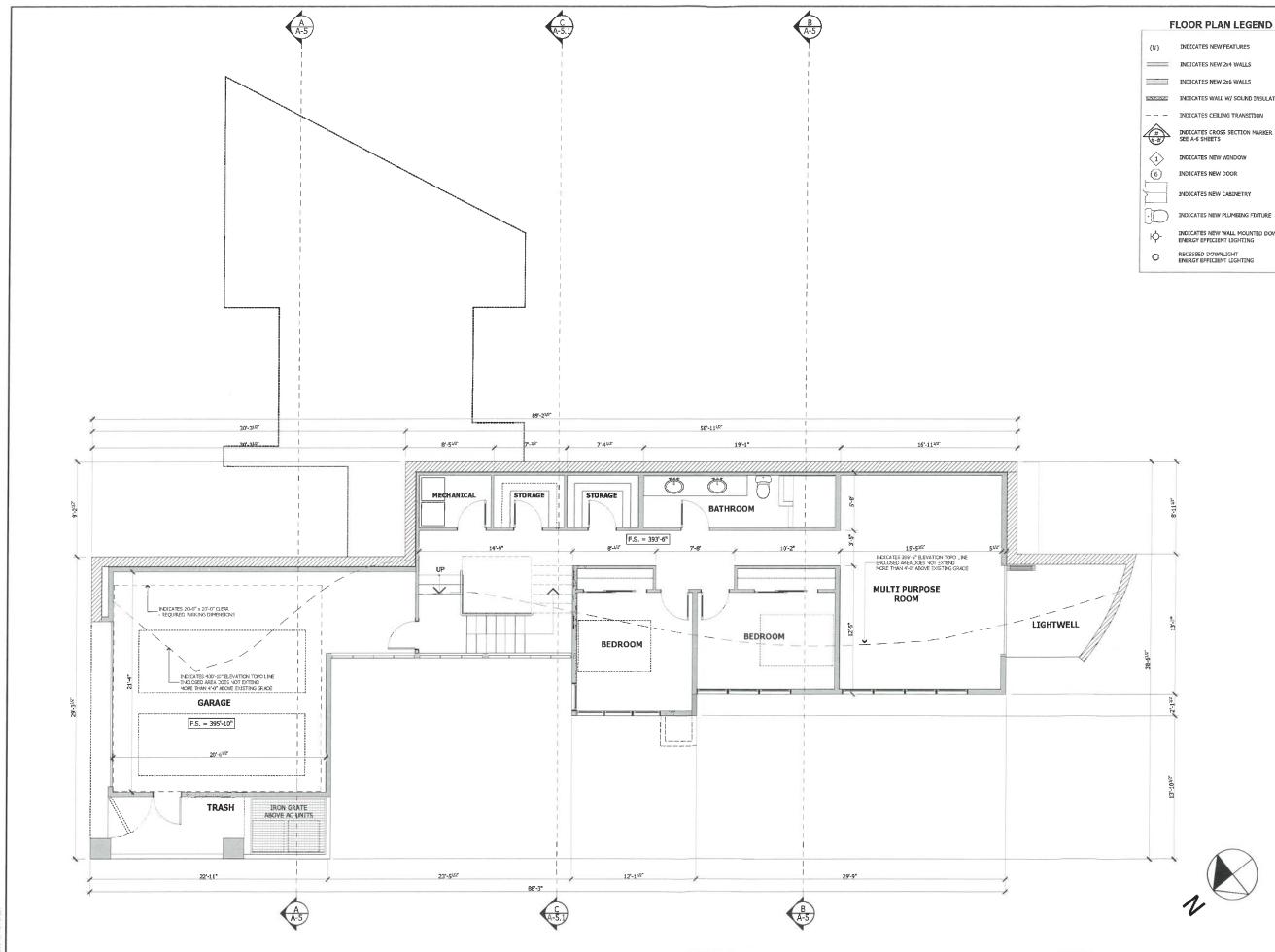
CAMPBELL, CA 95008

(408)871-1071 phone (408)871-1072 fax www.metroarchitects.com

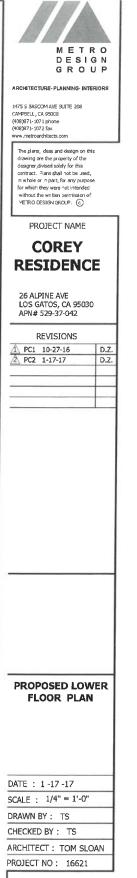
PROJECT NO: 16621 SHEET NUMBER

ARCHITECT : TOM SLOAN

A-1.4

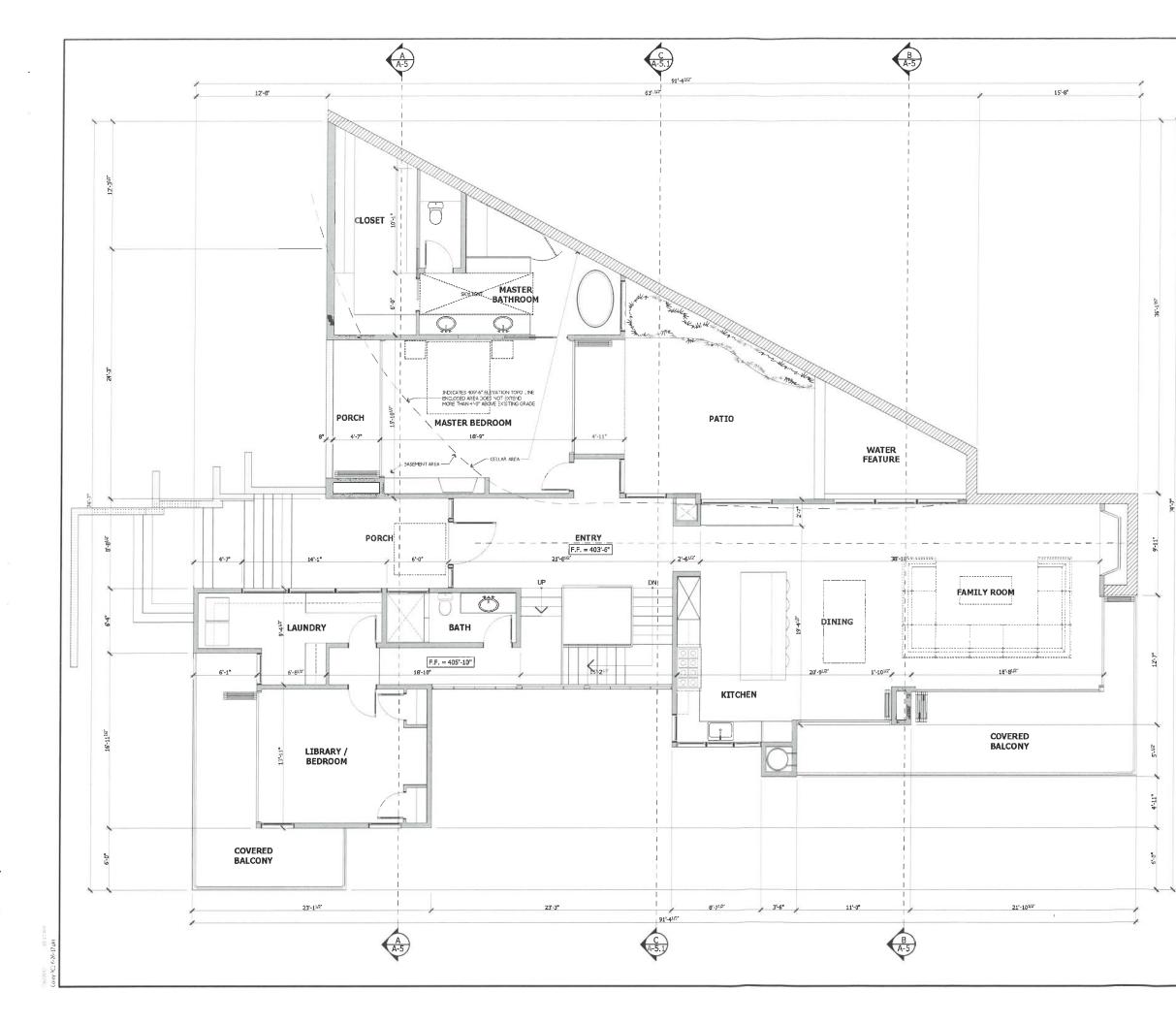


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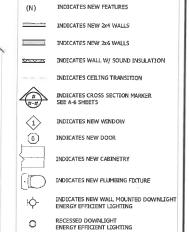


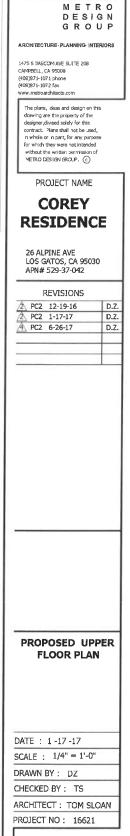
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FLOOR PLAN LEGEND

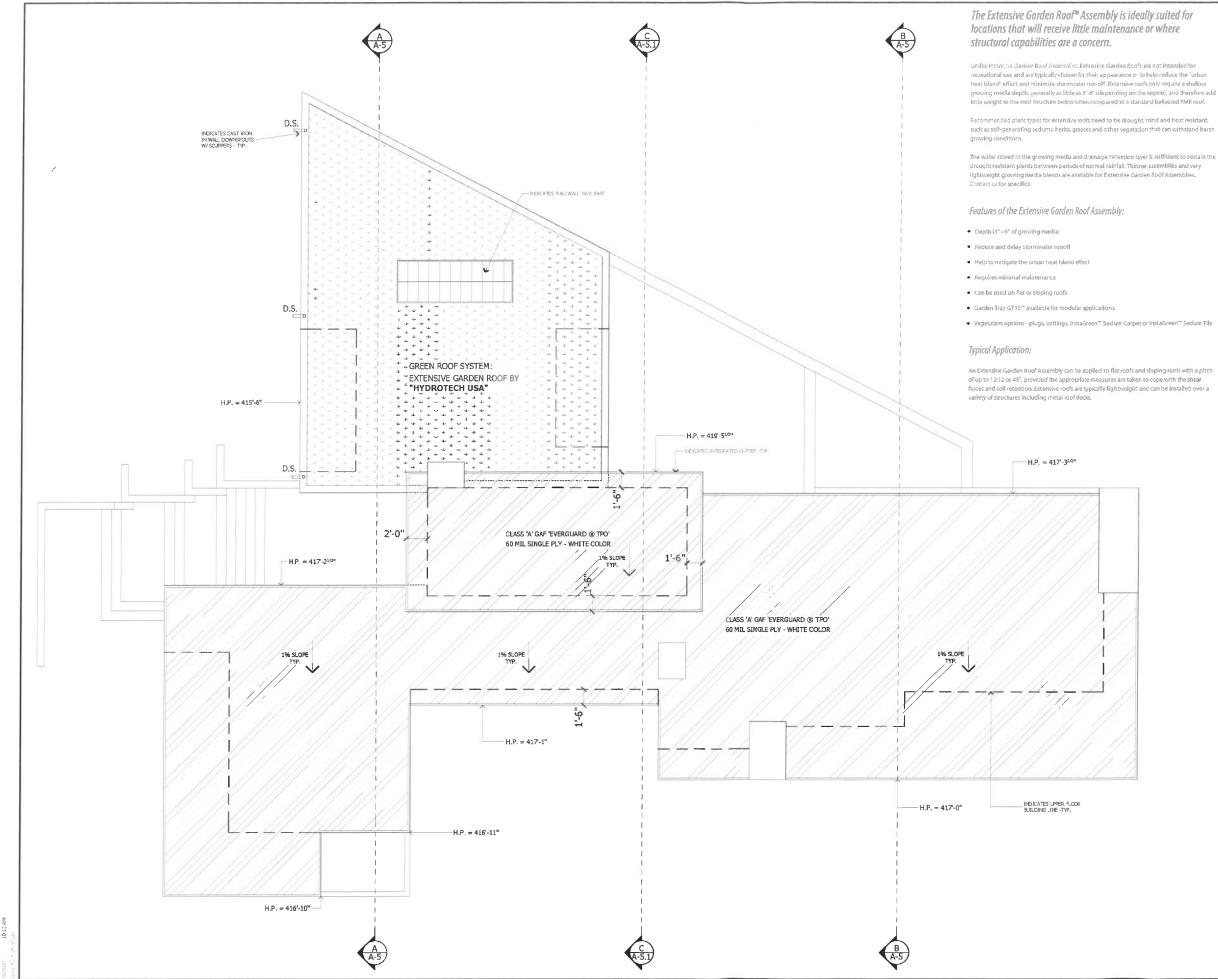




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Typical Extensive Assembly

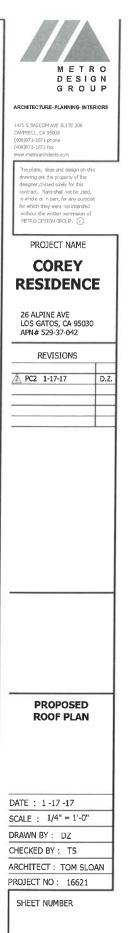


Extensive Assembly over metal deck

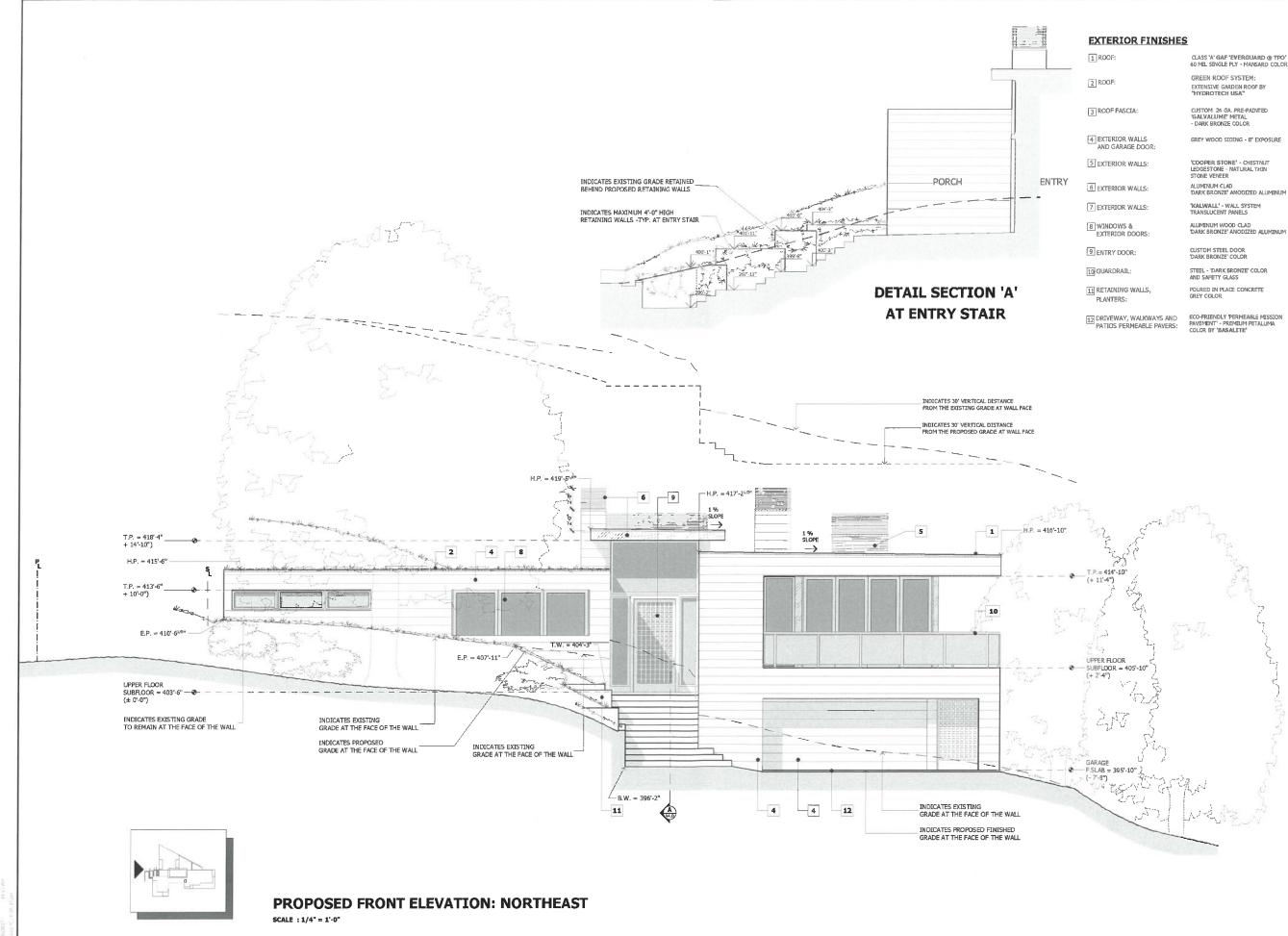


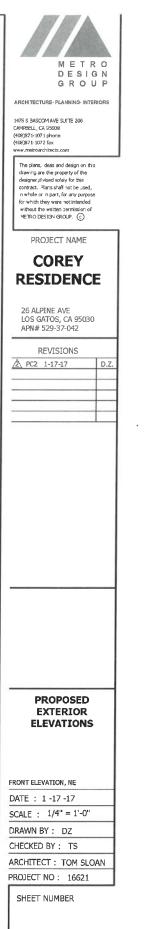
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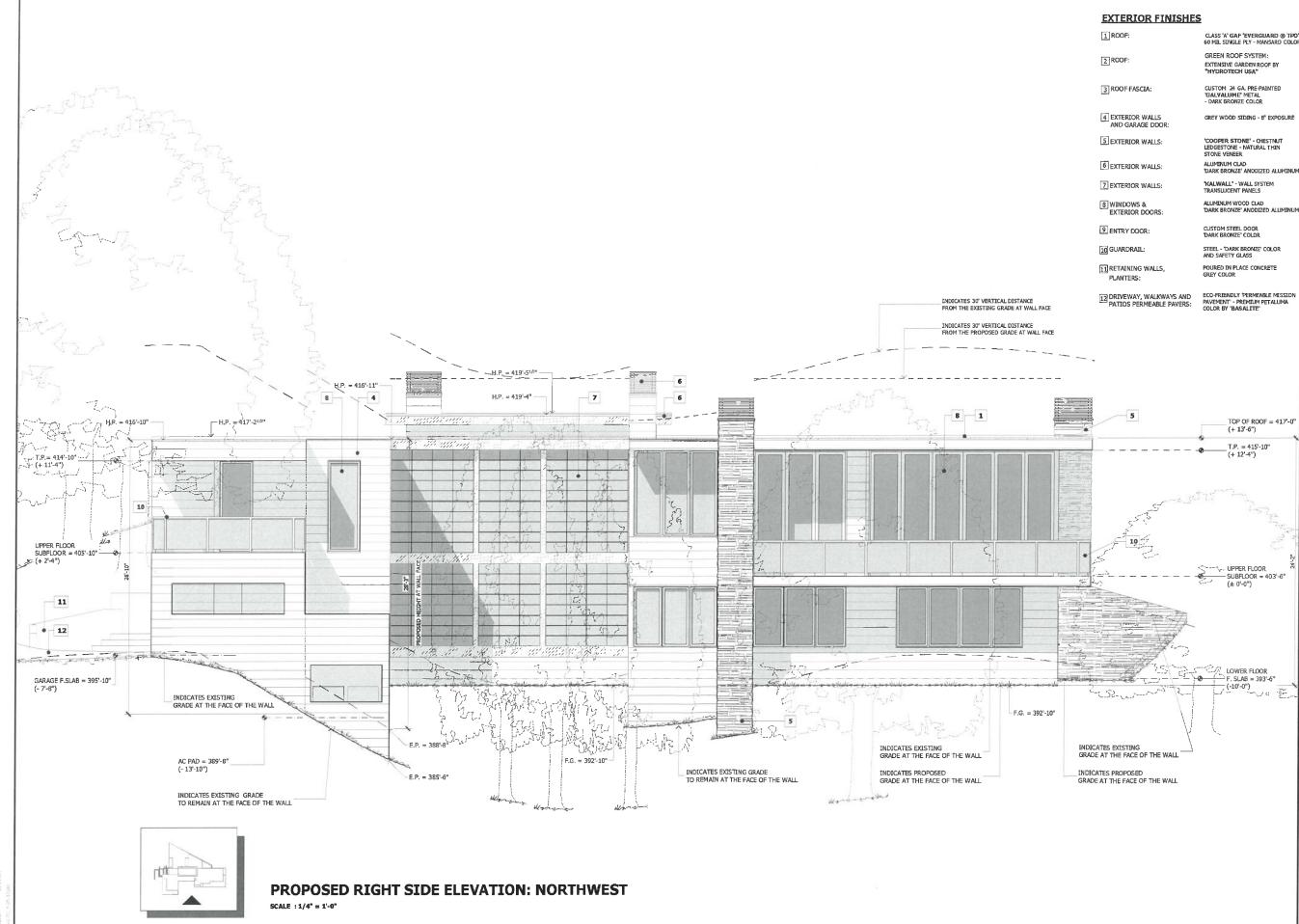


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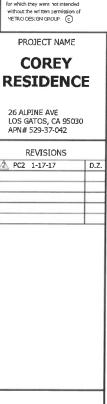
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RIGHT SIDE ELEVATION, NW
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SCALE : 1/4" = 1'-0"
DRAWN BY : DZ
CHECKED BY : TS
ARCHITECT : TOM SLOAN

PROPOSED

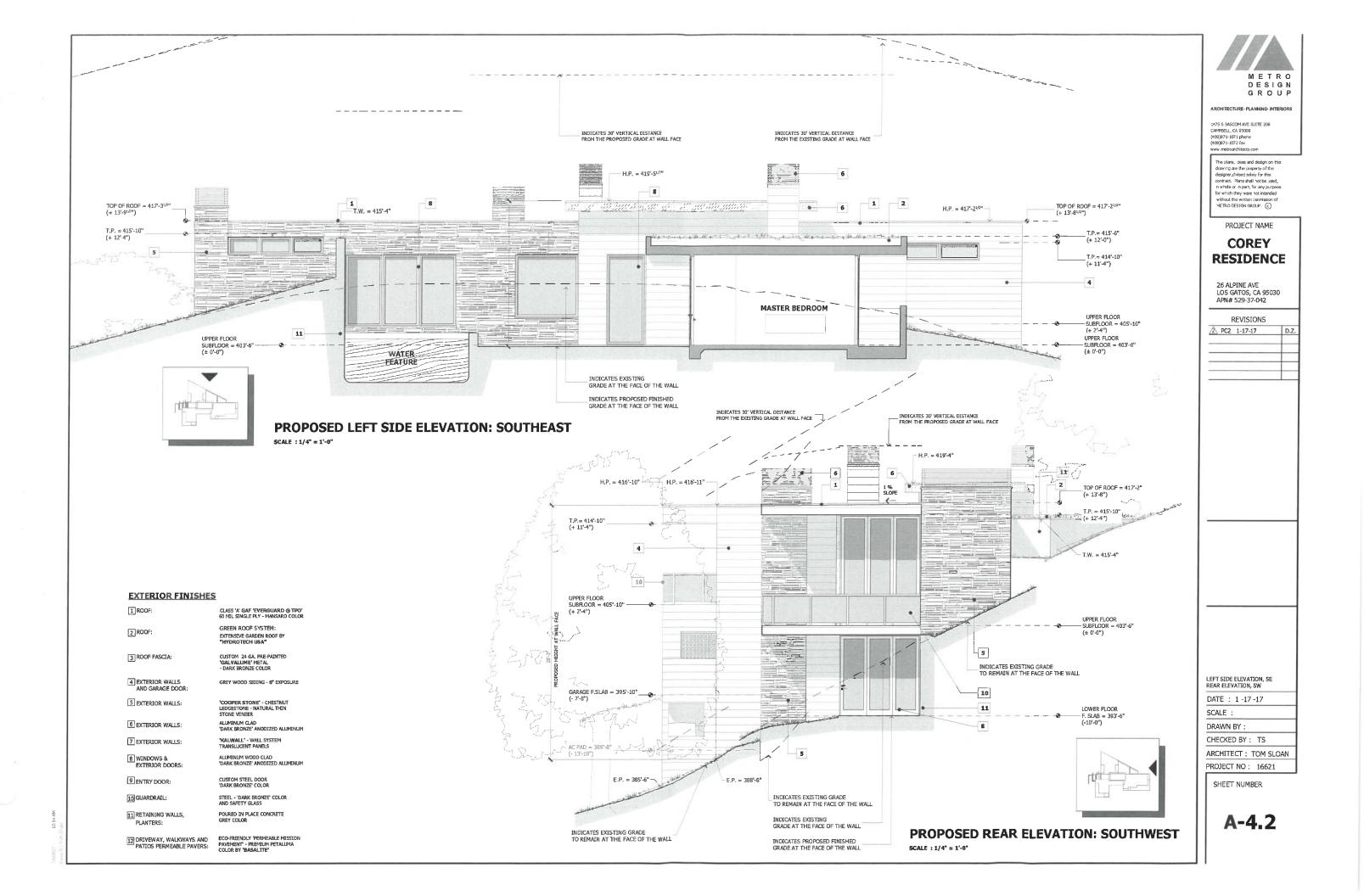
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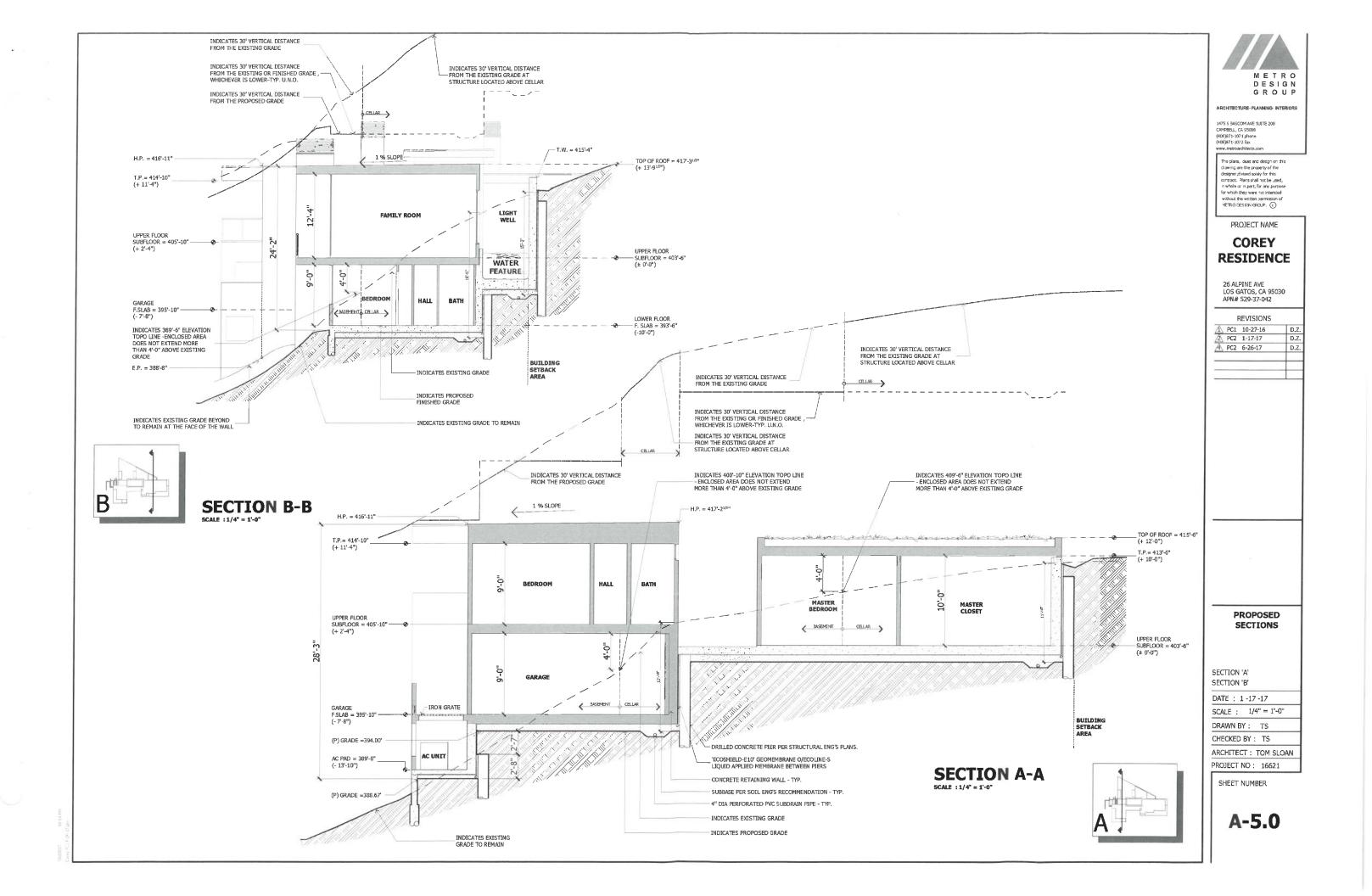
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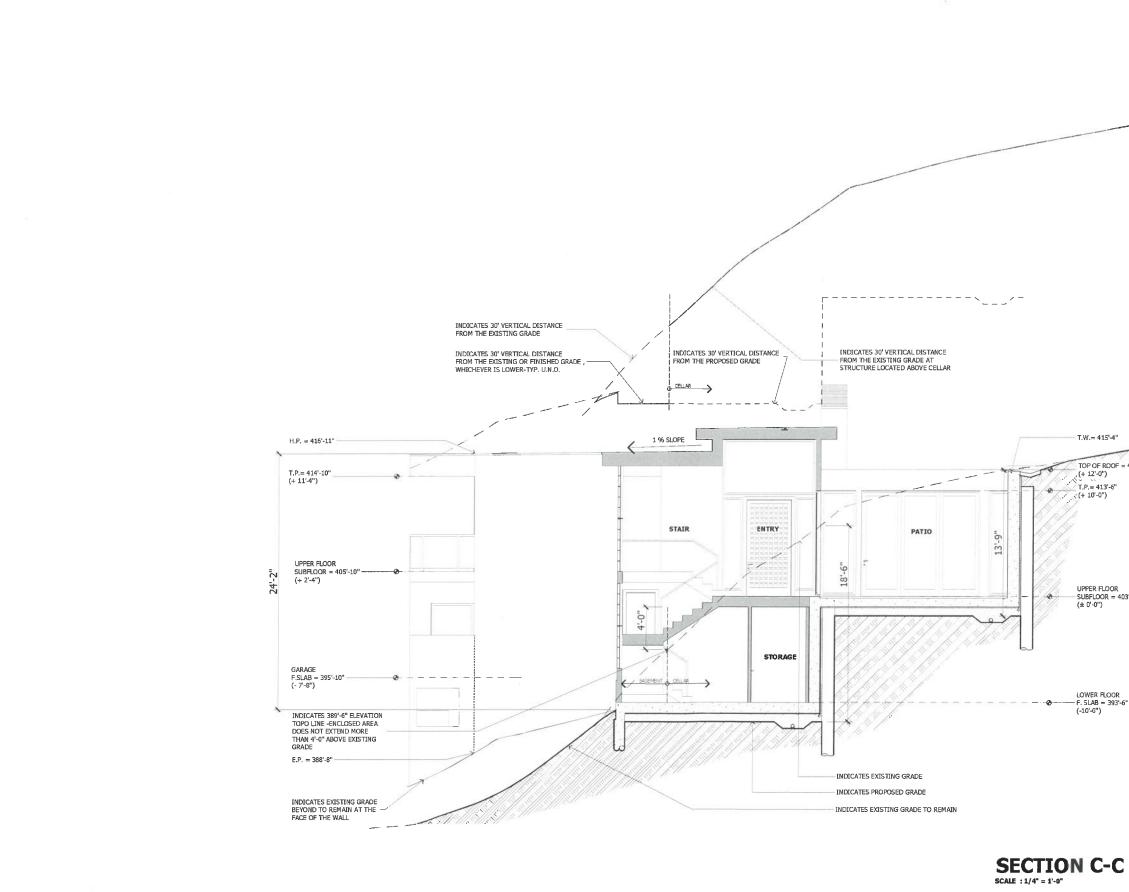
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CAMPBELL, CA 95008 (408)871-1071 phone (408)871-1072 fax	
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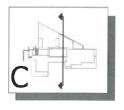
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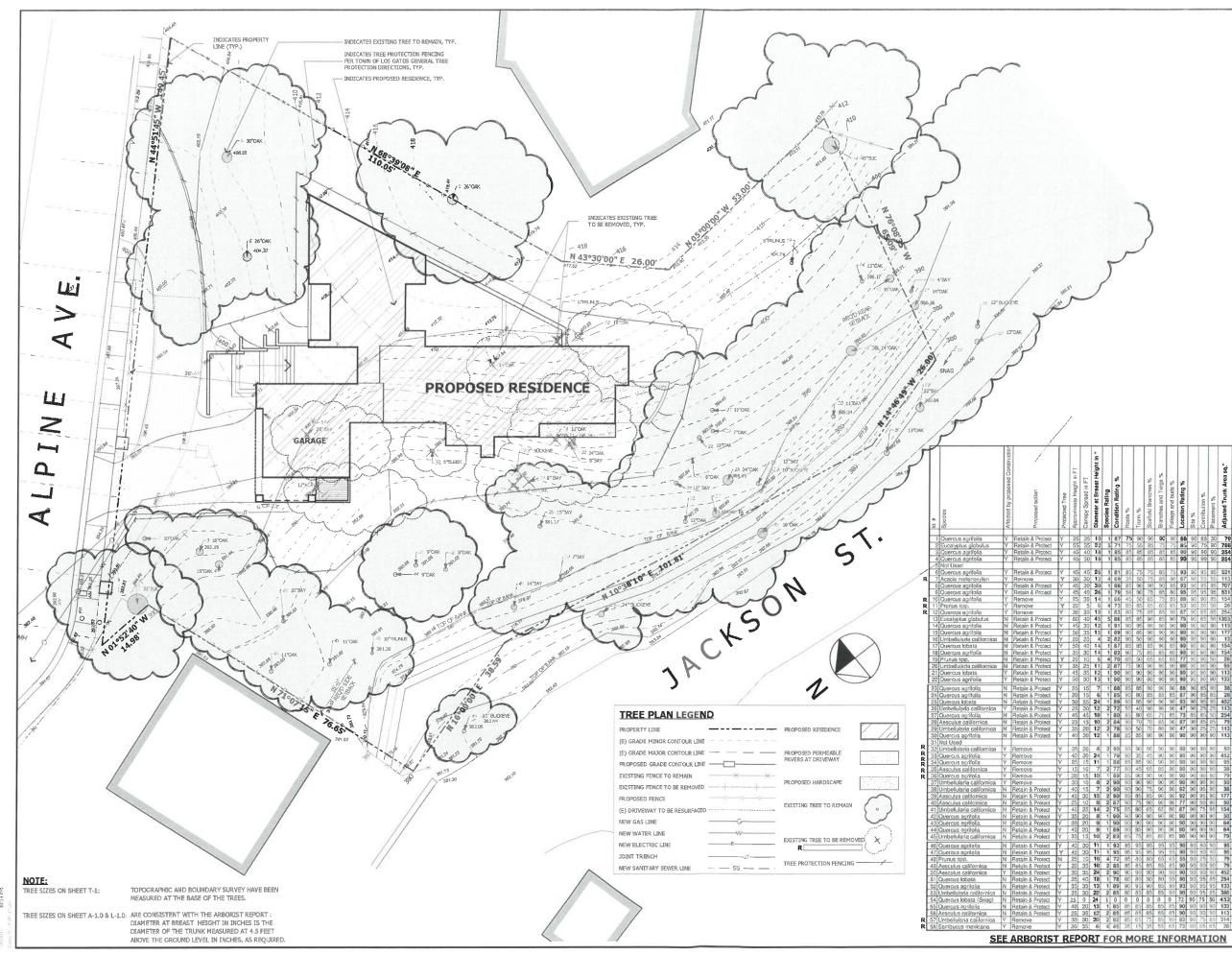
TOP OF ROOF = 415'-6" T.P.= 413'-6" (+ 10'-0")

(+ 12'-0")

UPPER FLOOR - SUBFLOOR = 403'-6" (± 0'-0")

LOWER FLOOR - F. SLAB = 393'-6" (-10'-6")





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DATE:	October 30, 2019
TO:	Planning Commission
FROM:	Joel Paulson, Community Development Director
SUBJECT:	Conditional Use Permit Application U-12-002. Project Location: 300 Marchmont Drive . Applicant/Property Owner: Mark Silver/Hillbrook School. Project Planner: Jocelyn Shoopman. Annual review of an approved Conditional Use Permit for an existing private school (Hillbrook School) on property zoned HR-1. APNs 532-10-01 and 532- 11-011.

RECOMMENDATION:

Accept this report for the annual review of the Conditional Use Permit (CUP) as required by condition 25 (Exhibit 3).

PROJECT DATA:

General Plan Designation:	Hillside Residential and Low Density Residential
Zoning Designation:	HR-1, Hillside Residential
Applicable Plans & Standards:	General Plan
Parcel Size:	14 acres
Surrounding Area:	

	Existing Land Use	General Plan	Zoning
North	Residential	Low Density Residential	R-1:8, R-1:10, and R-1:20
South	Residential	Low Density Residential & Agriculture	R-1:10, R-1:12, and RC
East	Residential	Hillside Residential & Open Space	R-1:10, R-1:12, and RC
West	Residential	Low Density Residential	R-1:8 and R-1:10

PREPARED BY: Jocelyn Shoopman Associate Planner

Reviewed by: Planning Manager, Community Development Director, and Town Attorney

<u>CEQA</u>:

An Environmental Impact Report (EIR) was certified by the Planning Commission on October 6, 2014 and no further environmental review is required.

FINDINGS:

- An EIR was prepared for the CUP and was certified by the Planning Commission on October
 6, 2014 and no further environmental review is required; and
- Compliance with CUP U-12-002.

ACTION:

Accept this report for the annual review of the CUP as required by condition 25 (Exhibit 3).

BACKGROUND:

On October 6, 2014, the Planning Commission certified the EIR and a request to modify a CUP to increase school enrollment and modify operations of Hillbrook School.

On March 17, 2015, the Town Council adopted Resolution 2015-018 approving the request to modify the CUP to incrementally increase school enrollment and modify operations of Hillbrook School subject to modified conditions of approval (Exhibit 3).

On November 3, 2015, the Town Council held a public hearing for the initial six-month review of the CUP to determine whether there was merit to increase the number of students based on Hillbrook School's compliance with the maximum number of daily trips. The Town Council approved the initial review and request to increase the school enrollment by 33 students for a maximum of 348 students for the 2016-2017 school year. On August 31, 2016, Hillbrook School vested their CUP by increasing the number of students by an additional 23 students for the 2016-2017 school year as allowed by condition 2 (Exhibit 3).

On October 17, 2016, the Planning Commission held a public hearing for the annual review of the CUP as required by condition 25 (Exhibit 3) to determine whether there was merit to increase the number of students based on Hillbrook School's compliance with the maximum number of daily trips. The Planning Commission approved the annual review and request to increase the school enrollment by an additional 33 students for a maximum of 381 students for the 2017-2018 school year.

On September 27, 2017, the Planning Commission held a public hearing for the annual review of the CUP as required by condition 25 (Exhibit 3) to determine whether there was merit to increase the number of students based on Hillbrook School's compliance with the maximum

PAGE **3** OF **6** SUBJECT: 300 Marchmont Drive/U-12-002 DATE: October 30, 2019

BACKGROUND (continued):

number of daily trips. The Planning Commission approved the annual review and final request to increase the school enrollment by an additional 33 students for a maximum of 414 students for the 2018-2019 school year. Additionally, the Planning Commission provided the following recommendations for inclusion in future annual reviews:

- 1. Urge Hillbrook School to be diligent about ascertaining the operation of the monitoring systems and to that end to incorporate suggestions made by W Trans for calibration;
- 2. Urge Hillbrook School to follow the updated Data Collection Workflow from W-Trans; and
- 3. Select three sporadic, non-consecutive days, including at least one sports event day, and conduct future counts in a 24-hour day period.

On October 24, 2018, the Planning Commission held a public hearing for the annual review of the CUP as required by condition 25 (Exhibit 3). The Planning Commission found Hillbrook School to be in compliance with the CUP and approved the annual review.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The project is located at 300 Marchmont Drive (Exhibit 1), at the east end of Marchmont Drive, south of Shannon Road and east of Los Gatos Boulevard.

B. Zoning Compliance

The zoning designation, Hillside Residential (HR), allows a school pursuant to the approved Conditional Use Permit.

DISCUSSION:

A. Conditional Use Permit Annual Review

The applicant has provided a letter of justification (Exhibit 7) describing the actions taken to comply with the CUP as outlined below:

- Posted a list of the School's exception days and evening events on their publicly accessible website as required by condition 27 (Exhibit 3); and
- Re-organized the School's athletic program so that athletic competitions are held on campus only three days per week, including no more than two days per week outside, as required by condition 5 (Exhibit 3); and

PAGE **4** OF **6** SUBJECT: 300 Marchmont Drive/U-12-002 DATE: October 30, 2019

DISCUSSION (continued):

- Maintained a mandatory Traffic Demand Management Plan (TDM) as required by condition 18 (Exhibit 3); and
- Installed and monitored the traffic count monitoring system as required by condition 19 (Exhibit 3); and
- Worked with the Parks and Public Works Department to ensure approval of existing and proposed bus stops (Exhibit 6) as required by condition 20 (Exhibit 3);
- Enrolled no more than 414 students for the 2019-2020 school year as required by condition 15 (Exhibit 3) (as of August 30, 2019, 384 students were enrolled); and
- Reduced the School's summer programs as required by condition 11 (Exhibit 3).

B. <u>Traffic</u>

On July 15, 2019, the Town's traffic consultant, W-Trans, submitted the Traffic Monitoring Report for the spring 2019 semester (Exhibit 4). The consultant completed a video review of the traffic count for March 28, April 26, and May 15, 2019 as required by condition 19 (Exhibit 3). On March 28, 2019, Hillbrook School held their eighth-grade musical during the evening, an exception day as noted by Hillbrook School's calendar. April 26, 2019 was a typical school day with no on-campus events and on May 15, 2019, Hillbrook School had the opening day of their afterschool art show. As detailed in the report, on April 26 and May 15, 2019 the vehicle trips (757 and 767, respectively) did not exceed the maximum of 880 daily vehicle trips as allowed by condition 17 (Exhibit 3), and on March 28, 2019 the vehicle trips (878) did not exceed the maximum of 960 daily vehicle trips for an exception day as allowed by condition 17 (Exhibit 3). The average difference between the video count and Sensys data for the three-day period was less than one percent (0.25 percent). The Town Traffic Engineer reviewed the Traffic Monitoring Report and found Hillbrook School to be in compliance with condition 17 (Exhibit 3).

On October 24, 2019, the Town's traffic consultant, W-Trans, submitted a Traffic Monitoring Report for the fall 2019 semester (Exhibit 5). The consultant completed a video review of the traffic count on September 18, October 1, and October 17, 2019 as required by condition 19 (Exhibit 3). On October 1, 2019, Hillbrook School held after school athletic games, an exception day as noted by Hillbrook School's calendar. September 18 and October 17, 2019 were typical school days with no on-campus events scheduled. As detailed in the report, on September 18 and October 17, 2019 the vehicle trips (752 and 748, respectively) did not exceed the maximum of 880 daily vehicle trips as allowed by condition 17 (Exhibit 3), and on October 1, 2019 the vehicle trips (784) did not exceed the maximum of 960 daily vehicle trips for an exception day as allowed by condition 17 (Exhibit 3). The average difference between the video count and Sensys data for the three-day period was less than five percent (4.84 percent). The Town Traffic Engineer reviewed the

PAGE **5** OF **6** SUBJECT: 300 Marchmont Drive/U-12-002 DATE: October 30, 2019

DISCUSSION (continued):

Traffic Monitoring Report and found Hillbrook School to be in compliance with condition 17 (Exhibit 3).

Condition 19 of the CUP states that Hillbrook School shall be considered out of compliance with their CUP if any mechanical readings exceed the Sensys counts by more than five percent, and where the readings are above the maximum number of daily vehicle trips. In the reports provided by W Trans (Exhibits 4 and 5), for both monitoring systems (video review and Sensys counts), Hillbrook School did not exceed the maximum number of daily trips of 880 or 960 (Exhibit 3, Condition 17) and was found to be in compliance with their CUP. The Town's traffic consultant, W Trans will be available at the meeting to answer any questions from the Planning Commission.

C. CEQA Determination

An EIR was previously certified by the Planning Commission on October 6, 2014 and no further environmental review is required.

PUBLIC COMMENTS:

Written notice was sent to property owners and tenants within 500 feet of the property.

CONCLUSION:

A. Conclusion

Based on the information in this report, staff has determined that Hillbrook School is in compliance with their CUP.

B. <u>Recommendation</u>

Based on the analysis above, staff recommends accepting this report for the annual review of the CUP. If the Planning Commission finds merit with the request, it should:

- 1. Find that no further environmental analysis is required (Exhibit 2); and
- 2. Find that Hillbrook School is in compliance with their CUP (Exhibit 2).

PAGE **6** OF **6** SUBJECT: 300 Marchmont Drive/U-12-002 DATE: October 30, 2019

C. <u>Alternatives</u>

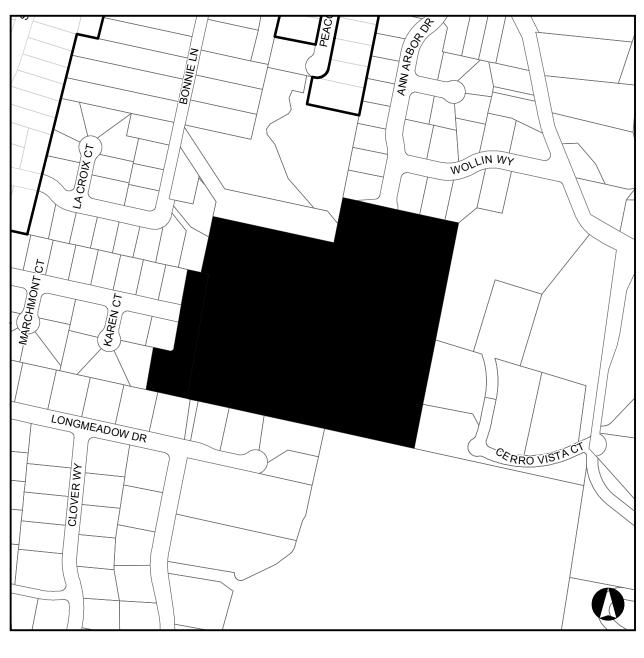
Alternatively, the Commission can:

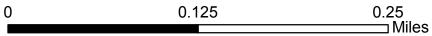
1. Continue the matter to a date certain with specific direction.

EXHIBITS:

- 1. Location map
- 2. Required findings (two pages)
- 3. Conditional Use Permit U-12-002 (four pages)
- 4. Spring 2019 traffic monitoring report, received on July 15, 2019 (15 pages)
- 5. Fall 2019 traffic monitoring report, received on October 24, 2019 (15 pages)
- 6. Hillbrook school bus stops for 2019-2020 School Year (eight pages)
- 7. Hillbrook school letter of justification, received October 16, 2019 (two pages)

300 Marchmont Drive





PLANNING COMMISSION – November 13, 2019 **REQUIRED FINDINGS:**

<u>300 Marchmont Drive</u> Conditional Use Permit Application U-12-002

Annual review of an approved Conditional Use Permit for an existing private school (Hillbrook School) on property zoned HR-1. APNS 532-10-001 and 532-11-011. APPLICANT/PROPERTY OWNER: Hillbrook School/Mark Silver

FINDINGS

Required finding for CEQA:

An Environmental Impact Report (EIR) was prepared for the Conditional Use Permit and was certified by the Planning Commission on October 6, 2014 and no further environmental review is required.

Required findings for compliance with Conditional Use Permit (U-12-002):

Find that Hillbrook School is in compliance with their Conditional Use Permit.

CONDITIONS OF APPROVAL – March 17, 2015

<u>300 Marchmont Drive</u> Conditional Use Permit U-12-002 Environmental Impact Report EIR-13-001

Requesting approval to modify a Conditional Use Permit to increase school enrollment and modify operations of an existing private school (Hillbrook School) on property zoned HR-1. It has been determined that this matter may have a significant impact on the environment and an Environmental Impact Report (EIR) has been prepared as required by the California Environmental Quality Act (CEQA). APNs 532-10-001 and 532-11-011. PROPERTY OWNER/APPLICANT: Hillbrook School/Mark Silver

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

- 1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval listed below.
- 2. EXPIRATION: The Master Plan approved May 7, 2001 (Resolution 2011-048) is vested. The Conditional Use Permit modification will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested. Pursuant to Town Code Section 29.20.335 an approval is vested when the activity approved is commenced in a substantial, as distinguished from tentative or token, manner. For this Conditional Use Permit, substantial shall mean any increase in student enrollment above 315.
- 3. USE: The approved use is a junior kindergarten (JK) through eighth (8th) grade educational institution/private school, with ancillary after school activities, after school care, and after school sports.
 - a. HOURS: STUDENTS and their families may be on campus Monday through Friday, 7:30 a.m. to 6:00 p.m., during the academic calendar year (mid-August through mid-June).
 - b. EXTENDED HOURS: Up to 10 times per year, hours may be extended past 6:00 p.m. up to 9:30 p.m. The school's management and maintenance staff do not count towards the 10 times per year for extended hours.
- 4. AFTER SCHOOL ACTIVITIES: Enrichment programs including but not limited to arts, mechanics, engineering, and language for the school's students are permitted, up to 6:00 p.m., Monday through Friday, mid-August through mid-June.
- 5. AFTER SCHOOL SPORTS AND COMPETITIONS: Any sports, competitive or not, and other competitions with at least one participating team from this approved school are permitted up to 6:00 p.m., Monday through Friday, mid-August through mid-June. These competitions are permitted to occur a maximum 3 days per week, up to 2 days per week outdoors.
- 6. AFTER SCHOOL CARE: Childcare for the school's students is permitted up to 6:00 p.m., Monday through Friday, mid-August through mid-June.
- 7. VOLLEYBALL AND BASKETBALL TOURNAMENTS: A tournament is a series of contests/matches/games between two or more schools/teams one of which must be the approved school. Tournament hours are 7:30 a.m. to 3:30 p.m. Monday through Friday,

and Saturday. Vehicles must be off campus by 4:00 p.m. on Saturdays. These tournaments may occur up to 2 Saturdays, mid-August through mid-June.

- 8. EVENING/NIGHTTIME AND WEEKEND EVENTS: Evening/nighttime events are events that occur between 6:00 p.m. and 9:00 p.m. Evening/nighttime and weekend events are permitted up to 10 times per academic year, mid-August through mid-June. These events must be listed by August 1st on a publicly accessible online School Calendar.
- 9. OPEN HOUSE: One weekend Open House per calendar year is permitted 7:30 a.m. to 3:30 p.m. (vehicles off campus by 4:00 p.m.), Saturday only (not Sunday), mid-August through mid-June. This event does not count as one of the 10 exception days from the maximum number of daily vehicle trips.
- 10. DELIVERY HOURS: Deliveries shall only occur between 7:00 a.m. and 7:00 p.m., Monday through Friday.
- 11. SUMMER SESSION: A summer program is permitted between mid-June and mid-August for six contiguous weeks. Summer hours are limited to 8:30 a.m. to 1:00 p.m., Monday through Friday.
- 12. PROFESSIONAL DEVELOPMENT/CONFERENCES: Training for the parents of enrolled students and/or the school's faculty only is permitted from 7:30 a.m. to 6:00 p.m., unless designated as a nighttime exception, Monday through Friday, mid-August through mid-June. No other conferences are permitted.
- 13. THIRD PARTY USE/RENTAL/LEASE: Third party use is allowed. A third party use is defined as a school program run by an entity that is under a contractual partnership agreement with the school, payments for participation in the activity are paid directly to the school, and the school has control of the operations of the activity. Any such third party use will be subject to all of the conditions contained in this Conditional Use Permit.
- 14. ADDITIONAL ACTIVITIES: Any activity that is not expressly identified in this Permit is prohibited.
- 15. NUMBER OF STUDENTS: The maximum number of students shall be limited to 414 students over the life of the Conditional Use Permit with an increase over 315 students of up to 33 in year 2016-2017, up to an additional 33 in year 2017-2018, and up to an additional 33 in year 2018-2019. The right to add any additional students is contingent on the school's compliance with the traffic count requirements. The maximum number of students during the summer session is 150.
- 16. INITIAL REVIEW: Six months after the date of this approval, the Town Council shall review the school's compliance with the maximum number of daily vehicle trips. At a publicly noticed hearing, Town Council will consider whether there is merit to increase the number of students from 315 based on compliance with the maximum number of daily vehicle trips. This review shall be completed at the school's expense.
- 17. MAXIMUM NUMBER OF DAILY VEHICLE TRIPS: The maximum number of daily vehicle trips shall not exceed 880 pursuant to the following:
 - a. The school may designate 10 days per year that can be removed from the maximum calculation, which shall be referred to as "exception days."
 - b. Exception days shall not exceed 960 maximum daily vehicle trips.
 - c. Exception days must be identified on a publicly accessible online School Calendar by August 1st.
 - d. The maximum number of daily vehicle trips shall not exceed 300 during the summer session as defined in condition 11.

- 18. MANDATORY TRAFFIC DEMAND MANAGEMENT PLAN: The school shall implement, at its expense, a Mandatory Traffic Demand Management Plan consisting of any of the following means to limit daily vehicle trips: carpools, busing, shuttle buses, traditional school buses, bicycling, walking management plans, or other methods submitted by the school. The school must inform persons and entities, covered by the plan, that pickup and drop-offs are prohibited on public streets in the immediate vicinity of the school. The school is solely responsible for enforcement of and compliance with a Mandatory Traffic Demand Management Plan.
- 19. TRAFFIC COUNT MONITORING: The school shall monitor its compliance using the existing embedded counter and by installing tube counters as a backup. The data from the counters will be used to determine whether the school has complied with the traffic requirements contained in condition 17. The Town shall conduct ongoing traffic data validation by contracting for a random manual traffic count for three days, each semester. The data shall be compared with Sensys data (i.e, the embedded counter data) and results provided to the Town Traffic Engineer. If the Town Traffic Engineer finds the school out of compliance, the Town shall contract for additional data collection, with a one week mechanical (hose) traffic count to verify the counts. The school shall be considered out of compliance if any mechanical readings exceed the Sensys counts by more than five percent and where the readings are above the maximum number of daily vehicle trips. If the Sensys data continues to demonstrate ongoing non-compliance, the discrepancy shall trigger the compliance proceedings portion of the CUP. The school is required to reimburse the Town for all staff and contract services associated with this condition.
- 20. BUS STOPS: The school may continue to use bus stop locations negotiated with private businesses. Any existing or new bus stop must be approved by the Los Gatos Parks and Public Works Department as a suitable and safe place for a bus stop.
- 21. PARKING: All parking shall be accommodated onsite.
- 22. PICK-UP AND DROP-OFF AREA: A pick-up and drop-off area shall be maintained on school grounds.
- 23. EMERGENCY ACCESS ROAD: The emergency access road to Ann Arbor Drive shall not be opened up at any time to public or school use. The road may be opened for construction access only if it is part of an approved construction plan for an Architecture and Site application.
- 24. CURFEW AND NOISE: The school shall comply with the Town Code governing curfew and noise levels with the exception of one amplified DJ event, mid-August through mid-June (not summer).
- 25. ONGOING COMPLIANCE REVIEW: Upon completion of the six-month initial review set forth in condition 16, the Planning Commission shall conduct an annual review to determine if the school is in compliance with this Conditional Use Permit. If, at any reviews, the Planning Commission finds that the school is in violation of this Conditional Use Permit or that new or more effective data collection methods are available to compute traffic counts, then the Conditional Use Permit may be modified and/or revoked as allowed under the Town Code. Compliance review shall be completed at the school's expense.
- 26. PENALTIES FOR EXCEEDANCES OF THE MAXIMUM DAILY TRIP CAP:
 - a. If the Town's Traffic Consultant's review of the trip cap monthly monitoring reports reveals that the number of trips exceeds the maximum daily trip cap, the applicant shall pay a penalty of \$1,000 per day and \$100 per excess trip.

- b. If the Town's Traffic Consultant's review of the trip cap monthly monitoring reports reveals that the number of trips exceeds the maximum daily trip cap for a second consecutive monitoring period, the applicant shall pay a penalty of \$2,500 per day and \$250 per excess trip.
- c. If the Town's Traffic Consultant's review of the trip cap monthly monitoring reports reveals that the number of trips exceeds the maximum daily trip cap for a third consecutive monitoring period, the applicant shall pay a penalty of \$5,000 per day and \$500 per excess trip.
- d. Penalty money shall be paid to the Town and used towards neighborhood traffic/pedestrian improvements as approved by the Town's Parks and Public Works Director.
- e. The school is not subject to fines in the first six months after the date of this approval.
- 27. NEIGHBORHOOD COORDINATION: The school shall post a schedule of events on a website accessible to the public at the beginning of every academic calendar year.
- 28. GYMNASIUM DOORS AND WINDOWS: The loading doors on the Ann Arbor side shall be closed at all times whenever activities are being held inside the gymnasium. The other doors and windows in the gymnasium shall be allowed to remain open during activities.
- 29. SQUARE FOOTAGE: The maximum structural square footage is 55,715 square feet as approved by the Master Plan on May 7, 2001 (Resolution 2011-048). The existing campus is currently 52,683 square feet and an additional 3,032 square feet is permitted in the library and cafeteria/art classrooms with an approved Architecture and Site application.
- 30. BUILDING FOOTPRINTS: The footprints of the future buildings may be required to be modified during the Architecture and Site approval process to reduce tree impacts.
- 31. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval, and may be secured to the satisfaction of the Town Attorney.

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Memorandum

Date:	July 15, 2019	Project:	LGA004-7
То:	Mr. Jessy Pu Traffic Engineer - Town of Los Gatos	From:	Nick Bleich nbieich@w-trans.com Allison Woodworth awoodworth@w-trans.com

Subject: Hillbrook School 2018-2019 Monitoring – Spring Trimester Report

This memorandum summarizes the Spring Trimester traffic monitoring of Hillbrook School in Los Gatos for the 2018-2019 school year. The purpose of this memo is to summarize the 2019 Spring Trimester manual data collection and daily vehicle trips and to note any discrepancies in the data collection. Overall, Hillbrook School did not exceed the maximum number of daily vehicle trips during Spring Trimester.

Existing Conditions

The Hillbrook School is located at 300 Marchmont Drive in the Town of Los Gatos. According to Condition 17 of the School's Conditional Use Permit, "the maximum number of daily vehicle trips shall not exceed 880." The School can identify up to 10 exception days where they are permitted to exceed the maximum number of daily trips, however, the total number of trips on these exception days shall not exceed 960. During the summer trimester "the maximum number of daily vehicle trips shall not exceed 960. During the summer trimester "the maximum number of daily vehicle trips shall not exceed 300." The school maintains two Sensys magnetometer traffic counters embedded in the pavement of the exit lane outside the school's gate, approximately 30 feet apart. These magnetometers (Sensys counters) are calibrated to detect the presence of vehicles and motorcycles but not bicycles or other non-motorized means of transportation.

Hillbrook School and Sensys staff continuously monitor the functionality of the system and the magnetometers are self-calibrating and self-tuning and are upgraded remotely as new software is released. The sensors are to be calibrated and validated each trimester. Hillbrook School confirmed that the sensors were reviewed at the beginning of the Spring Trimester. Hillbrook staff have been in contact with Sensys staff on a monthly basis to ensure full system functionality. Sensys staff have previously performed an independent validation of the county system and concluded the daily counts are showing between 97% and 99.75% accuracy. Hillbrook School has implemented traffic control measures to improve the flow of vehicles over the sensors in order to maintain data accuracy, such as lane delineators along Marchmont Drive.

Hillbrook School has only one vehicular access point, and because of this it is assumed that all exit trips also made an entrance trip through this location. For reporting purposes, the maximum of either Exit A or Exit B is used to determine the number of daily trips.

The Conditional Use Permit also outlines the requirements of manual data collection in Condition 19 and "the school shall be considered out of compliance if any mechanical readings exceed the Sensys counts by more than five percent and where the readings are above the maximum number of daily vehicle trips."

Mr. J	lessy	Pu
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A permanent backup pneumatic tube counter, a MetroCount MC56000 Vehicle Classifier System, is located in both the entrance and exit lanes just outside of the School's gate. Pneumatic tube systems utilize rubber tubes placed across traffic lanes in specific configurations. When a vehicle travels over the tube the air pressure in the tube is compressed and this compression triggers an event recording. The system is programed to classify vehicles based on the distance between the front and rear axle. The School's MetroCount system counts the total number of trips, both entrance and exit trips.

During a site visit in April 2019, Hillbrook School staff provided W-Trans staff with a walk through of the Sensys system and the MetroCount backup system. We were able to see, in real time, the Sensys system counting vehicles with the data reporting online. While the Sensys system can be accessed remotely online, the MetroCount system is local to the School's network. The School has agreed to, and continues to, actively provide W-Trans with backup data directly from the MetroCount system when necessary.

24-hour Manual Counts and Observations

For the 2019 Spring Trimester, traffic counts were obtained on Marchmont Drive on March 28th, April 26th, and May 15th. These dates were selected to cover a variety of on-campus activities. On Thursday March 28th, Hillbrook School had their 8th Grade Musical, an exception day and evening event as noted by Hillbrook School at the beginning of the school year. Friday April 26th was a typical school day with no on-campus events scheduled. Wednesday May 15th was the opening day of the afterschool Art Show. Hillbrook School is not hosting any on-campus sporting events this school year due to construction activities.

The traffic counts based on video taken by W-Trans represent the total sum of entrance and exit trips for 24-hours, broken down into 15-minute intervals. The Sensys counts represent the exit trips for the same 24-hour period. In order to convert exit trips to both entrance and exit trips, the maximum count from either Exit A or Exit B was determined and then doubled (assuming one trip in is equivalent to one trip out). The data from the Exit A sensor was higher than the data from the Exit B sensor on March 28th and April 26th; therefore, the Sensys counts compared to the video counts on those days are the doubled counts from the Exit A sensor. On May 15th, a construction vehicle blocked the exit lane during the afternoon pick up for approximately 45 minutes. The manual video counts were able to capture the total number of vehicles during that time; however, the Sensys system was unable to collect data. Therefore, the backup tube counter data was requested from the school and compared to the manual video data collection. The raw Sensys data, tube count data, and video counts are attached. The manual counts were then compared to the Sensys data for the same time period in Table 1.

Date	Day of the Week		unts ehicles)	Summary of Counts				
		Video	Sensys	Percent Difference	Difference in Trips			
03/28/19	Thursday	878	906	3.14%	28			
04/26/19	Friday	752	736	2.15%	16			
05/15/19	Wednesday	767	761*	0.79%	6			
Average		799	801	0.25%	2			

Note: * = data from backup tube counter system

The manually counted video counts were reviewed to ensure accuracy. The average difference, overall and on each day, was less than five percent and should be considered acceptable within the margin of error. Additionally, none of the data points exceeded the Conditional Use Permit daily trip cap of 880 daily trips for normal school days or 960 daily trips for an exception day.

Mr. Jessy Pu

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2019 Spring Trimester Summary

- During the 2019 Spring Trimester, Hillbrook School did not exceed the maximum number of daily trips (880). Attached, in Table 2, is the daily summary of Sensys counts for the 2019 Spring Trimester. There were seven exception days during the 2019 Spring Trimester. However, the number of daily trips on the exception days did not exceed the maximum number of daily trips (960) for an exception day.
- The highest number of daily vehicle trips was 906 trips and occurred on March 28, 2019, an exception day.
- The average number of school day vehicle trips for the 2019 Spring Trimester was approximately 708 trips.
- The Sensys counters did not register counts between January 25th and January 30th due to a relay failure. The school contacted Sensys immediately to fix the problem. Hillbrook School provided backup counts in one-hour intervals directly from the MetroCount system for these days during the system outage. These backup counts were provided to the Town with the January Sensys counts.
- Excluding weekends and school holidays, there were 17 instances where the difference between Sensor A and Senor B was greater than five percent (5%). The average difference between the Sensor A and Sensor B counts was 24 vehicles.
- The cumulative percent difference between Sensor A and Sensor B for the 2019 Spring Trimester was 2.90%.
- The largest daily difference between Sensor A and Sensor B was 35 vehicles on May 29th. In January 2019 the average daily difference between Sensor A and Sensor B was approximately eight vehicles. The difference was approximately six vehicles in February, 12 vehicles in March, 11 vehicles in April, 14 vehicles in May and ten vehicles in June.

Conclusions

Overall, Hillbrook School was in compliance with Condition 17 of the School's Conditional Use Permit for the school year 2018 - 2019 Spring Trimester. The next monitoring report is the Fall 2019 Trimester Manual Counts anticipated to be completed in December 2019, prior to the conclusion of Hillbrook School's Fall Trimester. We will continue to provide monthly downloads of Sensys data during the first week of each month.

Thank you for giving W-Trans the opportunity to provide these services. Please call if you have any questions.

MES/nfb/LGA004-7.M2

Attachments: Spring Trimester Video Count Summary



Date	Day of the	Sensys	Counts	Summary o	f Sensys	Notes		
	Week	(# of Ve	hicles)	Coun	ts			
		Exit A	Exit B	Percent Difference	Daily Trips			
01/07/19	Monday	351	332	5.6%	702	First Day of School		
01/08/19	Tuesday	355	334	6.1%	710			
01/09/19	Wednesday	334	328	1.8%	668			
01/10/19	Thursday	362	353	2.5%	724			
01/11/19	Friday	328	327	0.3%	656			
01/12/19	Saturday	21	18	15.4%	42			
01/13/19	Sunday	12	19	45.2%	38			
01/14/19	Monday	335	327	2.4%	670			
01/15/19	Tuesday	352	349	0.9%	704			
01/16/19	Wednesday	351	341	2.9%	702	Exception Day		
01/17/19	Thursday	365	358	1.9%	730			
01/18/19	Friday	348	343	1.4%	696			
01/19/19	Saturday	20	20	0.0%	40			
01/20/19	Sunday	2	3	40.0%	6			
01/21/19	Monday	14	14	0.0%	28	No School – MLK, Jr. Day		
01/22/19	Tuesday	334	325	2.7%	668			
01/23/19	Wednesday	349	340	2.6%	698	Exception Day		
01/24/19	Thursday	352	349	0.9%	704			
01/25/19	Friday	-	-	T 1	724	Tube Count Backup Data		
01/26/19	Saturday	-	-	-	9	Tube Count Backup Data		
01/27/19	Sunday	-	-	~	2	Tube Count Backup Data		
01/28/19	Monday	-	-	-	755	Tube Count Backup Data		
01/29/19	Tuesday	-	-	-	731	Tube Count Backup Data		
01/30/19	Wednesday	-	-	-	783	Tube Count Backup Data		
01/31/19	Thursday	366	366	2.2%	732			
02/01/19	Friday	343	330	0.0%	686			
02/02/19	Saturday	4	5	3.9%	10			
02/03/19	Sunday	13	8	22.2%	26			
02/04/19	Monday	391	374	47.6%	782			
02/05/19	Tuesday	381	374	4.4%	762			

Date	Day of the	Sensys		Summary o	÷	Notes
	Week	(# of Ve	hicles)	Cour		
		Exit A	Exit B	Percent Difference	Daily Trips	
02/06/19	Wednesday	362	353	1.9%	724	
)2/07/19	Thursday	402	394	2.5%	804	
)2/08/19	Friday	352	348	2.0%	704	
)2/09/19	Saturday	13	14	1.1%	28	
)2/10/19	Sunday	11	13	7.4%	26	
2/11/19	Monday	377	359	16.7%	754	
)2/12/19	Tuesday	361	358	4.9%	722	
2/13/19	Wednesday	409	404	0.8%	818	
2/14/19	Thursday	377	369	1.2%	754	
2/15/19	Friday	360	362	2.1%	724	
2/16/19	Saturday	14	10	0.6%	28	
2/17/19	Sunday	4	7	33.3%	14	
2/18/19	Monday	14	15	54.5%	30	No School – February Break
2/19/19	Tuesday	92	92	6.9%	184	No School – February Break
2/20/19	Wednesday	89	84	0.0%	178	No School – February Break
2/21/19	Thursday	80	82	5.8%	164	No School – February Break
2/22/19	Friday	70	69	2.5%	140	No School – February Break
2/23/19	Saturday	15	14	1.4%	30	
2/24/19	Sunday	10	12	6.9%	24	
2/25/19	Monday	359	358	18.2%	718	
2/26/19	Tuesday	380	377	0.3%	760	
2/27/19	Wednesday	377	369	0.8%	754	
2/28/19	Thursday	357	350	2.1%	714	
3/01/19	Friday	363	356	2.0%	726	
3/02/19	Saturday	9	10	1.9%	20	
3/03/19	Sunday	5	10	10.5%	20	
3/04/19	Monday	344	323	66.7%	688	
3/05/19	Tuesday	357	343	6.3%	714	
3/06/19	Wednesday	364	355	4.0%	728	
3/07/19	Thursday	366	349	2.5%	732	
3/08/19	Friday	355	325	4.8%	710	
3/09/19	Saturday	12	11	8.8%	24	
3/10/19	Sunday	10	12	8.7%	24	
3/11/19	Monday	363	335	18.2%	726	
3/12/19	Tuesday	395	388	8.0%	790	

Date	Day of the Week	Sensys (# of Ve		Summary o Cour		Notes	
	week	(# or ve Exit A	Exit B	Percent	Daily		
			EXICO	Difference	Trips		
03/13/19	Wednesday	384	392	1.8%	784		
03/14/19	Thursday	422	415	2.1%	844		
03/15/19	Friday	370	370	1.7%	740		
03/16/19	Saturday	14	15	0.0%	30		
03/17/19	Sunday	13	20	6.9%	40		
03/18/19	Monday	274	268	42.4%	548	No School – Conferences	
03/19/19	Tuesday	337	321	2.2%	674	No School – Conferences	
03/20/19	Wednesday	358	353	4.9%	716		
03/21/19	Thursday	393	383	1.4%	786		
03/22/19	Friday	358	350	2.6%	716		
03/23/19	Saturday	17	19	2.3%	38		
03/24/19	Sunday	19	16	11.1%	38		
03/25/19	Monday	388	374	17.1%	776		
03/26/19	Tuesday	383	377	3.7%	766		
03/27/19	Wednesday	415	388	1.6%	830	Exception Day	
03/28/19	Thursday	453	443	6.7%	906	Exception Day	
03/29/19	Friday	385	384	2.2%	770		
03/30/19	Saturday	9	10	0.3%	20		
03/31/19	Sunday	16	11	10.5%	32		
04/01/19	Monday	347	343	37.0%	694	2	
04/02/19	Tuesday	380	353	1.2%	760		
04/03/19	Wednesday	359	342	7.4%	718		
04/04/19	Thursday	333	324	4.9%	666		
04/05/19	Friday	335	331	2.7%	670		
04/06/19	Saturday	9	8	1.2%	18		
04/07/19	Sunday	6	6	11.8%	12		
04/08/19	Monday	32	31	0.0%	64	No School – Spring Break	
04/09/19	Tuesday	35	33	3.2%	70	No School – Spring Break	
04/10/19	Wednesday	22	25	5.9%	50	No School – Spring Break	
04/11/19	Thursday	30	33	12.8%	66	No School – Spring Break	
04/12/19	Friday	18	19	9.5%	38	No School – Spring Break	
04/13/19	Saturday	11	16	5.4%	32		
04/14/19	Sunday	7	6	37.0%	14		
04/15/19	Monday	346	338	15.4%	692		
04/16/19	Tuesday	353	335	2.3%	706		

	Daily Sensys Co		State of the second state of the		Di-There Caris	
ate	Day of the Week	Sensys (# of Ve		Summary o Coun		Notes
		Exit A	Exit B	Percent Difference	Daily Trips	
/17/19	Wednesday	370	370	5.2%	740	
/18/19	Thursday	369	362	0.0%	738	
/19/19	Friday	362	352	1.9%	724	
20/19	Saturday	21	21	2.8%	42	
/21/19	Sunday	11	7	0.0%	22	
22/19	Monday	375	366	44.4%	750	
23/19	Tuesday	378	349	2.4%	756	
/24/19	Wednesday	395	389	8.0%	790	
/25/19	Thursday	382	359	1.5%	764	
/26/19	Friday	368	352	6.2%	736	Exception Day
/27/19	Saturday	15	16	4.4%	32	
/28/19	Sunday	5	8	6.5%	16	
29/19	Monday	404	395	46.2%	808	
30/19	Tuesday	397	375	2.3%	794	
01/19	Wednesday	376	358	5.7%	752	
02/19	Thursday	380	372	4.9%	760	
03/19	Friday	335	314	2.1%	670	
04/19	Saturday	14	15	6.5%	30	
05/19	Sunday	12	9	6.9%	24	
06/19	Monday	367	363	28.6%	734	
)7/19	Tuesday	381	373	1.1%	762	
)8/19	Wednesday	356	350	2.1%	712	
09/19	Thursday	375	358	1.7%	750	
10/19	Friday	393	394	4.6%	788	Exception Day
11/19	Saturday	26	23	0.3%	52	
/12/19	Sunday	2	2	12.2%	4	
13/19	Monday	340	323	0.0%	680	
14/19	Tuesday	383	358	5.1%	766	
15/19	Wednesday	338	322	6.7%	676	
16/19	Thursday	370	360	4.8%	740	
'17/19	Friday	370	355	2.7%	740	Exception Day
'18/19	Saturday	20	21	4.1%	42	
19/19	Sunday	2	3	4.9%	6	
/20/19	Monday	321	312	40.0%	642	
21/19	Tuesday	286	274	2.8%	572	

Table 2 – D	Table 2 – Daily Sensys Count Summary – 2019 Spring Trimester									
Date	Day of the Week	Sensys Counts (# of Vehicles)		Summary o Cour	-	Notes				
		Exit A	Exit B	Percent Difference	Daily Trips					
05/22/19	Wednesday	289	282	4.3%	578					
05/23/19	Thursday	317	299	2.5%	634					
05/24/19	Friday	304	290	5.8%	608					
05/25/19	Saturday	17	12	4.7%	34					
05/26/19	Sunday	7	9	34.5%	18					
05/27/19	Monday	12	15	25.0%	30	No School Memorial Day				
05/28/19	Tuesday	379	360	22.2%	758	E I I				
05/29/19	Wednesday	341	306	5.1%	682					
05/30/19	Thursday	377	362	10.8%	754					
05/31/19	Friday	331	326	4.1%	662					
06/01/19	Saturday	32	30	1.5%	64					
06/02/19	Sunday	13	16	6.5%	32					
06/03/19	Monday	378	368	20.7%	756					
06/04/19	Tuesday	194	186	2.7%	388	Last Day of School				

Note: Allowable percent difference less than five percent: daily trip cap 880 trips during school year. Red = value exceeds conditional use permit threshold

Hillbrook School Driveway In and Out Thursday, March 28, 2019 IDAX Data Solutions

Time	Lights	Out
0:00	0	0
0:15	0	2
0:30	0	0
0:45	0	0
1:00	0	0
1:15	0	0
1:30	0	0
1:45	0	0
2:00	0	0
2:15	0	0
2:30	0	0
2:45	0	0
3:00	1	1
3:15	0	0
3:30	0	0
3:45	0	0
4:00	0	0
4:15	0	0
4:30	0	0
4:45	0	0
5:00	0	0
5:15	0	0
5:30	0	0
5:45	1	0
6:00	2	0
6:15	1	0
6:30	0	0
6:45	1	0
7:00	2	0
7:15	12	1
7:30	26	9
7:45	65	39
8:00	21	35
8:15	11	15
8:30	4	2
8:45	3	3
9:00	3	0
9:15	2	1
9:30	0	2
9:45	0	3
10:00	1	3
10:15	1	4
10:30	6	5
10:45	3	3
	1	3
11:00 11:15	2	3
11:30	3	2
11:45	3	2
12:00	0	2
12:15	1	4
12:30	2	2
12:45	0	1
13:00	3	1
	1	4
13:15		3
13:30	2	0
13:45	3	6
14:00		-
14:15	1	1
14:30	5	3
14:45	32	4
15:00	25	46
15:15	12	13
15:30	15	11
15:45	15	19
16:00	11	10
16:15	6	16
16:30	5	9
16:45	7	9
17:00	9	6
17:15	8	6
17:30	9	5
17:45	17	11
18:00	9	4
18:15	2	2
18:30	0	0
18:45	1	1
	3	1
19:00	3	
19:15 19:30		2
	0	1
19:45	7	1
20:00	8	34
20:15	7	25
20:30	0	13
20:45	0	0
21:00	0	0
21:15	0	0
21:30	0	0
21:45	0	0
22:00	0	0
22:15	0	0
22:30	0	0
22:45	0	ō
23:00	0	2
23:15	0	0
		0
23.30		
23:30 23:45	0	0

Time	Heavles	Out
0:00	ln O	Out
0:00	0	0
0:30	0	0
0:30	0	0
1:00	0	0
1:15	0	0
1:30	1 0	0
1:30	0	0
2:00	0	0
2:00 2:15	0	0
2:30	0	0
2:30 2:45	0	
2:40	0	0
3:00		0
3:15	0	
3:30 3:45	0	0
4:00	0	0
4:15	0	0
4:15	0	0
4:30	0	0
5:00	0	0
		0
5:15	0	0
5:30	0	0
5:45 6:00 6:15 6:30 6:45 7:00	0	0
0.00	0	0
0:15	0	0
0:50	0	0
0:45	0	0
7:00	0	0
/:15	0	0
7:30	0 4	0 `3
7:45		¹ 3
8:00	0	0
8:15		
5:30	0	1
545	0	0
8:00 8:15 8:30 8:45 9:00 9:15 9:30	0	0
3:15	0	0
06:5	0	0
	1	1
0:00	0	0
0:15	1	1
0:30	2	1
0:45	0	1
1:00	1	0
1:15	0	1
1:30	0	0
1:45	0	0
2:00	0	0
Z:15	0	0
2:30	0	0
2:45	0	0
3:00	0	0
3:15	0	0
3:30	0	0
3:45	1	0
4:00	2	0
4:15	0	0
4:30	1	0
4:45	0	0
5:00	0	4
5:15	0	0
5:30	0	0
5:45	1	1
6:00	0	0
6:15	1	1
6:30	0	0
6:45	1	1
	4	2
7:15 7:30 7:45	1	3
7:30	3	2
7:45	2	2
8:00	1	0
8:15	0	0
8:30 8:45	0	0
8:45	0	0
9:00	0	0
9:15	0	0
9:30	0	0
9:45	0	0
0:00	0	2
0:15	2	1
0:30	0	1
0:45	0	0
1:00	0	0
1:15	0	0
1:30	0	0
1:45	0	0
2:00	0	0
2:15	0	0
2:30	0	0
2:45	0	0
	0	0
3:00		
3:00 3:15	0	0
3:00 3:15	0	0
3:00	0	

					Median	Avg				Median	Avg
Time (Beginning of		Sensor	Occup		Speed	Speed	Sensor	Occup		Speed	Speed
Interval)	APEG	Zone	(%)	Volume	(mph)	(mph)	Zone	(%)	Volume	(mph)	(mph)
03/28/2019 00:00:00	APEG 95	45 ExitA	0.13	3	2 n/a	n/a	ExitB	0.06	1	n/a	n/a
03/28/2019 01:00:00	APEG 95	45 ExitA	C)	0 n/a	n/a	ExitB	0	0	n/a	n/a
03/28/2019 02:00:00	APEG 95	45 ExitA	()	0 n/a	n/a	ExitB	0	0	n/a	n/a
03/28/2019 03:00:00	APEG 95	45 ExitA	0.04	ł	1 n/a	n/a	ExitB	0.03	1	n/a	n/a
03/28/2019 04:00:00	APEG 95	45 ExitA	C)	0 n/a	n/a	ExitB	0	0	n/a	n/a
03/28/2019 05:00:00	APEG 95	45 ExitA	()	0 n/a	n/a	ExitB	0	0	n/a	n/a
03/28/2019 06:00:00	APEG 95	45 ExitA	C)	0 n/a	n/a	ExitB	0	0	n/a	n/a
03/28/2019 07:00:00	APEG 95	45 ExitA	1.82	2 5	7 n/a	n/a	ExitB	1.57	54	n/a	n/a
03/28/2019 08:00:00	APEG 95	45 ExitA	1.51	L 5	5 n/a	n/a	ExitB	1.36	57	n/a	n/a
03/28/2019 09:00:00	APEG 95	45 ExitA	0.17	7	6 n/a	n/a	ExitB	0.15	7	n/a	n/a
03/28/2019 10:00:00	APEG 95	45 ExitA	0.43	3 1	3 n/a	n/a	ExitB	0.40	15	n/a	n/a
03/28/2019 11:00:00	APEG 95	45 ExitA	0.29)	9 n/a	n/a	ExitB	0.25	9	n/a	n/a
03/28/2019 12:00:00	APEG 95	45 ExitA	0.26	5	9 n/a	n/a	ExitB	0.24	9	n/a	n/a
03/28/2019 13:00:00	APEG 95	45 ExitA	0.23	L	8 n/a	n/a	ExitB	0.19	8	n/a	n/a
03/28/2019 14:00:00	APEG 95	45 ExitA	0.36	5 1	4 n/a	n/a	ExitB	0.30	14	n/a	n/a
03/28/2019 15:00:00	APEG 95	45 ExitA	2.83	3 9	8 n/a	n/a	ExitB	2.45	96	n/a	n/a
03/28/2019 16:00:00	APEG 95	45 ExitA	1.4:	L 4	6 n/a	n/a	ExitB	1.21	46	n/a	n/a
03/28/2019 17:00:00	APEG 95	45 ExitA	1.64	4 4	0 n/a	n/a	ExitB	1.50	.38	n/a	n/a
03/28/2019 18:00:00	APEG 95	45 ExitA	0.10	5	7 n/a	n/a	ExitB	0.63	8	n/a	n/a
03/28/2019 19:00:00	APEG 95	45 ExitA	0.1	5	5 n/a	n/a	ExitB	0.14	5	n/a	n/a
03/28/2019 20:00:00	APEG 95	45 ExitA	4.04	4 8	1 n/a	n/a	ExitB	2.59	74	n/a	n/a
03/28/2019 21:00:00	APEG 95	45 ExitA	(C	0 n/a	n/a	ExitB	0	0	n/a	n/a
03/28/2019 22:00:00	APEG 95	45 ExitA	()	0 n/a	n/a	ExitB	0	0	n/a	n/a
03/28/2019 23:00:00	APEG 95	45 ExitA	0.1	3	2 n/a	n/a	ExitB	0.05	1	n/a	n/a
Grand Total	APEG 9	54 ExitA	0.65	5 45	3	n/a	ExitB	0.55	443	-	n/a

Hillbrook School Driveway In and Out Friday, April 26, 2019 IDAX Data Solutions

-	Lights			Heav
Time	In	Out	Time	In
0:00	0	0	0:00	0
0:15	0	0	0:15	0
0:30	0	0	0:30	0
1:45	0	0	0:45	0
00	0	0	1:00	0
:15	0	0	1:15	0
30	0	0	1:30	0
:45	0	0	1:45	0
:00	0	0	2:00	0
:15	0	0	2:15	0
2:30	0	0	2:30	0
:45	0	0	2:45	0
00	0	0	3:00	0
15	0	0	3:15	0
:30	0	0	3:30	0
	0	0	3:45	0
3:45	-	-		0
4:00	0	0	4:00	
1:15	0	0	4:15	0
:30	0	0	4:30	0
:45	0	0	4:45	0
:00	0	0	5:00	0
5:15	0	0	5:15	0
:30	0	0	5:30	0
:45	0	0	5:45	0
5:00	4	0	6:00	0
6:15	2	0	6:15	0
6:30	2	0	6:30	0
6:45	2	0	6:45	1
7:00	3	0	7:00	1
7:15	11	0	7:15	0
7:30	22	8	7:30	1
7:45	67	36	7:45	4
8:00	37	41	8:00	0
8:15	10	11	8:15	0
8:30	6	7	8:30	0
	4	2	8:45	0
1:45	3	4		1
:00	-		9;00	
:15	3	5	9:15	0
30	0	2	9:30	1
45	1	1	9:45	1
:00	2	3	10:00	0
0:15	2	8	10:15	0
:30	0	3	10:30	2
:45	1	0	10:45	0
1:00	1	0	11:00	0
1:15	1	2	11:15	0
:30	0	1	11:30	1
	2	0		0
:45			11:45	
00	0	2	12:00	0
:15	3	2	12:15	0
30	2	1	12:30	2
:45	8	3	12:45	0
0	16	4	13:00	1
15	28	4	13:15	2
30	27	2	13:30	2
15	12	1	13:45	1
00	4	5	14:00	1
15	0	4	14:15	0
:30	5	2	14:30	0
:45	12	6	14:45	1
	12	40	15:00	0
i:00	12	69	15:00	0
5:30	5	17	15:30	2
	3	7		1
:45			15:45	
:00	2	12	16:00	1
:15	1	4	16:15	0
5:30	3	4	16:30	1
5:45	2	1	16:45	0
7:00	4	6	17:00	0
7:15	4	7	17:15	0
7:30	1	3	17:30	0
7:45	0	3	17:45	0
8:00	0	1	18:00	0
8:15	0	0	18:15	0
8:30	0	0	18:30	0
8:45	0	0	18:45	0
9:00	0	1	19:00	0
	0	0	19:15	0
19:15		0		
9:30	0		19:30	0
9:45	0	0	19:45	0
00:0	0	0	20:00	0
	0	0	20:15	0
	0	0	20:30	0
		2	20:45	0
0:30	0	0	21:00	0
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Time (Beginning of		Sensor	Occup		Median Speed	Avg Speed	Sensor	Occup		Median Speed	Avg Speed
Interval)	APEG	Zone	(%)	Volume	(mph)	(mph)	Zone	(%)	Volume	(mph)	(mph)
04/26/2019 00:00:00	APEG 954		0) n/a	n/a	ExitB	0		n/a	n/a
04/26/2019 01:00:00	APEG 954		C) n/a	n/a	ExitB	0		n/a	n/a
04/26/2019 02:00:00	APEG 954		C) n/a	n/a	ExitB	0		n/a	n/a
04/26/2019 03:00:00	APEG 95		C) n/a	n/a	ExitB	0		n/a	n/a
04/26/2019 04:00:00	APEG 954		C) n/a	n/a	ExitB	0		n/a	n/a
04/26/2019 05:00:00	APEG 95	45 ExitA	C) n/a	n/a	ExitB	0	0	n/a	n/a
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04/26/2019 17:00:00	APEG 95	45 ExitA	0.57	7 19	9 n/a	n/a	ExitB	0.42		n/a	n/a
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Hillbrook School Driveway in and Out Wednesday, May 15, 2019 IDAX Data Solutions

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0 0 23:45	30 345 300 315 300 345 300 345 300 345 300 345 300 345 300 300 300 300 300 300 300 30
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Hillbrook XML

Globals		
	Report Id	CustomList-207
		Hillbrook XML
		MetroCount Traffic Executive
Creatio		2019-06-21T22:44:08
		Copyright (c)1997 - 2014 MetroCount
	Graphic	
	Language	English
		United States
		UTC + -420 min
(Create Version	
	Metric	Non metric
	Speed Unit	mph
	Length Unit	
	Mass Unit	
Dataset		
	Site Name	1
	Site Attribute	
		C:\Users\Hillbrook.HILLBROOK\Documents\MetroCount\MTE 4.06\Data\1 0 2019-05-20 0918.EC0
	File Type	
		Factory default axle
		Hillbrook main entrance
	Lane	
	Direction	
		6 - West bound A]B, East bound B]A.
		Axle sensors - Paired (Class/Speed/Count)
		2019-04-15T13:10:07
		2019-04-15T13:10:07
		2019-05-20T09:17:07
	Operator	
	and the second se	00000000 80 00 14 6a 6a 00 00 00 00 00 , Standard
Profile		
Tomo	Name	Default Profile
		MetroCount Traffic Executive
	Graphic Logo	
	Header	
	Footer	
	Percentile 1	
	Percentile 2	
	Pace	
		2019-05-15T01:00:00
		2019-05-15T23:00:00
	Class Scheme	
	Low Speed	
	High Speed	
	Posted Limit	
		40 40 40 40 40 40 40 40 40 40
	Separation	
	separation eparation Type	
C.	paration type	
S	Direction	North East South Most
	Direction oded Direction	North East South West

Column

Column	
Time	24-hour time (0000 - 2359)
Total	Number in time step
Cls 1	Class totals
Cls 2	Class totals
Cls 3	Class totals
Cls 4	Class totals
Cis 5	Class totals
Cls 6	Class totals
Cls 7	Class totals
CIs 8	Class totals
Cis 9	Class totals
Cis 10	Class totals
Cls 11	Class totals
Cls 12	Class totals
Cls 13	Class totals
Mean	Average speed

Vpp 85 Percentile speed

Wednesday, May 15, 2019

0800 128 0 104 19 0 0 4 1 0 0 0 0 0 12.4 15 0900 23 0 20 3 0 0 0 0 0 0 0 0 0 0 0 0 0 10.6 13 1000 19 0 16 1 0 1 0 0 0 0 0 0 0 10.5 12.3 1100 19 0 15 1 0 2 0 1 0 0 0 0 0 11.1 13.2 1200 21 1 15 3 0 1 0 0 0 0 0 11.1 13.2 1300 25 0 20 3 1 0 3 0 0 0 0 0 11.4 13.2 1400 74 0 64 9 0 1 0 0 0 0		Time	Total	Cls 1	Cls 2	Cls 3	Cls 4	Cls 5	Cis 6	Cls 7	Cis 8	Cis 9	Cls 10	Cis 11	Cis 12	Cis 13	Mean	Vpp 85
0300 1 0 1 0			0	0	0	0	0	0	0	-	0	+			0	0.		
0400 1 0			0	-	0	-	-	-	-	-	-	-		-	-	-		
0500 2 0 2 0 11.3 . 0700 184 2 137 35 3 1 2 4 0			1	-	1	-	-	-	-	-	-		-	-				
0600 8 0 5 2 0 0 1 0 1 2 4 0 0 0 0 0 1 2 4 0				-	-	-			-		-	-	-	+				
0700 184 2 137 35 3 1 2 4 0 0 0 0 10.2 12.3 0800 128 0 104 19 0 0 4 1 0 0 0 0 0 12.4 15 0900 23 0 20 3 0			-	-	_				0		0		-	-				
0800 128 0 104 19 0 0 4 1 0 0 0 0 12.4 15 0900 23 0 20 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 100 0 0 0 0 10.5 13.3 1000 19 0 15 1 0 2 0 1 0 0 0 0 0 0 0 0 0 11.1 13 1000 25 0 20 3 1 0 0 0 0 0 0 0 0 0 0 0 11.1 13.3 1300 25 0 20 3 1 0 3 0 0 0 0 0 0 11.3 13.4 1400			-	-			-	0	1	0	-	-		-		-		
0900 23 0 20 3 0 10.6 13 1000 19 0 15 1 0 2 0 1 0 0 0 0 0 0 11 13 1200 21 1 15 3 0 1 0 0 0 0 0 0 0 11 13.2 1300 25 0 20 3 1 1 0 0 0 0 0 0 11.3 13.6 1400 74 0 64 9 3 1 0 3 0 0 0 0 0 0 0 0 0 0 0 0				-				1	2	4	0	+			-	0	10.2	12.3
1000 19 0 16 1 0 1 0 1 0 0 0 0 0 10.5 12.3 1100 19 0 15 1 0 2 0 1 0 0 0 0 0 0 0 11 13 1200 21 1 15 3 0 1 0 1 0 0 0 0 0 0 11 13 1300 25 0 20 3 1 1 0				0		19	0	0	4	1	0	-	+	0	0	0	12.4	15
1100 19 0 15 1 0 2 0 1 0 0 0 0 0 1 13 1200 21 1 15 3 0 1 0 1 0 0 0 0 0 0 11.1 13.2 1300 25 0 20 3 1 1 0 0 0 0 0 0 11.1 13.2 1400 74 0 64 9 0 0 1 0 <td></td> <td></td> <td></td> <td>-</td> <td></td> <td>3</td> <td></td> <td>0</td> <td></td> <td>0</td> <td>-</td> <td></td> <td></td> <td>-</td> <td>-</td> <td>0</td> <td></td> <td>13</td>				-		3		0		0	-			-	-	0		13
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1400 74 0 64 9 0 0 1 0 11.6 1500 163 1 146 9 3 1 0 3 0 0 0 0 0 11.3 13.4 1700 24 0 21 1 2 0				1		3	0	1	0	1	0	-	0	0	0	0	11.1	13.2
1500 163 1 146 9 3 1 0 3 0 0 0 0 10.2 12.3 1600 69 1 62 2 1 0 1 2 0 0 0 0 0 11.3 13.4 1700 24 0 21 1 2 0 0 0 0 0 11.3 13.4 1800 0 <td< td=""><td></td><td></td><td></td><td>0</td><td></td><td>3</td><td>1</td><td>1</td><td>0</td><td>0</td><td>0</td><td></td><td>0</td><td>0</td><td>0</td><td>0</td><td>11.9</td><td>13,6</td></td<>				0		3	1	1	0	0	0		0	0	0	0	11.9	13,6
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1700 24 0 21 1 2 0 0 0 0 0 0 0 0 15.1 15 1800 0				1		9	3	1	0	3	0	-	0	0	0	0	10.2	12.3
1800 0				1		2	1	0	1	2	0	0	0	0	0	0	11.3	13.4
1900 0			24	0	21	1	2	0	0	0	0	0	0	0	0	0	12.1	15
2000 0			0	0	0	0	0	0	0	0	0	0	0	0	0	0 -		
2100 1 0 1 0			0	0	0	0	0	0	0	0	0	0	0	0	0	0 -	-	
2200 0	2000		0	0	0	0	0	0	0	0	0	0	0	0	0	0 -	-	
07-19 749 5 620 86 10 7 8 13 0 0 0 0 10.8 13.2 06-22 758 5 626 88 10 7 9 13 0 0 0 0 10.8 13.2 06-00 758 5 626 88 10 7 9 13 0 0 0 0 10.8 13.2 06-00 758 5 626 88 10 7 9 13 0 0 0 0 0 10.8 13.2	2100		1	0	1	0	0	0	0	0	0	0	0	0	0	0	6.8 -	
06-22 758 5 626 88 10 7 9 13 0 0 0 0 13 13 0 0 0 0 13			0	0	0	0	0	0	0	0	0	0	0	0	0	0 -	-	,
06-00 758 5 626 88 10 7 9 13 0 0 0 0 0 10.8 13.2				5	620	86	10	7	8	13	0	0	0	0	0	0	10.8	13.2
			758	5	626	88		7	9	13	0	0	0	0	0	0	10.8	13.2
00-00 761 5 629 88 10 7 9 13 0 0 0 0 0 10.8 13.2	06-00			5	626	88	10	7	9		0	0	0	0	0	0	10.8	13.2
	00-00		761	5	629	88	10	7	9	13	0	0	0	0	0	0	10.8	13.2

Grand Total

Time	Total	Cls 1	Cls 2	Cls 3	Cla 4	Cis 5	Cls 6	Cls 7	Cls 8	Cls 9	Cls 10	Cls 11	Cls 12	Cls 13	Mean	Vpp 85
	761	5	629	88	10	7	and the second se	13		0	0	Ö	0	0		13.2



Memorandum

Date:	October 24, 2019	Project:	LGA004-10
То:	Mr. Jessy Pu Traffic Engineer - Town of Los Gatos	From:	Mark Spencer mspencer@w-trans.com Allison Woodworth awoodworth@w-trans.com

Subject: Hillbrook School Monitoring for Planning Commission – Fall 2019

W-Trans has initiated the 2019 – 2020 traffic monitoring of Hillbrook School in Los Gatos. We have verified the functionality of the Sensys system and Hillbrook School has ensured that the backup pneumatic tube counters are functioning properly.

Sensys staff have previously performed an independent validation of the county system and concluded the daily counts are showing between 97% and 99.75% accuracy. The Sensys sensors are self-calibrating and self-tuning and are upgraded remotely as new software is released.

W-Trans recently conducted three-day video counts (24 hours per count), manually counted from the video recording, at the location of the Sensys counters on September 18, 2019, October 1, 2019, and October 17, 2019. The purpose of this memo is to summarize the results of the manual counts and compare the data to Sensys data for the same time period. The number of trips did not exceed the Conditional Use Permit maximum number of trips during the data collection period.

Existing Conditions

The Hillbrook School is located at 300 Marchmont Drive in the Town of Los Gatos. According to Condition 17 of the School's Conditional Use Permit, "the maximum number of daily vehicle trips shall not exceed 880." The School can identify up to 10 exception days where they are permitted to exceed the maximum number of daily trips, however, the total number of trips on these exception days shall not exceed 960. During the summer trimester "the maximum number of daily vehicle trips shall not exceed 960. During the summer trimester "the maximum number of daily vehicle trips shall not exceed 300." The school maintains two Sensys magnetometer traffic counters embedded in the pavement of the exit lane outside the school's gate, approximately 20 feet apart. These magnetometers (Sensys counters) are calibrated to detect the presence of vehicles and motorcycles but not bicycles or other non-motorized means of transportation. Hillbrook School has only one vehicular access point, and because of this it is assumed that all exit trips also made an entrance trip through this location. For reporting purposes, the maximum of either Exit A or Exit B is used to determine the number of daily trips.

The Conditional Use Permit also outlines the requirements of manual data collection in Condition 19 and "the school shall be considered out of compliance if any mechanical readings exceed the Sensys counts by more than five percent and where the readings are above the maximum number of daily vehicle trips."

A permanent backup pneumatic tube counter, a MetroCount MC56000 Vehicle Classifier System, is located in both the entrance and exit lanes just outside of the School's gate. Pneumatic tube systems utilize rubber tubes placed across traffic lanes in specific configurations. When a vehicle travels over the tube the air pressure in the tube is

compressed and this compression triggers an event recording. The system is programed to classify vehicles based on the distance between the front and rear axle. The School's MetroCount system counts the total number of trips, both entrance and exit trips.

24-hour Manual Counts and Observations

For the 2019 Fall Trimester, traffic counts were obtained on Marchmont Drive on September 18, 2019, October 1, 2019, and October 17, 2019. Wednesday September 18 and Thursday, October 17 were typical school days. Tuesday October 1 was an exception day, as daytime home games were scheduled on-campus.

The traffic counts based on video taken by W-Trans represent the total sum of entrance and exit trips for 24-hours, broken down into 15-minute intervals. The Sensys counts represent the exit trips for the same 24-hour period. In order to convert exit trips to both entrance and exit trips, the maximum count from either Exit A or Exit B was determined and then doubled (assuming one trip in is equivalent to one trip out). The data from the Exit A sensor was higher than the data from the Exit B sensor on September 18 and October 17, so the Sensys counts compared to the video counts on those days were the doubled count from the Exit A sensor. On Tuesday October 1, there were no Sensys counts recorded prior to 9:30 a.m., which is atypical of regular vehicle egress from Hillbrook School during the morning period. By performing a manual review of video counts, it was determined that over 100 vehicles exited Hillbrook School prior to 9:30 a.m. It is reasonable to assume that the Sensys counters experienced an outage during the morning of October 1, and thus the Sensys data collected on that day is not reasonable to analyze. Therefore, the backup tube counter data was requested from the school and compared to the manual video data collection. The raw Sensys data, tube count data, and video counts are attached. The manual counts were then compared to the Sensys data for the same time period in Table 1.

Date	Day of the Week		unts ehicles)	Summary of Counts				
		Video	Sensys	Percent Difference	Difference in Trips			
09/18/19	Wednesday	752	694	8,02%	58			
10/01/19	Tuesday	784	774*	1.28%	10			
10/17/19	Thursday	748	790	5.46%	42			
Average		761	753	4.84%	37			

Note: Red Text = value exceeds conditional use permit threshold; *=data from backup tube counter system

The manually counted video counts were reviewed to ensure accuracy. The video counts were higher than the Sensys counts on September 18 and October 1, while the Sensys counts on October 17 were higher than the video counts. On both October 1 and October 17, the percent difference was larger than five percent. However, the average difference, overall, was less than five percent. Additionally, none of the data points exceeded the Conditional Use Permit daily trip cap.

If the highest percent difference, calculated for data collected on September 18 (8.02%), were added to the Sensys count from each school day during the first eight weeks of the 2019 Fall Trimester, Hillbrook School still would still not exceed the maximum number of trips.

Conclusions

• The video counts and the Sensys counts, on average, were 4.84% different. The total number of trips for the video counts did not exceed the Conditional Use Permit maximum number of trips.

Mr. Jessy Pu

- The Sensys system and MetroCount backup system are functioning properly, as of October 22, 2019.
- During the first eight weeks of the Fall Trimester, Hillbrook School has not exceeded the maximum number of daily trips (880) even on one exception day. The daily summary of Sensys counts through October 22, 2019 is shown in Table 2.

No. of Concession, Name	Daily Sensys Count					
Date	Day of the Week		Counts ehicles)	Summary of Se	ensys Counts	Notes
		Exit A	Exit B	Percent Difference	Daily Trips	
08/28/19	Wednesday	256	228	11.6%	512	
08/29/19	Thursday	351	324	8.0%	702	
08/30/19	Friday	316	309	2.2%	632	
08/31/19	Saturday	18	15	18.2%	36	
09/01/19	Sunday	10	8	22.2%	20	
09/02/19	Monday	13	11	16.7%	26	No School
09/03/19	Tuesday	350	333	5.0%	700	
09/04/19	Wednesday	315	300	4.9%	630	
09/05/19	Thursday	363	324	11.4%	726	
09/06/19	Friday	390	357	8.8%	780	Exception Day
09/07/19	Saturday	18	19	5.4%	38	
09/08/19	Sunday	23	15	42.1%	46	
09/09/19	Monday	356	341	4.3%	712	
09/10/19	Tuesday	356	326	8.8%	712	
09/11/19	Wednesday	367	332	10.0%	734	
09/12/19	Thursday	411	372	10.0%	822	Exception Day
09/13/19	Friday	342	309	10.1%	684	
09/14/19	Saturday	18	16	11.8%	36	
09/15/19	Sunday	18	17	5.7%	36	
09/16/19	Monday	386	371	4.0%	772	
09/17/19	Tuesday	345	327	5.4%	690	
09/18/19	Wednesday	347	331	4.7%	694	
09/19/19	Thursday	356	323	9.7%	712	
09/20/19	Friday	330	326	1.2%	660	
9/21/19	Saturday	18	21	15.4%	42	
)9/22/19	Sunday	15	17	12.5%	34	
09/23/19	Monday	365	353	3.3%	730	
09/24/19	Tuesday	377	367	2.7%	754	

Mr. Jessy Pu

Date	Day of the Week	Sensys Counts (# of Vehicles)		Summary of Sensys Counts		Notes
		Exit A	Exit B	Percent Difference	Daily Trips	
09/25/19	Wednesday	345	340	1.5%	690	
09/26/19	Thursday	351	335	4.7%	702	
09/27/19	Friday	343	331	3.6%	686	
09/28/19	Saturday	26	21	21.3%	52	
09/29/19	Sunday	14	13	7.4%	28	
09/30/19	Monday	370	352	5.0%	740	
10/01/19	Tuesday	-	-	-	774	Tube Count Backup Data
10/02/19	Wednesday	373	369	1.1%	746	
10/03/19	Thursday	369	348	5.9%	738	
10/04/19	Friday	356	340	4.6%	712	
10/05/19	Saturday	16	17	6.1%	34	
10/06/19	Sunday	9	6	40.0%	18	
10/07/19	Monday	31	27	13.8%	62	No School
10/08/19	Tuesday	368	353	4.2%	736	
10/09/19	Wednesday	327	316	3.4%	654	
10/10/19	Thursday	377	358	5.2%	754	
10/11/19	Friday	350	340	2.9%	700	
10/12/19	Saturday	22	24	8.7%	48	
10/13/19	Sunday	17	14	19.4%	34	
10/14/19	Monday	382	368	3.7%	764	
10/15/19	Tuesday	378	380	0.5%	760	
10/16/19	Wednesday	358	343	4.3%	716	
10/17/19	Thursday	395	392	0.8%	790	
10/18/19	Friday	396	373	6.0%	792	
10/19/19	Saturday	16	17	6.1%	34	
10/20/19	Sunday	12	14	15.4%	28	
10/21/19	Monday	400	383	4.3%	800	
10/22/19	Tuesday	386	369	4.5%	772	

Note: Red Text = value exceeds conditional use permit threshold; Green Text = value below conditional use permit threshold

MES/akw/LGA004-10.M1

Attachments: Fall Trimester Count Summary

Hillbrook School Driveway In and Out Wednesday, September 18, 2019 IDAX Data Solutions

	Lights	Contraction of the second
Time	In	Out
0:00	0	0
0:15	0	0
0:30	0	0
0:45	0	0
1:00	0	0
1:15	0	0
1:30	0	0
1:45	0	0
2:00	0	0
2:15	0	0
2:30	0	0
2:45	0	0
3:00	0	0
3:15	0	0
3:30	1	1
3:45	0	0
4:00	0	0
4:00	0	0
4:15	0	0
4:50	0	0
5:00	0	0
5:15	0	0
5:30	0	0
5:45	3	0
6:00	3	1
6:15	1	0
6:30	3	0
6:45	3	0
7:00	5	0
7:15	21	0
7:30	26	5
7:45	66	38
8:00	30	31
8:15	7	18
8:30	5	2
8:45	3	3
9:00	2	3
9:15	2	5
9:30	5	1
9:45	1	1
10:00	1	1
10:15	1	2
10:30	5	2
10:45	2	4
11:00	2	1
11:15	2	0
11:30	0	1
11:45	4	0
12:00		3
12:00	2	2
12:15	1	0
12:30	6	1
12:45	0	1

No. A Call	Heavies	
Time	In	Out
0:00	0	0
0:15	0	0
0:30	0	0
0:45	0	0
1:00	0	0
1:15	0	0
1:30	0	0
1:45	0	0
2:00	0	0
2:15	0	0
2:30	0	0
2:45	0	0
3:00	0	0
3:15	0	0
3:30	0	0
3:45	0	0
4:00	0	0
4:15	0	0
4:30	0	0
4:45	0	0
5:00	0	0
5:15	0	0
5:30	0	0
5:45	0	0
6:00	0	0
6:15	0	0
statement of the statem		
6:30	0	0
6:45		0
7:00	0	0
7:15	0	0
7:30	0 4	0 4
7:45		
8:00	0	0
8:15	0	0
8:30	0	0
8:45	1	1
9:00	0	0
9:15	0	0
9:30	0	0
9:45	0	0
10:00	0	0
10:15	0	0
10:30	0	0
10:45	0	0
11:00	0	0
11:15	0	0
11:30	1	0
11:45	0	1
12:00	0	0
12:15	0	0
12:30	0	0
12:45	0	0

13:00	4	3
13:15	1	4
13:30	4	1
13:45	1	0
14:00	0	2
14:15	4	5
14:30	15	6
14:45	37	11
15:00	28	67
15:15	6	10
15:30	4	5
15:45	2	2
16:00	6	7
16:15	7	14
16:30	10	18
16:45	6	29
17:00	4	18
17:15	6	11
17:30	2	6
17:45	0	8
18:00	1	2
18:15	1	1
18:30	0	1
18:45	0	0
19:00	0	0
19:15	0	1
19:30	0	0
19:45	0	0
20:00	0	1
20:15	0	0
20:30	0	2
20:45	0	0
21:00	0	0
21:15	0	0
21:30	0	0
21:45	0	0
22:00	0	0
22:15	0	0
22:30	0	0
22:45	0	0
23:00	0	0
23:15	0	0
23:30	0	0
23:45	0	0
Total	363	361

12.00	0	0
13:00	0	0
13:15		
13:30	0	0
13:45	0	0
14:00	1	0
14:15	1	0
14:30	2	0
14:45	0	0
15:00	0	4
15:15		0
15:30	0	0
15:45		0
16:00	1	1
16:15	0	1
16:30	1	0
16:45	1	1
17:00	0	0
17:15	0	0
17:30	0	1
17:45	0	0
18:00	0	0
18:15	0	0
18:30	0	0
18:45	0	0
19:00	0	0
19:15	0	0
19:30	0	0
19:45	0	0
20:00	0	0
20:15	0	0
20:30		
20:45	0	0
21:00	0	0
21:15	0	0
21:30	0	0
21:45	0	0
22:00	0	0
22:15	0	0
22:30	0	0
22:45	0	0
23:00	0	0
23:15		
23:30	0	0
23:45	0 14	14
Total	14	14

752 Total Trips

Results for Sensor Zone 'ExitA' in AP: 'APEG 9545' Start Date: 09/18/2019 00:00 PDT End Date: 09/19/2019 00:00 PDT Reporting interval: 15 minutes, Speed Average: Averaged by car

		Median	
Time (Beginning of	Occup	Speed	Avg Speed
Interval)	(%) V	olume (mph)	(mph)
09/18/2019 00:00:00	0	0 n/a	n/a
09/18/2019 00:15:00	0	0 n/a	n/a
09/18/2019 00:30:00	0	0 n/a	n/a
09/18/2019 00:45:00	Ó	0 n/a	n/a
09/18/2019 01:00:00	0	0 n/a	n/a
09/18/2019 01:15:00	0	0 n/a	n/a
09/18/2019 01:30:00	0	0 n/a	n/a
09/18/2019 01:45:00	0	0 n/a	n/a
09/18/2019 02:00:00	0	0 n/a	n/a
09/18/2019 02:15:00	0	0 n/a	n/a
09/18/2019 02:30:00	0	0 n/a	n/a
09/18/2019 02:45:00	0	0 n/a	n/a
09/18/2019 03:00:00	0	0 n/a	n/a
09/18/2019 03:15:00	0	0 n/a	n/a
09/18/2019 03:30:00	0.18	1 n/a	n/a
09/18/2019 03:45:00	0	0 n/a	n/a
09/18/2019 04:00:00	0	0 n/a	n/a
09/18/2019 04:15:00	0	0 n/a	n/a
09/18/2019 04:30:00	0	0 n/a	n/a
09/18/2019 04:45:00	0	0 n/a	n/a
09/18/2019 05:00:00	0	0 n/a	n/a
09/18/2019 05:15:00	0	0 n/a	n/a
09/18/2019 05:30:00	0	0 n/a	n/a
09/18/2019 05:45:00	0	0 n/a	n/a
09/18/2019 06:00:00	0.13	1 n/a	n/a
09/18/2019 06:15:00	0	0 n/a	n/a
09/18/2019 06:30:00	0	0 n/a	n/a
09/18/2019 06:45:00	0	0 n/a	n/a
09/18/2019 07:00:00	0	0 n/a	n/a
09/18/2019 07:15:00	0	0 n/a	n/a
09/18/2019 07:30:00	0.40	4 n/a	n/a
09/18/2019 07:45:00	6.92	41 n/a	n/a
09/18/2019 08:00:00	2.87	30 n/a	n/a
09/18/2019 08:15:00	1.35	16 n/a	n/a
09/18/2019 08:30:00	0.19	2 n/a	n/a
09/18/2019 08:45:00	0.13	2 n/a	n/a
09/18/2019 09:00:00	0.25	3 n/a	n/a
09/18/2019 09:15:00	0.61	6 n/a	n/a
09/18/2019 09:30:00	0.10	1 n/a	n/a
09/18/2019 09:45:00	0.14	1 n/a	n/a
09/18/2019 10:00:00	0.14	1 n/a	n/a
09/18/2019 10:15:00	0.19	3 n/a	n/a
09/18/2019 10:30:00	0.17	1 n/a	n/a
09/18/2019 10:45:00	0.18	4 n/a	n/a
09/18/2019 11:00:00	0.07	1 n/a	n/a
09/18/2019 11:15:00	0	0 n/a	n/a
09/18/2019 11:30:00	0	0 n/a	n/a

09/18/2019 11:45:00	0.69	1 n/a	n/a	1.10
09/18/2019 12:00:00	0.77	5 n/a	n/a	-
09/18/2019 12:15:00	0.12	1 n/a	n/a	
09/18/2019 12:30:00	0	0 n/a	n/a	
09/18/2019 12:45:00	0.03	1 n/a	n/a	
09/18/2019 13:00:00	0.32	3 n/a	n/a	CONTRACTOR IN
09/18/2019 13:15:00	0.28	4 n/a	n/a	
09/18/2019 13:30:00	0.09	1 n/a	n/a	
09/18/2019 13:45:00	0	0 n/a	n/a	
09/18/2019 14:00:00	0.09	2 n/a	n/a	
09/18/2019 14:15:00	0.35	5 n/a	n/a	
09/18/2019 14:30:00	0.29	4 n/a	n/a	
09/18/2019 14:45:00	1.05	11 n/a	n/a	
09/18/2019 15:00:00	9.19	69 n/a	n/a	
09/18/2019 15:15:00	0.64	7 n/a	n/a	
09/18/2019 15:30:00	0.34	6 n/a	n/a	
09/18/2019 15:45:00	0.17	2 n/a	n/a	
09/18/2019 16:00:00	0.98	10 n/a	n/a	
09/18/2019 16:15:00	1.37	14 n/a	n/a	
09/18/2019 16:30:00	1.58	15 n/a	n/a	
09/18/2019 16:45:00	1.34	16 n/a	n/a	
09/18/2019 17:00:00	1.79	20 n/a	n/a	
09/18/2019 17:15:00	0.66	8 n/a	n/a	
09/18/2019 17:30:00	0.93	8 n/a	n/a	
09/18/2019 17:45:00	0.52	7 n/a	n/a	
09/18/2019 18:00:00	0.19	2 n/a	n/a	
09/18/2019 18:15:00	0.33	2 n/a	n/a	
09/18/2019 18:30:00	0.14	1 n/a	n/a	
09/18/2019 18:45:00	0	0 n/a	n/a	
09/18/2019 19:00:00	0	0 n/a	n/a	
09/18/2019 19:15:00	0.09	1 n/a	n/a	
09/18/2019 19:30:00	0	0 n/a	n/a	
09/18/2019 19:45:00	0	0 n/a	n/a	
09/18/2019 20:00:00	0.10	1 n/a	n/a	
09/18/2019 20:15:00	0	0 n/a	n/a	
09/18/2019 20:30:00	0.38	2 n/a	n/a	
09/18/2019 20:45:00	0	0 n/a	n/a	
09/18/2019 21:00:00	0	0 n/a	n/a	
09/18/2019 21:15:00	0	0 n/a	n/a	
09/18/2019 21:30:00	0	0 n/a	n/a	
09/18/2019 21:45:00	0	0 n/a	n/a	
09/18/2019 22:00:00	0	0 n/a	n/a	
09/18/2019 22:15:00	0	0 n/a	n/a	
09/18/2019 22:30:00	0	0 n/a	n/a	
09/18/2019 22:45:00	0	0 n/a	n/a	
09/18/2019 23:00:00	0	0 n/a	n/a	
09/18/2019 23:15:00	0	0 n/a	n/a	
09/18/2019 23:30:00	0	0 n/a	n/a	
09/18/2019 23:45:00	0	0 n/a	n/a	
Grand Total	0.40	347	n/a	

694 Total Trips

Hillbrook School Driveway In and Out Tuesday, October 1, 2019 IDAX Data Solutions

Lights			
Time	In	Out	
0:00	0	0	
0:15	0	0	
0:30	0	0	
0:45	0	0	
1:00	0	0	
1:15	0	0	
1:30	0	0	
1:45	0	0	
2:00	0	0	
2:15	0	0	
2:30	0	0	
2:45	0	0	
3:00	0	0	
3:15	0	0	
3:30	0	0	
3:45	1	0	
4:00	0	1	
4:15	1	1	
4:30	0	0	
4:45	0	0	
5:00	0	0	
5:15	0	0	
5:30	0	0	
5:45	3	0	
6:00	2	0	
6:15	3	0	
6:30	4	1	
6:45	1	1	
7:00	5	0	
7:15	17	1	
7:30	26	5	
7:45	60	37	
8:00	27	34	
8:15	7	14	
8:30	5	5	
8:45	0	0	
9:00	2	3	
9:15	2	1	
9:30	3	5	
9:45	1	2	
10:00	2	1	
10:15	5	1	
10:30	3	5	
10:45	2	1	
11:00	1	0	
11:15	5	3	
11:30	1	3	
11:45	3	3	
12:00	3	4	
12:15	4	3	
12:30	3	6	
12:45	0	0	

	Heavies	
Time	In	Out
0:00	0	0
0:15	0	0
0:30	0	0
0:45	0	0
1:00	0	0
1:15	0	0
1:30	0	0
1:45	0	0
2:00	0	0
2:15	0	0
2:30	0	0
2:45	0	0
3:00	0	0
3:15	0	0
3:30	0	0
	0	0
3:45		
4:00	0	0
	0	-
4:30	0	0
4:45	0	0
5:00	0	0
5:15	0	0
5:30	0	0
5:45	0	0
6:00	0	0
6:15	0	0
6:30	0	0
6:45	0	0
7:00	1	1
7:15	0	0
7:30	1	0
7:45	3	3
8:00	0	1
8:15	0	0
8:30	0	0
8:45	0	0
9:00	0	0
9:15	0	0
9:30	1	0
9:45	1	1
10:00	0	1
10:15	0	0
10:30	1	0
10:45	1	1
11:00	1	1
11:15	1	0
11:30	0	0
11:45	0	1
12:00	0	0
12:15	0	0
12:30	0	0
12:45	0	0
12.45	5	5

13:00	0	2
13:15	3	1
13:30	3	7
13:45	4	4
14:00	5	2
14:15	5	5
14:30	13	1
14:45	43	5
15:00	25	73
15:15	9	22
15:30	7	12
15:45	8	9
16:00	11	16
16:15	12	15
16:30	3	7
16:45	7	4
17:00	1	5
17:15	2	20
17:30	5	4
17:45	1	8
18:00	1	1
18:15	0	1
18:30	0	0
18:45	0	0
19:00	0	0
19:15	0	0
19:30	0	0
19:45	0	0
20:00	0	0
20:15	0	0
20:30	0	0
20:45	1	1
21:00	0	0
21:15	0	2
21:30	0	0
21:45	0	0
22:00	0	0
22:15	0	0
22:30	0	0
22:45	0	0
23:00	0	0
23:15	0	0
23:30	0	0
23:45	0	0
Total	371	368

13:00 0 0 13:15 0 0 13:30 0 0 13:45 0 0 13:45 0 0 13:45 0 0 14:00 1 0 14:15 1 1 14:30 2 0 14:45 1 0 15:00 0 4 15:15 0 0 15:30 0 0 15:30 0 0 15:45 1 0 16:00 1 1 16:15 1 1 16:30 1 1 16:45 1 2	
13:30 0 0 13:45 0 0 13:45 0 0 14:00 1 0 14:15 1 1 14:15 1 1 14:30 2 0 14:45 1 0 15:00 0 4 15:15 0 0 15:30 0 0 15:45 1 0 16:00 1 1 16:15 1 1 16:30 1 1	
13:45 0 0 14:00 1 0 14:15 1 1 14:30 2 0 14:45 1 0 14:45 1 0 15:00 0 4 15:15 0 0 15:30 0 0 15:45 1 0 16:00 1 1 16:15 1 1 16:30 1 1	
14:00 1 0 14:15 1 1 14:30 2 0 14:45 1 0 15:00 0 4 15:15 0 0 15:30 0 0 15:45 1 0 16:00 1 1 16:15 1 1 16:30 1 1	
14:15 1 1 14:30 2 0 14:45 1 0 15:00 0 4 15:15 0 0 15:30 0 0 15:45 1 0 16:00 1 1 16:15 1 1 16:30 1 1	
14:30 2 0 14:45 1 0 15:00 0 4 15:15 0 0 15:30 0 0 15:45 1 0 16:00 1 1 16:15 1 1 16:30 1 1	
14:45 1 0 15:00 0 4 15:15 0 0 15:30 0 0 15:45 1 0 16:00 1 1 16:15 1 1 16:30 1 1	
15:00 0 4 15:15 0 0 15:30 0 0 15:45 1 0 16:00 1 1 16:15 1 1 16:30 1 1	_
15:15 0 0 15:30 0 0 15:45 1 0 16:00 1 1 16:15 1 1 16:30 1 1	_
15:30 0 0 15:45 1 0 16:00 1 1 16:15 1 1 16:30 1 1	
15:45 1 0 16:00 1 1 16:15 1 1 16:30 1 1	
16:00 1 1 16:15 1 1 16:30 1 1	
16:15 1 1 16:30 1 1	-
16:30 1 1	
	-
10.45 1 2	
17:00 1 0	-
17:15 1 1	
17:30 0 1	
17:45 0 0	
18:00 0 0	
18:00 0 0 18:15 0 0	-
18:30 0 0	
18:45 0 0	
19:00 0 0	
19:15 0 0	
19:30 0 0	
19:45 0 0	
20:00 0 0	
20:15 0 0	
20:30 0 0	
20:45 0 0	
21:00 0 0	
21:15 0 0	
21:30 0 0	
21:45 0 0	
22:00 0 0	
22:15 0 0	
22:30 0 0	_
22:45 0 0	
23:00 0 0	
23:15 0 0	
23:30 0 0	
23:45 0 0	_
Total 23 22	

784 Total Trips

Tuesday, October 01, 2019

Time	Total
0000	0
0100	0
0200	0
0300	0
0400	3
0500 0600	3 12
0700	161
0800	96
0900	22
1000	23
1100	20
1200	23
1300	24
1400	84
1500	155
1600	86
1700	52
1800	3
1900	0
2000	1
2100	2
2200	0
07-19	753
06-22	768
06-00	768
00-00	774

Grand Total

Time	Total
-	774

Hillbrook School Driveway In and Out Thursday, October 17, 2019 IDAX Data Solutions

Lights						
Time	In	Out				
0:00	0	0				
0:15	0	0				
0:30	0	0				
0:45	0	0				
1:00	0	0				
1:15	0	0				
1:30	0	0				
1:45	0	0				
2:00	0	0				
2:15	0	0				
2:30	0	0				
2:45	0	0				
3:00	1	1				
3:15	0	0				
3:30	0	0				
3:45	0	0				
4:00	0	0				
4:15	0	0				
4:30	1	1				
4:45	0	0				
5:00	0	0				
5:15	0	0				
5:30	1	0				
5:45	1	0				
6:00	3	0				
6:15	1	0				
6:30	3	0				
6:45	0	0				
7:00	4	1				
7:15	15	0				
7:30	36	7				
7:45	69	37				
8:00	29	36				
8:15	8	9				
8:30	7	8				
8:45	4	0				
9:00	1	2				
9:15	4	1				
9:30	1	4				
9:45	1	1				
10:00	0	1				
10:15	2	3				
10:30		3				
10:45	2	3				
11:00	2 2 2 2	3				
11:15	2	3				
	L -					

In	0.4
	Out
0	0
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0	0
0	0
0	0
0	1
0	0
0	0
1	1
1	1
0	0
0	0
0	0
0	0
0	0
	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

11:30	2	2
11:45	0	2
12:00	1	0
12:15	3	2
12:15	0	
	-	2
12:45	4	1
13:00	3	3
13:15	2	1
13:30	1	1
13:45	4	0
14:00	2	4
14:15	3	2
14:30	17	8
14:45	28	8
15:00	26	68
15:15	10	13
15:30	8	17
15:45	7	18
16:00	9	11
16:15	5	16
16:30	7	13
16:45	3	10
17:00	3	7
17:15	3	8
17:30	3	3
17:45	1	7
18:00	0	2
18:15	1	1
18:30	0	0
18:45	0	0
19:00	0	0
19:15	0	0
19:30	0	0
19:45	0	0
20:00	0	0
20:15	0	0
20:30	0	0
20:30	0	0
	0	0
21:00	0	1
21:15		
21:30	0	1
21:45	0	0
22:00	0	0
22:15	0	0
22:30	0	0
22:45	0	0
23:00	0	0
23:15	0	0
23:30	0	0
23:45	0	0
Total	356	356

11:30	0	0
11:45	1	1
12:00	0	1
12:15	1	1
12:30	0	0
12:45	0	0
13:00	0	0
13:15	0	0
13:30	0	0
13:45	0	0
14:00	1	0
14:15	2	0
14:30	1	0
14:45	0	0
15:00	0	4
15:15	0	0
15:30	0	0
15:45	1	0
16:00	1	1
16:15	1	1
16:30	1	1
16:45	1	1
17:00	1	1
17:15	0	1
17:30	0	0
17:45	0	0
18:00	0	0
18:15	0	0
18:30	0	0
18:45	0	0
19:00	0	0
19:15	0	0
19:30	0	0
19:45	0	0
20:00	0	0
20:15	0	0
20:30	0	0
20:45	0	0
21:00	0	0
21:15	0	0
21:30	0	0
21:45	0	0
22:00	0	0
22:15	0	0
22:30	0	0
22:45	0	0
23:00	0	0
23:15	0	0
23:30	0	0
23:45	0	0
Total	18	18

748 Total Trips

Results for Sensor Zone 'ExitA' in AP: 'APEG 9545' Start Date: 10/17/2019 00:00 PDT End Date: 10/18/2019 00:00 PDT Reporting interval: 15 minutes, Speed Average: Averaged by car

		Median	
Time (Beginning of	Occup	Speed	Avg Speed
Interval)	(%) Volu		(mph)
10/17/2019 00:00:00	0	0 n/a	n/a
10/17/2019 00:15:00	0	0 n/a	n/a
10/17/2019 00:30:00	0	0 n/a	n/a
10/17/2019 00:45:00	0	0 n/a	n/a
10/17/2019 01:00:00	0	0 n/a	n/a
10/17/2019 01:15:00 10/17/2019 01:30:00	A PARTY AND A PART	0 n/a 0 n/a	n/a n/a
10/17/2019 01:45:00	0	0 n/a	-
10/17/2019 02:00:00	0	0 n/a	n/a n/a
10/17/2019 02:15:00	0	0 n/a	n/a
10/17/2019 02:30:00	0	0 n/a	n/a
10/17/2019 02:45:00	0	0 n/a	n/a
10/17/2019 03:00:00	0.19	1 n/a	n/a
10/17/2019 03:15:00	0	0 n/a	n/a
10/17/2019 03:30:00	0	0 n/a	n/a
10/17/2019 03:45:00	Ő	0 n/a	n/a
10/17/2019 04:00:00	0	0 n/a	n/a
10/17/2019 04:15:00	0	0 n/a	n/a
10/17/2019 04:30:00	0.15	1 n/a	n/a
10/17/2019 04:45:00	0	0 n/a	n/a
10/17/2019 05:00:00	0	0 n/a	n/a
10/17/2019 05:15:00	0	0 n/a	n/a
10/17/2019 05:30:00	0	0 n/a	n/a
10/17/2019 05:45:00	0	0 n/a	n/a
10/17/2019 06:00:00	0	0 n/a	n/a
10/17/2019 06:15:00	0	0 n/a	n/a
10/17/2019 06:30:00	0	0 n/a	n/a
10/17/2019 06:45:00	0	0 n/a	n/a
10/17/2019 07:00:00	0.10	1 n/a	n/a
10/17/2019 07:15:00	0	0 n/a	n/a
10/17/2019 07:30:00	0.67	7 n/a	n/a
10/17/2019 07:45:00	5.71	41 n/a	n/a
10/17/2019 08:00:00	3.95	35 n/a	n/a
10/17/2019 08:15:00	0.85	8 n/a	n/a
10/17/2019 08:30:00	0.92	8 n/a	n/a
10/17/2019 08:45:00	0.36	1 n/a	n/a
10/17/2019 09:00:00	0.21	2 n/a	n/a
10/17/2019 09:15:00	0.09	1 n/a	n/a
10/17/2019 09:30:00	0.64	5 n/a	n/a
10/17/2019 09:45:00	0.31	2 n/a	n/a
10/17/2019 10:00:00	0.41	2 n/a	n/a
10/17/2019 10:15:00	1.18	4 n/a	n/a
10/17/2019 10:30:00	0.29	3 n/a	n/a
10/17/2019 10:45:00	0.21	2 n/a	n/a
10/17/2019 11:00:00	0.33	3 n/a	n/a

10/17/2019 11:15:00	0.19	2 n/a	n/a	
10/17/2019 11:30:00	0.23	2 n/a	n/a	
10/17/2019 11:45:00	0.84	4 n/a	n/a	
10/17/2019 12:00:00	0.18	1 n/a	n/a	
10/17/2019 12:15:00	0.38	2 n/a	n/a	
10/17/2019 12:30:00	0.39	3 n/a	n/a	
10/17/2019 12:45:00	0.45	2 n/a	n/a	
10/17/2019 13:00:00	0.32	3 n/a	n/a	
10/17/2019 13:15:00	0.09	1 n/a	n/a	
10/17/2019 13:30:00	0.12	1 n/a	n/a	
10/17/2019 13:45:00	Ö	0 n/a	n/a	
10/17/2019 14:00:00	0.29	3 n/a	n/a	
10/17/2019 14:15:00	0.45	3 n/a	n/a	
10/17/2019 14:30:00	0.92	8 n/a	n/a	
10/17/2019 14:45:00	0.92	8 n/a	n/a	
10/17/2019 15:00:00	10.23	78 n/a	n/a	
10/17/2019 15:15:00	1.18	13 n/a	n/a	
10/17/2019 15:30:00	1,63	18 n/a	n/a	
10/17/2019 15:45:00	1.88	18 n/a	n/a	
10/17/2019 16:00:00	1.32	13 n/a	n/a	
10/17/2019 16:15:00	2.04	18 n/a	n/a	
10/17/2019 16:30:00	1.69	17 n/a	n/a	
10/17/2019 16:45:00	1.44	12 n/a	n/a	
10/17/2019 17:00:00	1.26	10 n/a	n/a	
10/17/2019 17:15:00	1.17	10 n/a	n/a	
10/17/2019 17:30:00	0.31	3 n/a	n/a	
10/17/2019 17:45:00	0.48	8 n/a	n/a	
10/17/2019 18:00:00	4.04	4 n/a	n/a	
10/17/2019 18:15:00	0.11	1 n/a	n/a	
10/17/2019 18:30:00	0	0 n/a	n/a	
10/17/2019 18:45:00	Ó	0 n/a	n/a	
10/17/2019 19:00:00	0	0 n/a	n/a	
10/17/2019 19:15:00	0	0 n/a	n/a	
10/17/2019 19:30:00	0	0 n/a	n/a	
10/17/2019 19:45:00	Ő	0 n/a	n/a	
10/17/2019 20:00:00	0	0 n/a	n/a	
10/17/2019 20:15:00	0	0 n/a	n/a	
10/17/2019 20:30:00	0	0 n/a	n/a	
10/17/2019 20:45:00	Õ	0 n/a	n/a	
10/17/2019 21:00:00	Ò	0 n/a	n/a	
10/17/2019 21:15:00	0.12	1 n/a	n/a	
10/17/2019 21:30:00	0.20	1 n/a	n/a	
10/17/2019 21:45:00	0	0 n/a	n/a	
10/17/2019 22:00:00	0	0 n/a	n/a	
10/17/2019 22:15:00	0	0 n/a	n/a	
10/17/2019 22:30:00	Ó	0 n/a	n/a	
10/17/2019 22:45:00	Õ	0 n/a	n/a	
10/17/2019 23:00:00	0	0 n/a	n/a	
10/17/2019 23:15:00	Ō	0 n/a	n/a	
10/17/2019 23:30:00	Ö	0 n/a	n/a	
10/17/2019 23:45:00	Ō	0 n/a	n/a	
Grand Total	0.54	395	n/a	790 Total Trips
			1995 - 2011 201	



San Jose AM Route Bus Stops

Arrives at: 7:05 AM 1309 Willow Street, San Jose, 95125 Willow & Camino Ramon VTA bus stop

Arrives at: 7:10 AM 1405 Dry Creek Road, San Jose, 95125 Dry Creek & Hicks Road

Arrives at: 7:18 AM 3053 Meridian Ave, San Jose, 95124 Front of Wells Fargo parking lot

Arrives at: 7:30 AM 14184 Blossom Hill Rd, Los Gatos, 95032 Blossom Hill Square Shopping Center (behind US Bank)*

Arrives at 7:43 AM 15549 Union Ave. Los Gatos, 95032 Safeway Parking Lot (near Starbucks)

AM bus on this route reaches Hillbrook at 7:45 AM

<u>San Jose PM Route Bus Stops</u> PM bus on this route departs Hillbrook at 3:10 PM

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OCT 16 2019

TOWN OF LOS GATOS PLANNING DIVISION

EXHIBIT 6

Arrives at 3:15 PM 20 Cherry Blossom Ln. Los Gatos, 95032 Shir Hadash

Arrives at 3:30 PM 15549 Union Ave. Los Gatos, 95032 Safeway Parking Lot (near Starbucks)

Arrives at: 3:35 PM 14184 Blossom Hill Rd., Los Gatos, 95032 Blossom Hill Square Shopping Center (behind US Bank)

Arrives at: 3:45 PM 3053 Meridian Ave, San Jose, 95124 Wells Fargo (front parking lot)

Arrives at: 3:50 PM 1405 Dry Creek Road, San Jose, 95125 Dry Creek & Hicks Road

Arrives at: 3:55 PM 1309 Willow Street, San Jose, 95125 Willow & Camino Ramon VTA stop

Los Altos AM Route Bus Stops

Arrives at: 7:00 AM 1975 Grant Rd., Los Altos, 94024 Woodland Branch Library

Arrives at: 7:15 AM 12988 Saratoga Sunnyvale Rd Suite A., Saratoga, 95070 Argonaut Shopping Center (near Union Bank)

Arrives at: 7:25 AM 20390 Park Place, Saratoga, 95070 Village School of Saratoga

Arrives at: 7:33 AM 19010 Austin Way, Saratoga, 95070

Arrives at: 7:45 AM 16880 Kennedy Rd. at Gem Ave., Los Gatos 95032

AM bus on this route arrives at Hillbrook at 7:50 AM.

Los Altos PM Route Bus Stops

PM bus departs Hillbrook at 3:10 PM.

Arrives at: 3:15 PM 16880 Kennedy Rd. at Gem Ave., Los Gatos 95032

Arrives at: 3:25 PM 19010 Austin Way, Saratoga, 95070

Hillbrook School Bus Routes 2019-20

Arrives at: 3:30 PM 20390 Park Place, Saratoga, 95070 Village School of Saratoga

Arrives at: 3:35 PM

12988 Saratoga Sunnyvale Rd Suite A., Saratoga, 95070 Argonaut Shopping Center (near Union Bank)

Arrives at: 3:50 PM 1975 Grant Rd., Los Altos, 94024 Woodland Branch Library

Saratoga AM Bus Stops

Arrives at 7:20 AM

18925 Bell Grove Circle, at Saratoga Ave., Saratoga, 95070

Arrives at: 7:30 AM 15861 Winchester Blvd, at Via Sereno, Monte Sereno, 95030 (VTA stop)

Arrives at: 7:35 AM 276 N Santa Cruz Ave., Los Gatos, 95030 Public Parking Lot near Manresa Bread

Arrives at: 7:40 AM 106 E Main Street, Los Gatos, 95030 Los Gatos Civic Center (VTA stop)

AM bus on this route arrives at Hillbrook at 7:50 AM.

Saratoga PM Route Bus Stops

PM bus on this route departs Hillbrook at 3:10 PM.

Arrives at: 3:20 PM 151 E Main Street, Los Gatos, 95030 High School Court/Main Street, Los Gatos, CA 95030

Arrives at 3:28 PM 140 Saratoga Los Gatos Rd., Los Gatos, 95032 (near Chase Bank & Coldwell Banker) Public Parking Lot Arrives at 3:35 PM 17480 Shelburne Way, Los Gatos, 95030 (across the street from Los Gatos Dog & Cat Hospital)

Arrives at 3:45 PM

18925 Bell Grove Circle & Saratoga Ave., Saratoga, 95070

Los Gatos AM Bus Stops*

Arrives at 7:05 AM 1580 Naglee Ave, San Jose, 95125 Naglee and Dana (VTA stop)

Arrives at 7:15 AM 501 E. Hamilton Ave, Campbell, 95008 Panera Parking Lot

Arrives at: 7:25 AM 14107 Winchester Blvd., Los Gatos 95030 Vasona Station (Aldo's parking lot)

Arrives at 7:35 AM 15545 Los Gatos Blvd., Los Gatos FedEx Kinkos parking lot

Arrives at: 7:45 AM 16445 Shannon Road, Los Gatos, 95032 Blossom Hill Park

AM bus on this route arrives at Hillbrook at 7:50 AM.

Los Gatos PM Bus Stops

PM bus on this route departs Hillbrook at 3:10 PM.

Arrives at: 3:15 PM 16445 Shannon Road, Los Gatos, 95032 Blossom Hill Park Arrives at: 3:30 PM 14107 Winchester Blvd., Los Gatos 95030 Vasona Station (Aldo's parking lot)

Late Afternoon PM Shuttle Stops

Late Afternoon Courtesy Shuttles run approximately every 15 minutes for students participating in Afterschool Athletics, Extended Care, and Enrichment classes.

Departs Hillbrook	4:00 PM	4:15 PM	4:30 PM	4:45 PM	5:00 PM	5:15 PM
Shir Hadash	4:05 PM	4:20 PM	4:35 PM	4:50 PM	5:05 PM	5:20 PM
Los Gatos Library						5:30 PM*

Shir Hadash

20 Cherry Blossom Lane, Los Gatos, 95032

Los Gatos Library*

100 Villa Ave, Los Gatos, 95030

Dear Commissioners,

The following is our annual update to the Planning Commission. This update details our compliance with the conditional use permit. As the Planning Commission is aware, the Town Council approved a new CUP for the school in March 2015. Since that approval four years ago, the school has been in full compliance.

We feel Hillbrook remains fully in compliance with the new CUP. In particular, the school has:

- posted the exception days and a list of the evening events for the 2019-20 school year on our publicly accessible neighborhood section of our website as of August 1, 2019.
 (<u>http://www.hillbrook.org/Page/The-Power-of-Hillbrook/A-Joyful-Community/Our-Neighborhood</u>). See below for full list of exception days and events.
- reorganized our athletic program so that we only have athletic contests on campus at most three days a week and only two days outside
- maintained a robust and mandatory Traffic Demand Management plan (TDM plan). Highlights of the plan can be found on our website (http://www.hillbrook.org/page/student-life/transportation).
- Installed and continued to monitor the traffic count monitoring system as approved by the Town of Los Gatos.
- Worked with the Los Gatos Parks & Public Works department to ensure approval of any new bus stops as explained in the CUP.
- Enrolled no more than the 414 maximum number of students for the 2018-19 school year. As of the first day of school, August 30, we had 384 students enrolled.
- Reduced our summer programs to be in compliance with the requirements described in the CUP.

Over the last few years, we have implemented measures to manage our traffic and to ensure our compliance with the CUP. We have an extensive Traffic Demand Management Plan (TDM plan), that includes:

- A clear expectation for all families that they bike, walk, shuttle, or carpool to school each day.
- A Transportation Coordinator who oversees our TDM and ensures that families understand the expectations and are given support in meeting the requirements.
- Four shuttles that bring students to and from school each day. For the 2018-19 school year, we averaged 150 students taking the shuttle in the morning and 156 students taking the shuttle in the afternoon, an increase over the previous year. Overall, 40 percent of students are consistently using the shuttles.
- An active carpooling program, that includes online maps that help families identify carpool buddies. The Transportation Coordinator supports families looking for carpool matches.
- A traffic and safety monitor who provides a daily presence in the neighborhood as well as extensive signage that reminds people to drive slowly through the neighborhood (25 mph on Lower Marchmont and 15 mph on Upper Marchmont).
- Active participation in Safe Routes to School. Hillbrook is the only private school in Los Gatos that is an active member of this important organization.

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OCT 16 2019

TOWN OF LOS GATOS PLANNING DIVISION • Various measures to encourage employee carpooling and alternative transportation options, including financial incentives for using alternative forms of transportation.

The following are the exception days for the 2019-20 school year (days in which the school can have up to 480 cars exiting campus):

Family Fun Night* - September 6, 2019 Back To School Night* - September 12, 2019 Home Games - October 1, 2019 Home Games - October 10, 2019 Winter Concert* - December 18, 2019 Home Games - January 30, 2020 Home Games - February 11, 2020 8th Grade Musical* - March 25, 2020 8th Grade Musical* - March 26, 2020 Alumni Celebration* - May 8, 2020

The following are the evening & weekend events for the 2019-20 school year:

Family Fun Night - September 6, 2019 Back To School Night - September 12, 2019 Sports Tournament - October 26, 2019 Fall Open House - November 9, 2019 Winter Concert - December 18, 2019 Sports Tournament - January 25, 2020 8th Grade Musical - March 25, 2020 8th Grade Musical - March 26, 2020 Alumni Celebration - May 8, 2020 8th Grade Recognition Ceremony - June 1, 2020

The Planning Commission will see when it reviews our traffic from the 2018-19 school year that we are successfully meeting the expectations of the daily cap of 880 cars (or 440 cars exiting campus). We had no violations of the daily cap during the 2018-19 school year.

We feel confident that the measures we have implemented these past few years will ensure we remain in compliance with the traffic conditions as we increase our enrollment this year. We have worked hard to prepare for the successful implementation of this new CUP, and we continue to make a concerted effort to be a positive member of the greater Marchmont neighborhood and the Los Gatos community.

Sincerely,

Mark Silver Head of School Chuck Hammers Chair, Board of Trustees



DATE:	November 7, 2019
TO:	Planning Commission
FROM:	Joel Paulson, Community Development Director
SUBJECT:	Minor Residential Development Application MR-19-011. Project Location: 15960 Rose Avenue . Appellant: Manoochehr Kadkhodayan. Applicant: De Mattei Construction. Property Owner: David Doctorow and Sarah Munson. Consider an appeal of a Community Development Director decision approving a request for construction of a detached garage exceeding 450 square feet on property zoned R-1:8. APN 410-19-018.

RECOMMENDATION:

Deny the appeal and uphold the decision of the Community Development Director to approve the application, subject to the recommended conditions of approval.

PROJECT DATA:

General Plan Designation:Low Density ResidentialZoning Designation:Single-Family Residential, R-1:8Applicable Plans & Standards:General Plan; Residential Design GuidelinesParcel Size:25,469 square feetSurrounding Area:Surrounding Area:

	Existing Land Use	General Plan Land Use Designation	Zoning
North	Residential	Low Density Residential	R-1:8
South	Residential	Low Density Residential	R-1:8
East	Residential	Low Density Residential	R-1:8 & R-1:8:PD
West	Residential	Low Density Residential	R-1:8

PREPARED BY: Ryan Safty Associate Planner

Reviewed by: Planning Manager and Community Development Director

PAGE **2** OF **9** SUBJECT: 15960 Rose Avenue/MR-19-011 DATE: November 7, 2019

<u>CEQA</u>:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures.

FINDINGS:

- As required, pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, this project is Categorically Exempt, Section 15303: New Construction or Conversion of Small Structures.
- As required by the Residential Design Guidelines that the project complies with the Residential Design Guidelines.

ACTION:

The decision of the Planning Commission is final unless appealed within ten days.

BACKGROUND:

The subject property is located approximately 150 feet north-east from the Rose Avenue and Griffith Place intersection (Exhibit 1). The topographic survey, dated October 1, 2015, found the lot to be 25,469 square feet in size with an average slope of 11.4 percent. There is an existing 4,310-square foot two-story residence on the subject property with no garage. The property previously had an attached two-car garage which was converted to habitable floor area with building permits in 2015. The immediate neighborhood contains a mix of one- and two-story residences, and each property in the immediate neighborhood has a garage.

On May 23, 2019, a Minor Residential Development application was submitted for the subject site. The applicant proposes to construct a 616-square foot detached garage in the side yard (Exhibit 10).

The proposed project meets all technical requirements of the Town Code including setbacks, height, floor area, and building coverage.

The Town sent out a Notice of Pending Approval letter on August 16, 2019 to neighboring residents and property owners (Exhibit 6). The Notice of Pending Approval letter informed neighbors that the Town intended to approve the application on August 26, 2019, and that any interested person may appeal the Community Development Director's decision by September 5, 2019. The application is being reviewed by the Planning Commission because the decision of the Community Development Director has been appealed (Exhibit 7).

PAGE **3** OF **9** SUBJECT: 15960 Rose Avenue/MR-19-011 DATE: November 7, 2019

PROJECT DESCRIPTION:

A. Project Summary

The applicant is proposing to construct a new 616-square foot detached garage. The twocar garage would be 15 feet tall and would comply with the minimum five-foot side yard setback requirement for detached structures (Exhibit 10).

B. Location and Surrounding Neighborhood

The subject property is located approximately 150 feet north-east from the Rose Avenue and Griffith Place intersection (Exhibit 1). The surrounding properties are one- and two-story single-family residences, with a mix of architectural styles.

C. Minor Residential Development Application

Approval of a Minor Residential Development Application is required to construct a detached accessory building exceeding a combined square footage of 450 square feet. The applicant is proposing to construct a 616-square foot detached garage.

D. Zoning Compliance

The property is zoned R-1:8, which permits a garage in association with a single-family residence. The proposed detached garage is in compliance with setbacks, height, floor area, and building coverage requirements.

DISCUSSION:

A. Minor Residential Development Analysis

The applicant is proposing to construct a new 616-square foot detached garage with an eight and one-half-foot plate height and a four-foot tall attic space above. The garage would be built at the end of the existing circular driveway, roughly 30 feet east of the main residence. The garage would maintain a five-foot setback from the adjacent side property line and would be setback roughly 125 feet from the front property line.

The development plans show a future accessory dwelling unit (ADU) connected to the proposed detached garage, located between the detached garage and main house (Exhibit 10). The ADU is not a part of the Minor Residential Development review and a separate ministerial permit for the ADU has been reviewed by the Community Development Director.

The applicant's project description is attached as Exhibit 4. Pictures of the existing residence are included as Exhibit 5 to assist in the review of the detached garage.

PAGE **4** OF **9** SUBJECT: 15960 Rose Avenue/MR-19-011 DATE: November 7, 2019

DISCUSSION (continued):

B. Building Design

Pursuant to the Town's Residential Design Guidelines, "additions, accessory buildings, and secondary units should match the form, architectural style, and details of the original house" and, "new outbuildings, such as garages, should be clearly subordinate to the main structure in massing, and should utilize forms, materials, and details which are similar to the main structure."

The proposed detached garage would 15 feet tall, have similar roof forms as the main residence with identical class "A" composition shingled roof, and have a mix of vertical board and batten and horizontal wood siding to match the main residence. The applicant is also proposing attic dormers with windows along the roof on both the front and rear elevations to provide light to an enclosed attic storage space.

C. Neighborhood Compatibility

The immediate neighborhood is made up of single-family residences with attached and detached garages. Based on Town and County records, garages in the immediate neighborhood range from 360 square feet to 620 square feet. The subject property is the only property in the immediate neighborhood without a garage. The proposed garage would be 616 square feet. Pursuant to Town Code, the maximum allowable garage floor area for the 25,469-square foot lot with an average slope of 11.4 percent is 1,151 square feet. The table below reflects the current conditions of the immediate neighborhood:

				Max	Existing	Garage
			Existing	Garage	Garage	FAR
Address	Zoning	Lot Size	Garage	Allowed	FAR	Allowed
15960 Rose Ave (Ex.)	R-1:8	25,469	0	1,151	0	0.045
15960 Rose Ave (Prop.)	R-1:8	25,469	616	1,151	0.024	0.045
15990 Rose Ave	R-1:8	29,630	360	920	0.012	0.031
15980 Rose Ave	R-1:8	18,295	570	1,148	0.031	0.063
15983 Rose Ave	R-1:8	10,749	484	902	0.045	0.084
15981 Rose Ave	R-1:8	9,000	620	799	0.069	0.089
16017 Rose Ave	R-1:8	9,173	484	810	0.053	0.088
100 Griffith Place	R-1:8	8,034	380	735	0.047	0.091
101 Griffith Place	R-1:8	8,778	448	785	0.051	0.089
104 Griffith Place	R-1:8	7,931	400	728	0.050	0.092
105 Griffith Place	R-1:8	8,840	550	789	0.062	0.089

DISCUSSION (continued):

The proposed garage complies with the maximum size allowed per Code and would not be the largest garage in the immediate neighborhood in terms of square footage or FAR. The Town Code limits the lot coverage of detached accessory buildings to 15 percent of the lot area, calculated exclusive of required building setbacks. 15 percent of the subject property, excluding required building setbacks, is 2,414 square feet. The proposed 616-square foot building covers approximately four percent of the area.

D. Tree Impacts

There are existing trees on the site between the proposed detached garage and east property line that are proposed to remain. If the project is approved, tree protection measures would be implemented prior to and during construction.

E. <u>Community Development Director Review</u>

In accordance with Town Code for the administrative procedure for minor residential projects (29.20.480), the Town mailed out a Notice of Pending Approval and draft conditions of approval to neighboring residents and property owners on August 16, 2019. The Notice of Pending Approval informed neighbors that the Town intended to approve the application on August 26, 2019, and that any interested person may appeal the Community Development Director's decision by September 5, 2019 (Exhibit 6).

The adjacent neighbor to the south at 15980 Rose Avenue (APN 410-19-017), Manoochehr Kadkhodayan, visited Town Hall on September 3, 2019 to discuss the proposed project and review the plans. Mr. Kadkhodayan expressed concern regarding privacy with the proposed attic dormer facing his property, as he has an accessory dwelling unit on the other side of their shared property line. Additionally, Mr. Kadkhodayan was concerned that work was proposed on his property because the survey showed the existing driveway pavement encroaching onto his property.

The applicant was contacted to provide them the opportunity to address the concerns. The topographic survey (Exhibit 10, Sheet C.0) illustrates that the existing driveway pavement encroaches onto the neighbor's property. The applicant verified that no new work is proposed on the neighboring property. Regarding the privacy concern, the applicant offered to either remove the windows or obscure the glass; however, the appellant asked that the dormer be removed entirely from the rear elevation facing his property. No compromise was reached regarding the neighbor's privacy concerns.

PAGE **6** OF **9** SUBJECT: 15960 Rose Avenue/MR-19-011 DATE: November 7, 2019

DISCUSSION (continued):

F. <u>Appeal</u>

On September 5, 2019, the decision of the Community Development Director was appealed to the Planning Commission by Mr. Kadkhodayan (Exhibit 7). The applicant submitted a written response to the appeal, included as Exhibit 8.

The appellant's specific reasons for the appeal are provided below, followed by analysis in *italic* font.

The gross lot size on the drawing is stated as 25,469 sq. ft. (See Exhibit C of Exhibit 7), however the recorded lot square feet always has been 21,000 sq. ft. in county records and also in previous advertisements for the sale (Exhibit D of Exhibit 7, page 1 and 2). I am wondering where the additional square footage has come up. I would like to request the surveyor to set the corners especially on my property sides to be checked by me.

County records indicate the lot is 26,683 square feet in size. The topographic survey found the lot to be 25,469 square feet in size with an average slope of 11.4 percent. A foundation certification will be required during construction. This is a standard requirement for most building permits.

The attached Exhibit C (of Exhibit 7) indicated the existing garage as ZERO footage which is not correct. There is an existing garage and workshop about the same square footage as the maximum allowable. (See Exhibit E of Exhibit 7, page 1 and 2).

There is an existing 4,310-square foot two-story residence on the subject property with no garage. The property previously had an attached two-car garage which was converted to habitable floor area with building permits in 2015.

The drawing contradicts with the fact for the existing site and the existing building. The allowable square footage for any addition or garage need to be revisited.

The topographic survey found the lot to be 25,469 square feet in size with an average slope of 11.4 percent. Pursuant to Town Code, the maximum allowable garage floor area for a 25,469-square foot lot with an average slope of 11.4 percent is 1,151 square feet. The applicant is proposing to construct a new 616-square foot two-car detached garage. Town Code limits the lot coverage of detached accessory buildings to 15 percent of the lot area, calculated exclusive of required building setbacks. 15 percent of the subject property, excluding required building setbacks, is 2,414 square feet. The proposed 616-square foot building covers approximately four percent of the area.

DISCUSSION (continued):

Even though I don't see a detached garage drawing, the proposed structure is not acceptable due to the fact that the dormers on the second floor are very close to my property and looking directly into my property and back yard and creates a privacy issue.

The applicant is proposing to construct a new 616-square foot detached garage with an eight and one-half foot plate height and a four-foot tall attic space above. The proposed detached garage would be 15 feet tall. The applicant is also proposing attic dormers with windows along the roof on both the front and rear elevations to provide light to an enclosed attic storage space.

Regarding the privacy concern, the applicant offered to either remove the windows or obscure the glass; however, the appellant asked that the dormer be removed entirely from the rear elevation facing his property.

Show means of drainage from the proposed structure away from 15980 Rose Avenue.

A drainage plan will be required at building permit submittal. This is a standard requirement for building permits.

I would like the architect and the surveyor to validate the provided information, and change design and drawings to reflect the existing situation. Please move the driveway out of my property and toward the left and also include the elevation datum set for the existing grade at the proposed location to see how high the building is.

The topographic survey illustrates that the existing driveway pavement encroaches onto the neighbor's property. The applicant has verified that no new work is proposed on the neighboring property.

G. Environmental Review

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures.

PAGE **8** OF **9** SUBJECT: 15960 Rose Avenue/MR-19-011 DATE: November 7, 2019

PUBLIC COMMENTS:

The Town mailed out a Notice of Pending Approval and draft conditions of approval to neighboring residents and property owners on August 16, 2019. Following the appeal, the applicant installed a project identification sign including the Planning Commission hearing date, contact information, and a project description. Additionally, written notice of the Planning Commission hearing was sent to neighboring property owners and occupants within 300 feet of the subject property.

Correspondence between the applicant and appellant following the filing of the appeal are included as Exhibit 9. Public comments received by 11:00 a.m., Friday, November 8, 2019 are included as Exhibit 11.

CONCLUSION:

A. Summary

The applicant's request for approval of a Minor Residential Development application to construct a new detached garage in excess of 450 square feet has been appealed to the Planning Commission. The proposed project is in compliance with the Residential Design Guidelines and Town Code.

B. <u>Recommendation</u>

Staff recommends that the Planning Commission take the following actions to deny the appeal, uphold the decision of the Community Development Director, and approve the Minor Residential Development application:

- Find that the proposed project is categorically exempt pursuant to the adopted Guidelines for the implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures (Exhibit 2);
- 2. Make the finding required by the Town's Residential Design Guidelines that the project complies with the Residential Design Guidelines (Exhibit 2);
- 3. Approve Minor Residential Development application MR-19-011 with the conditions contained in Exhibit 3 and development plans attached as Exhibit 10.

PAGE **9** OF **9** SUBJECT: 15960 Rose Avenue/MR-19-011 DATE: November 7, 2019

CONCLUSION (continued):

C. <u>Alternatives</u>

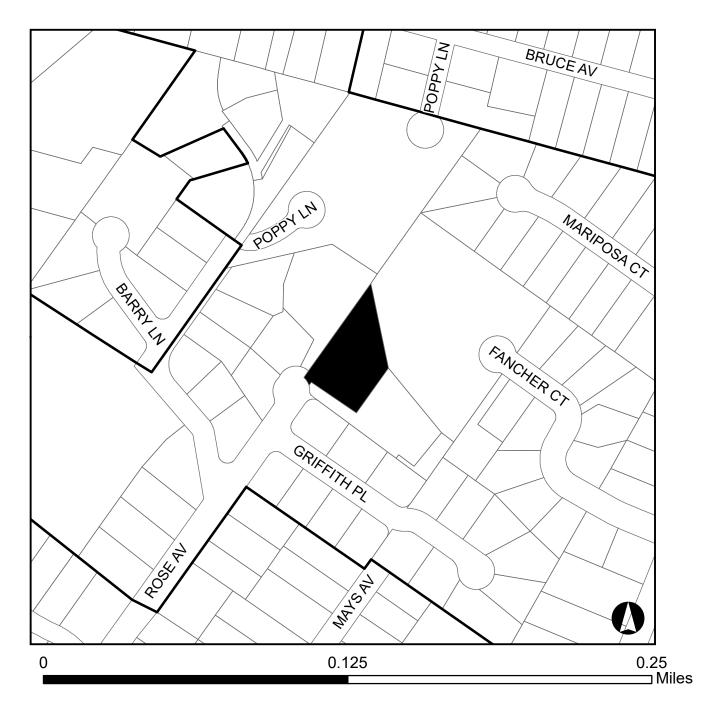
Alternatively, the Commission can:

- 1. Continue the matter to a date certain with specific direction;
- 2. Deny the appeal and approve the application with additional and/or modified conditions;
- 3. Grant the appeal and remand the application to the Community Development Director with direction for revisions; or
- 4. Grant the appeal and deny the Minor Residential Development application.

EXHIBITS:

- 1. Location map
- 2. Required Findings and Considerations (two pages)
- 3. Recommended Conditions of Approval (two pages)
- 4. Project Description dated July 31, 2019 (one page)
- 5. Pictures of existing residence dated August 1, 2019 (3 pages)
- 6. Notice of Pending Approval and draft conditions, mailed August 16, 2019 (2 pages)
- 7. Appeal of Community Development Director decision received September 5, 2019 (9 pages)
- 8. Applicant's response letter to appeal received October 30, 2019 (one page)
- 9. Correspondence between applicant and appellant following appeal (14 pages)
- 10. Development plans, received October 23, 2019 (11 sheets)
- 11. Public comment received by 11:00 a.m., Friday, November 8, 2019

15960 Rose Avenue



PLANNING COMMISSION – November 13, 2019 REQUIRED FINDINGS & CONSIDERATIONS FOR:

<u>15960 Rose Ave</u> Minor Residential Application MR-19-011

Consider an appeal of a Community Development Director decision approving a request for construction of a detached garage exceeding 450 square feet on property zoned R-1:8. APN 410-19-018. APPELLANT: Manoochehr Kadkhodayan PROPERTY OWNER: David Doctorow & Sarah Munson APPLICANT: DeMattei Construction, Inc.

FINDINGS

Required findings for CEQA:

 The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures.

Required Compliance with the Residential Design Guidelines:

The project is in compliance with the Residential Design Guidelines for detached accessory buildings. The proposed detached garage would be subordinate to the main structure on the site, with similar roof forms as the main residence and identical class "A" composition shingled roof, and a mix of vertical board and batten and horizontal wood siding to match the main residence.

PLANNING COMMISSION – November 13, 2019 CONDITIONS OF APPROVAL

<u>15960 Rose Ave</u> Minor Residential Application MR-19-011

Consider an appeal of a Community Development Director decision approving a request for construction of a detached garage exceeding 450 square feet on property zoned R-1:8. APN 410-19-018. APPELLANT: Manoochehr Kadkhodayan PROPERTY OWNER: David Doctorow & Sarah Munson APPLICANT: DeMattei Construction, Inc.

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

- 1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, DRC or the Planning Commission depending on the scope of the changes.
- 2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
- 3. OUTDOOR LIGHTING: Exterior lighting shall be kept to a minimum, and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security.
- 4. TREE REMOVAL PERMIT: A Tree Removal Permit shall be obtained for any trees to be removed, prior to the issuance of a building or grading permit. Replacement trees must be planted on-site prior to issuance of Certificate of Occupancy.
- 5. TREE PROTECTIVE FENCING: Protective tree fencing shall be installed per Town Code prior to issuance of building or demolition plans.
- 6. EXISTING TREES: All existing trees shown on the plan and trees required to remain or to be planted are specific subjects of approval of this plan, and must remain on the site.
- 7. TREE STAKING: All newly planted trees shall be double-staked using rubber tree ties.
- 8. FRONT YARD LANDSCAPE: Prior to issuance of a Certificate of Occupancy the front yard must be landscaped.
- 9. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval, and may be secured to the satisfaction of the Town Attorney.
- 10. WATER EFFICIENCY LANDSCAPE ORDINANCE: The final landscape plan shall meet the requirements of the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. Submittal of a

Landscape Documentation Package pursuant to WELO is required prior to issuance of a building permit. A review fee based on the current fee schedule adopted by the Town Council is required when working landscape and irrigation plans are submitted for review. A completed WELO Certificate of Completion is required prior to final inspection/certificate of occupancy.

11. COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.

De Mattei Construction Inc.

Ryan Safty Associate Planner Town of Los Gatos Community Development Dept. 110 E Main St. Los Gatos, CA 95031 (408) 354-6802

Minor Residential Application MR-19-011 Project Name: Doctorow Residence New Detached Garage Project Address: 15960 Rose Ave. Date: 07/31/2019 Description of project.

Mr. Ryan,

We are proposing to build a new 616 SF detached 2-car garage. The garage is designed with a mixture of board and batten and horizontal wood siding and will generally match the main house in design and materials. Landscape and site work design will utilize materials and methods consistent with current green building measures and be compatible with the site and surrounding neighborhood.

We feel that the new garage will provide functionality and balance to the existing property and the surrounding neighborhood.

Please don't hesitate to contact me with any questions or concerns.

Regards, Jim Whitney De Mattei Construction 408-350-4224

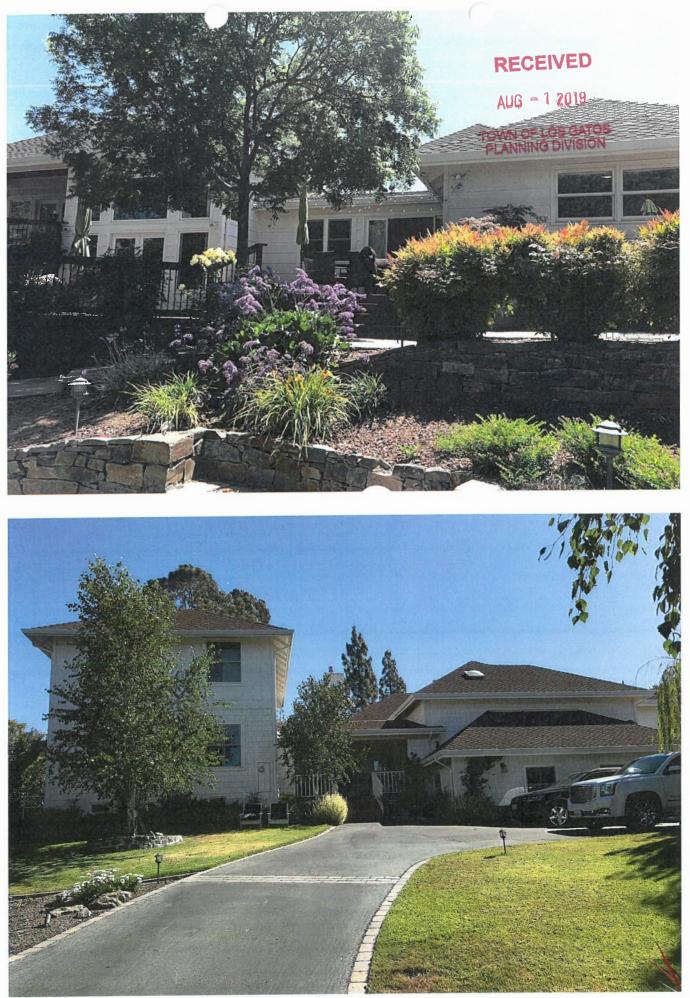


EXHIBIT 5









TOWN OF LOS GATOS

COMMUNITY DEVELOPMENT DEPARTMENT (408) 354-6872 Fax (408) 354-7593

CIVIC CENTER 110 E. MAIN STREET LOS GATOS, CA 95031

August 16, 2019

NOTICE OF PENDING APPROVAL

The Los Gatos Community Development Department has received an application from David Doctorow & Sarah Munson requesting approval for construction of a detached garage exceeding 450 square feet on property zoned R-1:8 at **15960 Rose Avenue (MR-19-011, Assessor Parcel Number 410-19-018)**. It is the intent of the Town to approve this proposal ten days from the date of this letter (August 26, 2019).

The plans are available for public review in the Town Planning Department from 8:00 a.m. to 1:00 p.m. Monday through Friday. The plans are also available on the Town's website: <u>https://www.losgatosca.gov/DocumentCenter/View/23324/15960-Rose-Avenue-Plans</u> Any interested person may appeal this decision to the Planning Commission. Appeals, with completed Appeal Form and fee payment, must be submitted within ten days from date of approval, or by 5:00 p.m., September 5, 2019.

If you have any questions concerning this matter, please contact Ryan Safty at (408) 354-6802 or <u>rsafty@losgatosca.gov</u>.

Sincerely,

Ryan Safty Associate Planner

Attached: DRAFT Conditions of Approval cc: Neighborhood Notification List

N:\DEV\Ryan\Projects\Minor Residential\15960 Rose Ave\15960 Rose Ave - MR-19-011 - NOPA.docx

CONDITIONS OF APPROVAL – August 26, 2019

<u>15960 Rose Ave</u> Minor Residential Application MR-19-011

Requesting approval for construction of a detached garage exceeding 450 square feet on property zoned R-1:8. APN 410-19-018 PROPERTY OWNER: David Doctorow & Sarah Munson APPLICANT: DeMattei Construction, Inc.

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

- 1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, DRC or the Planning Commission depending on the scope of the changes.
- 2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
- 3. OUTDOOR LIGHTING: Exterior lighting shall be kept to a minimum, and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security.
- 4. TREE REMOVAL PERMIT: A Tree Removal Permit shall be obtained for any trees to be removed, prior to the issuance of a building or grading permit. Replacement trees must be planted on-site prior to issuance of Certificate of Occupancy.
- 5. TREE PROTECTIVE FENCING: Protective tree fencing shall be installed per Town Code prior to issuance of building or demolition plans.
- 6. EXISTING TREES: All existing trees shown on the plan and trees required to remain or to be planted are specific subjects of approval of this plan, and must remain on the site.
- 7. TREE STAKING: All newly planted trees shall be double-staked using rubber tree ties.
- 8. FRONT YARD LANDSCAPE: Prior to issuance of a Certificate of Occupancy the front yard must be landscaped.
- 9. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval, and may be secured to the satisfaction of the Town Attorney.
- 10. WATER EFFICIENCY LANDSCAPE ORDINANCE: The final landscape plan shall meet the requirements of the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. Submittal of a Landscape Documentation Package pursuant to WELO is required prior to issuance of a building permit. A review fee based on the current fee schedule adopted by the Town Council is required when working landscape and irrigation plans are submitted for

review. A completed WELO Certificate of Completion is required prior to final inspection/certificate of occupancy.

11. COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.

N:\DEV\CONDITIONS\2019\Rose Ave 15960 MR COA.docx

CO GALOS	COMMUNITY DEVELOPMENT DEPA 110 E. Main Street Los Gatos, CA 95030 APPEAL OF THE DECISION C DIRECTOR OF COMMUNITY DEVEL	TOWN OF LOS GATOS BP 25566	
PLEASE TYPE or PRINT NEATLY I, the undersigned, do hereby ap	peal a decision of the DIRECTOR OF COMMUNITY DE	VELOPMENT as follows:	
DATE OF DECISION:			
PROJECT/APPLICATION:	MR-19-011 Parcel	# 410-19-018	
LOCATION:	15960 ROSE AVE	RECEIVED	
		SEP 0 5 2019	
LIST REASONS WHY THE APPEAL SHOULD BE GRANTED: <u>See Attached letter (one pase) and extituts (7P-foss)</u>			

(If more space is needed, attach additional sheets.)

IMPORTANT:

- Appeal must be filed within ten (10) days after the date of mailing of written notification of the decision. If the tenth (10th) day is a Saturday, Sunday, or Town holiday, then the appeal may be filed on the workday immediately following the tenth (10th) day, usually a Monday.
- 2. The appeal shall be set for the first regular meeting of the Planning Commission which the business of the Planning Commission will permit, more than five (5) days after the date of the filing of the appeal. The Planning Commission may hear the matter anew and render a new decision in the matter.
- 3. You will be notified, in writing, of the appeal date.
- 4. Contact the project planner to determine what material is required to be submitted for the public hearing.

RETURN APPEAL FORM TO COMMUNITY DEVELOPMENT DEPARTMENT

PRINT NAME: <u>Manoc</u>	ochehr	Kadkho	dayan	SIGNATURE:	n. Kadle	h	_
DATE: 9-5-	-20	19		ADDRESS: P.O	· Bux 1(8)	Los Gato	s cA.
PHONE: 408-	802	- 3365		EMAIL: Manny	<u> Lhomes@y</u>	<u>a hoo. com</u>	9503(-118)
DATE OF PLANNING COMI	MISSION F	EARING:	OFFICE	USE ONLY			
COMMISSION ACTION:	1 2 3						
		PLAPPEAL PLAPPEAL PLAPPEAL	\$ 882.00	Residential Commercial Tree Appeals		7/01/2014	9

PAID

To Town of Los Gatos, Community Development Department

Appeal for MR-19-011

I got a notice of pending approval for a detached garage for parcel # 410-19-018.

The mass and scale of the existing structure on top of this slope site is already overwhelming. The cul-de-sac at the bottom of the hill is very congested with no parking and even at the garbage pick-up days, there is not enough space to place garbage cans.

There is no building currently at this proposed location. The proposed drawing shows a garage with the attached structure and a very easily converted second floor above the garage connecting to the unit, called future ADU under a separate permit (See Exhibit A). To me this is not called "Detached garage".

Further I noticed that the drawing clearly indicates that the proposed driveway encroaching into my property at 15980 Rose Avenue (See Exhibit B). This caused me to further look into the submitted drawings and I noticed the following concerns to be addressed:

- 1) The gross lot size on the drawing is stated as 25,469 sq. ft. (See Exhibit C), however the recorded lot square feet always has been 21,000 sq. ft. in county records and also in previous advertisements for the sale (Exhibit B, page 1 and 2). I am wondering where the additional square footage has come up. I would like to request the surveyor to set the corners especially on my property sides to be checked by me.
- 2) The attached Exhibit C indicated the existing garage as ZERO footage which is not correct. There is an existing garage and workshop about the same square footage as the maximum allowable. (See Exhibit E, page 1 and 2).
- 3) The drawing contradicts with the fact for the existing site and the existing building. The allowable square footage for any addition or garage need to be revisited.
- 4) Even though I don't see a detached garage drawing, the proposed structure is not acceptable due to the fact that the dormers on the second floor are very close to my property and looking directly into my property and back yard and creates a privacy issue.
- 5) Show means of drainage from the proposed structure away from 15980 Rose Avenue.

I lost confidence in the proposed drawing and the information provided. I would like the architect and the surveyor to validate the provided information, and change design and drawings to reflect the existing situation.

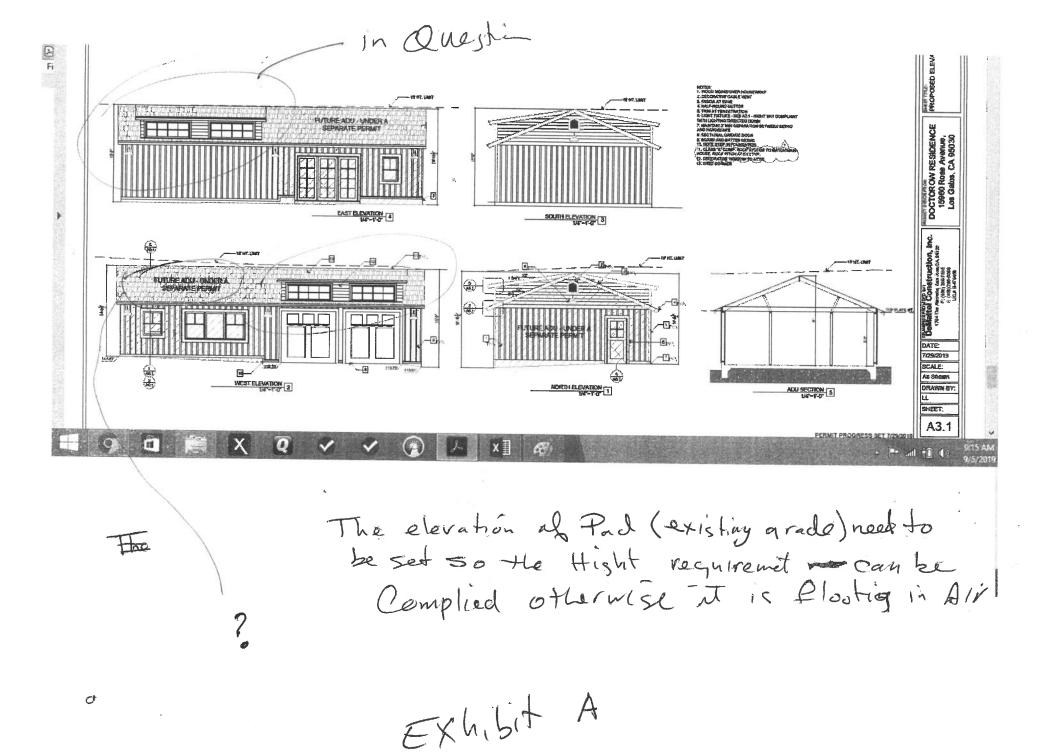
Please move the driveway out of my property and toward the left and also include the elevation datum set for the existing grade at the proposed location to see how high this building is.

Thank you for giving me the opportunity to make comments on 15960 Rose Avenue (MR-19-011, Assessor Parcel Number 410-19-018).

M-16adlet 915/2019

Manoochehr Kadkhodavan

408-802-3365 mannykhomes@yahoo.com



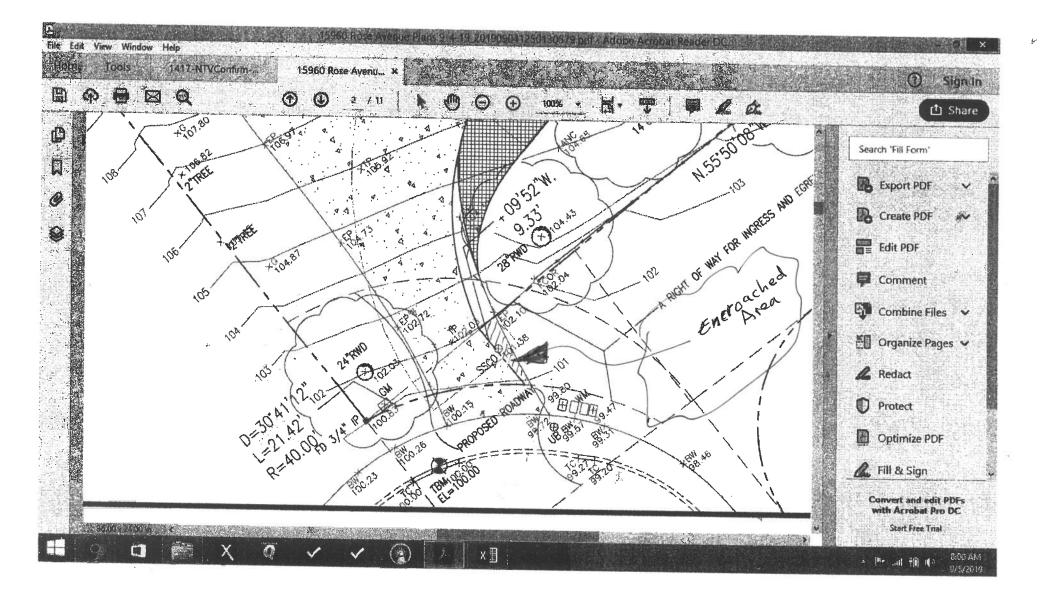


EXhibit B

and the second

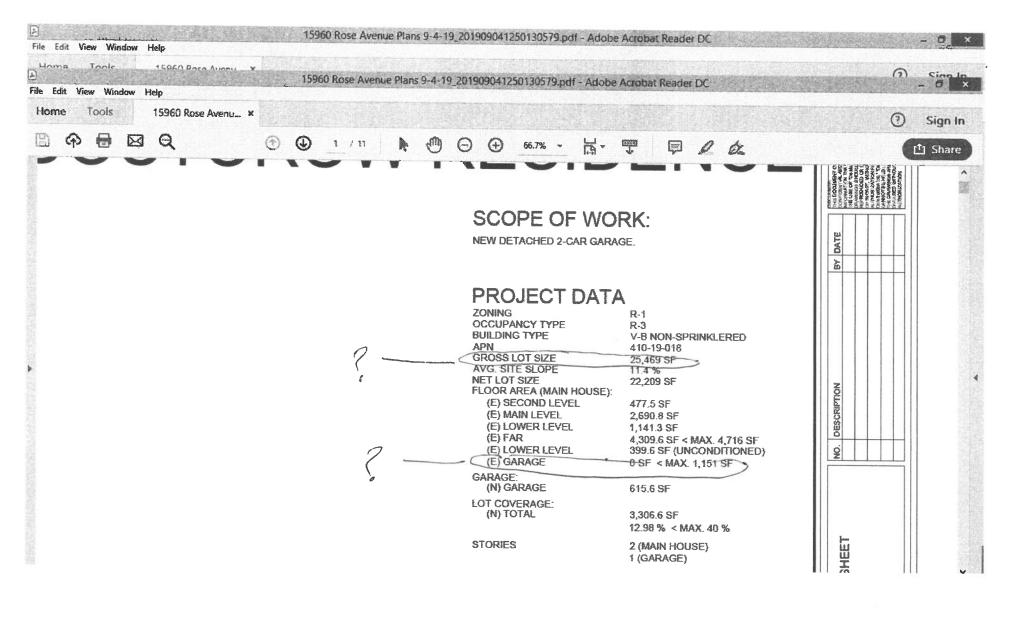
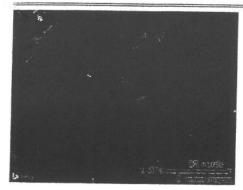


Exhibit c

15960 Rose Ave, Los Gatos, CA 95030-4223, Santa Clara County



4	4,022	21,000	\$3,450,000
MLS Beds	MLS Sq Ft	Lot Sq Ft	MLS Sale Price
3	1920	SFR	05/05/2015
MLS Baths	Yr Built	Туре	MLS Sale Date

Owner Information

Owner Name: Owner Name 2: Tax Billing City & State:	Munson Sarah (Te) Doctorow David N (Te) Los Gatos, CA	Tax Billing Zip: Tax Billing Zip+4: Owner Occupied:	95030 4223 Yes	
Location Information				
School District: Community College District: Elementary School District: Census Tract:	Los Gatos Un W Vly Los Gatos Un 5071.00	Property Carrier Route: Zoning: Market Area:	C013 R18 16	
Fax Information				
APN : Exemption(s): % Improved: Legal Description:	410-19-018 Homeowner 37% LOT C	Tax Area: Lot Number:	03000 C	

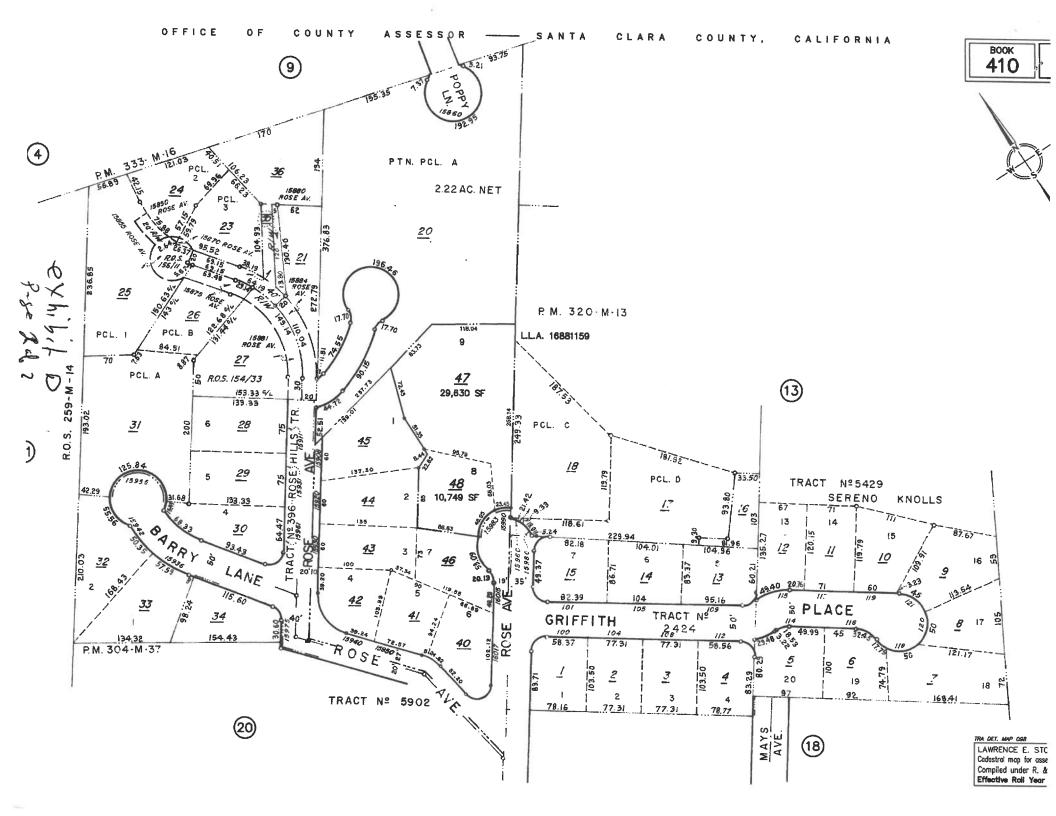
*

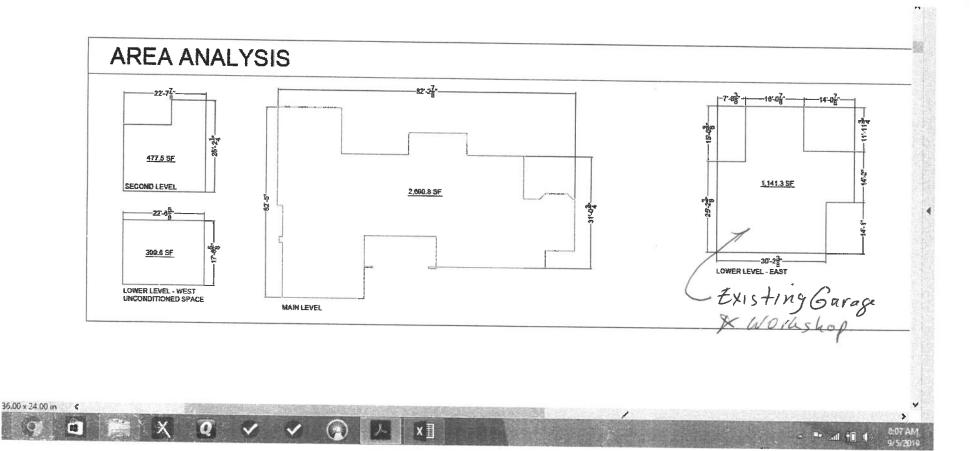
-

Assessment & Tax

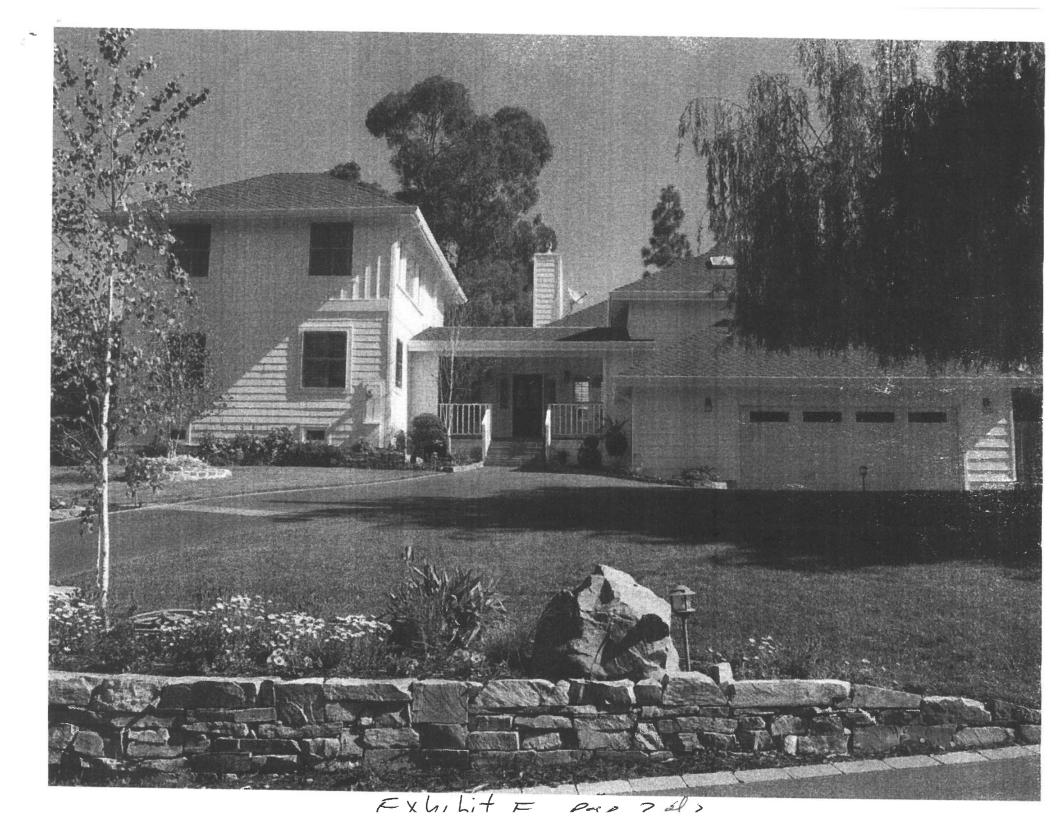
Exhibit D Pase 2 d Z

·e fo





Fishibit E Page 1 d 2





Ryan Safty Planning Department Town of Los Gatos 110 E Main St. Los Gatos, CA 95031

Project Name: Doctorow Residence Project Address: 15960 Rose Ave. Date: 10/30/2019 Response to Appeal Dated 09/05/2019.

Mr. Safty,

The purpose of this letter is to respond to and address concerns raised by the neighbor located at 15980 Rose Ave. in the appeal dated 09/05/2019. The following responses are in order as they appear in the appeal.

- The stated Gross Lot Size of 25,469 SF was derived from the survey completed by WEC & Associates, Licensed Land Surveyors and dated October 1, 2015. Additionally, County records show the Gross Lot Size as 26,683 SF and a 1972 parcel map indicates the Gross Lot Size to be 25,395 SF. On May 5th, 2015 the property was purchased and the MLS listing indicated the Gross Lot Size as 21,000 SF. It is unclear as to how the MLS information was calculated considering three other official sources state otherwise and are fairly similar. Using the lesser of the Gross Lot Sizes, the proposed structure is still within allowable floor area and coverage limits.
- 2) The original attached garage was converted to livable space in October of 2015 under permit B15-0910. The photograph in the appeal as Exhibit E which shows a garage in this location predates this construction.
- 3) According to the Town's zoning ordinance, the allowable size of a detached garage on this property is approximately 1,151 SF. We are proposing 616 SF detached garage.
- 4) The proposed windowed dormers in question which overlook the roof of a structure in the neighbor's front yard, provide access and light to an enclosed attic storage space. Our response to this concern was to offer to use obscured glass or remove the windows from the dormer. These offers went without response from the appellant. During an October 25th meeting with the appellant in our office, these options were again presented but were again turned down.
- 5) We are currently working with a Civil engineer who is preparing a drainage plan which will be submitted as part of the building permit application. The plan will propose a drainage system that is in accordance with Town codes.

Additionally, no work is proposed on the appellants' property.

Please feel free to contact me with any questions.

Regards, Jim Whitney De Mattei Construction 1-408-350-4200

Ryan Safty

From:	manoochehr kadkhodayan <mannykhomes@yahoo.com></mannykhomes@yahoo.com>
Sent:	Monday, November 4, 2019 2:16 PM
To:	Ryan Safty
Cc:	Jim Whitney; shawn@demattei.com; Armita Nikfar; manoochehr kadkhodayan
Subject:	Re: 15960 Rose Ave - Appeal
Attachments:	image001.jpg
Follow Up Flag:	Follow up
Flag Status:	Flagged

Hi Ryan,

When we met on Oct 31, 2019, my intent was to get the existing roof pitch from you since the architect did not know at the time I met with them.

As you requested, I met with Mr. Jim Whitney and Mr. Shawn Clevenger on October 25, 2019 at their office and discuss few things. The followings are the summary:

1- They said that there will not be any construction at all at the driveway or entrance and they will reflect that on the drawings and correct and eliminate any and all encroachments.

2- They said that they will talk to the owner and try to put the dormer on one side only and eliminate from the neighbor's side. Also I questioned about the existing roof pitch since it affects the height and design of the new structure and they did not know.

3- I was disappointed not having the surveyor there especially after all questions with the survey. But they said they will check with the surveyor regarding all the information on the drawings. They informed me that they are planning to do an actual survey anyway. I told them about a quit claim deed that happened in 1993 between the two property owners and offered a copy. They did not think it was necessary since at the time of survey they will get all the deeds.

I am still waiting to receive the latest drawings and information and as soon as I have anything, I will get back to you.

Thank you very much for following up.

Manny Kadkhodayan

408-802-3365



Ryan Safty Planning Department Town of Los Gatos 110 E Main St. Los Gatos, CA 95031

Project Name: Doctorow Residence Project Address: 15960 Rose Ave. Date: 11/07/2019 Response to Appellant Email Dated 11/04/2019.

Mr. Safty,

The purpose of this letter is to respond to and address additional concerns raised by the appellant located at 15980 Rose Ave. in an email dated 11/04/2019. The following responses are in order as they appear.

- 1. As stated previously, there is no proposed work on the neighboring property.
- 2. After discussing again with the homeowner, we wish to retain the functionality that the dormer provides and will not revise the drawings. The reference to the existing roof pitch is not clear as the pitch of the new structure is to match that of the existing house.
- 3. The survey completed by WEC & Associates completed on October 1st, 2015 is the official survey.

Please feel free to contact me with any questions.

Regards, Jim Whitney De Mattei Construction 1-408-350-4200

Ryan Safty

From:	manoochehr kadkhodayan <mannykhomes@yahoo.com></mannykhomes@yahoo.com>
Sent:	Thursday, November 7, 2019 10:33 PM
To:	Ryan Safty
Cc:	Armita Nikfar; manoochehr kadkhodayan
Subject:	Re: Rose Ave
Attachments:	Attachments.pdf
Follow Up Flag:	Follow up
Flag Status:	Flagged

Hi Ryan,

Thanks for forwarding me the letter from the applicant. The three additional questions I asked are still remaining as per email dated Nov. 4, 2019. To reiterate:

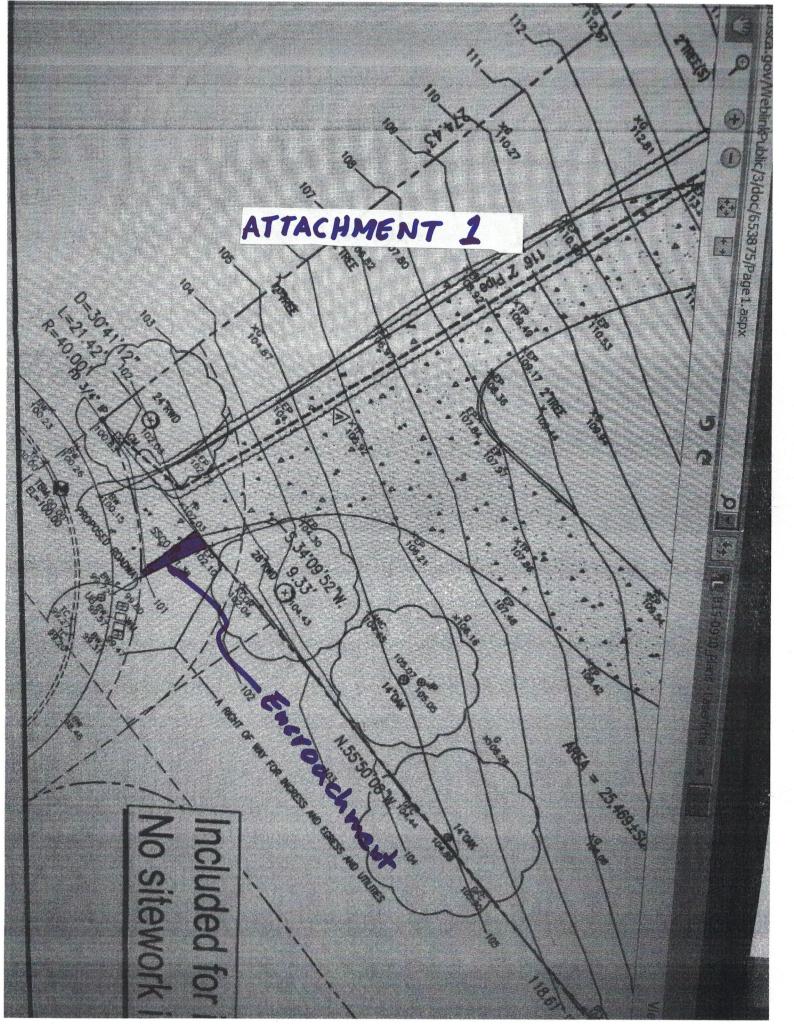
1. We are talking specifically about the driveway entrance to the property. Please eliminate from your drawing indicating encroachment of proposed driveway into my property (Attachment 1). To clarify the boundaries for your surveyor at that location please see attached Quit Claim Deed dated July 20, 1993 (Attachment 2).

2. The drawing states and highlighted as revision #1 that the roof system to match the main house at the pitch of 5:12 (Attachment 3). However the main house roof pitch is at 10:12 (Attachment 8) or higher and makes the new building to be much higher than the stated an allowable maximum 15 feet (Attachment 4).

3. Again the survey from 2015 done for this applicant indicates driveway encroachment and lot size (25,469 sq. ft.) which is greater than what was shown on the prior permit application for the same property (21,000 sq. ft., Attachment 5). See attached Grant Deed dated 5/5/2015 (Attachment 6) describing 30 feet slope easement in the back of the property (Attachment 7). As I stated before the encroachment in the front (Attachment 2) and also in the back should be investigated by the surveyor and corrected on the drawing.

I appreciate all your time and effort.

Thanks, Manny 408-802-3365



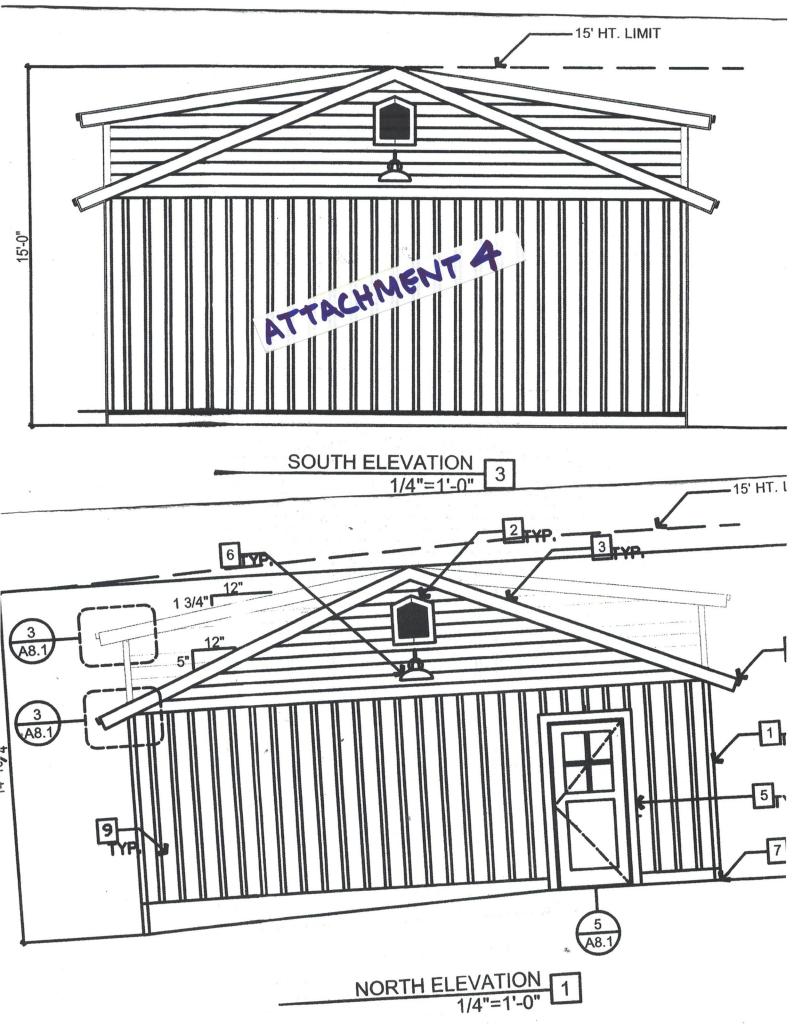
M894 PAGE 1764 RECORDING REQUESTED BY 12006649 owner, Old Republic Title Company 377275-MM REC FEE Recorded at the request of 410 19 017 Old Republic Title Company RECORDED MAR, TO RMF M:CRO 8:00 JUL 2 0 1993 RICE A.M. ELLEN L. MIMMEY LIEN LAURIE KANE, Recorder 1365 HOLLY DRIVE SMPF Santa Clara County, Otheral Records LOS ALTOS CA 95024 ATTACHMENT City à 21 SPACE ABOVE THIS LINE FOR RECORDER SUSE Quitclaim Deed The undersigned grantor(s) declare(s): Documentary transfer tax is \$ -0- no congideration easement only 3) computed on full value of property conveyed, or) computed on full value less value of liens and encumbrances remaining at time of sale.) Unincorporated area: (X) City of LOS GATOS 102) Realty not sold. TOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DAN S. WEBER, ALSO KNOWN AS DAN WEBER AND CLAUDETTE WEBER, HIS WIFE 31 hereby REMISE(S). RELEASE(S) AND FOREVER QUITCLAIM(S) to ELLEN L. MUMMEY, AN UNMARRIED WOMAN that property in the Town of LOS GATOS, SANIA CLARA County, State of California, described as: * * See "Exhibit A" attached hereto and made a part hereof. * * * THIS QUITCLAIM DEED IS BEING RECORDED FOR THE SOLE PURPOSE OF RELINQUISHING ANY AND ALL RIGHTS ACQUIRED BY THAT CERTAIN DEED RECORDED AUGUST 21, 1975 IN BOOK B573 of Official Records, page 416, Santa Clara County Records. BEGINNING at a point on said Northwesterly prolongation distant thereon South 55* 50' 06" East, 19.00 feet from said Northwesterly line; thence leaving said point of beginning along said Northwesterly prolongation South 55° 50' 08" East. 16.00 feet; thence leaving said Northwesterly prolongation South 35° 02' 35" West, 23.94 feet to a point on the Northeasterly boundary of said Tract Nc. 2424; thence along said Northeasterly boundary North 54° 57' 25" West, 5.24 feet; thence leaving said Northeasterly boundary from a tangent bearing of North 11° 27' 55" East along a curve to the left with a radius of 40.00 feet through a central angle of 25" 47' 54" for an arc length of 18.01 feet; thence North 34" 09! 52" East, 9.33 feet to the point of beginning. Dan D. Willin Mail tax statements to Grantee at above address Dan Wehn Date July 9. 1993 DAN'S. WEBER STATE OF CALIFORNIA

ALL HAVE SOLID TO THE UNIT. TOVIDED IN

HALL BE FIXTURE SHALL



NOTES: 1. WOOD SIDING OVER HOUSEWRAP 2. DECORATIVE GABLE VENT 3. FASCIA AT EAVE 4. HALF-ROUND GUTTER 6. LIGHT FIXTURE - SEE A2.1 - NIGHT SKY COMPLIANT 5. TRIM AT FENESTRATION WITH LIGHTING DIRECTED DOWN 7. MAINTAIN 2" MIN SEPARATION BETWEEN SIDING AND HARDSCAPE 8. SECTIONAL GARAGE DOOR 9. BOARD AND BATTEN SIDING 10. NOTE STEP IN FOUNDATION 11. CLASS "A" COMP. ROOF SYSTEM TO MATCH MAIN HOUSE. ROOF PITCH AT 5:12 TYP. 12. DECORATIVE WINDOW TO ATTIC 13. SHED DORMER



15960 Rose Avenue Existiing House – Prairie 21.000 sf Lot 3,028 House FAR: 17%

Proposed House - Tuscan 21,000 sf Lot 4,660 sf House FAR: 22%

ATTACHMENT 5

RECORDING REQUESTED BY: Chicago Title Company Order No.: FWPS-4995150345 - AA-/	DOCUMENT: 22939996 Pages: 3 Fees. 41.00 * Taxes. 3795.00 Copies: AMT. PAID 3036.00
When Recorded Mail Document and Tax Statements To: David Doctorow and Sarah Munson 15960 Rose Avenue Los Gatos, CA 95030	REGINA ALCOMENDRAS SANTA CLARA COUNTY RECORDER Recorded at the request of 8:00 At Chicago Title
Property Address: 15960 Rose Avenue, Los Gatos, CA 95030 APN/Parcel ID(s): 410-19-018	SPACE ABOVE THIS LINE FOR RECORDER'S USE
G	RANT DEED
The undersigned grantor(s) declare(s)	ACHMENT 6 Jasofi Drotar
 This transfer is exempt from the documentary transfer tax is \$3,795.00 and The documentary transfer tax is \$3,795.00 and the full value of the interest or property convey the full value less the liens or encumbrances in The property is located in the Town of Los Gatos. 	nsfer tax. is computed on: /ed. remaining thereon at the time of sale.
FOR A VALUABLE CONSIDERATION, receipt of the Drotar, as trustees of The Drotar Living Trust Agreement	which is hereby acknowledged, Jason Drotar and Shannon S. ant Dated February 4, 2005

hereby GRANT(S) to David Doctorow and Sarah, H. Munson, husband and wife as joint tenants

the following described real property in the Town of Los Gatos, County of Santa Clara, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Grant Deed SCA0000129.doc / Updated: 11.21.14

Printed: 04.29.15 @ 10:04 AM CA-CT-FWPS-02180.054995-FWPS-4985158345

....

GRANT DEED

(continued)

APN/Parcel ID(s): 410-19-018

Dated: March 29, 2015

IN WITNESS /WHEREOF, the undersigned have executed this document on the date(s) set forth below. Trust Agreement Dated February 4, 2005 The Drota /ipa BY: Trustee BY: 11 Shannon S. Drotar. Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California County of before me. Notary Public, On (here insert name an title of the officer) 4 personally appeared who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s)

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and Signature

acted, executed the instrument.

(Seal)

Aug A August	And the state of the
	M. SANTIAGO
6 IN	Commission # 2088508
10-11-11-11-1	Hotary Public - Cullotnia
13-21	Santa Glara County
	by Comm. Explore May 29, 291

Grant Deed 5CA0000129.doc / Updated 11 21 14 Printed: 04.29.15 @ 10:04 AM CA-CT-FWPS-02180.054995-FWPS-4995150345 EXHIBIT "A" Legal Description

For APN/Parcel ID(s): 410-19-018

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWN OF LOS GATOS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

ALL OF PARCEL "C" AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP BEING A PORTION OF RANCHO RINCONADA DE LOS GATOS", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON APRIL 2, 1973 IN BOOK 320 OF MAPS, PAGE 13.

PARCEL TWO:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL TWO IN THE DEED FROM ADELIA BRADY TO LAWRENCE H. WEAVERLING, ET UX, RECORDED AUGUST 18, 1936 IN BOOK 787 OF OFFICIAL RECORDS, AT PAGE 36, SANTA CLARA COUNTY RECORDS, DISTANT THEREON NORTH 35° 02' 35" EAST 23.40 FEET FROM THE MOST NORTHERLY CORNER OF TRACT NO. 2424 A MAP OF WHICH WAS FILED FOR RECORD IN BOOK 113 OF MAPS, AT PAGE 4, SANTA CLARA COUNTY RECORDS; THENCE LEAVING SAID POINT OF BEGINNING ALONG THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF THE CERTAIN TRACT OF LAND DESCRIBED IN THE DEED FROM LAWRENCE H. WEAVERLING ET UX, TO ROBERT E. BRUCE, ET UX, RECORDED AUGUST 20, 1943 IN BOOK 1161 OF OFFICIAL RECORDS, AT PAGE 29, SANTA CLARA COUNTY RECORDS SOUTH 55° 50' 08" EAST 19.00 FEET; THENCE LEAVING SAID NORTHWESTERLY PROLONGATION AT RIGHT ANGLES SOUTH 34° 09'52" WEST, 9.33 FEET THENCE FROM A TANGENT BEARING OF NORTH 14° 19'59" WEST, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 30° 41' 12" FOR AN ARC LENGTH OF 21.42 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:

A RIGHT OF WAY FOR INGRESS AND EGRESS AND UTILITIES DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID NORTHWESTERLY PROLONGATION DISTANT THEREON SOUTH 55° 50' 08" EAST, 19:00 FEET FROM SAID NORTHWESTERLY LINE THENCE LEAVING SAID POINT OF BEGINNING ALONG SAID NORTHWESTERLY PROLONGATION SOUTH 55° 50' 08" EAST, 16:00 FEET THENCE LEAVING SAID NORTHWESTERLY PROLONGATION SOUTH 36° 02' 35" WEST 23:94 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY OF SAID TRACT NO. 2424; THENCE ALONG SAID NORTHEASTERLY BOUNDARY NORTH 54° 57' 25", WEST 5:24 FEET THENCE LEAVING SAID NORTHEASTERLY BOUNDARY FROM A TANGENT BEARING OF NORTH 11° 27' 55" EAST ALONG A CURVE TO THE LEFT WITH A RADIUS OF 40:00 FEET

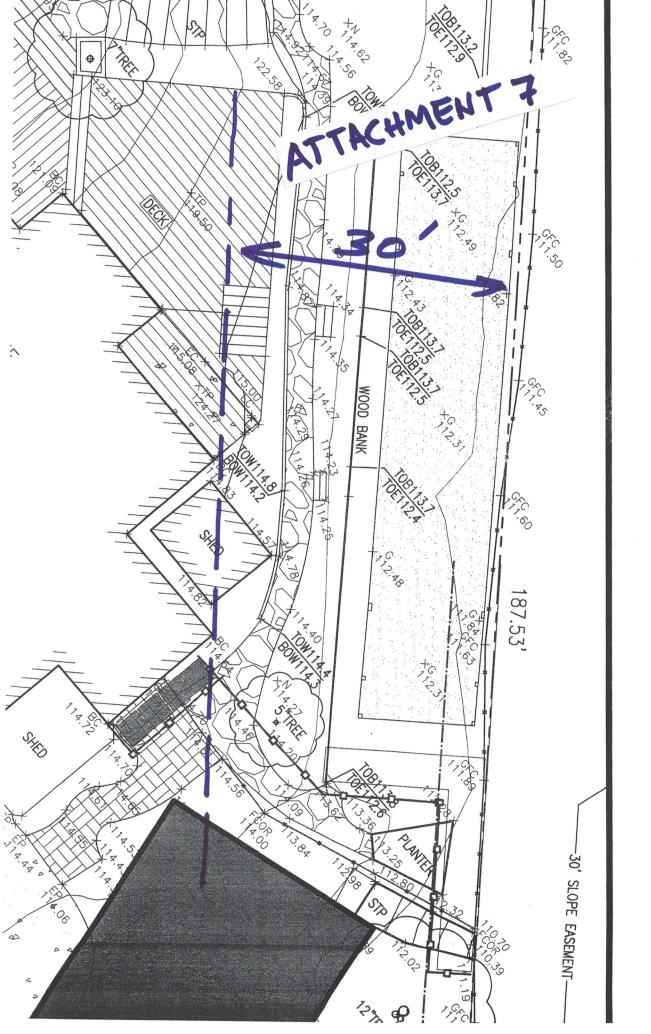
PARCEL FOUR

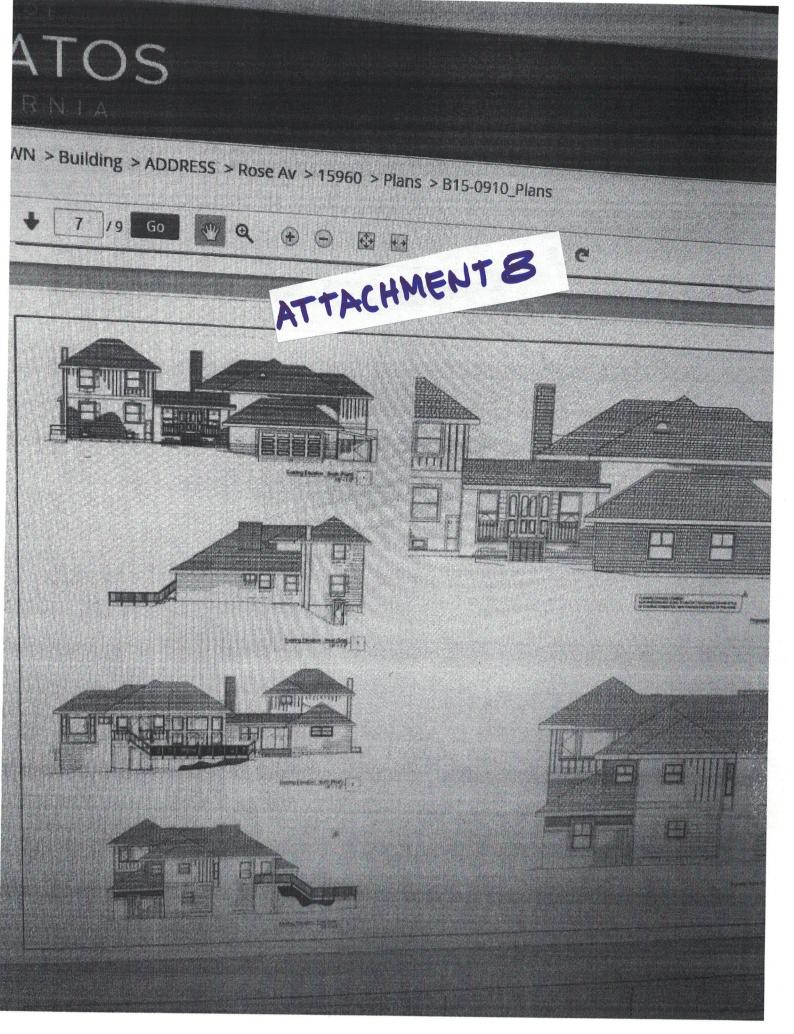
EASEMENT RESERVED IN THE DEED FROM GENE J. RUGANI, ET AL RECORDED MAY 19, 1972 BOOK 9841, OFFICIAL RECORDS, PAGE 526, AS FOLLOWS:

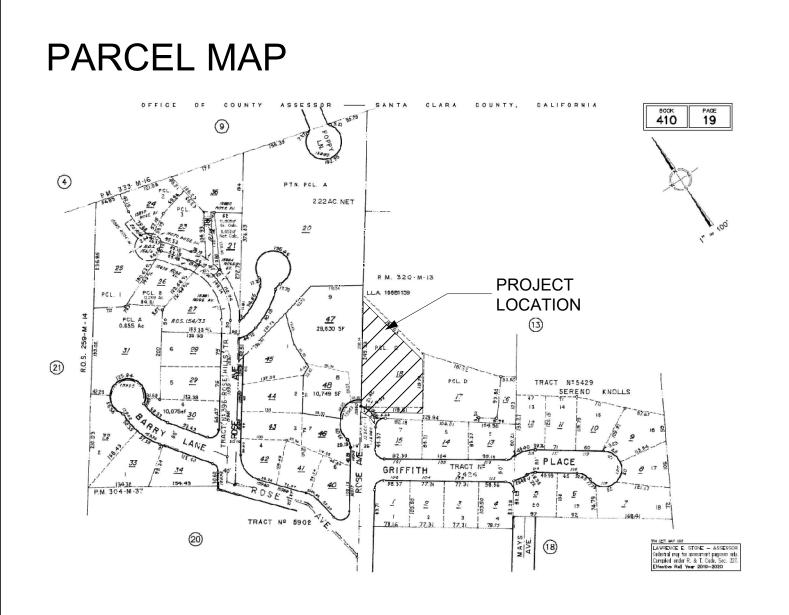
A SLOPE EASEMENT 30 FEET WIDE MEASURED AT RIGHT ANGLES TO A SOUTHWESTERLY LINE OF THE PREMISES DESCRIBED THEREIN SAID LINE HAVING A BEARING OF NORTH 12° 09' 00" WEST AND A LENGTH OF 187.53 FEET, THE NORTHWESTERLY TERMINUS OF SAID 30.00 FOOT EASEMENT IS TO TERMINATE ON THE NORTHWESTERLY LINE OF SAID LAND DEEDED TO ROY A. HUNDLEY, ET UX AND THE SOUTHEASTERLY TERMINUS OP SAID LAND DEEDED TO ROY A. HUNDLEY ET UX, AS RESERVED IN DEED RECORDED MAY 19, 1972, BOOK 9841 OR, PAGE 526.

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LOCATION MAP



NOTES:

- There are no Town of Los Gatos Community Development Department Conditions of Approval for this project.

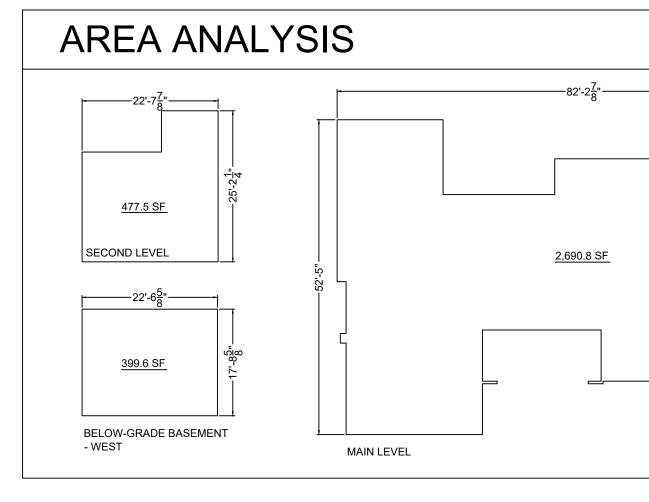
- This project includes plumbing. Verify a backwater valve is installed. Town Code Section 6.40.020 requires an approved backwater valve on drainage piping serving fixtures that have flood level rims less than 12" above the elevation of the next upstream manhole. (CPC 710.0)

- Prior to final inspection, completed CF2R-LTG-01-E form must be provided to the Town Building Inspector.

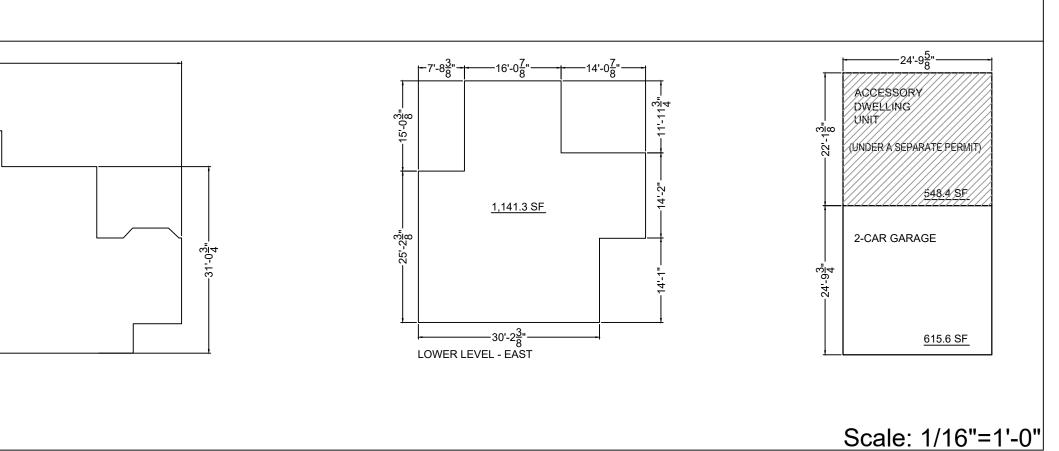
- Documentation shall be provided, prior to first inspection, confirming compliance to the waste management plan provided to the jurisdiction. (CGBSC Section 4.408.2.1)

- All adhesives, sealants, caulk, paints, coatings, and aerosol paint containers must remain on the site for field verification by the Building Inspector. (CGBSC Section 4.50 4.2.4)

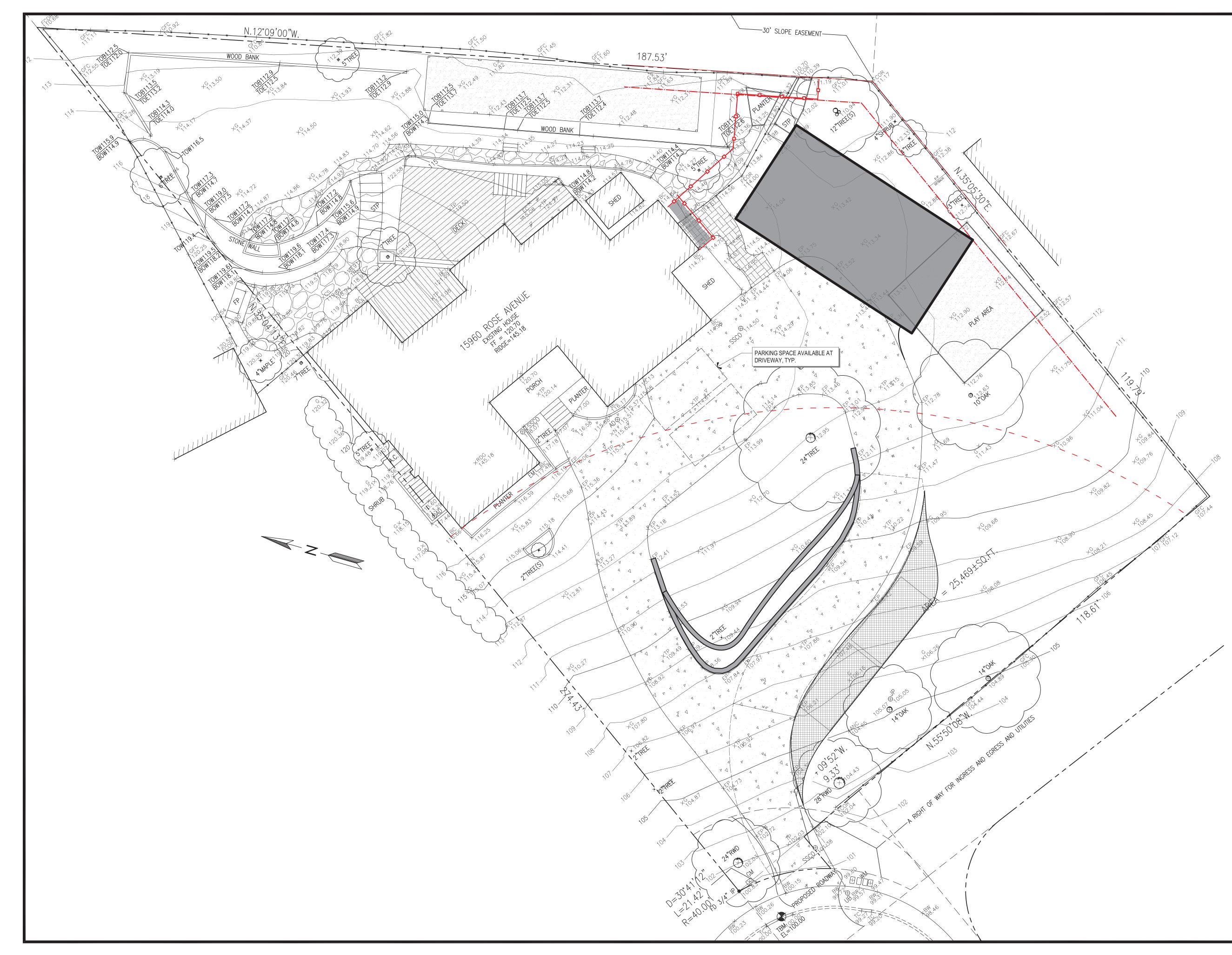
- Prior to final inspection, a letter signed by the general contractor or the owner/builder (for any owner builder projects) must be provided to the Town of Los Gatos building official certifying that all adhesives, ceilings, caulks, paints, coatings, aerosol paint, aerosol coatings, carpet systems (including carpeting, cushion and adhesive), resilient flooring systems, and composite wood products installed on this project are within the emission limits specified in CGBSC section 4.504.



DOCTOROW



RESIDE	ENCE	DISCLAIMER: THIS DOCUMENT CONTAINS CONFIDENTIAL AND PROPRIETARY INFORMATION THAT IS INTENDED FOR THE USE OF "De Mattei Construction Inc." DRAWINGS SHOULD NOT BE DRAWINGS SHOULD NOT BE REPRODUCED OR DIVULGED, IN WHOLE OR IN PART, WITHOUT WRITTEN AUTHORIZATION FROM "De Mattei CONSTUCTION FROM "De Mattei CONSTUCTION FROM "DE MATTEI CONSTUCTION FROM "DE MATTEI DIVULGED WITHOUT WRITTEN AUTHORIZATION.
SCOPE OF WORK NEW DETACHED 2-CAR GARAGE.	•	Y DATE
PROJECT DATA ZONING OCCUPANCY TYPE BUILDING TYPE APN GROSS LOT SIZE AVG. SITE SLOPE NET LOT SIZE FLOOR AREA (MAIN HOUSE): (E) SECOND LEVEL (E) MAIN LEVEL (E) LOWER LEVEL (E) FAR (E) BASEMENT (BELOW-GRADE) (E) GARAGE (N) GARAGE	R-1 R-3 V-B NON-SPRINKLERED 410-19-018 25,469 SF 11.4 % 22,209 SF 477.5 SF 2,690.8 SF 1,141.3 SF 4,309.6 SF < MAX. 4,716 SF 399.6 SF 0 SF < MAX. 1,151 SF 615.6 SF < MAX. 1,151 SF	NO. DESCRIPTION
PROPOSED LOT COVERAGE: (N) GARAGE ** (N) TOTAL STORIES	615.6 SF < MAX. 2,414 SF 3,306.6 SF 12.98 % < MAX. 40 % 2 (MAIN HOUSE) 1 (GARAGE)	SHEET
** DO NOT OCCUPY MORE THAN 15 PERCENT OF THI CALCULATED EXCLUSIVE OF THE REQUIRED BUILDIN	NG SETBACKS.	SHEET TITLE COVER
PROPERTY OWNER: DAVID & SARAH DOCTOROW 15960 ROSE AVE LOS GATOS, CA 95030 (917)415-4522 DESIGNER/CONTRACTOR: DE MATTEI CONSTRUCTION, INC. 1794 THE ALAMEDA SAN JOSE, CA. 95126 (408) 295-7516 CIVIL ENGINEER ED Y. R. WU WEC AND ASSOCIATES, INC. 2625 MIDDLEFIELD RD #658	STRUCTURAL ENGINEER: GEORGE WONG 33 MULRYAN CT. SAN MATEO, CA 94403 (650)678-8483 ENERGY CONSULTING: IGOR PLACHINKO ENERGY CONSULT LLC. 411 N. HAARBOR BLVD. STE. #205 SAN PEDRO, CA 90731	DESCRIPTION: CTOROW RESIDENCE 15960 Rose Avenue, Los Gatos, CA 95030
PALO ALTO, CA 94301 (650)823-6466 SHEET INDEX CS COVERSHEET C.0 TOPOGRAPHIC SURVEY A0.0 GENERAL NOTES A0.1a TITLE 24 A0.1b TITLE 24 A0.2 GREEN BUILDING MANDATO A0.3 BLUE PRINT FOR A CLEAN BA A1.0 ARCHITECTURAL SITE PLAN A2.1 PROPOSED FLOOR PLANS A3.1 PROPOSED ELEVATIONS A8.1 DETAILS	AY	DRAWINGS PROVIDED BY: DeMattei Construction, Inc. 1794 The Alameda, San Jose, CA. 95126 P: (408) 295-7516 F: (408) 286-6589 LIC.# B-478455
CONSTRUCTION SHALL CONFORM 2016 California Building Code 2016 California Residential Code 2016 California Plumbing Code 2016 California Mechanical Code 2016 California Electrical Code 2016 Energy Code 2016 Green Building Code 2016 California Fire Code 2016 California Reference Standards		DATE: 7/29/2019 SCALE: As Shown DRAWN BY: LL SHEET: CS
PERM	MIT PROGRESS SET 7/29/2019	



LEGEND:	
AC	ASPHALT CONCRETE
BC	BUILDING CORNER
	BACK OF WALK
BW CB	CATCH BASIN
СМР	CORRUGATED METAL PIPE
CMP	CURRUGATED METAL PIPE
CRN	CROWN
DW	DRIVEWAY
EC	EDGE OF CONCRETE
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
	FENCE CORNER
FD	FOUND
	FINISHED FLOOR
FL	FLOW LINE
FH	FIRE HYDRANT
FW	FRONT OF WALK
G	GROUND
GC	GARAGE CORNER
GF	GARAGE FACE/FRONT
GFC	GROUND AT FENCE
GM	GAS METER
HCR	HANDICAP RAMP
INV	INVERT
IP	IRON PIPE
JP LG	JOINT POLE LIP OF GUTTER
O/H	OVERHEAD
PC	PROPERTY CORNER
RW	RETAINING WALL
SL	STREET LIGHT
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
TBC	TOP BACK ROLLED CURB
TC	TOP OF CURB
ТОВ	TOP OF BANK
TOE	TOE OF BANK
TP	TOP OF PAVEMENT
TRC	TOP OF ROLLED CURB
TW	TOP OF WALL
U/G VCP	UNDERGROUND VITRIFIED CLAY PIPE
WV	WATER VALVE
WM	WATER METER BOX
-CTV-	CABLE TELEVISION LINE
-E-	ELECTRICAL LINE
-G-	GAS LINE
-SS-	SANITARY SEWER LINE
-SD-	STORM DRAIN LINE
-T-	TELEPHONE LINE
-W-	WATER LINE

BASIS OF BEARINGS:

THE BEARING, N35°02'35"E, OF THE MONUMENT LINE OF ROSE AVENUE, AS SHOWN ON THAT CERTAIN MAP FILED IN OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA, IN BOOK 383 OF MAPS AT PAGE 43, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BASIS OF ELEVATION: 🗘

TBM ELEV=100.00 (ASSUMED)

UTILITY NOTE:

UNDERGROUND UTILITIES. SHOWN PER SURFACE EVIDENCE AND RECORD MAPS. MAY BE DIFFERENT THAN AS SHOWN. BEFORE EXCAVATION, CALL UNDERGROUND SERVICE ALERT (USA) 1-800-642-2444.

NOTE:

1. MEASUREMENT OF BUILDING LINE IS TO THE FACE OF STUCCO OR SIDING

2. SINCE A COPY OF TITLE REPORT WAS NOT PROVIDED, ONSITE EASEMENT WAS NOT EVALUATED.

AVERAGE SLOPE:

CONTOUR	L (FT)	CONTOUR	L(FT)	
101	19.7	116	180.1	
102	21.8	117	161.6	
103	46.3	118	137.0	
104	63.0	119	96.1	
105	80.8			
106	103.1			
107	126.2			
108	145.9			
109	147.5			
110	148.5			
111	152.4			
112	345.1			
113	362.7			
114	284.6			
115	270.0			
TOTAL CON	ITOUR LI	NE LENGTH (F	T)	2892.4
CONTOURI	NTERVA	L (FT)		1
LOT AREA (SF)			25,469
LOT AREA (ACRE)			0.585
AVERAGE S	LOPE =			11.4%

MUNSON RESIDENCE

15960 ROSE AVENUE LOS GATOS, CA APN: 410-19-018



LICENSE STAMPS AND SIGNATURE



ISSUE	CD	
No.	Description	Date
DATE	2.	
	OCT 1, 2015	
SCAL	.E: 1"=10'	
DRAV	WN: BG	
JOB:	10078	

SHEET TITLE:



SHEET NO.

GENERAL NOTES

ARCHITECTURAL

WALL AND FLOOR FLASHING: ALL FLASHING AT WALLS, FLOORS, AND ROOF JUNCTURES TO VERTICAL SURFACES SHALL BE 26 GA. G.I. UNLESS NOTED OTHERWISE ON PLANS. FORM FABRICATE AND INSTALL FLASHING AS SHOWN ON DETAILS. SET ALL FLASHING IN PLASTIC CEMENT AND SET JOINTS IN BUTYL MASTIC. FLASHING SECTIONS SHALL HAVE AN END LAP OF 4" MIN.

DOORS: ALL EXTERIOR DOORS ARE TO BE FULLY WEATHER-STRIPPED, CERTIFIED AND LABELED FOR COMPLIANCE TO ENERGY CONSERVATION REGULATIONS. ALL FRENCH DOORS SHALL BE PAINT GRADE WOOD WITH TEMPERED, DOUBLE GLASS PANELS ARRANGED AS SHOWN ON PLANS AND DOOR SCHEDULE.

WINDOWS: ALL WINDOWS SHALL BE FULLY WEATHER-STRIPPED, CERTIFIED AND LABELED FOR COMPLIANCE TO ENERGY CONSERVATION REGULATIONS. ALL WINDOWS ARE TO BE WOOD OR VINYL FRAMED. DOUBLE GLAZED WITH PANES AS SHOWN ON PLANS AND WINDOW SCHEDULE AND A MAXIMUM U-VALUE AS SET FORTH IN THE T-24 ENERGY CALCULATIONS.

BATH COUNTER TOPS: ALL BATH COUNTERTOPS AND SPLASHES SHALL BE CERAMIC TILE AS SELECTED BY OWNER UNLESS NOTED OTHERWISE ON THE PLANS. USE GRANITE OR MARBLE TILES OR SLAB WHERE NOTED ON PLANS AND INTERIOR ELEVATIONS.

WEATHER BARRIER: ALL WEATHER EXPOSED WALL SURFACES SHALL BE PROTECTED WITH AN UNDERLAYMENT OF (2) LAYERS GRADE "D" BUILDING PAPER OVER PLYWOOD WALL SHEATHING. UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION WITH MIN. 2" LAP AT HORIZONTAL JOINTS AND MIN. 6" LAP AT VERTICAL JOINTS. UNDERLAYMENT SHALL BE FREE OF HOLES AND BREAKS OTHER THAN THOSE FROM NAILING TO PLYWOOD SHEATHING OR WALL STUDS.

INSULATION: FIBERGLASS BATT INSULATION SHALL BE INSTALLED ACCORDING TO THE T-24 REPORT. SEE T-24 REPORT FOR INSULATION VALUES.

CAULKING: ALL JOINTS AND PENETRATIONS AT EXTERIOR WALLS, CEILINGS AND FLOOR ASSEMBLIES SHALL BE FULLY CAULKED AND SEALED.

TUBS & SHOWERS: SHOWERS SHALL BE A MIN. SIZE OF 1024 SQ.IN AND ACCOMMODATE AT 30" CIRCLE. BACKER FOR SHOWER AND TUB SHOWER WALLS TO BE FIBER-CEMENT, FIBER REINFORCED CEMENTITIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS TO A MIN. HEIGHT OF 72" ABOVE THE FLOOR. SHOWER WALLS SHALL BE FINISHED WITH CERAMIC TILE OF OTHER SMOOTH, HARD NON-ABSORBENT COVERING. ALL TUB AND SHOWER GLAZING SHALL BE MADE OF SHATTER-RESISTANT TEMPERED GLASS. SWING DOORS SHALL OPEN OUTWARD WITH A MIN. OPENING CLEARANCE OF 22".

PRE-FABRICATED FIREPLACES: PRE-FABRICATED METAL FIREPLACES SHALL BE INSTALLED WITH INSULATED CHIMNEY FLUE, SPARK ARRESTOR AND ACCESSORIES ACCORDING TO MANUFACTURERS SPECIFICATIONS. FIREPLACE OPENING SHALL BE EQUIPPED WITH A TIGHT FITTING, CLOSEABLE METAL OR GLASS DOOR. FIREPLACE SHALL HAVE A FLUE DAMPER AND AN OUTSIDE AIR INTAKE WITH DAMPER. ONLY GAS APPLIANCE FIREPLACES ARE TO BE USED.

GLAZING: ALL GLAZING SHALL CONFORM TO FEDERAL GLAZING REGULATIONS AND THE CALIFORNIA RESIDENTIAL CODE. GLAZING IN HAZARDOUS LOCATIONS SHALL BE FULLY TEMPERED GLASS OR APPROVED PLASTIC AND IS PERMANENTLY IDENTIFIED BY THE MANUFACTURER OR INSTALLER.

MECHANICAL ROOM DOORS: ACCESS DOORS OF THE MECHANICAL ROOM SHALL BE SOLID CORE WITH MINIMUM 100 SQ. IN. LOUVERED VENT AT TOP OF DOORS AND MINIMUM 100 SQ. IN. LOUVERED VENT AT BOTTOM OF DOORS.

GYPSUM WALLBOARD: ALL INTERIOR WALL AND CEILING FACES ARE TO BE SHEATHED WITH 1/2" GYPSUM WALLBOARD EXCEPT WHERE NOTED TO USE 5/8" TYPE "X" WALLBOARD. TAPE, TEXTURE AND PAINT GYP. BOARD ACCORDING TO FINISH SCHEDULE. ALL GAPS AND PENETRATIONS AT 5/8" TYPE "X" WALLBOARD SHALL BE FILLED WITH TAPING CEMENT. NAIL ALL GYP. BOARD TO WALL STUDS, PLATES, BLOCKING, ETC., AS FOLLOWS:

1/2" WALLBOARD 4d CEMENT COATED BOX NAIL OR 1-3/8" x 14 GA. ACID-ETCHED, PHOSPHATE COATED

NAIL OR 4d "DRYVITE" NAIL AT 7" O.C.

5/8" TYPE "X" WALLBOARD 6D "COOLER" NAILS AT 7" O.C.

ROOF VENTILATION: THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE OR 1/300 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET

IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

ALL VENT OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT, NON-COMBUSTIBLE METAL MESH WITH MESH OPENINGS OF AT LEAST 1/16" AND A MAXIMUM OF 1/8" DIMENSION. VENTS SHALL BE LOCATED SO AS TO PROVIDE CROSS VENTILATION OF EACH SEPARATE ATTIC SPACE AND SHALL PROTECT AGAINST THE ENTRANCE OF RAIN AND SNOW.

STAIR HANDRAILS: EVERY STAIRWAY OF 4 OR MORE RISERS SHALL HAVE AT LEAST ONE HANDRAIL AND EVERY OPEN SIDE OF A STAIRWAY SHALL HAVE A GUARDRAIL. HANDRAILS MOUNTED ON A WALL SHALL HAVE A MIN. 1-1/2" SPACE BETWEEN THE WALL AND THE HANDRAIL. THE HANDGRIP PORTION OF HANDRAILS SHALL BE BETWEEN 1-1/4' AND 2" CROSS SECTION DIMENSION AND SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. ALL HANDRAILS ARE TO BE PLACED 34" AND 38" ABOVE TREAD NOSING AND SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS.

GUARDRAILS: GUARDRAILS SHALL BE NOT LESS THAN 42 INCHES HIGH MEASURED VERTICALLY ABOVE THE LEADING EDGE OF THE TREAD, ADJACENT WALKING SURFACE OR ADJACENT SEATBOARD. GUARDRAILS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO THE APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING. INTERMEDIATE RAILS (ALL THOSE EXCEPT THE HANDRAIL), BALUSTERS AND PANEL FILL ERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO ONE SQUARE FOOT, INCLUDING OPENING AND SPACE BETWEEN RAILS. OPEN GUARDRAIL AND STAIR RAILINGS SHALL HAVE INTERMEDIATE RAILS, BALUSTERS, PICKETS, ETC., ARRANGED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH THE OPENINGS.

ARCHITECTURAL (CONT.)

SKYLIGHTS: ALL SKYLIGHTS ARE TO BE PRE-MANUFACTURED PLASTIC DOME TYPES WITH ANODIZED ALUMINUM FRAMES MOUNTED ON WOOD CURBS OR DIRECTLY TO ROOF DECK. FRAME COLOR IS TO MATCH OR BE SIMILAR TO THE ROOF COLOR. CURB HEIGHT ABOVE THE ADJACENT ROOF SURFACE IS TO BE 4" MINIMUM. THE DOME HEIGHT IS TO BE MINIMUM 5" OR 10% OF THE MAXIMUM SPAN OF THE DOME. SKYLIGHT UNITS SHALL MEET TITLE 24 REQUIREMENTS. SKYLIGHTS WITH INSTALLED GLAZING 12' ABOVE THE WALKING SURFACE SHALL BE CONSTRUCTED OF LAMINATED GLASS WITH A POLYVINYL BUTYRAL INTERLAYER AND A MINIMUM THICKNESS OF 0.030 INCHES (.76 mm)

EXTERIOR PLASTER LATH: EXTERIOR PLASTER LATH SHALL BE OF AN APPROVED, PAPER-BACKED, CORROSION RESISTANT METAL OR WIRE FABRIC AND SHALL BE SELF FURRING. (1/4" MIN.) APPLY LATH OVER WALL UNDERLAYMENT WITH THE LONG DIMENSION HORIZONTAL AND LAP A MIN. 1/2" AT THE SIDES AND MIN. 1" AT THE ENDS. WHERE END LAPS OF SHEETS DO NOT OCCUR OVER SUPPORTS, THEY SHALL BE SECURELY TIED TOGETHER WITH A MIN. 18 GA. WIRE. REINFORCEMENT SHALL BE USED AT ALL CORNERS OR THE LATH SHALL BE CARRIED AROUND CORNERS AT LEAST ONE SUPPORT. A WEEP SCREED SHALL BE PROVIDED AT OR BELOW THE FOUNDATION LINE ON ALL EXTERIOR STUD WALLS A MIN. OF 4" ABOVE HIGHEST ADJACENT GRADE. THE SCREED SHALL ALLOW TRAPPED WATER TO DRAIN TO THE OUTSIDE. BOTH THE METAL LATH AND PAPER UNDERLAYMENT SHALL TERMINATE ON THE ATTACHMENT FLANGE OF THE SCREED. NAILING OF METAL LATH SHALL BE AT A MAX. OF 6 O.C. EACH WAY USING EITHER 11 GA. X 1-1/2" LONG X 7/16" HEAD NAILS OR 16 GA. STAPLES WITH 7/8" LEGS.

EXTERIOR PLASTER: EXTERIOR PLASTER SHALL BE PORTLAND CEMENT APPLIED IN THREE COATS TO A MIN. THICKNESS OF 7/8". SEE EXTERIOR ELEVATIONS FOR TEXTURE VARIATIONS.

APPLIANCES: THE CONTRACTOR SHALL PROVIDE RESIDENTIAL EQUIPMENT WHICH IS U.L. LABELED. PROVIDE, TO THE OWNER, ALL MANUFACTURER'S STANDARD WRITTEN WARRANTIES, OWNER'S MANUALS, AND STANDARD ACCESSORIES. CONTRACTOR SHALL INSTALL THE APPLIANCES WHERE INDICATED ON DRAWINGS AND AS REQUIRED BY ALL CODES AND LISTINGS. APPLIANCE TYPES, STYLES, COLORS, ETC., SHALL BE SELECTED BY OWNER.

EMERGENCY EGRESS ESCAPE AND RESCUE WINDOWS: BASEMENTS OF DWELLING UNITS AND EVERY BEDROOM BELOW THE 4TH STORY SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE AND RESCUE DIRECTLY TO EXTERIOR. THE UNITS SHALL BE OPERABLE TO PROVIDE FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS AND HAVE A NET CLEAR OPENING OF NO LESS THAN 5.7 SQUARE FEET. THE NET CLEAR OPENING HEIGHT SHALL BE A MINIMUM OF 24" AND THE WIDTH SHALL BE A MINIMUM OF 20" WITH THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER WHERE SUCH OPENING ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR. WHERE SUCH WINDOW OPENINGS DO NOT COMPLY, WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS THAT COMPLY WITH

ASTM F 2090, SHALL BE PROVIDED. STREET ADDRESS: NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS, NUMBERS SHALL NOT BE SPELLED OUT, EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1 /2 INCH.

SPARK ARRESTORS: SPARK ARRESTORS SHALL BE INSTALLED ON ALL CHIMNEYS INCLUDING OUTSIDE FIREPLACES.

GARAGE: 1-HR SEPARATION BETWEEN DWELLING AND GARAGE PER CRC SECTION R302.6. 20 MINUTE, 1-3/4" SOLID WOOD FIRE RATED DOOR WITH SELF CLOSING AND SELF LATCHING DEVICES PER CRC SECTION R302.5

DIMENSIONS: ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.

ELECTRICAL

LISTINGS: ALL ELECTRICAL EQUIPMENT AND ACCESSORIES SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LAB. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION.

RECESSED FIXTURES: PROVIDE RECESSED FIXTURE CLEARANCE PER CODE. RECESSED FIXTURES IN INSULATED CEILINGS SHALL BE "IC" APPROVED FIXTURES.

LOAD OF 5000 WATTS PER APPLIANCE OR BY NAMEPLATE RATING. ELECTRICAL BOXES: ELECTRIC SWITCH AND OUTLET BOXES ON EXTERIOR WALLS SHALL HAVE RUBBER GASKETS FOR MEDIUM INFILTRATION CONTROL.

KITCHEN AND BATH FIXTURES: ALL GENERAL LIGHTING FIXTURES AND BULBS IN KITCHEN AND BATH AREAS SHALL HAVE AN EFFICACY RATING OF 40 LUMENS PER WATT OR GREATER. FLUORESCENT FIXTURES WITH PLUG-IN (NOT SCREW-IN) FLUORESCENT LAMPS SHALL BE USED.

CLOSET LIGHTS: LIGHT FIXTURES IN CLOSETS/WARDROBES SHALL HAVE A MIN. 18" HORIZONTAL CLEARANCE TO SHELVES.

DRYER/COOKING UNIT OUTLETS: CLOTHES DRYERS AND COOKING UNITS SHALL HAVE CONDUCTOR WIRES WITH AN INSULATED NEUTRAL AND FOUR-PRONG OUTLET.

OUTDOOR OUTLETS: PROVIDE OUTSIDE RECEPTACLES AT THE FRONT AND REAR OF THE HOME WITHIN 6'-6" OF GRADE WHICH ARE WATERPROOF AND GFCI PROTECTED. SEE PLAN FOR LOCATIONS.

KITCHEN BRANCH CIRCUITS: SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTERS. PROVIDE (2) SMALL APPLIANCE BRANCH CIRCUITS IN THE KITCHEN WHICH ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS. THESE OUTLETS CANNOT SERVE DINING ROOM, OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHERS OR MICROWAVES. ONLY THE REQUIRED COUNTERTOP/WALL OUTLETS (INCLUDING REFRIGERATOR)

ARC-FAULT AND GROUND FAULT OUTLETS: ARC-FAULT (AFCI) REQUIRED IN FAMILY ROOMS . DINING ROOMS. PARLORS. LIBRARIES. DENS, BEDROOMS, SUN ROOMS, REC ROOMS, CLOSETS, AND HALLWAYS AND LIGHTING. GROUND FAULT (GFCI) IS REQUIRED IN BATHROOMS, GARAGES, ACCESSORY AREAS, EXTERIOR, CRAWLSPACES, BASEMENTS, DISHWASHERS, AND DISPOSALS. COMBINATION AFCI/GFCI IS REQUIRED IN KITCHENS, AND LAUNDRY AREAS.

CODES: ALL ELECTRICAL EQUIPMENT, WIRING AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE SECTIONS OF THE NATIONAL ELECTRICAL CODE, CALIFORNIA TITLE 24 STANDARDS AND THE MANUFACTURER'S SPECIFICATIONS.

DRYER LOADS: CLOTHES DRYER LOADS SHALL BE DETERMINED ON A

TUB/SHOWER LIGHTS: LIGHT FIXTURES MOUNTED WITHIN 5' OF A SPA/TUB SHALL BE MOUNTED AT LEAST 7'6" ABOVE THE MAXIMUM WATER LEVEL OF THE SPA/TUB AND SHALL BE GFCI PROTECTED.

BATHROOM OUTLET CIRCUITS: REQUIRED BATHROOM OUTLETS SHALL BE ON A DEDICATED 20 AMP CIRCUIT WHICH CANNOT SERVE ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC.

TAMPER-RESISTANT RECEPTACLES IN DWELLING UNITS: ALL NEW NON-LOCKING TYPE 125-VOLT, 15- AND 20-AMPERE RECEPTACLES THAT ARE WITHIN 5 1/2' ABOVE FINISH FLOOR SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.

MECHANICAL

CODES: ALL HVAC EQUIPMENT, DUCT WORK AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE SECTIONS OF THE CURRENT MECHANICAL CODE, CALIFORNIA TITLE 24 STANDARDS AND MANUFACTURER'S SPECIFICATIONS. ALL PLUMBING WORK SHALL CONFORM WITH THE CURRENT CALIFORNIA PLUMBING CODE.

LISTINGS: ALL HVAC EQUIPMENT AND ACCESSORIES SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LAB. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION.

EXHAUST FANS: ALL INTERIOR EXHAUST FANS SHALL PROVIDE 5 AIR CHANGES PER HOUR OR MORE. EXHAUST FANS AND FAN SYSTEMS SHALL HAVE BACK-DRAFT DAMPER CONTROLS.

1 HOUR WALLS: HVAC DUCTS PENETRATING ONE HOUR WALLS (GARAGE/HOUSE WALL) SHALL BE MINIMUM 26 GAUGE GALVANIZED STEEL. 1 HOUR SEPARATION BETWEEN DWELLING AND GARAGE PER CRC SECTION R302.6.

GAS PIPING: GAS PIPING SHALL NOT BE IMBEDDED IN OR BELOW CONCRETE SLABS

SEWER PIPING: PLASTIC OR PVC SEWER LINE SHALL BE PLACED WITH MIN. 6" OF SAND BASE AND COVER.

FORCED AIR UNIT: FORCED AIR UNIT(S) SHALL BE INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS AND THOSE OF THE STRUCTURAL ENGINEER WHEN INSTALLED IN AN ATTIC SPACE.

GAS APPLIANCES: ALL GAS APPLIANCES AND EQUIPMENT SHALL HAVE INTERMITTENT IGNITION DEVICES WITH NO CONTINUOUS BURNING PILOTS. ALL APPLIANCES SHALL COMPLY WITH THE CURRENT CALIFORNIA MECHANICAL CODE.

WATER HEATERS: WATER HEATERS SHALL BE INSULATED WITH EXTERNAL BLANKETS OF R-12 OF GREATER. INSULATE HOT WATER INLET AND OUTLET PIPES (FIRST FIVE FEET IN UNCONDITIONED SPACES) WITH EXTERNAL WRAPPING OF R-4 OR GREATER. WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER 1/3 AND THE LOWER 1/3 OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM DISTANCE OF FOUR INCHES SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING. WATER HEATERS LOCATED IN NON-LIVING SPACES SHALL BE INSTALLED ON A PLATFORM SUCH THAT BURNERS AND BURNER-IGNITION DEVICES ARE LOCATED NOT LESS THAN EIGHTEEN INCHES ABOVE THE FINISHED FLOOR.

TANKLESS WATER HEATERS: TANKLESS WATER HEATER SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATION.

DRYER VENT: CLOTHES DRYERS SHALL VEaNT TO THE OUTSIDE OF THE BUILDING AND SHALL BE A MAXIMUM 14' IN LENGTH WITH TWO FEET REDUCTION FOR EACH 90 DEGREE ELBOW OVER TWO. PLUMBING VENTS: ALL PLUMBING VENTS SHALL BE MINIMUM 10 FEET

FROM OPERABLE SKYLIGHTS.

THERMOSTATS: ONLY "SETBACK" THERMOSTATS CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION SHALL BE USED.

HOSE BIBS: HOSE BIBS AND WATER OUTLETSa WITH HOSE ATTACHMENTS SHALL HAVE APPROVED NON-REMOVABLE BACKFLOW PREVENTION DEVICES.

FORCED AIR UNIT CLEARANCES: LISTED FURNACES SHALL BE INSTALLED IN CONFORMANCE WITH THE CONDITIONS OF THEIR LISTING. THE FURNACE INSTALLER SHALL LEAVE THE MANUFACTURER'S INSTALLATION AND OPERATING INSTRUCTIONS ATTACHED TO THE APPLIANCE, CLEARANCES OF LISTED FURNACES FROM COMBUSTIBLES SHALL BE AS SPECIFIED IN THE LISTING OR ON THE FURNACE RATING PLATE. UNLISTED FURNACES SHALL HAVE THE FOLLOWING CLEARANCES FROM COMBUSTIBLES: ABOVE TOP OF CASING OR FURNACE

FROM TOP AND SIDES OF WARM-AIR BONNET OR PLENUM 6" FROM FRONT (UNLESS ACCESS REQUIREMENTS GREATER 18" FROM BACK OF FURNACE FROM SIDES OF FURNACE

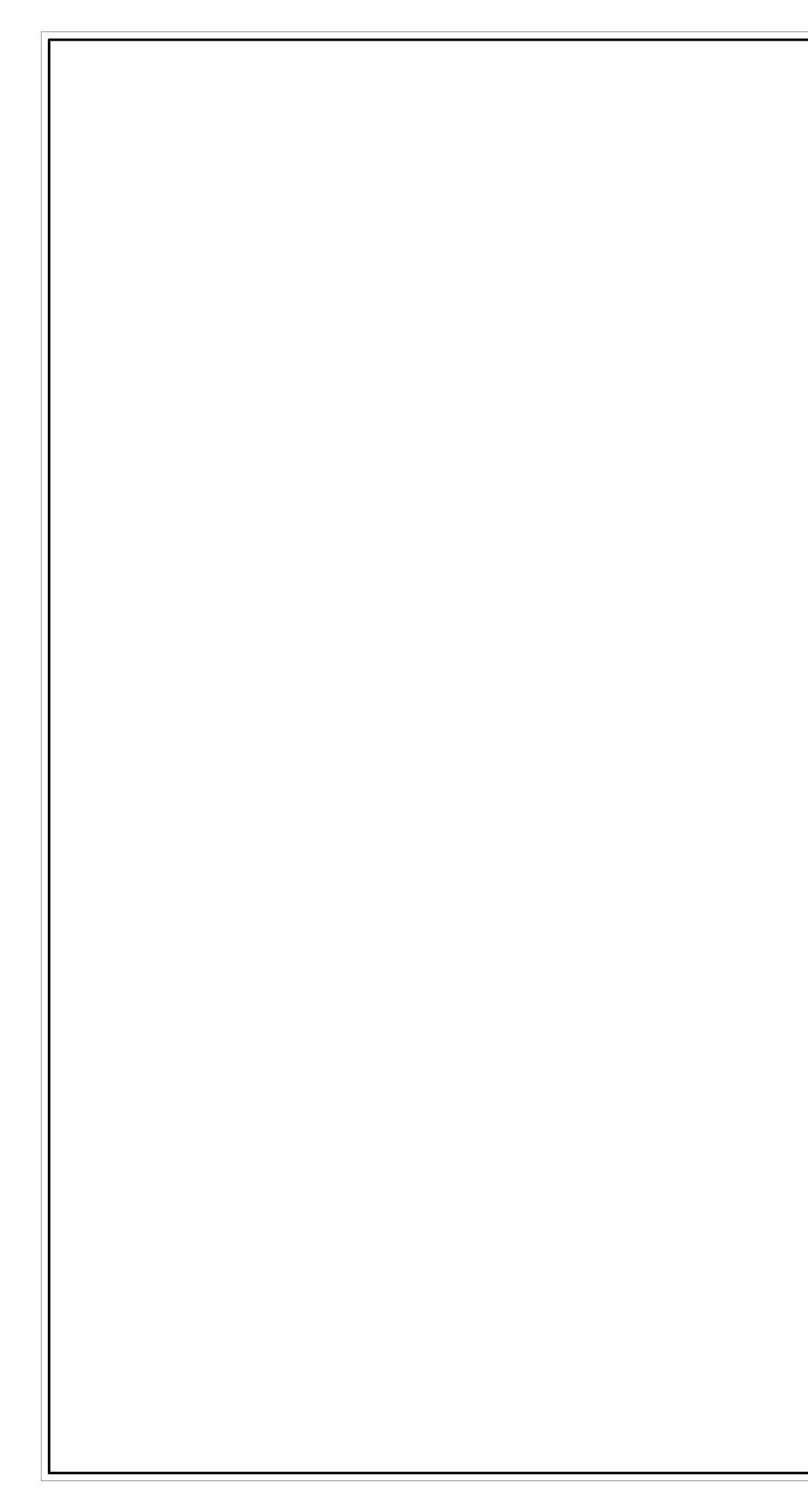
DISHWASHERS: DISHWASHING MACHINES CONNECTED DIRECTLY TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSAL SHALL HAVE AN APPROVED DISHWASHER AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE. LISTED AIR GAPS SHALL BE INSTALLED WITH THE FLOOD LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK/DRAIN BOARD, WHICH EVER IS HIGHER.

TUB AND SHOWER VALVES: TUB AND SHOWER VALVES SHALL HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE

QUICK ACTING VALVES: ALL BUILDING WATER SUPPLY SYSTEMS IN WHICH QUICK ACTING VALVES ARE INSTALLED (SUCH AS DISHWASHERS, CLOTHES WASHERS, ETC.) SHALL BE APPROVED WITH DEVICES AS CLOSE TO QUICK ACTING VALVES AS POSSIBLE TO ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF THESE VALVES.

DUCT TERMINATIONS: ALL ENVIRONMENTAL AIR DUCT TERMINATIONS SHALL BE A MINIMUM OF (3) FEET FROM PROPERTY LINES AND/OR ANY OPENINGS INTO THE BUILDING.

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BY DATE							
NO. DESCRIPTION							
SHEET TITLE:	GENERAL NOTES						
PROJECT DESCRIPTION:	DOCTOROW RESIDENCE		15400 KOSE AVENUE,				
	Mattel Construction, Inc. DOCTOROW R	1794 The Alameda, San Jose,CA. 95126					
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2016 Low-Rise Residential Mandatory Measures Summary

<u>NOTE:</u> Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply. (Original 08/2016)

(Original 08/2016) Building Envelop		1	
§ 110.6(a)1:	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 cfm/ft ² or less when tested per NFRC-400 or ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.*	1,	§ 150.0(m)13:
§ 110.6(a)5:	Labeling. Fenestration products must have a label meeting the requirements of § 10-111(a).		; 100.0(iii)10.
§ 110.6(b):	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from TABLES 110.6-A and 110.6-B for compliance and must be caulked and/or weatherstripped.*	1	
§ 110.7:	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked,	Į	§150.0(o):
§ 110.8(a):	gasketed, or weather stripped. Insulation Certification by Manufacturers. Insulation specified or installed must meet Standards for Insulating Material.	•	§ 150.0(o)1A:
§ 110.8(g):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).	11	Pool and Spa S
§ 110.8(i):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) when the installation of a cool roof is specified on the CF1R.	١F	
§ 110.8(j):	Radiant Barrier. A radiant barrier must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.] [§	§ 110.4(a):
	Ceiling and Rafter Roof Insulation. Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached		
§ 150.0(a):	insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited		§ 110.4(b)1: § 110.4(b)2:
§ 150.0(b):	to placing insulation either above or below the roof deck or on top of a drywall ceiling.* Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.	ł۴	§ 110.4(b)2. § 110.4(b)3:
	Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less (R-19 in 2x6 or U-factor of 0.074 or	11	§ 110.4(0)5. § 110.5:
§ 150.0(c):	less). Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102, equivalent to an installed value of R-13 in a wood framed assembly.*	ΗĒ	§ 150.0(p):
§ 150.0(d):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*		_ighting Measu
§ 150.0(f):	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3%; have a water vapor permeance no greater than 2.0 perm/inch; be protected from physical damage and UV light		§ 110.9:
A 488 84 34	deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g). Vapor Retarder. In Climate Zones 1-16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This	┨┝╴	§ 110.9(e):
§ 150.0(g)1:	requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d). Vapor Retarder. In Climate Zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all	ΙĽ	§ 110.9(e). § 150.0(k)1A:
§ 150.0(g)2:	insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.		
§ 150.0(q):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.*	- §	§ 150.0(k)1B:
	rative Gas Appliances, and Gas Log Measures:	- [8	§ 150.0(k)1C:
§ 150.0(e)1A:	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox. Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area	┨┝╴	
§ 150.0(e)1B:	and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.*	- L	§ 150.0(k)1D:
§ 150.0(e)1C:	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.* Pilot Light. Continuous burning pilot lights and the use of indoor air for cooling a firebox jacket, when that indoor air is vented to the outside of	1	§ 150.0(k)1E:
§ 150.0(e)2:	the building, are prohibited.	╢┝╷	150 0/4/15-
§ 110.0-§ 110.3:	Certification. Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated	┫┝	§ 150.0(k)1F:
§ 110.0-§ 110.3. § 110.2(a):	appliances must be certified by the manufacturer to the Energy Commission.* HVAC Efficiency. Equipment must meet the applicable efficiency requirements in TABLE 110.2-A through TABLE 110.2-K.*	- §	§ 150.0(k)1G:
3 110.2(d).	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters	Ę	§ 150.0(k)1H:
§ 110.2(b):	must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for		§ 150.0(k)2A:
	compression heating is higher than the cut-off temperature for supplementary heating.* Thermostats. All unitary heating or cooling systems not controlled by a central energy management control system (EMCS) must have a	1 -	§ 150.0(k)2B:
§ 110.2(c):	setback thermostat.* Water Heating Recirculation Loops Serving Multiple Dwelling Units. Water heating recirculation loops serving multiple dwelling units must	┫┝╴	§ 150.0(k)2C:
§ 110.3(c)5:	meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of §		§ 150.0(k)2D:
§ 110.3(c)7:	110.3(c)5. Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBTU/hr (2 kW) must have isolation valves with hose bibbs	11	§ 150.0(k)2E:
	or other fittings on both cold water and hot water lines of water heating systems to allow for water tank flushing when the valves are closed. Pilot Lights. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (appli-		§ 150.0(k)2F:
§ 110.5:	ances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt); and pool and spa heaters.* Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with ASHRAE Handbook, Equipment	§	§ 150.0(k)2G:
§ 150.0(h)1:	Volume, Applications Volume, and Fundamentals Volume; SMACNA Residential Comfort System Installation Standards Manual; or ACCA	5	§ 150.0(k)2H:
§ 150.0(h)3A:	Manual J using design conditions specified in § 150.0(h)2. Clearances. Installed air conditioner and heat pump outdoor condensing units must have a clearance of at least 5 feet from the outlet of any	۲Ľ	; 100.0(k)211.
§ 150.0(h)3B:	dryer vent. Liquid Line Drier. Installed air conditioner and heat pump systems must be equipped with liquid line filter driers if required, as specified by	§	§ 150.0(k)2l:
	manufacturer's instructions. Storage Tank Insulation. Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have	- Ę	§ 150.0(k)2J:
§ 150.0(j)1:	R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank. Water piping and cooling system line insulation. For domestic hot water system piping, whether buried or unburied, all of the following must	Ę	§ 150.0(k)2K:
6 4E0 0/3\0A-	be insulated according to the requirements of TABLE 120.3-A: the first 5 feet of hot and cold water pipes from the storage tank; all piping with a	Ę	§ 150.0(k)2L:
§ 150.0(j)2A:	nominal diameter of 3/4 inch or larger; all piping associated with a domestic hot water recirculation system regardless of the pipe diameter; piping from the heating source to storage tank or between tanks; piping buried below grade; and all hot water pipes from the heating source to		AED 0/1-204-
S 450 0/02D	kitchen fixtures.* Water piping and cooling system line insulation. All domestic hot water pipes that are buried below grade must be installed in a water proof	-	§ 150.0(k)3A:
§ 150.0(j)2B:	and non-crushable casing or sleeve.* Water piping and cooling system line insulation. Pipe for cooling system lines must be insulated as specified in § 150.0(j)2A. Distribution		150.0/1/200-
§ 150.0(j)2C:	piping for steam and hydronic heating systems or hot water systems must meet the requirements in TABLE 120.3-A.*		§ 150.0(k)3B:
§ 150.0(j)3:	Insulation Protection. Insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation Protection. Insulation exposed to weather must be installed with a cover suitable for outdoor service. For example, protected by	۶	§ 150.0(k)3C:
§ 150.0(j)3A:	aluminum, sheet metal, painted canvas, or plastic cover. The cover must be water retardant and provide shielding from solar radiation that can cause degradation of the material.	Ę	§ 150.0(k)3D:
§ 150.0(j)3B:	Insulation Protection. Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must have a	٤	§ 150.0(k)4:
Ser 17	Class I or Class II vapor retarder. Gas or Propane Systems. Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: a		§ 150.0(k)5:
§ 150.0(n)1:	120V electrical receptacle within 3 feet of the water heater; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than 2 inches higher than the base of the	\mathbb{H}	
§ 150.0(n)2:	water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu/hr. Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.	- §	§ 150.0(k)6A:
§ 150.0(n)2:	Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification	1	
Ducts and Fans I	Corporation (SRCC) or by a listing agency that is approved by the Executive Director. Measures:	ş ا	§ 150.0(k)6B:
§ 110.8(d)3:	Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a	11	
· ···/-/-·	contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement. CMC Compliance. All air-distribution system ducts and plenums must be installed, sealed, and insulated to meet the requirements of CMC	╎┝	Solar Ready Bui
	§§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 (or higher if required by CMC § 605.0) or	ĮĮ	§ 110.10(a)1:
	a minimum installed level of R-4.2 when entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with		§ 110.10(a)2:
§ 150.0(m)1:	mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that		
	meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed		
	sheet metal, duct board or flexible duct must not be used for conveying conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area of the ducts.*	Ę	§ 110.10(b)1:
§ 150.0(m)2:	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct		
	tapes unless such tape is used in combination with mastic and draw bands.		
§ 150.0(m)3:	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.	[§ 110.10(b)2:
§ 150.0(m)7:	Backdraft Dampers. All fan systems that exchange air between the conditioned space and the outside of the building must have backdraft or automatic dampers.	<u> </u>	§ 110.10(b)3A:
§ 150.0(m)8:	Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.		140 40/000
	Protection of Insulation. Insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or		§ 110.10(b)3B:
§ 150.0(m)9:	plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from	[§	§ 110.10(b)4:
§ 150.0(m)10:	solar radiation. Porous Inner Core Flex Duct. Porous inner core flex duct must have a non-porous layer between the inner core and outer vapor barrier.	1	§ 110.10(c):
	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an	1	
§ 150.0(m)11:	occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11and Reference Residential Appendix RA3.	$+ \parallel$	§ 110.10(d):
§ 150.0(m)12:	Air Filtration. Mechanical systems that supply air to an occupiable space through ductwork exceeding 10 feet in length and through a thermal conditioning component, except evaporative coolers, must be provided with air filter devices that meet the design, installation, efficiency,	<u> </u>	§ 110.10(e)1:
-	pressure drop, and labeling requirements of § 150.0(m)12.] [§	§ 110.10(e)2:

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uct System Sizing and Air Filter Grille Sizing. Space conditioning systems that use forced air ducts to supply cooling to an occupiable bace must have a hole for the placement of a static pressure probe (HSPP), or a permanently installed static pressure probe (PSPP) in the upply plenum. The space conditioning system must also demonstrate airflow \geq 350 CFM per ton of nominal cooling capacity through the return illes, and an air-handling unit fan efficacy \leq 0.58 W/CFM as confirmed by field verification and diagnostic testing, in accordance with efference Residential Appendix RA3.3. This applies to both single zone central forced air systems and every zone for zonally controlled central	DISCLAIMER: THIS DOCUMENT CONFIDENTIAL AI NFORMATION TH THE USE OF "De A DRAWINGS SHOU REPRODUCED OF REPRODUCED OF REPRODUCED OF REPRODUCED OF REPRODUCED OF AUTHORIZATION.
rced air systems." entilation for Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2. Neither window operation nor ontinuous operation of central forced air system air handlers used in central fan integrated ventilation systems are permissible methods of roviding whole-building ventilation. ield Verification and Diagnostic Testing. Whole-building ventilation airflow must be confirmed through field verification and diagnostic sting, in accordance with Reference Residential Appendix RA3.7.	BY DATE
ns and Equipment Measures: ertification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency at complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater ithout adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric isistance heating.*	
iping. Any pool or spa heating equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated action and return lines, or built-in or built-up connections to allow for future solar heating. overs. Outdoor pools or spas that have a heat pump or gas heater must have a cover. irectional inlets and time switches for pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that ill allow all pumps to be set or programmed to run only during off-peak electric demand periods. ilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.	
bool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow ite, piping, filters, and valves.*	ESCRIPTION
a certified to the Energy Commission according to Reference Joint Appendix JA8. uminaire Efficacy. All installed luminaires must be high efficacy in accordance with TABLE 150.0-A. lank Electrical Boxes. The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or her device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or n speed control.	
ecessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) beling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C. A JA8-2016-E light source rated for evated temperature must be installed by final inspection in all recessed downlight luminaires in ceilings. lectronic Ballasts. Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 0 kHz. ight Lights. Permanently installed night lights and night lights integral to installed luminaires or exhaust fans must be rated to consume no	
Ight Lights. Permanently installed hight lights and hight lights integral to installed luminaires or exhaust fans must be rated to consume no ore than 5 watts of power per luminaire or exhaust fan as determined in accordance with § 130.0(c). Night lights do not need to be controlled / vacancy sensors. ighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) ust meet the applicable requirements of § 150.0(k).* crew based luminaires. Screw based luminaires must not be recessed downlight luminaires in ceilings and must contain lamps that comply ith Reference Joint Appendix JA8. Installed lamps must be marked with "JA8-2016" or "JA8-2016-E" as specified in Reference Joint Appendix	
A8.* Inclosed Luminaires. Light sources installed in enclosed luminaires must be JA8 compliant and must be marked with "JA8-2016-E." Iterior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A. Iterior Switches and Controls. Exhaust fans must be switched separately from lighting systems.* Iterior Switches and Controls. Luminaires must be switched with readily accessible controls that permit the luminaires to be manually	SHEET TITLE TITLE 24
vitched ON and OFF. terior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions. terior Switches and Controls. No control must bypass a dimmer or vacancy sensor function if the control is installed to comply with 150.0(k). terior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.9.	
terior Switches and Controls. An energy management control system (EMCS) may be used to comply with dimmer requirements if it: nctions as a dimmer according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 30.5(f); and meets all other requirements in § 150.0(k)2. terior Switches and Controls. An EMCS may be used to comply with vacancy sensor requirements in § 150.0(k) if it meets all of the llowing: it functions as a vacancy sensor according to § 110.9; the Installation Certificate requirements of § 130.4; the EMCS requirements of § 30.5(f); and all other requirements in § 150.0(k)2. terior Switches and Controls. A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it rovides the functionality of a dimmer according to § 110.9, and complies with_all other applicable requirements in § 150.0(k)2. terior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must	W RESIDENC ose Avenue, os, CA 95030
e controlled by a vacancy sensor. terior Switches and Controls. Dimmers or vacancy sensors must control all luminaires required to have light sources compliant with eference Joint Appendix JA8, except luminaires in closets less than 70 square feet and luminaires in hallways. [*] terior Switches and Controls. Undercabinet lighting must be switched separately from other lighting systems. esidential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other uildings on the same lot, must meet the requirement in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either item 150.0(k)3Aii (photocell and motion sensor) or item § 150.0(k)3Aiii (photo control and automatic time switch control, astronomical time clock, or	TORO 5960 R 58 Gatc
MCS). esidential Outdoor Lighting. For low-rise multifamily residential buildings, outdoor lighting for private patios, entrances, balconies, nd porches; and outdoor lighting for residential parking lots and residential carports with less than eight vehicles per site must comply with ther § 150.0(k)3A or with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0. esidential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, outdoor lighting not regulated by 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0. esidential Outdoor Lighting. Outdoor lighting for residential parking lots and residential carports with a total of eight or more	
chicles per site must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7, and 141.0. ternally illuminated address signs. Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c). esidential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the oplicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0. terior Common Areas of Low-rise Multi-Family Residential Buildings. In a low-rise multifamily residential building where the total interior formmon area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that	on, Inc. A. 95126
uilding must be high efficacy luminaires and controlled by an occupant sensor. terior Common Areas of Low-rise Multi-Family Residential Buildings. In a low-rise multifamily residential building where the total interior pommon area in a single building equals more than 20 percent of the floor area, permanently installed lighting in that building must: Comply with the applicable requirements in §§ 110.9, 130.0, 130.1, 140.6 and 141.0; and Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least D percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.	structi San Jose, C/ 295-7516 286-6589 478455
ingle Family Residences. Single family residences located in subdivisions with ten or more single family residences and where the oplication for a tentative subdivision map for the residences has been deemed complete by the enforcement agency must comply with the quirements of § 110.10(b) through § 110.10(e). ow-rise Multi-family Buildings. Low-rise multi-family buildings must comply with the requirements of § 110.10(b) through § 110.10(d).	PROVIDED Itei Co P: (40 F: (40 LIC:∄
inimum Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke antilation, and spacing requirements as specified in Title 24, Part 9 or other Parts of Title 24 or in any requirements adopted by a local risdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet ach for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas reater than 10,000 square feet. or single family residences the solar zone must be located on the roof or overhang of the building and have a total area no less than 250	DRAWINGS DeMat 1794
uare feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less an 15 percent of the total roof area of the building excluding any skylight area." rientation. All sections of the solar zone located on steep-sloped roofs must be oriented between 110 degrees and 270 degrees of true north. hading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof ounted equipment."	DATE: 7/29/2019
hading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the stance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of e nearest point of the solar zone, measured in the vertical plane.* tructural Design Loads on Construction Documents. For areas of the roof designated as solar zone, the structural design loads for roof e ad load and roof live load must be clearly indicated on the construction documents.	SCALE: As Shown
terconnection Pathways. The construction documents must indicate: a location for inverters and metering equipment and a pathway for uting of conduit from the solar zone to the point of interconnection with the electrical service (for single family residences the point of terconnection will be the main service panel); and a pathway for routing of plumbing from the solar zone to the water-heating system. ocumentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through 110.10(c) must be provided to the occupant. ain Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.	DRAWN BY: LL SHEET:
ain Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit eaker for a future solar electric installation. The reserved space must be: positioned at the opposite (load) end from the input feeder location or ain circuit location; and permanently marked as "For Future Solar Electric".	A0.1a
PERMIT PROGRESS SET 7	/29/2019

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01 Project Name: 15960 Rose ADU Calculation Date/Time: 15:17, Tue, Apr 09, 2019 Page 1 of 7	CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01 Project Name: 15960 Rose ADU Calculation Date/Time: 15:17, Tue, Apr 09, 2019 Page 4 of 7	CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: 15960 Rose ADU CElculation Date/Time: 15:17, Tue, Apr 09, 2019 Page 7 of 7
Calculation Description: Title 24 Analysis Input File Name: 15960_Rose_ADU_v3.ribd16	Calculation Description: Title 24 Analysis Input File Name: 15960_Rose_ADU_v3.ribd16	Calculation Description: Title 24 Analysis Input File Name: 15960_Rose_ADU_v3.ribd16
GENERAL INFORMATION	OPAQUE SURFACE CONSTRUCTIONS	
01 Project Name 15960 Rose ADU 02 Calculation Description Title 24 Analysis	01 02 03 04 05 06 07 Image: Comparison of the system of the syste	1. I certify that this Certificate of Compliance documentation is accurate and complete. Documentation Author Name: Documentation Author Signature:
03 Project Location 15960 Rose Ave	Construction Name Surface Type Construction Type Framing R-value U-factor Assembly Layers	Igor Pichko Company: Signature Date:
04 City Los Gatos, CA 05 Standards Version Compliance 2017 06 Zip Code 95030 07 Compliance Manager Version BEMCmpMgr 2016.3.1 (1149)	Asphalt Shingle Roof RB Attic Roofs Wood Framed Ceiling 2x4 Top Chord of Roof Truss @ 24 in. O.C. none • Roof Deck: Wood Siding/sheathing/decking • Roofing: Light Roof (Asphalt Shingle)	Energy Consult LLC 2019-04-09 16:22:22 CA/HERS Certification (If applicable CABEC
08 Climate Zone CZ4 09 Software Version CBECC-Res 2016.3.1 (1019) 10 Building Type Single Family 11 Front Orientation (deg/Cardinal) 285	Ceilings (below Ceilings (below Ceilings (below Ceilings (below Ceilings (below Ceilings (below Ceilings Ceilin	Address: 1252 w 22nd st #2 CEA/HERS Certification Identification (If applicable R16-14-20025 CERTIFIED ENERGY ANALYST
12 Project Scope Newly Constructed 13 Number of Dwelling Units 1	Ceiling attic new attic) Wood Framed Ceiling 2x4 @ 24 in. O.C. R 30 0.032 • Over Ceiling Joists: R-20.9 insul. Ceilings (below Ceilings (below • Inside Finish: Gypsum Board	City/State/Zip: Phone: San Pedro, CA 90731 424-247-7658
14 Total Cond. Floor Area (ft ²) 548 15 Number of Zones 1 16 Slab Area (ft ²) 548 17 Number of Stories 1	Ceiling attic Gar attic) Wood Framed Ceiling 2x4 @ 16 in. O.C. none 0.472 • Cavity / Frame: no insul. / 2x4 Image: Comparison of the state of the sta	RESPONSIBLE PERSON'S DECLARATION STATEMENT
18 Addition Cond. Floor Area(ft ²) n/a 19 Natural Gas Available No	Cavity / Frame: R-21 / 2x6 Sheathing / Insulation: Wood Siding/sheathing/decking	 certify the following under penalty of perjury, under the laws of the State of California: 1 am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
20 Addition Slab Area (ft ²) n/a 21 Glazing Percentage (%) 21.3%	Wall new Exterior Walls Wood Framed Wall 2x6 @ 16 in. O.C. R 21 0.062 Siding/sheathing/decking	 I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents,
COMPLIANCE RESULTS 01 Building Complies with Computer Performance	Wall Gar Exterior Walls Wood Framed Wall 2x4 @ 16 in. O.C. none 0.387 • Inside Finish: Gypsum Board • Cavity / Frame: no insul. / 2x4	worksheets calculations plans and specifications submitted to the enforcement agency for approval with this building permit application
02 This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6	Responsible Designer Name: Randolph B Popp
HERS PROVIDER	Wall Int new Interior Walls Wood Framed Wall 2x6 @ 16 in. O.C. R 21 0.064 • Other Side Finish: Gypsum Board	Company: Date Signed: Randolph Popp, Architect 2019-04-09 16:28:39
ENERGY USE SUMMARY 04 05 06 07 08	SLAB FLOORS 01 02 03 04 05 06 07	Address: License: Z
Energy Use (kTDV/ft ² -yr) Standard Design Proposed Design Compliance Margin Percent Improvement	Name Zone Area (ft ²) Perimeter (ft) Edge Insul. R-value & Depth Carpeted Fraction Heated Slab On Grade-n House 548 69 None 0.8 No	212 High Street na City/State/Zip: Phone:
Space Heating 14.58 17.53 -2.95 -20.2% Space Cooling 10.52 16.66 -6.14 -58.4%	Slab On Grade-nHouse54869None0.8NoGSlab On Grade-nGarage61675None0No	Palo Alto, CA 94301
IAQ Ventilation 1.79 1.79 0.00 0.0%	BUILDING ENVELOPE - HERS VERIFICATION	
Water Heating 45.35 35.08 10.27 22.6% Photovoltaic Offset 0.00 0.00	01 02 03 04 Quality Insulation Installation (QII) Quality Installation of Spray Foam Insulation Building Envelope Air Leakage CFM50	
Compliance Energy Total 72.24 71.06 1.18 1.6%	Not Required Not Required Not Required n/a	
REQUIRED SPECIAL FEATURES The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.	WATER HEATING SYSTEMS 01 02 03 04 05 06	Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.
NO SPECIAL FEATURES REQUIRED	Name System Type Distribution Type Water Heater Number of Heaters Solar Fraction (%)	Easy to Verify
	DHW System 1 DHW Standard WH HP (1) 1 n/a	at CalCERTS.com
Registration Number:219-P010081445A-000-000-0000000-0000Registration Date/Time:2019-04-09 16:28:39HERS Provider:CalCERTS inc.CA Building Energy Efficiency Standards - 2016 Residential ComplianceReport Version - CF1R-01162019-1149Report Generated at: 2019-04-09 15:18:12	Registration Number: 219-P010081445A-000-000-0000000-0000 Registration Date/Time: 2019-04-09 16:28:39 HERS Provider: CalCERTS inc. CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-01162019-1149 Report Generated at: 2019-04-09 15:18:12	Registration Number: 219-P010081445A-000-000-000000-0000 Registration Date/Time: 2019-04-09 16:28:39 HERS Provider: CalCERTS inc. CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-01162019-1149 Report Generated at: 2019-04-09 15:18:12
CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01	CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01	
Project Name: 15960 Rose ADU Calculation Date/Time: 15:17, Tue, Apr 09, 2019 Page 2 of 7	Project Name: 15960 Rose ADU Calculation Date/Time: 15:17, Tue, Apr 09, 2019 Page 5 of 7	
Calculation Description: Title 24 Analysis Input File Name: 15960_Rose_ADU_v3.ribd16	Calculation Description: Title 24 Analysis Input File Name: 15960_Rose_ADU_v3.ribd16	
HERS FEATURE SUMMARY	WATER HEATERS	
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building components tables below.	01 02 03 04 05 06 07 08 09 10 11 12 Imput Rating / Tank Standby Standby Imput Rating / Tank Standby Imput Rating / Imput Rating / Imput Rating / Standby Imput Rating / Imput Ratin	Ъ Е
Building-level Verifications: IAQ mechanical ventilation 	Heater Tank Uniform Energy Pilot / Insulation Loss / First Hour NEEA Heat Pump Tank Location Element Number Volume Factor / Energy Thermal R-value Recovery Rating / Brand / Model / or Ambient	
Cooling System Verifications: • Minimum Airflow	Name Type Tank Type of Units (gal) Factor / Efficiency Efficiency Int/Ext) Eff Flow Rate Other Condition WH HP Heat Pump n/a 1 50 3 EF <= 12 kW	
Verified Refrigerant Charge Fan Efficacy Watts/CFM HVAC Distribution System Verifications:	SPACE CONDITIONING SYSTEMS	
Duct Sealing Domestic Hot Water System Verifications:	01 02 03 04 05 06 SC Sys Name System Type Heating Unit Name Cooling Unit Name Fan Name Distribution Name	
	Heat Pump Heating and Heat Pump System 1 For new	SIDE venue
BUILDING - FEATURES INFORMATION 01 02 03 04 05 06 07	HVAC System 1 Cooling System 1 Cooling System 1 Heat Pump System 1 Pain New Duct new Duct new	
Project Name Conditioned Floor Area (ft ²) Number of Dwelling Units Number of Bedrooms Number of Zones Number of Ventilation Cooling Systems Number of Water Heating Systems	01 02 03 04 05 06 07 08 09 10 11	CA A E C A E
15960 Rose ADU 548 1 1 1 1 0 1	System Number of Heating Cooling Zonally Compressor HERS Name Type Units HSPF/COP Cap 47 Cap 17 SEER EER Controlled Type Verification	
ZONE INFORMATION 01 02 03 04 05 06 07	Heat Pump System 1 SplitHeatPump 1 8.2 24000 19200 14 11.7 Not Zonal Single Speed Heat Pump System 1-hers-cool	CRIPTION: OROW 960 Ros 6 Gatos
Zone Floor Area Avg. Ceiling	HVAC COOLING - HERS VERIFICATION	
Zone Name Zone Type HVAC System Name (ft²) Height Water Heating System 1 Water Heating System 2 House Conditioned HVAC System 1 548 8 DHW System 1 n/a	01 02 03 04 05 06	
OPAQUE SURFACES	Name Verified Airflow Airflow Target Verified EER Verified SEER Verified Refrigerant Charge	
01 02 03 04 05 06 07 08 Name Zone Construction Azimuth Orientation Gross Area (ft ²) Window & Door Area (ft ²) Tilt (deg)	Heat Pump System 1-hers-cool Required 350 Not Required Required HVAC - DISTRIBUTION SYSTEMS Image: Constraint of the system state of the	
Wall-n-F House Wall new 285 Front 178 49.32 90	01 02 03 04 05 06 07	
Wall-n-L House Wall new 15 Left 200 20 90 Wall-n-B House Wall new 105 Back 178 47.32 90	Name Type Duct Leakage Insulation R-value Duct Location Bypass Duct HERS Verification Duct new DuctsAttic Sealed and tested 8 Attic None Duct new-hers-dist	
Interior Wall-n to Garage House>>Garage Wall Int new n/a n/a 200 0 n/a Ceiling-n House Ceiling attic new n/a n/a 548 n/a n/a	HVAC DISTRIBUTION - HERS VERIFICATION	່ ເ
GWall-n-F Garage Wall Gar 285 Front 200 144.6 90	01 02 03 04 05 06 07 08 Duct Leakage Duct Leakage Verified Duct Verified Duct Buried Deeply Buried Low-leakage	
GWall-n-B Garage Wall Gar 105 Back 200 0 90 GWall-n-R Garage Wall Gar 195 Right 200 0 90	Name Verification Target (%) Location Design Ducts Ducts Air Handler	
Generation<	Duct new-hers-dist Required 5.0 Not Required Not Required Not Required Not Required Not Required n/a	CA. 9512
Registration Number: 219-P010081445A-000-000-00000000-0000 Registration Date/Time: 2019-04-09 16:28:39 HERS Provider: CalCERTS inc.	Registration Number: 219-P010081445A-000-000-0000000-0000 Registration Date/Time: 2019-04-09 16:28:39 HERS Provider: CalCERTS inc.	
CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-01162019-1149 Report Generated at: 2019-04-09 15:18:12	CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-01162019-1149 Report Generated at: 2019-04-09 15:18:12	
CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01	CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01	DED BY: Construct ameda, San Jose,(3: (408) 295-7516 5: (408) 286-6589 5: (408) 286-6589
Project Name: 15960 Rose ADUCalculation Date/Time: 15:17, Tue, Apr 09, 2019Page 3 of 7Calculation Description: Title 24 AnalysisInput File Name: 15960_Rose_ADU_v3.ribd16	Project Name: 15960 Rose ADU Calculation Date/Time: 15:17, Tue, Apr 09, 2019 Page 6 of 7 Calculation Description: Title 24 Analysis Input File Name: 15960_Rose_ADU_v3.ribd16 Page 6 of 7	
ATTIC 01 02 03 04 05 06 07 08	HVAC - FAN SYSTEMS 01 02 03 04	
Name Construction Type Roof Rise Roof Reflectance Roof Emittance Radiant Barrier Cool Roof Attic Asphalt Shingle Roof RB Ventilated 5 0.1 0.85 Yes No	Name Type Fan Power (Watts/CFM) HERS Verification Fan pow Single Speed RSC Europee Fan 0.58 Fan pow hers fan	
Attic Asphalt Shingle Roof RB Ventilated 5 0.1 0.85 Yes No	Fan new Single Speed PSC Furnace Fan 0.58 Fan new-hers-fan HVAC FAN SYSTEMS - HERS VERIFICATION	Demands Prov Dematte
FENESTRATION / GLAZING 01 02 03 04 05 06 07 08 09 10	01 02 03	
Height Area	Name Verified Fan Watt Draw Required Fan Efficiency (Watts/CFM) Fan new-hers-fan Required 0.58	DATE:
Name Type Surface (Orientation-Azimuth) Width (ft) (ft) Multiplier (ft ²) U-factor SHGC Exterior Shading Wind-n-W3 Window Wall-n-F (Front-285) 9.3 4.0 1 37.3 0.32 0.25 Insect Screen (default)	IAQ (Indoor Air Quality) FANS	7/29/2019
Wind-n-W1 Window Wall-n-F (Front-285) 3.0 4.0 1 12.0 0.32 0.25 Insect Screen (default)	01 02 03 04 05 06	SCALE:
GIDoor-n-D1 Window Wall-n-L (Left-15) 1 20.0 0.32 0.25 Insect Screen (default) Wind-n-W2 Window Wall-n-B (Back-105) 2.5 4.0 1 10.0 0.32 0.25 Insect Screen (default)	Dwelling Unit IAQ CFM IAQ Watts/CFM IAQ Fan Type IAQ Recovery Effectiveness(%) HERS Verification	
Wind-n-W4 Window Wall-n-B (Back-105) 9.3 4.0 1 37.3 0.32 0.25 Insect Screen (default)	SFam IAQVentRpt 20 0.25 Default 0 Required	As Shown
OPAQUE DOORS 01 02 03 04	ColCEDTS Inc	DRAWN BY
Name Side of Building Area (ft ²) U-factor	CalCERIS, Inc.	
GarDoor-n-D7 GWall-n-F 72.3 1.00 GarDoor-n-D8 GWall-n-F 72.3 1.00	HERS PROVIDER	



SHEET: A0.1b



DIVISION A4.6 – TIER 1 AND TIER 2— SECTION A4.602 RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST

	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES				VERIFICAT RCING AGENC RCIFICATION	Y TO SPECIFY
FEATURE OR MEASURE	Mandator	Prerequisi	tes and elective Tier 2		n Installer	or Third
PLANNING AND DESIGN						
Site Selection A4.103.1 A site which complies with at least one of the						
following characteristics is selected:						
 An infill site is selected. A greyfield site is selected. 						
3. An EPA-recognized Brownfield site is selected.						
A4.103.2 Facilitate community connectivity by one of the following methods:						
 Locate project within a ¹/₄-mile true walking distan of at least 4 basic services; 	ce					
 Locate project within ¹/₂-mile true walking distance of at least 7 basic services; 	3					
Other methods increasing access to additional resources.						
Site Preservation						
A4.104.1 An individual with oversight responsibility for he project has participated in an educational program						
promoting environmentally friendly design or developme	nt					
and has provided training or instruction to appropriate entities.						
Deconstruction and Reuse of Existing Materials						
A4.105.2 Existing buildings are disassembled for reuse o ecycling of building materials. The proposed structure						
utilizes at least one of the following materials which can easily reused:	De					
1. Light fixtures 2. Plumbing fixtures						
3. Doors and trim 4. Masonry						
5. Electrical devices 6. Appliances						
6. Appliances 7. Foundations or portions of foundations	-					
ite Development 106.2 A plan is developed and implemented to manage						
torm water drainage during construction.	X					
.106.3 Construction plans shall indicate how site grading r a drainage system will manage all surface water flows						
b keep water from entering buildings. .106.4 Provide capability for electric vehicle charging in						
ne- and two-family dwellings and in townhouses with	X					
tached private garages; and 3 percent of total parking baces, as specified, for multifamily dwellings.						
4.106.1 Reserved.						
4.106.2.1 Soil analysis is performed by a licensed design of the huilding utilized in the structural grips of the huilding.	n					
esign of the building.					VERIFICATIO	
	LEVELS ENFORCING AGENCY TO SPECIFY PPLICANT TO SELECT ELECTIVE MEASURES VERIFICATION METHOD		TO SPECIFY			
FEATURE OR MEASURE		Prerequisites a	nd electives ¹	Enforcin	Installer or	Third
				g Agency	Designer	party
				g Agency		
10622 Sail disturbance and gracion are minimized	Mandatory	Tier 1	Tier 2		Designer	party
y at least one of the following:	Mandatory			AII	Designer	party
y at least one of the following: 1. Natural drainage patterns are evaluated and erosion controls are implemented to minimize	Mandatory	Tier 1	Tier 2		Designer	party
 by at least one of the following: 1. Natural drainage patterns are evaluated and erosion controls are implemented to minimize erosion during construction and after occupancy. 2. Site access is accomplished by minimizing the 	Mandatory			AII	Designer	party
 by at least one of the following: 1. Natural drainage patterns are evaluated and erosion controls are implemented to minimize erosion during construction and after occupancy. 2. Site access is accomplished by minimizing the amount of cut and fill needed to install access roads and driveways. 	Mandatory				Designer	party
 y at least one of the following: 1. Natural drainage patterns are evaluated and erosion controls are implemented to minimize erosion during construction and after occupancy. 2. Site access is accomplished by minimizing the amount of cut and fill needed to install access roads and driveways. 3. Underground construction activities are coordinated to utilize the same trench, minimize the 	Mandatory			AII	Designer	party
 vy at least one of the following: Natural drainage patterns are evaluated and erosion controls are implemented to minimize erosion during construction and after occupancy. Site access is accomplished by minimizing the amount of cut and fill needed to install access roads and driveways. Underground construction activities are 	Mandatory				Designer	party
 erosion controls are implemented to minimize erosion during construction and after occupancy. 2. Site access is accomplished by minimizing the amount of cut and fill needed to install access roads and driveways. 3. Underground construction activities are coordinated to utilize the same trench, minimize the amount of time the disturbed soil is exposed and the soil is replaced using accepted compaction methods. A4.106.2.3 Topsoil shall be protected or saved for reuse 	Mandatory				Designer	party
 by at least one of the following: Natural drainage patterns are evaluated and erosion controls are implemented to minimize erosion during construction and after occupancy. Site access is accomplished by minimizing the amount of cut and fill needed to install access roads and driveways. Underground construction activities are coordinated to utilize the same trench, minimize the amount of time the disturbed soil is exposed and the soil is replaced using accepted compaction methods. A4.106.2.3 Topsoil shall be protected or saved for reuse as specified in this section. Tier 1. Displaced topsoil shall be stockpiled for 	Mandatory				Designer	party
 vy at least one of the following: Natural drainage patterns are evaluated and erosion controls are implemented to minimize erosion during construction and after occupancy. Site access is accomplished by minimizing the amount of cut and fill needed to install access roads and driveways. Underground construction activities are coordinated to utilize the same trench, minimize the amount of time the disturbed soil is exposed and the soil is replaced using accepted compaction methods. A4.106.2.3 Topsoil shall be protected or saved for reuse is specified in this section. Tier 1. Displaced topsoil shall be stockpiled for reuse in a designated area and covered or protected from erosion. 	Mandatory				Designer	party
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contained in Table A4.106.5.1(3). Tier 2 roof covering shall meet or exceed the values contained in Table A4.106.5.1(4).			\mathbb{X}^2	X^2						
	APP	LICANT T	LEVELS O SELECT ELE		SURES		ORCIN	ERIFICAT G AGENO ICATION	CY TO	SPECIFY
FEATURE OR MEASURE			Prerequisit	es and electiv	ves ¹	Enforc Agend		Installer Design		Third party
	Ma	ndatory	Tier 1	Tier	2					
A4.106.6 Install a vegetated roof for at least 50 percent roof area. Vegetated roofs shall comply with requiremen roof gardens and landscaped roofs in the <i>California Buil</i> <i>Code</i> , Chapters 15 and 16.	ts for									
A4.106.7 Reduce nonroof heat islands for 50 percent of sidewalks, patios, driveways or other paved areas by using one or more of the methods listed.										
A4.106.8.1 Tier 1 and Tier 2 for one- and two-family dwellings and townhouses with attached private garages. Install a dedicated 208/240-volt branch circuit, including an overcurrent protective device rated at 40 amperes minimum per dwelling unit.			X ²	X ²						
A4.106.8.2 Tier 1 and Tier 2 for multifamily dwellings. Provide capability for future electric vehicle charging in percent of total parking spaces, as specified.	5		X2	×2						
A4.106.9 Provide bicycle parking facilities as noted belomeet a local ordinance, whichever is more stringent. Nu bicycle parking spaces may be reduced, as approved by enforcing agency, due to building site characteristics, ind but not limited to, isolation from other development. 1. Provide short-term bicycle parking, per Section	mber of the									
A4.106.9.1. 2. Provide long-term bicycle parking for multifamly										
buildings, per Section A4.106.9.2.3. Provide long-term bicycle parking for hotel and m	otel				1					
buildings, per Section A4.106.9.3.										
 A4.106.10 [HR] Outdoor lighting systems shall be desig and installed to comply with: 1. The minimum requirements in the <i>California Ener</i> <i>Code</i> for Lighting Zones 1-4; and 2. Backlight, Uplight and Glare (BUG) ratings as def IES TM-15-11; and 3. Allowable BUG ratings not exceeding those show Table A4.106.10: or 	gy ined in									
Comply with a lawfully enacted local ordinance, which more stringent.	everis									

X2

High-rise Residential, Hotels and Motels Tier 1 roof covering shall meet or exceed the values contained in Table A4.106.5.1(3).

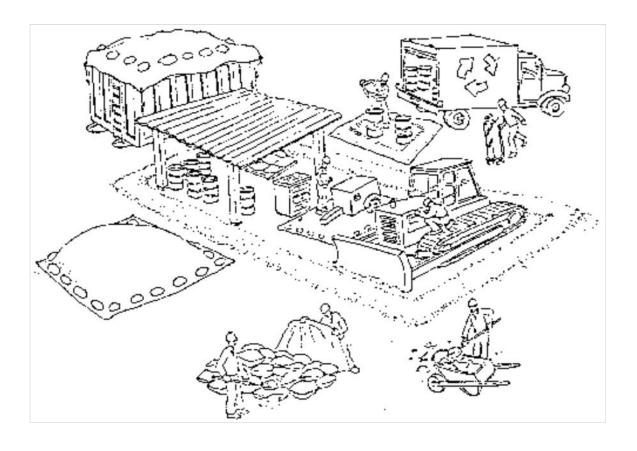
FEATURE OR MEASURE		APPLIC	LEVELS ANT TO SELE	CT ELECTIVE	VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD			
				es and electives		Installer or Designer	HOD Third party	
Innovative Concepts and Local		Mandatory	Tier 1	Tier 2	All	All	All	
Environmental Conditions								
A4.108.1 Items in this section are necessary to address innovative concepts or local environmental conditions.								
Item 1 Item 2								
Item 3								
ENERGY EFFICIENCY General								
4.201.1 Building meets or exceeds the requirements of the California Building Energy Efficiency Standards ³ .	he		X2	X ²				
Performance Approach for Newly Constructed	I							
Buildings A4.203.1.1.1 An Energy Design Rating for the Proposed Building is included in the Certificate of Compliance	d Design		X ²	X ²				
documentation. A4.203.1.1.2 QII procedures specified in the Building E Efficiency Standards Reference Residential Appendix R	nergy RA3.5 are		X ²	X ²				
completed. A4.203.1.1.3 All permanently installed lighting is high of	efficiency		X ²	×2				
and has required controls. A4.203.1.2.1 The Energy Budget is no greater than 85 p the Title 24, Part 6, Energy Budget for the Proposed Des			<u></u>	<u> </u>				
Building. A4.203.1.2.2 The Energy Budget is no greater than 70 p the Title 24, Part 6, Energy Budget for the Proposed Des	percent of			<u> </u>				
Building. Performance Approach for Additions and Alter	rations							
A4.204.1.1.1 All newly installed, permanently installed is high efficacy and has required controls.			X ²	X ²				
A4.204.1.2.1 When one and only one mechanical system added or modified, the Energy Budget is no greater than percent of the Title 24, Part 6, Energy Budget for the Pro Design Building. When two or more mechanical system added or modified, the Energy Budget is no greater than percent of the Title 24, Part 6, Energy Budget for the Pro Design Building.	195 oposed 1s are 190		X2		•			
A4.204.1.2.2 When one and only one mechanical system added or modified, the Energy Budget is no greater than percent of the Title 24, Part 6, Energy Budget for the Pro Design Building. When two or more mechanical system added or modified, the Energy Budget is no greater than percent of the Title 24, Part 6, Energy Budget for the Pro Design Building.	oposed s are 185			<u>N</u> 2				
			LEVELS			RIFICATIONS AGENCY TO S	PECIFY	
	APPLIC	ANT TO SEL	LECT ELECTIV		VERIFI	CATION METHO		
FEATURE OR MEASURE		-			Agency	Designer	party	
	Mand	latory	Tier 1	Tier 2	All	All	All	
WATER EFFICIENCY AND CONSERVATION								
Indoor Water Use		_						
4.303.1 Plumbing fixtures (water closets and urinals) an fittings (faucets and showerheads) installed in residentia buildings shall comply with the prescriptive requiremen of Sections 4.303.1.1 through 4.303.1.4.4.	al							
4.303.2 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the <i>California Plumbing Code</i> , and shall meet the applicable referenced standards.								
A4.303.1 Kitchen faucets. The maximum flow rate of kitchen faucets shall not exceed 1.5 gallons per minute a 60 psi. Kitchen faucets may temporarily increase the flo						_		
above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flo rate of 1.5 gallons per minute at 60 psi. Note: Where complying faucets are available, aerato								
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	APPLICANT TO	LEVELS SELECT ELECTIV	/E MEASURES		VERIFICATION CING AGENCY 1 RIFICATION ME	TO SPECIFY		APPLICANTTO	LEVELS	TIVE MEASURES	VERIFICATIONS ENFORCING AGENCY TO SPECIFY ES VERIFICATION METHOD		
FEATURE OR MEASURE	TO LEGISTIC	Prerequisites		Enforcin g Agency	Installer or Designer	Third party	FEATURE OR MEASURE			es and electives ¹	Enforcin g Agency	Installer or Designer	Third party
	Mandatory	Tier 1	Tier 2	All	S All	All		Mandatory	Tier 1	Tier 2	Ali	Ali	Ali
A4.304.4 Provide water efficient landscape irrigation design that reduces the use of potable water. Tier 1. Does not exceed 65 percent of <i>ETo</i> times the		\mathbf{X}^2					Construction Waste Reduction, Disposal and Recycling 4.408.1 Recycle and/or salvage for reuse a minimum of 50						
landscape area. Tier 2. Does not exceed 60 percent of <i>ETo</i> times the landscape area.			X ²				 4.408.1 Recycle and/or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition waste in accordance with one of the following: Comply with a more stringent local construction and 	X					
A4.304.5 A landscape design is installed which does not utilize potable water.							demolition waste management ordinance; or 2. A construction waste management plan, per Section						
A304.6 For new water service connections, landscaped irrigated areas more than 2,500 square feet shall be provided with separate submeters or metering devices							4.408.2; or 3. A waste management company, per Section 4.408.3; or 4.The waste stream reduction alternative, per Section						
for outdoor potable water use. WATER REUSE SYSTEMS				1			4.408.4. A4.408.1 Construction waste generated at the site is diverted to recycle or salvage in compliance with one of						
A4.305.1 Piping is installed to permit future use of a graywater irrigation system served by the clothes washer or other fixtures.							the following: 1. Tier 1 at least a 65 percent reduction. 2. Tier 2 at least a 75 percent reduction.		X ²	X ²			
A4.305.2 Recycled water piping is installed. A4.305.3 Recycled water is used for landscape							Exception: Equivalent waste reduction methods are developed by working with local agencies.			2			
irrigation. Innovative Concepts and Local Environmental							Building Maintenance and Operation 4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner.						
Conditions A4.306.1 Items in this section are necessary to address innovative concepts or local environmental conditions.							Innovative Concepts and Local Environmental Conditions						
Item 1 Item 2							A4.411.1 Items in this section are necessary to address innovative concepts or local environmental conditions.		r F				
Item 3 MATERIAL CONSERVATION AND							Item 1 Item 2						
RESOURCE EFFICIENCY Foundation Systems							Item 3 ENVIRONMENTAL QUALITY						
A4.403.1 A Frost-protected Shallow Foundation (FPSF) is designed and constructed.							Fireplaces 4.503.1 Any installed gas fireplace shall be a direct-vent						
A4.403.2 Cement use in foundation mix design is reduced. Tier 1. Not less than a 20 percent reduction in		\mathbf{X}^2					sealed-combustion type. Any installed woodstove or pellet stove shall comply with US EPA Phase II emission limits where applicable. Woodstoves, pellet stoves and fireplaces	X					
Cement use. Tier 2. Not less than a 25 percent reduction in cement use.			X ²				shall also comply with applicable local ordinances. Pollutant Control						
Efficient Framing Techniques A4.404.1 Beams and headers and trimmers are the							4.504.1 Duct openings and other related air distribution component openings shall be covered during construction.	X					
minimum size to adequately support the load. A4.404.2 Building dimensions and layouts are designed							 4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits. 4.504.2.2 Paints, stains and other coatings shall be 	X	ŝ				
to minimize waste. A4.404.3 Use premanufactured building systems to eliminate solid sawn lumber whenever possible.							 compliant with VOC limits. 4.504.2.3 Aerosol paints and coatings shall be compliant 	X					
A4.404.4 Material lists are included in the plans which specify material quantity and provide direction for							 with product weighted MIR limits for ROC and other toxic compounds. 4.504.2.4 Documentation shall be provided to verify that 						
on-site cuts.					VERIFICATIO		compliant VOC limit finish materials have been used.	×				VERIFICATIONS	
FEATURE OR MEASURE	APPLICANTT	LEVELS OSELECTELEC Prerequisite	TIVE MEASURE	s V	CING AGENCY ERIFICATION MI Installer or	ETHOD	FEATURE OR MEASURE	PPLICANT TO S		VE MEASURES and electives ¹		NG AGENCY TO IFICATION METH	
FEATURE OR MEASURE				g Agency	Designer	party	FEATURE OR MEASURE	-	Trerequisites		Agency	Designer	party
Material Sources	Mandatory	Tier 1	Tier 2	All	All	All	4.504.3 Carpet and carpet systems shall be compliant	Mandatory	Tier 1	Tier 2			
A4.405.1 One or more of the following building material that do not require additional resources for finishing are used:	ls,						with VOC limits. 4.504.4 80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria.						
 Exterior trim not requiring paint or stain Windows not requiring paint or stain 							4.504.5 Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish	X			_		
 Siding or exterior wall coverings which do not require paint or stain A4.405.2 Floors that do not require additional coverings 							systems shall comply with low formaldehyde emission standards. A4.504.1 Use composite wood products made with						
are used including but not limited to stained, natural or stamped concrete floors. A4.405.3 Postconsumer or preconsumer recycled content	4						either California Air Resources Board approved no-added formaldehyde (NAF) resins or ultra-low emitting formaldehyde (ULEF) resins.						
value (RCV) materials are used on the project. Tier 1. Not less than a 10-percent recycled content	L.	2 ²					A4.504.2 Install VOC compliant resilient flooring systems.						
value. Tier 2. Not less than a 15-percent recycled content value.			X ²				Tier 1. At least 90 percent of the resilient flooring installed shall comply. Tier 2. At least 100 percent of the resilient flooring		X ²	X ²			
A4.405.4 Renewable source building products are used. Enhanced Durability and Reduced Maintenance	e						A4.504.3 Thermal insulation installed in the building shall meet the following requirements:						
4.406.1 Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shal be protected against the passage of rodents by closing su							Tier 1. Install thermal insulation in compliance with VOC limits.		X ²	N 2			
openings with cement mortar, concrete masonry or simile method acceptable to the enforcing agency.							Tier 2. Install insulation which contains No-Added Formaldehyde (NAF) and is in compliance with Tier 1.			X2			
Water Resistance and Moisture Management A4.407.1 Install foundation and landscape drains.							Interior Moisture Control 4.505.2 Vapor retarder and capillary break is installed at						
A4.407.2 Install gutter and downspout systems to route water at least 5 feet away from the foundation or connect to landscape drains which discharge to a dry well, sump,							slab-on-grade foundations. 4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure.	X					
bioswale, rainwater capture system or other approved on-site location.							Indoor Air Quality and Exhaust					I	
A4.407.3 Provide flashing details on the building plans and comply with accepted industry standards or manufacturer's instructions.							A4.506.1 Return air filters with a value greater than MERV 6 shall be installed on HVAC systems. Pressure drop across the filter shall not exceed 0.1 inches water						
A4.407.4 Protect building materials delivered to the construction site from rain and other sources of moisture	1.						A4.506.2 [HR] Provide filters on return air openings rated MERV 6 or higher during construction when it is						
A4.407.5 In Climate Zone 16 an ice/water barrier is installed at roof valleys, eaves and wall to roof intersections.							necessary to use HVAC equipment. A4.506.3 Direct-vent appliances shall be used when						
A4.407.6 Exterior doors to the dwelling are protected to prevent water intrusion.							equipment is located in conditioned space; or the equipment must be installed in an isolated mechanical room.						
A4.407.7 A permanent overhang or awning at least 2 fee in depth is provided.	t							APPLICANT TO	LEVELS	TIVE MEASURES		VERIFICATION	SPECIFY
							FEATURE OR MEASURE			es and electives ¹	Enforcin g Agency	Installer or Designer	Third party
								Mandatory	Tier 1	Tier 2		All	All
							Environmental Comfort 4.507.1 Reserved.						
							4.507.2. is selected using the following methods: 1. Establish heat loss and heat gain values according to	X					
							ANSI/ACCA 2 Manual J-2004 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D-2009 or equivalent.						
							3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2004 or equivalent.						
							Outdoor Air Quality Reserved	-					
							Innovative Concepts and Local Environmental Conditions						
							A4.509.1 Items in this section are necessary to address innovative concepts or local environmental conditions.						
							Item 1 Item 2						
							Item 3 Installer and Special Inspector Qualifications						
							Qualifications 702.1 HVAC system installers are trained and certified in						
							the proper installation of HVAC systems. 702.2 Special inspectors employed by the enforcing agency must be qualified and able to demonstrate						
							agency must be qualified and able to demonstrate competence in the discipline they are inspecting. Verifications	×					
							703.1 Verification of compliance with this code may include construction documents, plans, specifications				-		_
							builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	X					
							 Green building measur 101.7. Required prerequisite t 						



Required prerequisite 1
 These measures are cu

Pollution Prevention — It's Part of the Plan



Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- off the site.





A S M A A Bay Area Stormwater Management Agencies Association (BASMAA) 1-888-BAYWISE

✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.

✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt

- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fastgrowing grasses as soon as possible. Place hay bales down-slope until soil is secure.

✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.

✓ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations

✓ Reuse water for dust control, irrigation or another on-site purpose to the greatest extent possible.



- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work



- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.

✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash

✓ Do not use water to wash down fresh asphalt concrete pavement.

Storm drain polluters may be liable for fines of up to \$10,000 per day!





Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.



- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

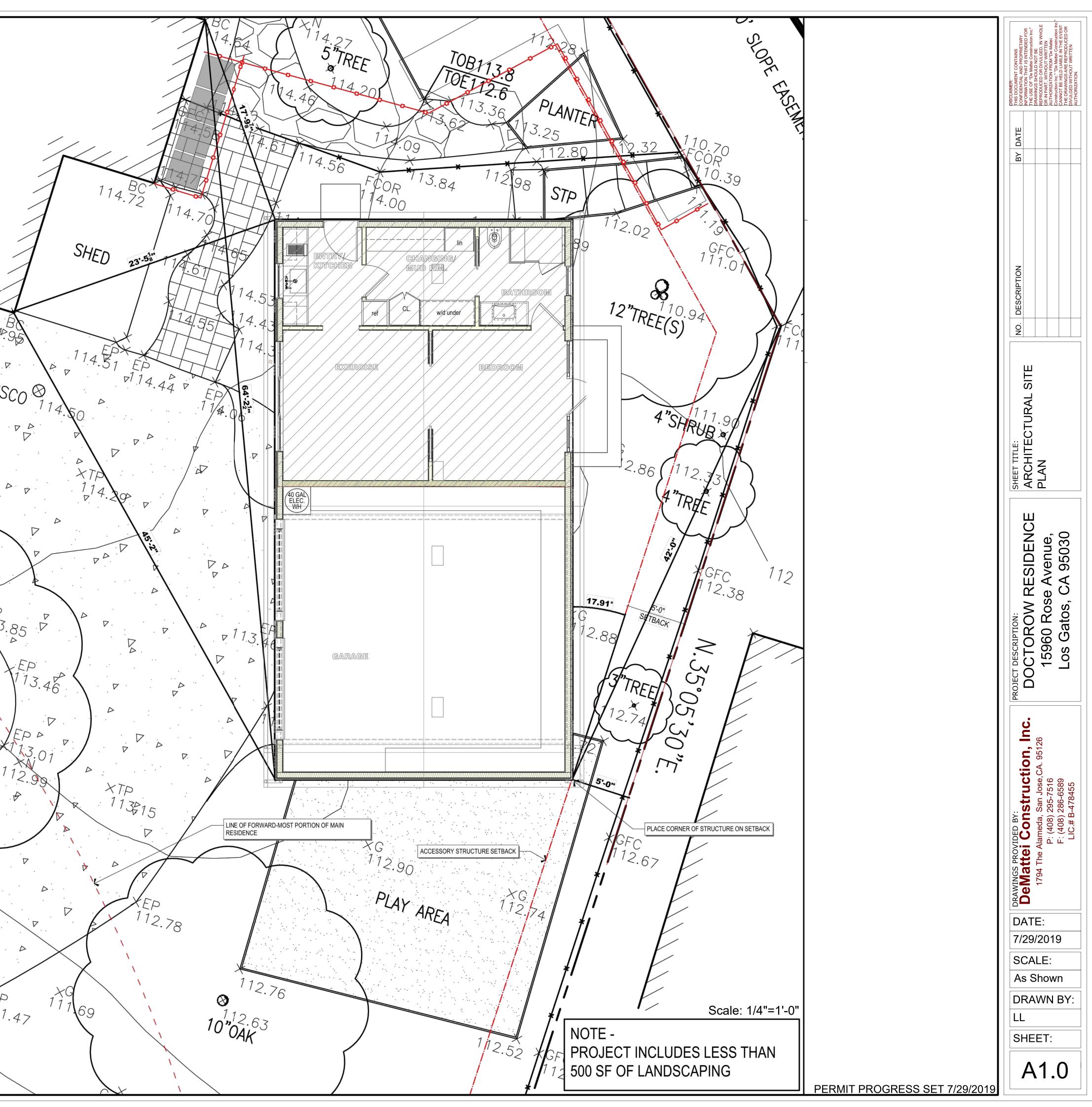
Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.

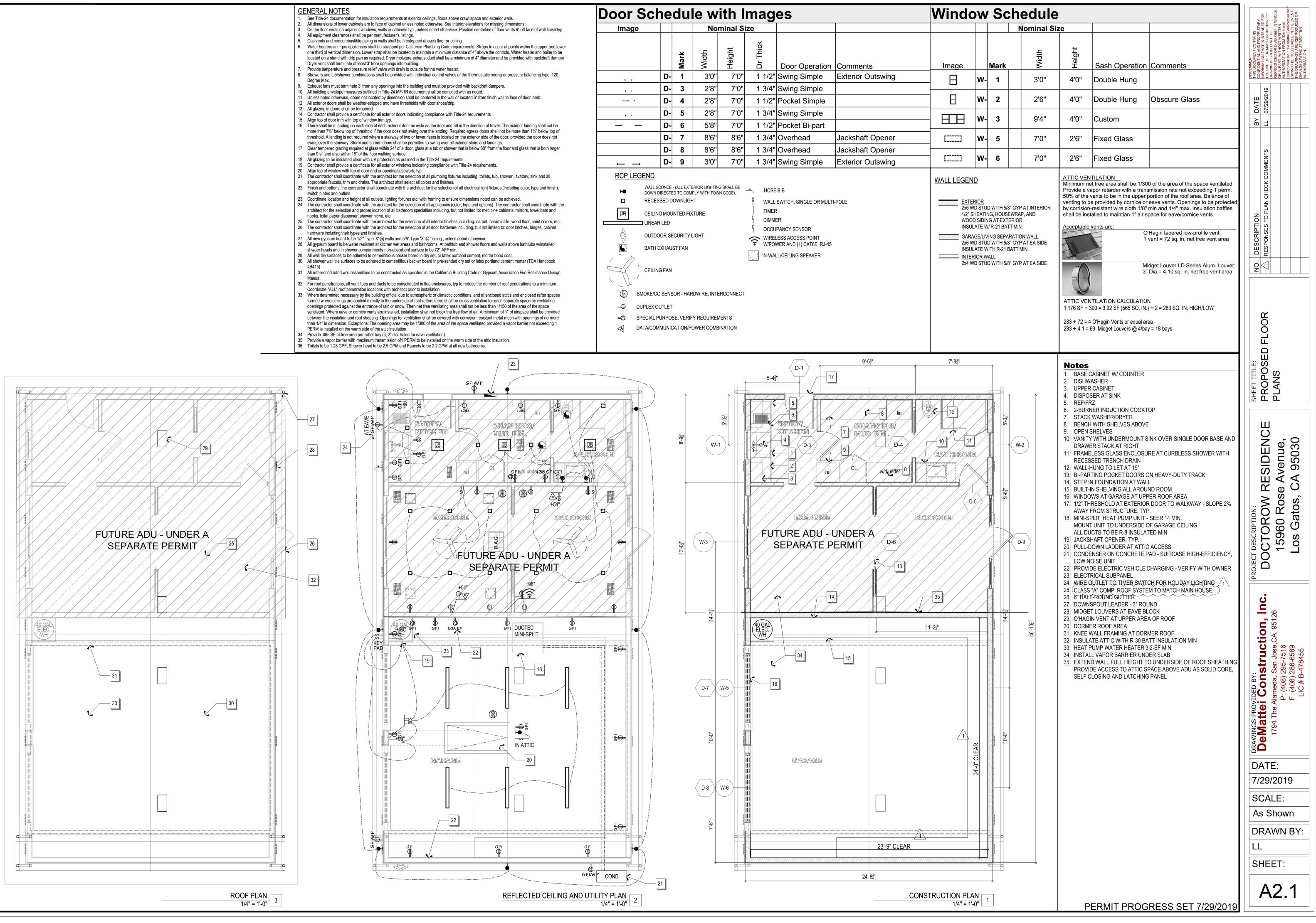


- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

 \overline{cn} XTP 120.14 ,**<"**TREE / - PLANTER V 2.00 V, ADQ 0.36 114295 ∇ ⊳ SSC∩ ' ·P P Ep ŁΡ 13.18 ∇ PVD D.D 114.14 EPD 14 **∖** / -D 113.99 P 3.85 1.97 \triangleright χ_{G} ¹12. p_{O} × 12.95 24"TREE Ð XG 110.60 -P XG 2.1 Ð EP 110:43 VEP 109.54 \triangleright ∇ ∇ \square \triangleright \triangleright ∇ ∇ ×EP 111.47 \triangleright XTP ∇ \triangleright 110.22 ∇ ∇ \triangleright EP ~Ep



		NERAL NOTES
		See Title-24 documentation for insulation requirements at exterior ceil
		All dimensions of lower cabinets are to face of cabinet unless noted of
	3. (Center floor vents on adjacent windows, walls or cabinets typ., unless
		All equipment clearances shall be per manufacturer's listings.
		Gas vents and noncombustible piping in walls shall be firestopped at e
		Water heaters and gas appliances shall be strapped per California Plu
		one third of vertical dimension. Lower strap shall be located to maintai
		located on a stand with drip pan as required. Dryer moisture exhaust of
		Dryer vent shall terminate at least 3' from openings into building.
		Provide temperature and pressure relief valve with drain to outside for
		Showers and tub/shower combinations shall be provided with individual
		•
		Degree Max. Exhaust fana must terminate 2' from any anonings into the building an
		Exhaust fans must terminate 3' from any openings into the building an
		All building envelope measures outlined in Title-24 MF-1R documents
		Unless noted otherwise, doors not located by dimension shall be cent
		All exterior doors shall be weather-stripped and have thresholds with o
		All glazing in doors shall be tempered.
		Contractor shall provide a certificate for all exterior doors indicating co
		Align top of door trim with top of window trim, typ.
		There shall be a landing on each side of each exterior door as wide as
	r	more than 7% " below top of threshold if the door does not swing over
	t	threshold. A landing is not required where a stairway of two or fewer ri
		swing over the stairway. Storm and screen doors shall be permitted to
		Clear tempered glazing required at glass within 24" of a door, glass at
		than 9 sf. and also within 18" of the floor walking surface.
		All glazing to be insulated clear with UV protection as outlined in the T
		Contractor shall provide a certificate for all exterior windows indicating
		Align top of window with top of door and or opening/casework, typ.
		The contractor shall coordinate with the architect for the selection of a
		appropriate faucets, trim and drains. The architect shall select all color
		Finish and options: the contractor shall coordinate with the architect for switch plates and outlets
		switch plates and outlets.
		Coordinate location and height of all outlets, lighting fixtures etc. with f
		The contractor shall coordinate with the architect for the selection of a
		architect for the selection and proper location of all bathroom specialti
		hooks, toilet paper dispenser, shower niche, etc.
	25. 7	The contractor shall coordinate with the architect for the selection of a
	26.	The contractor shall coordinate with the architect for the selection of a
	ł	hardware including their types and finishes.
		All new gypsum board to be 1/2" Type 'X' @ walls and 5/8" Type 'X' @
		All gypsum board to be water resistant at kitchen wet areas and bathro
		shwoer heads and in shower compartments non-absorbent surface to
		All wall tile surfaces to be adhered to cementitious backer board in dry
		All shower wall tile surfaces to be adhered to cementitious backer boa
		#B415)
		All referenced rated wall assemblies to be constructed as specified in
		Manual.
		For roof penetrations, all vent flues and ducts to be consolidated in flu
		Coordinate "ALL" roof penetration locations with architect prior to insta
		Where determined necessary by the building official due to atmospher
		formed where ceilings are applied directly to the underside of roof rafte
		openings protected against the entrance of rain or snow. Then net free
		ventilated. Where eave or cornice vents are installed, installation shall
		between the insulation and roof sheeting. Openings for ventilation sha
		than 1/4" in dimension. Exceptions: The opening area may be 1/300 o
		PERM is installed on the warm side of the attic insulation.
	34. F	Provide .065 SF of free area per rafter bay (3, 2" dia. holes for eave ve
		Provide a vapor barrier with maximum transmission of1 PERM to be ir
		Toilets to be 1.28 GPF, Shower head to be 2.5 GPM and Faucets to b
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TYPICAL NOTES:

BATHROOM ELECTRICAL:

PROVIDE 20AMP DEDICATED BRANCH CIRCUIT TO SUPPLY THE BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION-WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED).

KITCHEN ELECTRICAL:

ALL BRANCH CIRCUITS TO BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER(AFCI). PROVIDE GFCI PROTECTION AT ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS. AT EACH KITCHEN AND DINING AREA COUNTER SPACE WIDER THAN 12", LOCATE A RECEPTACLE SO THAT NO POINT ALONG THE COUNTER WALL IS OVER 24" FROM A RECEPTACLE. COUNTERTOP RECEPTACLES REQUIRED WITHIN 24" EACH SIDE OF A BREAK IN THE CONTINUOUS COUNTERTOP SURFACE (SINKS-STOVES).

REQ'D RECEPTACLES MOUNTED ON THE SIDES OF CABINETS SHALL BE A MAXIMUM OF 12" BELOW THE COUNTERTOP SURFACE WITH A MAXIMUM OF 6" COUNTERTOP OVERHANG.

PROVIDE AT LEAST TWO (2) 20 AMP CIRCUITS FOR COUNTER RECEPTACLES.

LAUNDRY ELECTRICAL:

ALL BRANCH CIRCUITS TO BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER(AFCI). PROVIDE 20AMP DEDICATED BRANCH CIRCUIT TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET.

MINIMUM 30 AMP DEDICATED CIRCUIT FOR DRYER PER CEC 220.54.

LAUNDRY/BATHROOM VENTILATION:

FOR LAUNDRY ROOMS AND BATHROOMS WITHOUT AN OPERABLE WINDOW: PROVIDE MECHANICAL VENTILATION SYSTEM CAPABLE OF 5 AIR CHANGES/HR. TO EXTERIOR.

USE SMOOTH METAL DUCT FOR DRYER EXHAUST WITH A MAX. LENGTH OF 14', TO OUTSIDE WITH BACKDRAFT DAMPER AND TWO 90° ELBOWS AND A MIN. OF 4" DIA. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM PROPERTY LINES OR ANY OPENINGS INTO THE BUILDING (i.e., DRYERS, BATH AND UTILITY FANS, ETC., MUST BE 3 FEET AWAY FROM DOORS WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS).

EXHAUST FANS SHALL HAVE A MIN. OF 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION AND BE ENERGYSTAR COMPLIANT AND BE EQUIPPED WITH A HUMIDISTAT AND HUMIDITY CONTROL.

HIGH EFFICACY LIGHTING:

ALL LIGHTING SHALL BE HIGH EFFICACY AS DEFINED BY CEC TABLE 150.0-A ALL PERMANENTLY INSTALLED SCREW-BASED LIGHT FIXTURES SHALL CONTAIN SCREW-BASED JA8 (JOINT APPENDIX 8) COMPLIANT LAMPS AND BE MARKED AS JA8-2016 OR JA8-2016-E. CEC 150.0(k)G

ALL JA8 COMPLIANT LIGHT FIXTURES INSTALLED IN CEILING RECESSED DOWNLIGHTS, LED LUMINARIES WITH INTEGRAL SOURCES, PIN-BASED LED LAMPS, AND GU24 BASED LED LIGHT SOURCES SHALL BE CONTROLLED BY VACANCY SENSORS OR DIMMERS. AT LEAST ONE FIXTURE IN EACH BATRHROOM, GARAGE, LAUNDRY ROOM, AND UTILITY

ROOM SHALL BE CONTROLLED BY A VACANCY SENSOR. ALL LIGHTING SHALL BE SWITCHED SEPARATELY FROM EXHAUST FANS (EXCEPT FOR KITCHEN EXHAUST HOODS).

ALL UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.

GARAGE, LAUNDRY, AND UTILITY ROOMS: LIGHTING INSTALLED IN GARAGES, LAUNDRY AND UTILITY ROOMS SHALL BE HIGH EFFICACY AND CONTROLLED BY VACANCY SENSORS.

HIGH EFFICACY LIGHTING IS NOT REQUIRED IN CLOSETS OF LESS THAN 70 SF.

OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING SHALL BE HIGH EFFICACY AND CONTROLLED WITH A MANUAL ON/OFF SWITCH AND BY PHOTO

CONTROL AND A MOTION SENSOR. ALL OTHER ROOMS: LIGHTING INSTALLED IN ALL OTHER ROOMS SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY EITHER DIMMERS OR VACANCY SENSORS.

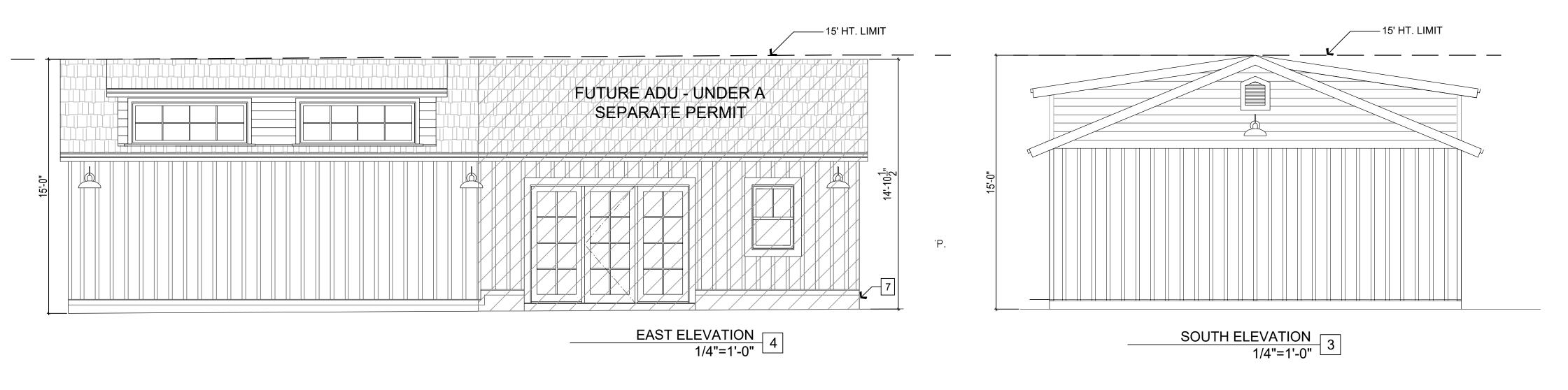
SMOKE DETECTORS:

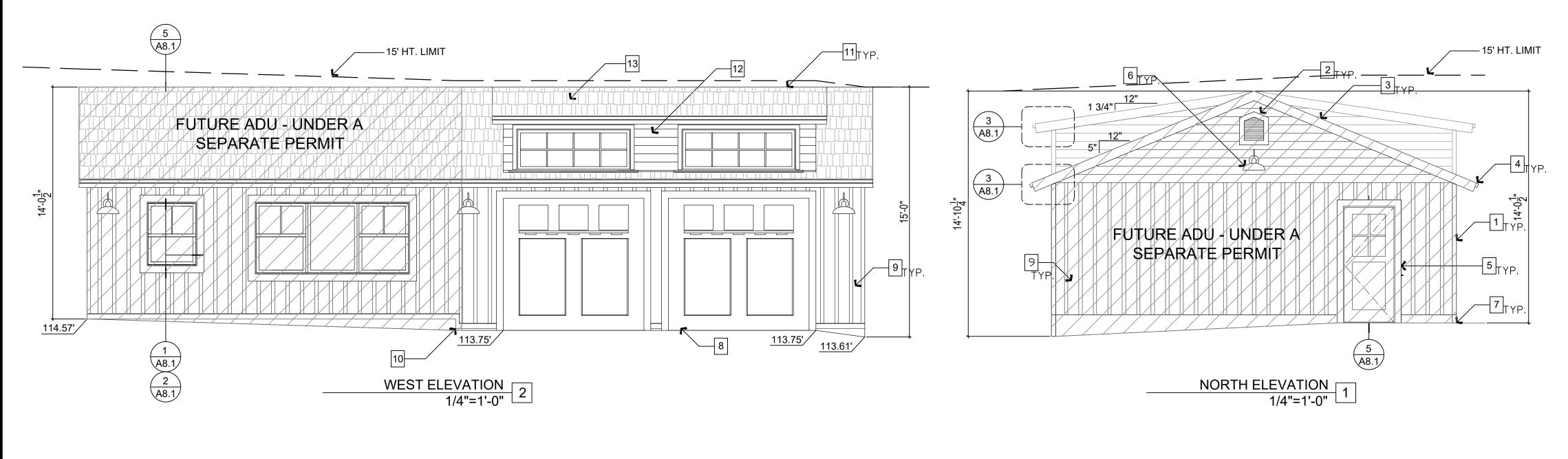
SMOKE DETECTOR SYSTEM SHALL BE HARD WIRED, INTERCONNECTED TO SOUND SIMULTANEOUSLY AND EQUIPPED WITH BATTERY BACKUP.

INSTALL DETECTORS IN EACH BEDROOM, AT EACH CORRIDOR/AREA NEXT TO THE BEDROOM, AT THE TOP OF STAIRS AND EACH STORY AND BASEMENT.

MULTIPLE SMOKE DETECTORS ARE REQUIRED WHEN CEILING LEVELS/ELEVATIONS CHANGE OR ARE INTERRUPTED BY ARCHITECTURAL ELEMENTS (CASED OPENINGS, ARCHWAYS, SKYLIGHT WELLS, ETC.).

SMOKE DETECTORS SHALL BE LISTED AND COMPLY WITH UL 217 AND BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 720 AND MANUFACTURERS INSTRUCTIONS.





CARBON MONOXIDE ALARMS:

MAINTAINED IN THE FOLLOWING LOCATIONS: OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE

VICINITY OF THE BEDROOM (S). ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

- IN GROUP R-1 OCCUPANCIES; ON THE CEILING OF EVERY SLEEPING UNIT OR OTHER
- LOCATIONS WITHIN THE SLEEPING UNIT IN COMPLIANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE
- BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND FOR THE ADDITION OF GRAB BARS. SHALL BE EQUIPPED WITH BATTERY BACK-UP. ALARM WIRING SHALL BE DIRECTLY CONNECTED TO THE PERMANENT BUILDING WIRING WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
- WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT, THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
- CARBON MONOXIDE ALARMS SHALL BE LISTED AND COMPLY WITH UL 2034 AND BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 720 AND MANUFACTURERS INSTRUCTIONS.

PLUMBING:

ALL NEW TOILETS SHALL HAVE AN EFFECTIVE FLUSH VOLUME NOT TO EXCEED 1.28 GALLONS PER FLUSH.

- ALL NEW LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.2 GALLONS PER MINUTE AT 60 PSI.
- ALL NEW SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 2.0 GALLONS PER MINUTE AT 80 PSI.
- ALL NEW KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.

BATHROOM:

CARBON MONOXIDE ALARMS REQUIRED BY SECTION 420.6.2 SHALL BE INSTALLED AND WATER CLOSETS SHALL BE LOCATED IN SPACES NOT LESS THAN 30" IN WIDTH AND 24" IN FRONT.

> WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER. CRC 702.3.8.1

BACKER FOR SHOWER AND TUB SHOWER WALLS TO BE FIBER-CEMENT, FIBER REINFORCED CEMENTITIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS TO A MIN HEIGHT OF 72" ABOVE THE FLOOR. USE 2X8 WOODEN BACKING IN ALL BATHROOM WALLS AT WATER CLOSET SHOWER AND BATHTUB, LOCATED AT 34" FROM FLOOR TO CENTER OF THE BACKING SUITABLE

DOORS AND PANELS OF TUB AND SHOWER ENCLOSURES SHALL BE FULLY TEMPERED LAMINATED SAFETY GLASS OR APPROVED PLASTIC. SHOWER COMPARTMENTS SHALL HAVE MIN INTERIOR FLOOR AREA OF 1024 SQ IN AND

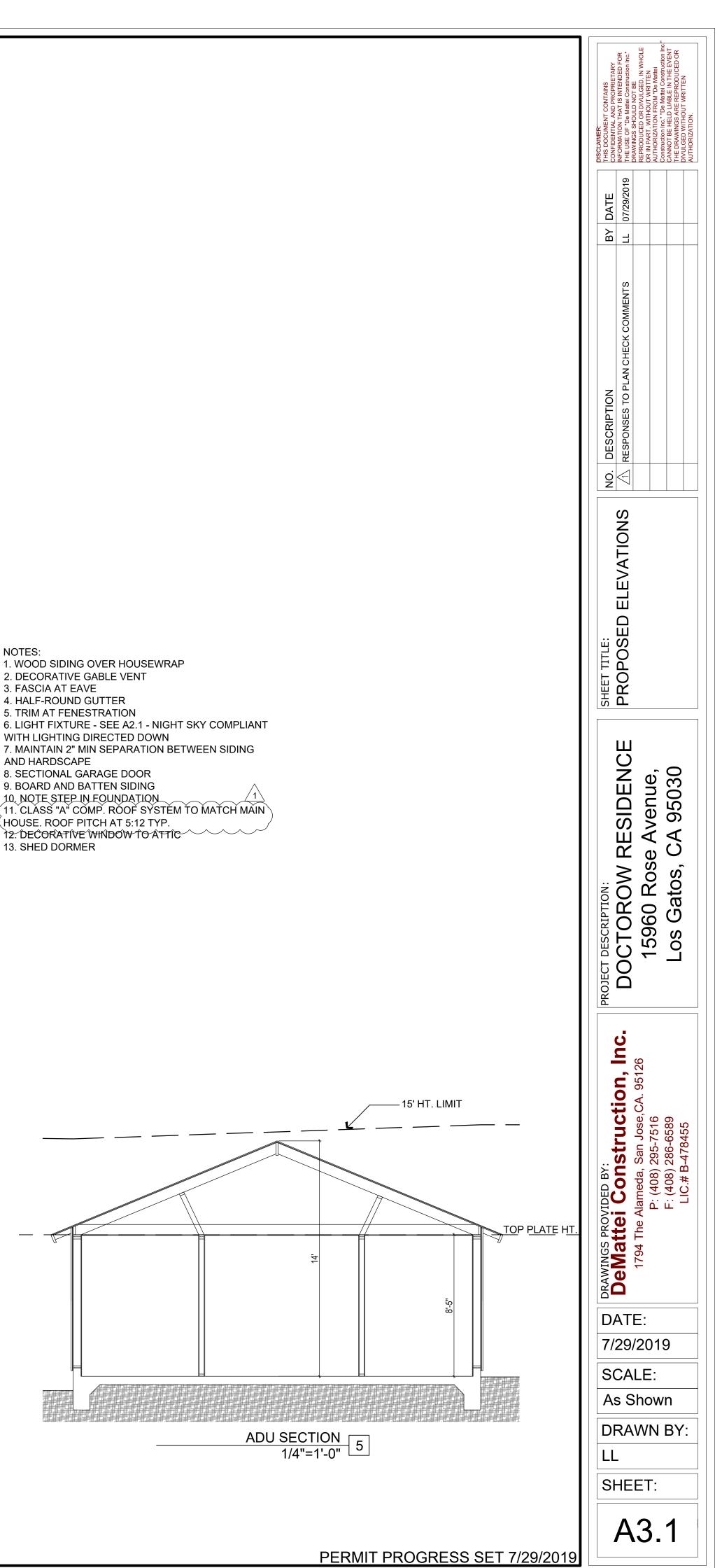
ABLE TO CONTAIN A 30" DIA. CIRCLE. SHOWER AND TUB SHOWER COMBINATION IN ALL BUILDING SHALL BE PROVIDED WITH

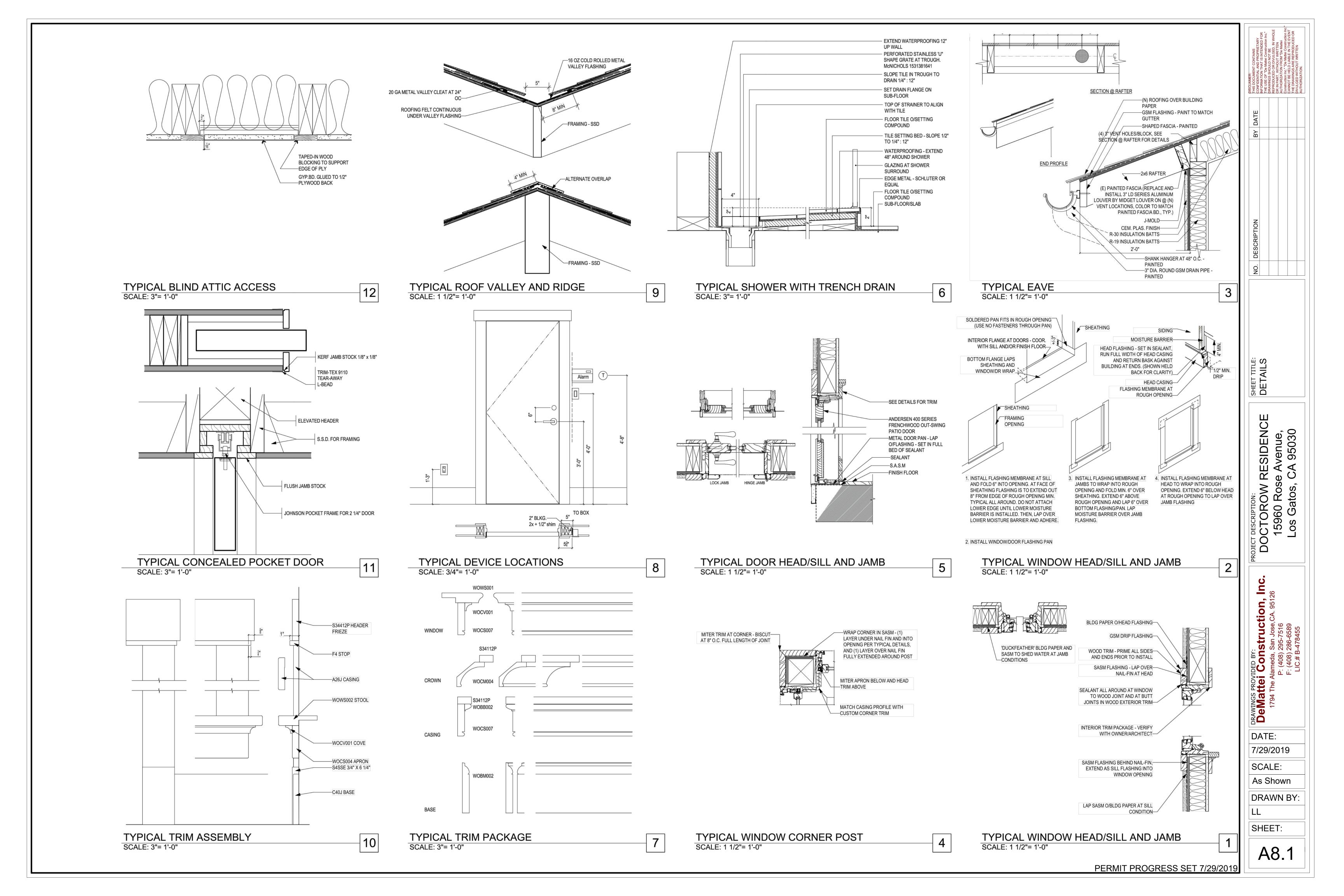
INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE.

ATTIC/UNDERFLOOR INSTALLED FAU:

UNIT SHALL BE ACCESSIBLE THROUGH AN OPENING AND PASSAGEWAY NOT LESS THAN THE LARGEST COMPONENT OF THE UNIT AND NOT LESS THAN 22"x30" THE DISTANCE FROM THE PASSAGEWAY ACCESS TO THE UNIT SHALL NOT EXCEED 20' THE WIDTH OF THE PASSAGEWAY SHALL BE UNOBSTRUCTED AND SHALL HAVE SOLID FLOORING NOT LESS THAN 24" WIDE FROM THE ENTRANCE OPENING TO THE UNIT. A LEVEL WORKING PLATFORM NOT LESS THAN 30" BY 30" SHALL BE PROVIDED IN FRONT OF THE SERVICE SIDE OF THE UNIT.

A PERMANENT 120V RECEPTACLE OUTLET AND A LIGHTING FIXTURE SHALL BE INSTALLED NEAR THE UNIT. THE SWITCH CONTROLLING THE LIGHTING FIXTURE SHALL BE LOCATED AT THE ENTRANCE TO THE PASSAGEWAY.





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Ryan Safty

From:	Amber Landis Roe <alandis19@gmail.com></alandis19@gmail.com>
Sent:	Tuesday, September 10, 2019 1:49 PM
To:	Ryan Safty
Subject:	15960 Rose Ave Application Inquiry
Follow Up Flag:	Follow up
Flag Status:	Flagged

Hi Ryan,

My name is Amber Roe and I was given your name by my neighbor Manny Kadkhodayan who came to see you in regards to our mutual neighbor's garage application at 15960 Rose Ave. Manny informed me that they were proposing their addition based on a lot size that is larger than what they currently have.

I believe the Doctorows have talked with your office about the lot line issue between their house and our house at 15990 Rose Ave. A portion of our lot is fenced onto their side of the property which was put there by the previous owners of 15960 Rose Ave. My neighbor Manny is worried that the owners at 15960 are claiming the land that is ours in order to qualify for their addition. I just want to make sure that this doesn't complicate matters of us trying to resolve the issue with a lot line settlement with the Doctorows.

If you could let me know if there is any action I should be taking I would greatly appreciate it.

Warmly, Amber Roe This Page Intentionally Left Blank



DATE:	November 13, 2019
TO:	Planning Commission
FROM:	Joel Paulson, Community Development Director
SUBJECT:	Minor Residential Development Application MR-19-011. Project Location: 15960 Rose Avenue . Appellant: Manoochehr Kadkhodayan. Applicant: De Mattei Construction. Property Owner: David Doctorow and Sarah Munson. Consider an appeal of a Community Development Director decision approving a request for construction of a detached garage exceeding 450 square feet on property zoned R-1:8. APN 410-19-018.

<u>REMARKS</u>:

Exhibit 12 includes additional correspondence from the applicant, responding to the appellant's most recent correspondence of November 7, 2019, previously provided as Exhibit 9.

EXHIBITS:

Previously received with the November 13, 2019 Staff Report:

- 1. Location map
- 2. Required Findings and Considerations (two pages)
- 3. Recommended Conditions of Approval (two pages)
- 4. Project Description dated July 31, 2019 (one page)
- 5. Pictures of existing residence dated August 1, 2019 (3 pages)
- 6. Notice of Pending Approval and draft conditions, mailed August 16, 2019 (2 pages)
- 7. Appeal of Community Development Director decision received September 5, 2019 (9 pages)
- 8. Applicant's response letter to appeal received October 30, 2019 (one page)
- 9. Correspondence between applicant and appellant following appeal (14 pages)
- 10. Development plans, received October 23, 2019 (11 sheets)
- 11. Public comment received by 11:00 a.m., Friday, November 8, 2019

Received with this Desk Item Report:

12. Additional correspondence from applicant received November 12, 2019 (one page)

PREPARED BY: Ryan Safty Associate Planner

Reviewed by: Planning Manager and Community Development Director

Ryan Safty

From:	Jim Whitney <jimw@demattei.com></jimw@demattei.com>
Sent:	Tuesday, November 12, 2019 11:44 AM
To:	Ryan Safty
Cc:	Sally Zarnowitz
Subject:	RE: Rose Ave
Follow Up Flag:	Follow up
Flag Status:	Flagged

Hi Ryan,

Sorry for the delay. Please see below for our response to the latest comments from the appellant.

- We will not perform any work outside the boundaries of the subject property which will be reflected in subsequent plan sets. The quit claim describes the "right of way for ingress and egress and utilities" easement (also described in the deed as "Parcel 3") which is outside the boundary of the subject property and is NOT included in the lot size calculation.
- 2) Note 11 that he is referring to "Class "A" Comp. roof system to match main house." is a reference to the material, not that it is matching the slope of the existing house. We are not trying to graphically misrepresent the height of the new structure as he seems to be implying, rather proposing a structure that indeed has a slope of 5:12 which respects the height restrictions.
- 3) I am still not sure where the 21,000 square feet is coming from and it is unclear as to what his "attachment 5" even is. The area of the boundary identified in the survey which excludes the right of way easement is 25,469 as stated. The 30' slope easement is identified as being on the adjacent property to the rear which we feel is accurate.

Thank You, Jim Whitney Architectural Project Manager, IT Oversight De Mattei Construction Inc.

Building Relationships 1794 The Alameda San Jose, CA 95126 408.350.4200 p 408.674.0440 c website | facebook | Houzz This Page Intentionally Left Blank



DATE: November 8, 2019
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Architecture and Site Application S-19-005, Variance Application V-19-002, and Conditional Use Permit U-19-001. Property Location: 25 W. Main Street. Property Owner: Steven and Mary Leonardis. Applicant: Gordon Wong. Project Planner: Erin Walters Requesting approval for construction of an addition to a contributing building in the Downtown Historic Commercial District, including variances for maximum floor area and driveway length for a multi-family use in a mixed-use project on property zoned C-2:LHP. APN 529-01-017.

Deemed complete: October 23, 2019 Final date to take action: April 23, 2020

RECOMMENDATION:

Approval, subject to the recommended Conditions of Approval.

PROJECT DATA:

General Plan Designation:	Central Business District
Zoning Designation:	Central Business District with a Landmark and Historic
	Preservation Overlay, C-2:LHP
Applicable Plans & Standards:	General Plan; Commercial Design Guidelines
Parcel Size:	3,132 square feet

PREPARED BY: ERIN WALTERS ASSOCIATE PLANNER

Reviewed by: Planning Manager and Community Development Director

PAGE **2** OF **12** SUBJECT: 25 W. Main Street/S-19-005, V-19-002, and U-19-001 DATE: November 8, 2019

Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Commercial and Multi-Family Residential	Central Business District	C-2:LHP
East	Mixed-Use	Central Business District	C-2:LHP
South	Parking Lot	Central Business District	C-2
West	Commercial	Central Business District	C-2:LHP

<u>CEQA</u>:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures; and Section 15331: Historical Resource Restoration/Rehabilitation.

FINDINGS:

- As required, pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, this project is Categorically Exempt, Section 15303: New Construction or Conversation of Small Structures; and Section 15331: Historical Resource Restoration/Rehabilitation.
- As required by Section 29.20.170 of the Town Code for granting a Variance application to exceed the maximum allowable FAR.
- As required by Section 29.20.170 of the Town Code for granting a Variance application for reduced driveway length.
- As required by Section 29.20.190 of the Town Code for granting a Conditional Use Permit.
- That the proposed project is consistent with the applicable Commercial Design Guidelines.
- As required by Section 29.10.150 (b) of the Town Code for granting a reduction of required visitor parking spaces for residential units in the downtown.

CONSIDERATIONS:

 As required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application.

ACTION:

The decision of the Planning Commission is final unless appealed within ten days.

PAGE **3** OF **12** SUBJECT: 25 W. Main Street/S-19-005, V-19-002, and U-19-001 DATE: November 8, 2019

BACKGROUND:

The subject site is located on the on the southeastern corner of W. Main Street and Park Avenue (Exhibit 1). The subject property is approximately 3,132 square feet, developed with an existing pre-1941, two-story 2,169-square foot contributing commercial building located in the Downtown Historic Commercial District.

The project is being considered by the Planning Commission as the applicant is requesting approval of an Architecture and Site application for the construction of a two-story rear addition to an existing two-story commercial building, a Conditional Use Permit (CUP) for a multi-family use in a mixed-use project, and a Variance application to exceed the maximum allowable Floor Area Ratio (FAR) for the C-2 zone, and to reduce the required driveway length, and an exception to the required number of guest parking spaces.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is located on the southeastern corner of W. Main Street and Park Avenue (Exhibit 1) and is developed with a pre-1941 two-story contributing building in the Downtown Historic Commercial District. The surrounding area contains an adjacent mixeduse project with commercial and two-family residential uses located to the east, a commercial use located to the west, and a retail use and a multi-family residential use located to the north.

B. Project Summary

The applicant is requesting approval of an Architecture and Site application for the construction of a two-story rear addition for a multi-family use in a mixed-use project. The proposed addition includes a three-car garage at the ground floor located behind the existing commercial space and the addition of three multi-family rental units on the second floor (one market rate unit, and two below market price units).

C. Zoning Compliance

The property is zoned C-2:LHP, which requires a Conditional Use Permit to allow a multifamily use in a mixed-use project.

The proposed project is in compliance with setbacks, height, and recreational open space requirements for multi-family dwellings. As described above the applicant is requesting a variance to exceed the maximum allowable FAR and to reduced the required driveway length. The applicant is also requesting an exception for a reduced number of guest parking spaces for the project.

PAGE **4** OF **12** SUBJECT: 25 W. Main Street/S-19-005, V-19-002, and U-19-001 DATE: November 8, 2019

DISCUSSION:

A. Project Summary

The applicant is proposing a two-story addition to an existing 2,169-square foot two-story commercial building. The existing two-story commercial building, originally constructed in the 1880s, is a contributing building to the Downtown Historic Commercial District.

The proposed project includes tenant improvements to the existing ground floor commercial space, and the addition of an enclosed garbage and recycling room. The existing second story remodel proposes a 404-square foot Below Market Price (BMP) studio rental unit, and a one bedroom 562-square foot BMP rental unit, which includes raising the ceiling height from six feet, 10-inches to eight feet.

The proposed two-story addition to the rear of the existing building includes a onebedroom 696-square foot market rate rental unit with an 81-square foot rear private balcony. The second story also includes 95 square feet of common balcony area.

The proposed addition also includes a three-car garage with barn style doors taking access off of Park Avenue. The project includes a request for a variance to reduce the required driveway length to one-foot, six-inches where a minimum driveway length of 18 feet is required.

The project would include 435 square feet of community open space proposed to be located at the rear of the building.

The existing building is 22 feet in height and the proposed addition is 23 feet, two inches in height. The maximum height allowed in the C-2 zone is 45 feet.

The two-story addition will match the materials and color of the existing building which include horizonal wood siding, composition shingles, and wood trimmed double-hung windows. The materials and color sheet is included in Exhibit 13. Exterior modifications include relocating the front door from its current location at the corner of W. Main Street and Park Avenue to the historic location on W. Main Street (Exhibit 15, Sheet A200). The applicant's project description and letter of justification are provided in Exhibit 4 and Exhibit 5, and development plans are included in Exhibit 14.

PAGE **5** OF **12** SUBJECT: 25 W. Main Street/S-19-005, V-19-002, and U-19-001 DATE: November 8, 2019

DISCUSSION (continued):

B. Conceptual Development Advisory Committee

The Conceptual Development Advisory Committee (CDAC) reviewed the applicant's request for a proposal for exterior modifications and an addition to the contributing building on November 14, 2018. At that meeting the CDAC discussed driveway length, parking, BMPs, building rehabilitation, building color, and FAR. Meeting minutes are included as Exhibit 7. The applicant responded to the CDAC's comments in Exhibit 8.

C. Conditional Use Permit

In order to grant approval of a CUP for the proposed multi-family use in a mixed-use project, the deciding body must make the following findings:

- 1. The proposed use of the property is essential or desirable to the public convenience or welfare;
- 2. The proposed use will not impair the integrity and character of the zone;
- 3. The proposed use would not be detrimental to public health, safety, or general welfare; and
- 4. The proposed use of the property is in harmony with the various elements or objectives of the General Plan and the purposes of the Town Code.

In regard to the first finding, the proposed use would be considered desirable to the public convenience in that it would provide new housing opportunities, including new BMP units in the downtown. As required by finding two, the proposed use would not impair the integrity and character of the zone in that the proposed multi-family use would be compatible with similar existing uses within the Central Business District zone while preserving the historic character of the district. In regard to the third finding, the proposed use would not be detrimental to public health, safety, or general welfare, and the conditions of approval would maintain the welfare of the community. In regard to the final finding, the proposed use would provide BMP housing downtown, increase the Town's rental housing stock in the Downtown, and would be consistent with other developments in the downtown which include ground floor retail/commercial uses with residential units above.

D. Parking

The existing site is currently developed with a 2,169-square foot commercial building, with credit for seven parking spaces in the Parking Assessment District (PAD) and no on-site parking spaces.

The proposed 1,079 square feet of ground floor retail space requires four parking spaces (based on one parking space per 300 square feet). The proposed three residential

DISCUSSION (continued):

apartment units require five resident parking spaces (1.5 spaces per unit) and three guest parking spaces (one space per unit) unless an exception for a reduced number of guest parking spaces is granted by the deciding body.

The project proposes an attached three-car garage for the three residential apartment units located in the rear addition along Park Avenue. The proposed project would provide three on-site parking spaces with credit for seven parking spaces in the PAD, for a total of ten parking spaces, while the minimum required parking for the proposed project would be 12 parking spaces. The Planning Commission may grant an exception for a reduced number of guest parking spaces when it is determined to be appropriate. The applicant has provided justification in Exhibit 5 stating an exception for two visitor parking spaces is justified as the proposed three, one-bedroom rental units would be located in a pedestrian-friendly downtown and located within a half-mile radius of 10 public transit stops.

E. Historic Preservation Committee

On March 28, 2018, the owner requested a preliminary review by the Historic Preservation Committee (HPC) to consider exterior modifications to the existing building, including alterations to existing windows, new windows, a modification to the existing roof, and a two-story rear addition. The HPC discussed the matter and provided comments to the owner, including recommendations to retain the character defining features of the contributing building and to separate the addition with a recess or "hyphen" element. The minutes for the March 28, 2018 meeting are included in Exhibit 9.

On August 22, 2018, the applicant returned to the HPC for review of the revised plans ahead of submitting a formal Planning application. The applicant proposed to retain the character defining features of the building with no modifications to the existing doors and windows along the front, left, and right elevations, and to construct a two-story rear addition separated by a recessed stairwell element. The HPC discussed the matter and the minutes for the August 22, 2019 meeting are included in Exhibit 10.

On April 24, 2019, the applicant returned to the HPC for review after formally submitting Architecture and Site, Conditional Use Permit, and Variance applications with the following modifications:

- Relocation and replacement of the front entrance door and building corner to restore to the historic condition;
- Remodel and reduction of the middle storefront wall on front elevation to accommodate the door and ADA access;
- Replacement of several windows to match the existing double-hung style;
- Installation of barn style garage doors;

DISCUSSION (continued):

- Increase in the dimension of the garage posts;
- Revision of the proposed dormer to incorporate a shed roof; and
- Addition of balconies on the second story to meet open space requirements.

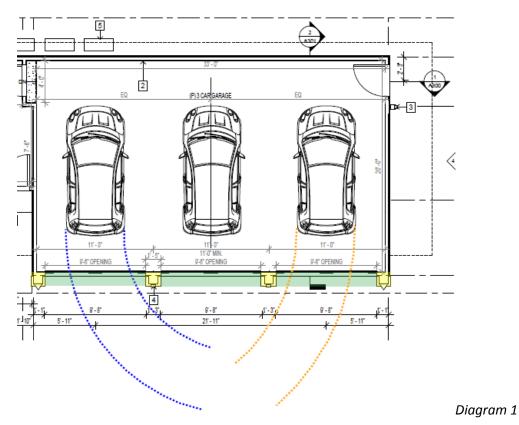
The HPC discussed the matter and recommended approval of the design as proposed. The minutes for the April 24, 2019, meeting are included in Exhibit 11.

F. Variance - Driveway Length

The proposed three-car garage exits directly onto Park Avenue with a driveway length of one-foot, six-inches. The applicant is requesting a variance to reduce the required driveway length of 18 feet.

The applicant's traffic consultant, KD Anderson & Associates, Inc., prepared a report to investigate the feasibility of the proposed garage access. Two main issues were identified:

1. The constraints that could be encountered while backing out of and entering the driveway and immediately making a 90-degree turn onto or from the roadway with the close proximity of the garage entrance to the driveway, see Diagram 1.



PAGE **8** OF **12** SUBJECT: 25 W. Main Street/S-19-005, V-19-002, and U-19-001 DATE: November 8, 2019

DISCUSSION (continued):

2. Inadequate sight distance between vehicles exiting the driveways and the approaching vehicles on Park Avenue.

The report found the possibility of striking the garage entrance could be mitigated with increasing the garage door opening to a minimum of nine feet, six-inches in width. The report also found that the sight distance should be adequate for the approaching vehicles on Park Avenue due to the low speeds; however, drivers backing out of the driveways would need to back out slowly until their vehicle extends into Park Avenue. The report recommends mounting a flashing beacon by the garage door openings, which would be activated when vehicles are exiting the garages to alert approaching vehicles on Park Avenue to the exiting vehicles as a mitigation measure. The Town's traffic consultant, TJKM, has peer reviewed and concurred with the findings and recommendations provided in the report.

Based on the report's recommendation, the applicant has modified the garage door openings to meet the minimum width of nine feet, six-inches in width as reflected in the development plans (Exhibit 15, Sheet A101). Per the report's second recommendation, the applicant has incorporated flashing beacons at the garage door openings on the Park Avenue elevation and provided specifications in the development plans (Exhibit 15, Sheet A701).

The applicant has provided written justification for the request (Exhibit 5), citing that the garage door openings are proposed to be located closer to Park Avenue due to the significant (more than 10 feet) elevation change at the southeast side of the site which requires the addition of retaining walls. Due to the site constraints and topography of the existing property the applicant is requesting a reduced driveway length to provide a covered parking space for each of the proposed residential units.

G. Variance - Floor Area Ratio

As required by Section 29.20.170 of the Town Code, the deciding body, on the basis of the evidence submitted at the hearing, may grant a variance if it finds that:

- Because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this ordinance deprives such property of privileges enjoyed by other properties in the vicinity and under identical zone; and
- 2. The granting of a variance would not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone which such property is situated.

PAGE **9** OF **12** SUBJECT: 25 W. Main Street/S-19-005, V-19-002, and U-19-001 DATE: November 8, 2019

DISCUSSION (continued):

Per Section 29.60.345 of the Town Code the expansion of gross floor area of an existing building in the C-2 zone, shall not exceed an FAR of sixty-hundredths (0.60). The existing FAR of the two-story building is 0.69 and exceeds the maximum allowable FAR. The project requires a 10-foot wide dedication for the public sidewalk along W. Main Street, reducing the gross lot size of the property from 3,132 square feet to a net lot size of 2,870 square feet (Condition 48, Exhibit 3). The addition to the existing building results in a proposed FAR of 1.38. The applicant is requesting a variance to exceed the maximum allowable FAR in the C-2 zone. The applicant has provided written justification for the request (Exhibit 5), citing compatibility with the neighborhood pattern of development which exceeds the maximum allowable FAR.

H. Neighborhood Compatibility

The immediate area is made up of one and two-story commercial, multi-family residential, and mixed-use buildings. Based on Town and County records, the surrounding buildings FARs range from 0.35 to 2.00. The Neighborhood Analysis table below reflects the current conditions of the immediate area.

FAR Comparison - Neighborhood Analysis								
Address	Zoning	Building	Gross Lot	FAR	No. of			
		Area	Area		Stories			
14 W. Main St.	C-2:LHP	11,526	13,240	0.87	2			
21 W. Main St.	C-2:LHP	6,573	7,308	0.90	2			
35 W. Main St.	C-2:LHP	4,926	8,276	0.60	2			
50 W. Main St.	C-2:LHP	3,446	9,940	0.35	1			
78 W. Main St.	C-2:LHP	2,484	1,382	1.80	2			
81 W. Main St.	C-2:LHP	9,888	10,890	0.91	1			
88 W. Main St.	C-2:LHP	2,520	2,602	0.97	1			
100 W. Main St.	C-2:LHP	5,238	5,759	0.91	2			
135 W. Main St.	C-2:LHP	10,973	5,492	2.00	2			
140 W. Main St.	C-2:LHP	15,444	8,710	1.77	2			
11 Montobello Wy.	C-2:LHP	2,450	2,673	0.92	1			
11 E. Main St.	C-2	2,898	1,686	1.72	2			
23 E. Main St.	C-2	2,340	3,150	0.74	1			
25 W. Main St. (P)	C-2:LHP	3,963	2,870	1.38	2			
25 W. Main St. (Ex)	C-2:LHP	2,169	3,132	0.69	2			

DISCUSSION (continued):

The proposed project would be the fifth largest for FAR in the neighborhood. 11 out of the 13 existing properties listed above have a FAR over the maximum allowable FAR of 0.60 for the C-2 zone, and four properties have a FAR greater than the project's proposed 1.38 FAR.

I. Below Market Price (BMP) Units

The density for the site of 20 dwelling units per acre, would allow for one residential unit on the site. The Town's Housing Element Action HOU-1.1 states that BMP units are not included when calculating density for a site.

Therefore, Unit 2 and Unit 3 have been designated as BMP units. Unit 2 is proposed as a 562 square feet one bedroom and one bathroom. Unit 3 is proposed as a 404 square feet studio with one bathroom. As required by the BMP Guidelines, the units will be low-income units (80 percent of the median area income). Conditions 14 and 15 pertain to the provision and rental of the BMP units (Exhibit 3).

J. <u>Recreational Open Space for Multi-Family Dwellings</u>

For multi-family dwelling rental units, 200 square feet of private and/or community open space area is required for each unit. The proposed three apartment units require a total of 600 square feet. The applicant proposes a total of 611 square feet in the form of 81 square feet of private balconies, 95 square feet of common balcony space, and 435 square feet of common open space located to the rear of the building (Exhibit 14, Sheet A000). The proposed common open space has a permeable paver open space surrounded by landscaping.

K. Tree Impacts

The site does not contain any existing trees. One existing street tree is located in the public right-of-way along W. Main Street. If the project is approved, tree protection measures would be implemented prior to and during construction.

L. CEQA Determination

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures, which includes an addition of three residential units to an existing commercial building resulting in mixed-use building in a central business district zone, and Section 15331: Historical Resource Restoration/Rehabilitation.

PUBLIC COMMENTS:

Story Poles and signage were installed on the site and written notice was sent to property owners and tenants within 300 feet of the property. The applicant provided a summary of their efforts to communicate with adjacent tenants and property owners (Exhibit 12).

CONCLUSION:

A. Summary

The applicant is requesting approval of an Architecture and Site application to construct a two-story addition to an existing two-story commercial building resulting in the addition of three residential units (two BMP units) on the second floor, a three-car garage on the first floor, and tenant improvements for the existing commercial space. In addition, the applicant is requesting approval of a Conditional Use Permit application to allow for a multifamily use in the C-2:LHP zone, a Variance application to exceed the maximum allowable FAR and to reduce the required driveway length, and exceptions to the required number of guest parking spaces. The project is consistent with the Zoning (except for the Variance requests), General Plan, and applicable Commercial Design Guidelines.

B. <u>Recommendation</u>

Based on the analysis above, and justification provided by the applicant, staff recommends approval of the Architecture and Site, Variance, and Conditional Use Permit applications subject to the recommended conditions of approval (Exhibit 3). If the Planning Commission finds merit with the proposed project, it should:

- Find that the proposed project is Categorically Exempt, pursuant to the adopted Guidelines for the implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures; and Section 15331: Historical Resource Restoration/ Rehabilitation (Exhibit 2);
- 2. Make the required findings as required by Section 29.20.170 of the Town Code for granting a Variance to exceed the maximum allowable FAR (Exhibit 2);
- 3. Make the required findings as required by Section 29.20.170 of the Town Code for granting a Variance for reduced driveway length (Exhibit 2);
- 4. Make the findings as required by Section 29.20.190 of the Town Code for granting approval of a CUP (Exhibit 2);
- 5. Make the required finding that the project complies with the applicable Commercial Design Guidelines (Exhibit 2);
- 6. Make the required findings for a reduction of required visitor parking spaces for the residential units (Exhibit 2);
- 7. Make the required considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 2); and

CONCLUSION (continued):

- 8. Approve Architecture and Site Application S-19-005, Variance Application V-19-002, and Conditional Use Permit Application U-19-001 with the conditions contained in Exhibit 3 and the development plans in Exhibit 14.
- C. <u>Alternatives</u>

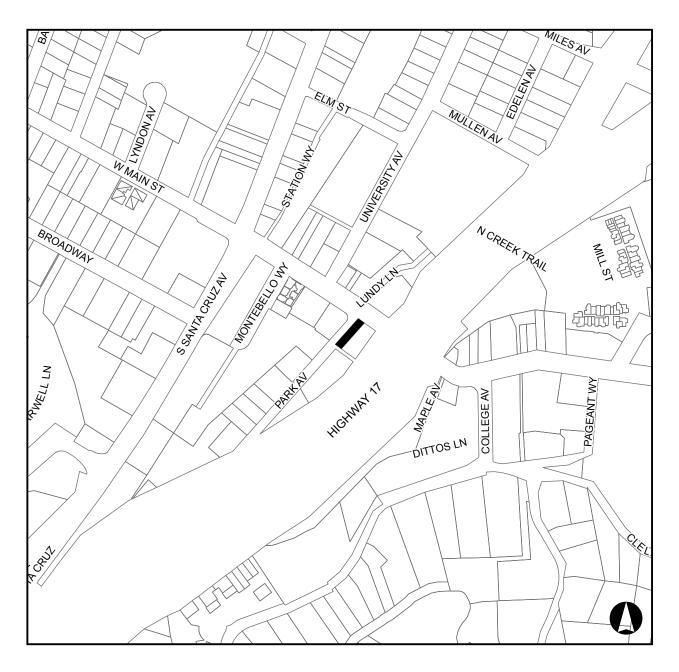
Alternatively, the Commission can:

- 1. Continue the matter to a date certain with specific direction; or
- 2. Approve the application with additional and/or modified conditions; or
- 3. Deny the applications.

EXHIBITS:

- 1. Location Map
- 2. Required Findings and Considerations (two pages)
- 3. Recommended Conditions of Approval (13 pages)
- 4. Applicant's Scope of Work, received October 11, 2019 (one page)
- 5. Applicant's Letter of Justification, received October 29, 2019 (ten pages)
- 6. Project Data Sheet, received October 23, 2019 (two pages)
- 7. November 14, 2018, Conceptual Development Advisory Committee Meeting Minutes (two pages)
- 8. Applicant's Response to Conceptual Development Advisory Committee Meeting Comments, received October 11, 2019 (two pages)
- 9. March 28, 2018, Historic Preservation Committee Meeting Minutes (three pages)
- 10. August 22, 2018, Historic Preservation Committee Meeting Minutes (three pages)
- 11. April 24, 2019, Historic Preservation Committee Meeting Minutes (six pages)
- 12. Summary of applicant's outreach efforts, received October 23, 2019 (two pages)
- 13. Materials and Color Sheet, received October 23, 2019 (one page)
- 14. Development Plans, received October 23, 2019 (26 pages)

25 W. Main Street



This Page Intentionally Left Blank PLANNING COMMISSION – November 13, 2019 REQUIRED FINDINGS & CONSIDERATIONS FOR:

25 W. Main Street Architecture and Site Application S-19-005 Variance Application V-19-002 Conditional Use Permit Application U-19-001

Requesting approval for construction of an addition to a contributing building in the Downtown Historic Commercial District, including variances for maximum floor area and driveway length for a multi-family use in a mixed-use project on property zoned C-2:LHP. APN 529-01-017. PROPERTY OWNER: Steven and Mary Leonardis APPLICANT: Gordon Wong

FINDINGS

Required findings for CEQA:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures; and Section 15331: Historical Resource Restoration/ Rehabilitation.

Required findings for granting a Variance application to exceed the maximum allowable FAR:

- As required by Section 29.20.170 of the Town Code for granting a Variance application:
 - (1) Because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this ordinance deprives such property of privileges enjoyed by other properties in the vicinity and under identical zone; and
 - (2) The granting of a variance would not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone which such property is situated.

Required findings for granting a Variance application for reduced driveway length:

- As required by Section 29.20.170 of the Town Code for granting a Variance application:
 - (1) Because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this ordinance deprives such property of privileges enjoyed by other properties in the vicinity and under identical zone; and
 - (2) The granting of a variance would not constitute a grant of special privileges inconsistent with

the limitations upon other properties in the vicinity and zone which such property is situated.

Required Findings for a Conditional Use Permit:

• As required by Section 29.20.190 of the Town Code for granting a Conditional Use Permit:

The deciding body, on the basis of the evidence submitted at the hearing, may grant a conditional use permit when specifically authorized by the provisions of the Town Code if it finds that:

- 1. The proposed use would be considered desirable to the public convenience in that it would provide new housing opportunities, including new BMP units in the downtown; and
- 2. The proposed use would not impair the integrity and character of the zone in that the proposed multi-family use would be compatible with similar existing uses within the Central Business District zone while preserving the historic character of the district; and
- 3. The proposed use would not be detrimental to public health, safety or general welfare, and the conditions of approval would maintain the welfare of the community; and
- 4. The proposed use would provide BMP housing downtown, increase the Town's rental housing stock in the Downtown, and would be consistent with other developments in the downtown which include ground floor retail/commercial uses with residential units above.

Commercial Design Guidelines:

The proposed building is consistent with applicable provisions of the Commercial Design Guidelines.

Required Findings for Reduced Visitor Parking Spaces:

 As requires by Section 29.10.150 (b) of the Town Code for granting a reduction of required visitor parking spaces for downtown multi-family residential units.

CONSIDERATIONS:

Considerations in review of Architecture and Site applications:

 As required by Section 29.20.150 of the Town Code, the considerations in review of an Architecture and Site application were all made in reviewing this project.

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PLANNING COMMISSION – November 13, 2019 CONDITIONS OF APPROVAL

<u>25 W. Main Street</u> Architecture and Site Application S-19-005 Variance Application V-19-002 Conditional Use Permit Application U-19-001

Requesting approval for construction of an addition to a contributing building in the Downtown Historic Commercial District, including variances for maximum floor area and driveway length for a multi-family use in a mixed-use project on property zoned C-2:LHP. APN 529-01-017.

PROPERTY OWNER: Steven and Mary Leonardis APPLICANT: Gordon Wong

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

- 1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans shall be approved by the Community Development Director, DRC or the Planning Commission depending on the scope of the changes.
- 2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
- 3. LAPSE FOR DISCONTINUANCE: If the activity for which the Conditional Use Permit has been granted is discontinued for a period of one (1) year, the approval lapses pursuant to Section 29.20.340 of the Zoning Ordinance.
- 4. USE: The approved use is for a mixed-use project, with commercial uses on the ground floor and multi-family dwellings on the second floor including, one market rate rental unit, and two BMP rental units.
- 5. CERTIFICATE OF USE AND OCCUPANCY: A Certificate of Use and Occupancy must be obtained prior to commencement of use on the ground floor.
- 6. BUSINESS LICENSE: A business license is required from the Town of Los Gatos Finance Department prior to commencement of use on the ground floor.
- 7. SIGN PERMIT: A Sign Permit from the Los Gatos Community Development Department must be obtained prior to any changes to existing signs or installation of new signs
- 8. OUTDOOR LIGHTING: Exterior lighting shall be kept to a minimum, and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security.
- 9. GENERAL: All existing trees shown on the plan and trees required to remain or to be planted are specific subjects of approval of this plan, and must remain on the site.
- 10. TREE REMOVAL PERMIT: A Tree Removal Permit shall be obtained for any Town-regulated trees to be removed, prior to the issuance of a building or grading permit.
- 11. TREE FENCING: Protective tree fencing shall be placed at the drip line of existing trees and shall remain through all phases of construction. Fencing shall be six-foot-high cyclone

attached to two-inch diameter steel posts drive 18 inches into the ground and spaced no further than 10 feet apart. Include a tree protection fencing plan with the construction plans. Any trenching within the dripline of existing trees shall be hand dug.

- 12. REPLACEMENT TREES: New trees shall be planted to mitigate the loss of trees being removed. The number of trees and size of replacement trees shall be determined using the canopy replacement table in the Town Code. Town Code requires a minimum 24-inch box size replacement tree. No new trees planted on site shall have a trunk diameter of less than 1.5 inches. New trees shall be double staked with rubber ties and shall be planted prior to final inspection and issuance of occupancy permits.
- 13. ROOFTOP EQUIPMENT: Any new or modified roof mounted equipment shall be fully screened and painted to match the roof material prior to issuance of an occupancy permit.
- 14. BELOW MARKET PRICE (BMP) UNIT. The developer shall provide two BMP rental units to be rented at a price that is affordable to the target household income range, as required by the Town's BMP Program Guidelines and the BMP Resolution in place at the time of building permit issuance. A deed restriction shall be recorded for each BMP rental dwelling unit prior to the issuance of any building permits, stating that the two BMP units must be rented and maintained as a below market price unit pursuant to the Town's BMP Ordinance and Guidelines. The BMP units shall be provided prior to final inspection and issuance of an occupancy permit.
- 15. AFFORDABLE HOUSING AGREEMENT. Prior to issuance of building permits, the developer shall enter into an Affordable Housing Agreement with the Town for provision of the required BMP units and to facilitate their rental pursuant to the BMP Program Guidelines and BMP Resolution in place at the time of building permit issuance.
- 16. STORY POLES: The story poles on the project site shall be removed within 30 days of approval of the Architecture & Site application.
- 17. ARCHAEOLOGICAL RESOURCES AND HUMAN REMAINS:
 - a. In the event that archaeological traces are encountered, all construction within a 50meter radius of the find will be halted, the Community Development Director will be notified, and an archaeologist will be retained to examine the find and make appropriate recommendations.
 - b. If human remains are discovered, the Santa Clara County Coroner will be notified. The Coroner will determine whether or not the remains are Native American. If the Coroner determines the remains are not subject to his authority, he will notify the Native American Heritage Commission, who shall attempt to identify descendants of the deceased Native Americans.
 - c. If the Community Development Director finds that the archaeological find is not a significant resource, work will resume only after the submittal of a preliminary archaeological report and after provisions for reburial and ongoing monitoring are accepted. Provisions for identifying descendants of a deceased Native American and for reburial will follow the protocol set forth in CEQA Guidelines Section 15064.5(e). If the site is found to be a significant archaeological site, a mitigation program will be prepared and submitted to the Community Development Director for consideration and approval, in conformance with the protocol set forth in Public Resources Code Section 21083.2.
 - d. A final report shall be prepared when a find is determined to be a significant archaeological site, and/or when Native American remains are found on the site.

The final report will include background information on the completed work, a description and list of identified resources, the disposition and curation of these resources, any testing, other recovered information, and conclusions.

- 18. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval, and may be secured to the satisfaction of the Town Attorney.
- 19. COMPLIANCE MEMEMORANDUM: A memorandum, in compliance with standard Town practice, shall be prepared and submitted with the building permit detailing how the conditions of approval will be addressed.

Building Division

- 20. PERMITS REQUIRED: A Building Permit will be required for the renovation of and addition to the existing Historical structure. An additional Building Permit will be required for the detached trash enclosure.
- 21. APPLICABLE CODES: The current codes, as amended and adopted by the Town of Los Gatos as of January 1, 2017, are the 2016 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12. These codes are applicable on Building Applications up to December 20, 2019. Effective January 1, 2020 the 2019 California Building Standard Code, California Code of Regulations Title 24, Parts 1-12, as amended by the Town of Los Gatos, will be applicable.
- 22. CONDITIONS OF APPROVAL: The Conditions of Approval must be blue-lined in full on the cover sheet of the construction plans. A Compliance Memorandum shall be prepared and submitted with the building permit application detailing how the Conditions of Approval will be addressed.
- 23. BUILDING & SUITE NUMBERS: Submit requests for new building addresses to the Building Division prior to submitting for the building permit application process.
- 24. SIZE OF PLANS: Submit four sets of construction plans, minimum size 24" x 36", maximum size 30" x 42".
- 25. SOILS REPORT: A Soils Report, prepared to the satisfaction of the Building Official, containing foundation and retaining wall design recommendations, shall be submitted with the Building Permit Application. This report shall be prepared by a licensed Civil Engineer specializing in soils mechanics.
- 26. SHORING: Shoring plans and calculations will be required for all excavations which exceed five (5) feet in depth or which remove lateral support from any existing building, adjacent property, or the public right-of-way. Shoring plans and calculations shall be prepared by a California licensed engineer and shall confirm to the Cal/OSHA regulations.
- 27. FOUNDATION INSPECTIONS: A pad certificate prepared by a licensed civil engineer or land surveyor shall be submitted to the project Building Inspector at foundation inspection. This certificate shall certify compliance with the recommendations as specified in the Soils Report, and that the building pad elevations and on-site retaining wall locations and elevations have been prepared according to the approved plans. Horizontal and vertical

controls shall be set and certified by a licensed surveyor or registered Civil Engineer for the following items:

- a. Building pad elevation
- b. Finish floor elevation
- c. Foundation corner locations
- d. Retaining wall(s) locations and elevations
- 28. TITLE 24 ENERGY COMPLIANCE: All required California Title 24 Energy Compliance Forms must be blue-lined (sticky-backed), i.e. directly printed, onto a plan sheet.
- 29. TOWN RESIDENTIAL ACCESSIBILITY STANDARDS: New residential units shall be designed with adaptability features for single-family residences per Town Resolution 1994-61:
 - a. Wood backing (2" x 8" minimum) shall be provided in all bathroom walls, at water closets, showers, and bathtubs, located 34 inches from the floor to the center of the backing, suitable for the installation of grab bars if needed in the future.
 - b. All passage doors shall be at least 32-inch doors on the accessible floor level.
 - c. The primary entrance door shall be a 36-inch-wide door including a 5'x 5' level landing, no more than 1 inch out of plane with the immediate interior floor level and with an 18-inch clearance at interior strike edge.
 - d. A door buzzer, bell or chime shall be hard wired at primary entrance.
- 30. BACKWATER VALVE: The scope of this project may require the installation of a sanitary sewer backwater valve per Town Ordinance 6.50.025. Please provide information on the plans if a backwater valve is required and the location of the installation. The Town of Los Gatos Ordinance and West Valley Sanitation District (WVSD) requires backwater valves on drainage piping serving fixtures that have flood level rims less than 12 inches above the elevation of the next upstream manhole.
- 31. HAZARDOUS FIRE ZONE: All projects in the Town of Los Gatos require Class A roof assemblies.
- 32. SPECIAL INSPECTIONS: When a special inspection is required by CBC Section 1704, the Architect or Engineer of Record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the Building Permit. The Town Special Inspection form must be completely filled-out and signed by all requested parties prior to permit issuance. Special Inspection forms are available from the Building Division Service Counter or online at www.losgatosca.gov/building.
- 33. BLUE PRINT FOR A CLEAN BAY SHEET: The Town standard Santa Clara Valley Nonpoint Source Pollution Control Program Sheet (page size same as submitted drawings) shall be part of the plan submittal as the second page. The specification sheet is available at the Building Division Service Counter for a fee of \$2 or at ARC Blueprint for a fee or online at www.losgatosca.gov/building.
- 34. APPROVALS REQUIRED: The project requires the following departments and agencies approval before issuing a building permit:
 - a. Community Development Planning Division: (408) 354-6874
 - b. Engineering/Parks & Public Works Department: (408) 399-5771
 - c. Santa Clara County Fire Department: (408) 378-4010
 - d. West Valley Sanitation District: (408) 378-2407
 - e. Local School District: The Town will forward the paperwork to the appropriate school district(s) for processing. A copy of the paid receipt is required prior to permit issuance.

TO THE SATISFACTION OF THE DIRECTOR OF PARKS AND PUBLIC WORKS:

Engineering Division

- 35. GENERAL: All public improvements shall be made according to the latest adopted Town Standard Plans, Standard Specifications and Engineering Design Standards. All work shall conform to the applicable Town ordinances. The adjacent public right-of-way shall be kept clear of all job-related mud, silt, concrete, dirt and other construction debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless an encroachment permit is issued by the Engineering Division of the Parks and Public Works Department. The Owner and/or Applicant 's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the issuance of correction notices, citations, or stop work orders and the Town performing the required maintenance at the Owner and/or Applicant 's expense.
- 36. APPROVAL: This application shall be completed in accordance with all the conditions of approval listed below and in substantial compliance with the latest reviewed and approved development plans. Any changes or modifications to the approved plans or conditions of approvals shall be approved by the Town Engineer.
- 37. ENCROACHMENT PERMIT: All work in the public right-of-way will require a Construction Encroachment Permit. All work over \$5,000 will require construction security. It is the responsibility of the Owner/Applicant to obtain any necessary encroachment permits from affected agencies and private parties, including but not limited to, Pacific Gas and Electric (PG&E), AT&T, Comcast, Santa Clara Valley Water District, California Department of Transportation (Caltrans). Copies of any approvals or permits must be submitted to the Town Engineering Division of the Parks and Public Works Department prior to releasing any permit.
- 38. PUBLIC WORKS INSPECTIONS: The Owner and/or Applicant or their representative shall notify the Engineering Inspector at least twenty-four (24) hours before starting any work pertaining to on-site drainage facilities, grading or paving, and all work in the Town's right-of-way. Failure to do so will result in penalties and rejection of any work that occurred without inspection.
- 39. RESTORATION OF PUBLIC IMPROVEMENTS: The Owner and/or Applicant or their representative shall repair or replace all existing improvements not designated for removal that are damaged or removed because of the Owner and/or Applicant or their representative's operations. Improvements such as, but not limited to: curbs, gutters, sidewalks, driveways, signs, pavements, raised pavement markers, thermoplastic pavement markings, etc., shall be repaired and replaced to a condition equal to or better than the original condition. Any new concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. Existing improvement to be repaired or replaced shall be at the direction of the Engineering Construction Inspector and shall comply with all Title 24 Disabled Access provisions. The restoration of all improvements identified by the Engineering Construction Inspector shall be completed before the issuance of a certificate of occupancy. The Owner and/or Applicant or their representative shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.

- 40. SITE SUPERVISION: The General Contractor shall provide qualified supervision on the job site at all times during construction.
- 41. STREET/SIDEWALK CLOSURE: Any proposed blockage or partial closure of the street and/or sidewalk requires an encroachment permit. Special provisions such as limitations on works hours, protective enclosures, or other means to facilitate public access in a safe manner may be required.
- 42. DESIGN CHANGES: Any proposed changes to the approved plans shall be subject to the approval of the Town prior to the commencement of any and all altered work. The Owner and/or Applicant's project engineer shall notify, in writing, the Town Engineer at least seventy-two (72) hours in advance of all the proposed changes. Any approved changes shall be incorporated into the final "as-built" plans.
- 43. PLANS AND STUDIES: Any studies imposed by the Planning Commission or Town Council shall be funded by the Owner and/or Applicant.
- 44. DRIVEWAY: The (rolled curb) driveway conform to existing pavement on Park Avenue shall be constructed in a manner such that the existing drainage patterns will not be obstructed.
- 45. DRAINAGE IMPROVEMENT: Prior to the issuance of any improvement permits, the Owner and/or Applicant shall: a) design provisions for surface drainage; and b) design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and c) provide a recorded copy of any required easements to the Town.
- 46. TREE REMOVAL: Copies of all necessary tree removal permits shall be provided prior to the issuance of a building permit.
- 47. PRECONSTRUCTION MEETING: Prior to issuance of any building permits or the commencement of any site work, the general contractor shall:
 - a. Along with the Owner and/or Applicant, attend a pre-construction meeting with the Town Engineer to discuss the project conditions of approval, working hours, site maintenance and other construction matters;
 - b. Acknowledge in writing that they have read and understand the project conditions of approval and will make certain that all project sub-contractors have read and understand them as well prior to commencing any work, and that a copy of the project conditions of approval will be posted on-site at all times during construction.
- 48. DEDICATIONS: The following shall be dedicated by separate instrument. The dedication shall be recorded before any grading or building permits are issued:
 - a. W. Main Street: Right-of-way ten (10) feet in width, or the distance between the current northerly property line and northern face of the existing building, shall be dedicated in-fee.
- 49. GEOLOGY AND SOILS MITIGATION MEASURE: A geotechnical investigation shall be conducted for the project to determine the surface and sub-surface conditions at the site and to determine the potential for surface fault rupture on the site. The geotechnical study shall provide recommendations for site grading as well as the design of foundations, retaining walls, concrete slab-on-grade construction, excavation, drainage, on-site utility trenching and pavement sections. All recommendations of the investigation shall be incorporated into project plans.
- 50. SOILS REVIEW: Prior to Town approval of a development application, the Owner and/or Applicant's engineers shall prepare and submit a design-level geotechnical and geological investigation for review by the Town's consultant, with costs borne by the Owner and/or

Applicant, and subsequent approval by the Town. The Owner and/or Applicant's soils engineer shall review the final grading and drainage plans to ensure that designs for foundations, retaining walls, site grading, and site drainage are in accordance with their recommendations and the peer review comments. Approval of the Owner and/or Applicant's soils engineer shall then be conveyed to the Town either by submitting a Plan Review Letter prior to issuance of grading or building permit(s).

- 51. SOIL RECOMMENDATIONS: The project shall incorporate the geotechnical/geological recommendations contained in the project's design-level geotechnical/geological investigation as prepared by the Owner and/or Applicant's engineer(s), and any subsequently required report or addendum. Subsequent reports or addendum are subject to peer review by the Town's consultant and costs shall be borne by the Owner and/or Applicant.
- 52. PUBLIC IMPROVEMENTS: The following improvements shall be installed by the Owner and/or Applicant. Plans for those improvements shall be prepared by a California registered civil engineer, reviewed and approved by the Town, and guaranteed by contract, Faithful Performance Security and Labor & Materials Security before the issuance of any grading or building permits or the recordation of a map. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
 - a. Southeastern corner of the intersection of W. Main Street and Park Avenue: modify and stripe pedestrian crosswalks as directed by the Town Engineer.
 - b. Park Avenue:
 - i. Rolled curb in front of the proposed garage to provide vehicular access from the street to said structure.
 - ii. Curb and gutter on both sides of the proposed garage access, conforming to the driveway access to the south as well as the curb, gutter and pavement of the southeastern corner of the intersection of W. Main Street and Park Avenue to the north.
 - iii. 2" overlay from the centerline to the eastern edge of pavement, or alternative pavement restoration measure as approved by the Town Engineer.
 - iv. Curb, gutter, tie-in paving, signing, striping, and storm drainage as required.Curb shall be painted red to prohibit on-street parking
 - c. W. Main Street: 2" overlay from the centerline to the southern lip of gutter, or alternative pavement restoration measure as approved by the Town Engineer.
- 53. CERTIFICATE OF OCCUPANCY: The Engineering Division of the Parks and Public Works Department will not sign off on a Temporary Certificate of Occupancy or a Final Certificate of Occupancy until all required improvements within the Town's right-of-way have been completed and approved by the Town.
- 54. GREEN INFRASTRUCTURE MEASURES: Projects which propose work within the Town's rightof-way, including but not limited to pavement restoration, street widening, construction of curb, gutter and/or sidewalk, right-of-way dedication, etc., will be evaluated by Staff to determine its potential for the implementation of Green Infrastructure measures and associated improvements.
- 55. FRONTAGE IMPROVEMENTS: The Owner and/or Applicant shall be required to improve the project's public frontage (right-of-way line to centerline and/or to limits per the direction of the Town Engineer) to current Town Standards. These improvements may include but not

limited to curb, gutter, sidewalk, driveway approach(es), curb ramp(s), signs, pavement, raised pavement markers, thermoplastic pavement markings, storm drain facilities, traffic signal(s), street lighting (upgrade and/or repaint) etc. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.

- 56. FLASHING LIGHT/WARNING SIGN SYSTEM: Prior to the issuance of any Building Permits, the design of the flashing lights and warning signs as recommended by the Final Access Traffic Assessment memorandum, prepared by KD Anderson & Associates, Inc., shall be approved by the Town Traffic Engineer. Plans for these facilities shall be incorporated into the Building Permit plan set prior to approval. Installation of the flashing lights and warning signs per the approved plan shall be completed prior to issuance of a Certificate of Occupancy. Maintenance of said lights and signs are the expressly the responsibility of the property owner.
- 57. UTILITIES: The Owner and/or Applicant shall install all new, relocated, or temporarily removed utility services, including telephone, electric power and all other communications lines underground, as required by Town Code Section 27.50.015(b). All new utility services shall be placed underground. Underground conduit shall be provided for cable television service. The Owner and/or Applicant is required to obtain approval of all proposed utility alignments from any and all utility service providers before a Certificate of Occupancy for any new building can be issued. The Town of Los Gatos does not approve or imply approval for final alignment or design of these facilities.
- 58. SIDEWALK REPAIR: The Owner and/or Applicant shall repair and replace to existing Town standards any sidewalk damaged now or during construction of this project. All new and existing adjacent infrastructure must meet current ADA standards. Sidewalk repair shall match existing color, texture and design, and shall be constructed per Town Standard Details. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. The limits of sidewalk repair will be determined by the Engineering Construction Inspector during the construction phase of the project. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
- 59. CURB AND GUTTER REPAIR: The Owner and/or Applicant shall repair and replace to existing Town standards any curb and gutter damaged now or during construction of this project. All new and existing adjacent infrastructure must meet Town standards. New curb and gutter shall be constructed per Town Standard Details. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. The limits of curb and gutter repair will be determined by the Engineering Construction Inspector during the construction phase of the project. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
- 60. DRIVEWAY APPROACH: The Owner, Applicant and/or Developer shall install one (1) Town standard residential driveway approach. The new driveway approach shall be constructed per Town Standard Plans and must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal

shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore.

- 61. FRONTAGE IMPROVEMENTS (TRAFFIC): The Owner and/or Applicant shall construct improvements including and may not be limited to signage, striping, curb/gutter/sidewalk, ADA ramps, pedestrian crosswalk, and streetlights at project frontage as directed by the Town Engineer. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
- 62. TRAFFIC IMPACT MITIGATION FEE: Prior to the issuance of a/any building/grading permit(s), the Owner/Applicant shall pay the project's proportional share of transportation improvements needed to serve cumulative development within the Town of Los Gatos. The fee amount will be based upon the Town Council resolution in effect at the time the building permit is issued; per the current resolution this amount is **\$16,286.00**. The fee shall be paid before issuance of any grading or building permit. The final traffic impact mitigation fee for this project shall be calculated from the final plans using the current fee schedule and rate schedule in effect at the time the building permit is issued, using a comparison between the existing and proposed uses.
- 63. CONSTRUCTION VEHICLE PARKING: Construction vehicle parking within the public right-ofway will only be allowed if it does not cause access or safety problems as determined by the Town.
- 64. HAULING OF SOIL: Hauling of soil on- or off-site shall not occur during the morning or evening peak periods (between 7:00 a.m. and 9:00 a.m. and between 4:00 p.m. and 6:00 p.m.), during afternoon high school traffic (between 2:00 p.m. and 3:00 p.m.), and at other times as specified by the Director of Parks and Public Works. Prior to the issuance of a grading or building permit, the Owner and/or Applicant or their representative shall work with the Town Building Department and Engineering Division Inspectors to devise a traffic control plan to ensure safe and efficient traffic flow under periods when soil is hauled on or off the project site. This may include but is not limited to provisions for the Owner and/or Applicant to place construction notification signs noting the dates and time of construction and hauling activities, or providing additional traffic control. Coordination with other significant projects in the area may also be required. Cover all trucks hauling soil, sand and other loose debris.
- 65. CONSTRUCTION HOURS: All construction activities, including the delivery of construction materials, labors, heavy equipment, supplies, etc., shall be limited to the hours of 8:00 a.m. to 8:00 p.m., weekdays and 9:00 a.m. to 7:00 p.m. weekends and holidays. The Town may authorize, on a case-by-case basis, alternate construction hours. The Owner and/or Applicant shall provide written notice twenty-four (24) hours in advance of modified construction hours. Approval of this request is at discretion of the Town.
- 66. CONSTRUCTION NOISE: Between the hours of 8:00 a.m. to 8:00 p.m., weekdays and 9:00 a.m. to 7:00 p.m. weekends and holidays, construction, alteration or repair activities shall be allowed. No individual piece of equipment shall produce a noise level exceeding eighty-five (85) dBA at twenty-five (25) feet from the source. If the device is located within a structure on the property, the measurement shall be made at distances as close to twenty-five (25) feet from the device as possible. The noise level at any point outside of the property plane shall not exceed eighty-five (85) dBA.
- 67. CONSTRUCTION MANAGEMENT PLAN SHEET: Prior to the issuance of any grading or building permits, the Owner and/or Applicant's design consultant shall submit a construction management plan sheet (full-size) within the plan set that shall incorporate at a minimum the

Project Schedule, site security fencing, employee parking, construction staging area, materials storage area(s), concrete washout(s) and proposed outhouse location(s). Please refer to the Town's <u>Construction Management Plan Guidelines</u> document for additional information.

- 68. SANITARY SEWER BACKWATER VALVE: Drainage piping serving fixtures which have flood level rims less than twelve (12) inches (304.8 mm) above the elevation of the next upstream manhole and/or flushing inlet cover at the public or private sewer system serving such drainage piping shall be protected from backflow of sewage by installing an approved type backwater valve. Fixtures above such elevation shall not discharge through the backwater valve, unless first approved by the Building Official. The Town shall not incur any liability or responsibility for damage resulting from a sewer overflow where the property owner or other person has failed to install a backwater valve as defined in the Uniform Plumbing Code adopted by the Town and maintain such device in a functional operation condition. Evidence of West Sanitation District's decision on whether a backwater device is needed shall be provided prior to the issuance of a building permit.
- 69. BEST MANAGEMENT PRACTICES (BMPs): The Owner and/or Applicant is responsible for ensuring that all contractors are aware of all storm water quality measures and that such measures are implemented. Best Management Practices (BMPs) shall be maintained and be placed for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Removal of BMPs (temporary removal during construction activities) shall be replaced at the end of each working day. Failure to comply with the construction BMP will result in the issuance of correction notices, citations, or stop work orders.
- 70. SITE DESIGN MEASURES: All projects shall incorporate at least one of the following measures:
 - a. Protect sensitive areas and minimize changes to the natural topography.
 - b. Minimize impervious surface areas.
 - c. Direct roof downspouts to vegetated areas.
 - d. Use porous or pervious pavement surfaces on the driveway, at a minimum.
 - e. Use landscaping to treat stormwater.
- 71. EROSION CONTROL: Interim and final erosion control plans shall be prepared and submitted to the Engineering Division of the Parks and Public Works Department. A maximum of two (2) weeks is allowed between clearing of an area and stabilizing/building on an area if grading is allowed during the rainy season. Interim erosion control measures, to be carried out during construction and before installation of the final landscaping, shall be included. Interim erosion control method shall include, but are not limited to: silt fences, fiber rolls (with locations and details), erosion control blankets, Town standard seeding specification, filter berms, check dams, retention basins, etc. Provide erosion control measures as needed to protect downstream water quality during winter months. The Town of Los Gatos Engineering Division of the Parks and Public Works Department and the Building Department will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.
- 72. DUST CONTROL: Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the Town, or a minimum of three (3) times

daily, or apply (non-toxic) soil stabilizers on all unpaved and parking areas, and staging areas at construction sites in order to insure proper control of blowing dust for the duration of the project. Watering on public streets shall not occur. Streets shall be cleaned by street sweepers or by hand as often as deemed necessary by the Town Engineer, or at least once a day. Watering associated with on-site construction activity shall take place between the hours of 8 a.m. and 5 p.m. and shall include at least one (1) late-afternoon watering to minimize the effects of blowing dust. All public streets soiled or littered due to this construction activity shall be cleaned and swept on a daily basis during the workweek to the satisfaction of the Town. Demolition or earthwork activities shall be halted when wind speeds (instantaneous gusts) exceed twenty (20) miles per hour (MPH). All trucks hauling soil, sand, or other loose debris shall be covered.

- 73. AIR QUALITY: To limit the project's construction-related dust and criteria pollutant emissions, the following the Bay Area Air Quality Management District (BAAQMD)-recommended basic construction measures shall be included in the project's grading plan, building plans, and contract specifications:
 - a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, or otherwise kept dust-free.
 - b. All haul trucks designated for removal of excavated soil and demolition debris from site shall be staged off-site until materials are ready for immediate loading and removal from site.
 - c. All haul trucks transporting soil, sand, debris, or other loose material off-site shall be covered.
 - d. As practicable, all haul trucks and other large construction equipment shall be staged in areas away from the adjacent residential homes.
 - e. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day, or as deemed appropriate by Town Engineer. The use of dry power sweeping is prohibited. An on-site track-out control device is also recommended to minimize mud and dirt-track-out onto adjacent public roads.
 - f. All vehicle speeds on unpaved surfaces shall be limited to fifteen (15) miles per hour.
 - g. All driveways and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - h. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within forty-eight (48) hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
 - i. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed twenty (20) miles per hour.
 - j. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.
- 74. CONSTRUCTION ACTIVITIES: All construction shall conform to the latest requirements of the CASQA Stormwater Best Management Practices Handbooks for Construction Activities and New Development and Redevelopment, the Town's grading and erosion control ordinance,

and other generally accepted engineering practices for erosion control as required by the Town Engineer when undertaking construction activities.

- 75. SITE DRAINAGE: Rainwater leaders shall be discharged to splash blocks. No through curb drains will be allowed. On-site drainage systems for all projects shall include one of the alternatives included in section C.3.i of the Municipal Regional NPDES Permit. These include storm water reuse via cisterns or rain barrels, directing runoff from impervious surfaces to vegetated areas and use of permeable surfaces. No improvements shall obstruct or divert runoff to the detriment of an adjacent, downstream or down slope property.
- 76. SILT AND MUD IN PUBLIC RIGHT-OF-WAY: It is the responsibility of Contractor to make sure that all dirt tracked into the public right-of-way is cleaned up on a daily basis. Mud, silt, concrete and other construction debris SHALL NOT be washed into the Town's storm drains.
- 77. GOOD HOUSEKEEPING: Good housekeeping practices shall be observed at all times during the course of construction. All construction shall be diligently supervised by a person or persons authorized to do so at all times during working hours. The Owner and/or Applicant's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in penalties and/or the Town performing the required maintenance at the Owner and/or Applicant's expense.
- 78. COVERED TRUCKS: All trucks transporting materials to and from the site shall be covered.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

- 79. FIRE SPRINKLERS REQUIRED: Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.18 whichever is the more restrictive. For the purposes of this section, firewalls used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations. In other than residential buildings which require the installation of fire sprinklers for all new buildings according to the California Residential Code, an automatic sprinkler system shall be provide throughout all new buildings and structures. CRC Sec. 903.2 as adopted and amended by LGTC. System shall be monitored.
- 80. GROUND LADDER ACCESS: Ground-ladder rescue from second and third floor rooms shall be made possible for fire department operations. With the climbing angle of seventy-five degrees maintained, an approximate walkway width along either side of the building shall be no less than seven feet clear. Landscaping shall not be allowed to interfere with the required access. CFC Sec. 503 and 1029 NFPA 1932 Sec. 5.1.8 through 5.1.9.2.
- 81. TWO-WAY COMMUNICATION SYSTEM: Two-way communication systems shall be designed and installed in accordance with NFPA 72 (2016 edition), the California Electrical Code (2013 edition), the California Fire Code (2016 edition), the California Building Code (2016 edition), and the city ordinances where two way system is being installed, policies, and standards. Other standards also contain design/installation criteria for specific life safety related equipment. These other standards are referred to in NFPA 72. Note: The above requirement is applicable if the building is equipped with a passenger elevator. No elevator is currently proposed.
- 82. WATER SUPPLY REQUIREMENTS: Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant

and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2016 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

- 83. CONSTRUCTION SITE FIRE SAFETY: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification SI-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp.33.
- 84. SOLAR PHOTOVOLTIC POWER SYSTEMS: Solar photovoltaic power systems shall be installed in accordance with Sections 605.11.1 through 605.11.4, the California Building Code and the California Electrical Code. (CFC Sec. 605.11)
- 85. ADDRESS INDENTIFICATION: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1
- 86. TRASH ENCLOSURES: Means of egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes. [CFC 1016.2] The path of egress shall not be interrupted by a building element other than a means of egress component. [CFC 1003.6]. Rubbish containers exceeding 40 gallons shall have tight-fitting or self-closing lids. They shall be constructed of non-combustible materials or those that have been tested in accordance with ASTM E1354. [CFC 3301.2.3]. Dumpsters and containers with an individual capacity of 1.5 cubic yards shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines [CFC 304.3.3]. No combustible material shall be placed or stored within 10 feet of any building or structure. [CFC 304.1 (a) and 304.1.1]. Storage of combustible rubbish shall not produce conditions that will create a nuisance or a hazard to the public health, safety or welfare. [CFC 304.2]. Relocated commercial trash containers/location away from residential egress path to building interior.

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Gordon Wong, AIA, Architect, LEED GA, CSLB 710 E. McGlincy Lane, Suite 109 Campbell, CA 95008 408-315-2125 | Gordonkwong@Gkwarchitects.com www.gkwarchitects.com

То:	Town of Los Gatos, Planning Department 110 E Main St Los Gatos, CA 95030
Project:	25 W Main St. Los Gatos, CA 95030
Owner:	Steven Leonardis steve@blvdfinancial.com (408) 813-3098
From:	Gordon Wong

PLANNING DIVISION U-19-001

Scope of Work Letter

The development is proposing a remodel/tenant improvement and addition to the historic building located on 25 W Main St., Los Gatos, CA 95030. The proposed application is requesting variances to exceed FAR and driveway length requirements. The application is requesting an exception for a reduction of on-site guest parking spaces. The existing two-story building consists a retail space on the first floor with a living space on the upper floor. The existing building will undergo a tenant improvement, demolition, and addition (please refer to the list below). The proposed addition includes a new 3-car garage, new bedroom apartment above garage, and a circulation space with stairway.

- Tenant Improvement in existing building
 - Relocating entrance door to make ADA compliant (please see attached image)
 - o Adding accessibility bath and trash enclosure in retail space
 - Adding two new living spaces on second floor of existing building
 - One studio apartment: 404 SF
 - One 1-bedroom apartment: 562 SF
 - o Removing back porch/deck
- Addition to existing building
 - New 3-car garage: 710 SF
 - o New 1-bedroom apartment above garage: 696 SF
 - o New circulation space with stairway (first floor / second floor): 86 SF / 250 SF
 - New shared & private open space for residential use 530 SF / 81 SF
- Application for Variance
 - For non-compliance to the following (please see updated "Letter of Justification"):
 - FAR from 0.69 to 1.38 (C-2 zone requires 0.6 or less)
 - Variance from garage driveway length requirement
- Exception
 - Reduction of on-site guesting parking spaces resulting 2 on-site guest parking spaces

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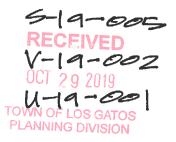


Gordon Wong, AIA, Architect, LEED GA, CSLB 710 E. McGlincy Lane, Suite 109 Campbell, CA 95008 408-315-2125 | Gordonkwong@Gkwarchitects.com www.gkwarchitects.com

To:Town of Los Gatos, Planning Department
110 E Main St
Los Gatos, CA 95030Project:25 W Main St.<br/Los Gatos, CA 95030</th>

Owner: Steven Leonardis steve@blvdfinancial.com (408) 813-3098

From: Gordon Wong



Letter of Justification

The development requests a variance to exceed the FAR requirements in a C-2 zone per Los Gatos Municipal Code. Per Sec. 29.60.345. under Los Gatos Municipal Code, C-2 zone allows up to 0.6 FAR. The existing historical building is already at 0.69 FAR and we are asking for a variance to add additional apartment units, which will increase the FAR to 1.38. Providing two additional apartment units that are affordable price in downtown Los Gatos will make the project more sustainable and efficient for both the Town of Los Gatos and the owner. We believe the development will be beneficial to the shortage of housing in the Bay Area. Supported by the general plan, the development will address these economic and social issues.

We also recognized that many of the existing buildings around the development exceed the required FAR (Diagram 1). From our research 11 out of 13 existing buildings around the development exceed the required FAR. While many of them are retail stores and may be a different type of use, the development has retail towards W Main St. on the first floor and the additional living area will be hidden behind the main unit.

The development will have 10 parking spaces in total; 3 on-site parking spaces and 7 from additional parking per parking assessment district (Per Sec. 29.10.150). under Los Gatos Municipal Code, the development will require 12 parking spaces in total. Considering that the development is in downtown Los Gatos and in an area where it is pedestrian friendly with 10 public transit stops within a half mile radius, we are kindly asking for a parking space exception (Diagram 2). The garage will serve the proposed apartment units to prevent the residents from experiencing parking problems in busy downtown area.

The development will have a 3-car garage for the residents to create a residential environment of sustainable desirability and stability. We heard the concern that the cars will be backing in and out directly from the street. In order to keep the drivers on Park Ave. safe, we are proposing exterior lights to be installed on the entry ways that have sensors to detect the use of the garage units (elevation keynote #15) along with warning flasher & light (elevation keynote #20) per our traffic consultant's recommendations on sheet A202 of the architectural plans. The reason why the proposed development is placed closer towards Park Avenue is because there is a significant (more than 10') elevation difference and it will need enough room to build additional retaining wall to prevent the site from sliding. We also found that there are similar conditions that exist along Victory Lane with garages opening onto the street without driveways or with driveways less than eighteen feet in length (Diagram 5). We are requesting a variance from the required driveway backout of 18 feet. We are proposing a backout of 1'-6".

With the understanding of the current housing needs in the Bay Area, the owner wishes to meet the housing demands by providing two additional apartment units that are affordable but can only do so with the variances.

Planned Development Variance Report: Required Findings

I. Variances

- a. FAR Requirement for C-2 Zone (reference diagram 1)
 - Per Los Gatos Municipal Code Sec. 29.60.345. C-2 zone required FAR of 0.6
 - The lot area per square footage of the existing building is 0.69
 - The lot area per square footage of building with the proposed addition is 1.38
 - Dedication for public right of way decreases the lot size.
 - . . .
- b. Exception Parking Space Requirement (reference diagram 2)
 - Per Los Gatos Municipal Code Sec. 29.10.150. the development will require 12 parking spaces in total
 - The development has total 10 parking spaces; 3 on-site parking spaces and 7 from additional parking * per parking assessment district
 - Per Los Gatos Municipal Code Sec. 29.10.155 (c)(7), when a garage, with a sliding or overhead rollup door, unenclosed parking space, or carport opens onto a street (excluding alleys) the length of the driveway shall not be less than eighteen (18) feet.
 - The garage will serve for the 3 proposed apartment units and the 7 from additional parking per parking assessment district will serve the retail and guest parking for the apartment units
 - The development asks for parking reduction of 2 guest parking

II. Justification / Findings

- a. Neighboring Properties Exceeding FAR Requirement for C-2 Zone (reference diagram 1)
 - Within the 500 feet radius from 25 West Main Street, out of the 13 sites that fall under C-2 zone, 11 of them are over the required FAR of 0.6. Out of the 11 sites that are over, 4 are over the proposed project, which is 1.38.
- b. Conditional Use Permit for Multi-Family Use in Mixed-Use Project
 - Along Main Street, there are properties that have living units with commercial use.
 - i. 21 & 23 W Main Street has retail towards the street side (Tangles Salon & Craft Box) and living units towards the rear side of the property.
 - 80 W Main Street has retail on the first floor (Boutique La Lune) and living units above.
 - iii. 135 W Main Street has retail on the first floor (Le Boulanger) and living units above.
- c. Variance Justify Driveway Backout Requirement (reference diagram 3, 4, & 5)
 - Residential units along Wilder Avenue have garages located along Victory Lane that open onto to the street without driveways or with driveway length less than eighteen feet.
 - Traffic study, prepared by KD Anderson & Associates, Inc., recommends:
 - i. Garage openings that are as wide as possible, with a minimum of 9.5 feet which they will be provided.
 - ii. Install 8" yellow flashers and appropriately sized signs on each end of the new building facing oncoming traffic.

III. Benefits

- a. The development is repurposing an existing historical building that is culturally significant to the Town of Los Gatos
 - The development is renovating the existing retail store on the street level and the living space on the second floor to improve the quality of the spaces inside
 - The development proposes additional living units towards the rear of the lot while maintaining the existing characteristics by matching the mass, material, color, and details
- b. The development is providing three (3) new apartment units in downtown Los Gatos with three-car garage
 - The three new apartment units will be beneficial to the shortage of housing in the Bay Area
 - The project is in a prime area in downtown Los Gatos where it is pedestrian friendly with access to public transits, which justifies the amount of living units the development is proposing

- The project also provides a three-car garage for the apartment units to have designated parking space that is closed off from the public
 - i. Providing a garage will prevent residents from facing parking issues in busy downtown area
 - ii. Providing a garage will make the project more feasible with tenant use in mind
- c. Out of the three (3) new apartments, two (2) will be affordable units
 - Developments that convert non residential use to residential use are required to follow The BMP Program
 - Having two affordable apartment units will address housing issues in the Bay Area and make the project more sustainable and beneficial to the owner and the Town of Los Gatos
 - (Size of Units) The affordable units per City of Los Gatos's BMP policy would be located on top of the retail space and be of reasonably consistent size to the market rate unit in the project
 - i. One studio apartment unit 404 SF BMP
 - ii. One bedroom apartment unit 562 SF BMP
 - iii. One Bedroom apartment unit 696 SF
 - (Location of Units) The units are all on the same floor of the building
 - (Finish of Units) The external and internal appearances of the BMP and Market value units will be indiscernible from one another.
 - (Project Facilities) Each unit is provided one garaged parking space, access to the communal open space, and access to a balcony
 - (Maintenance) All units will be maintained with the same amount of care from management
- d. Provides open space of 611 sf.
 - 530.7 sf of shared open space including balcony on 2nd floor from hallway / 80.6 sf of private open space from apartment unit above garage.
 - Beneficial to tenants use in mind living in apartment units
 - Lush landscape design improves atmosphere and downtown area
 - Reduces building mass on site
 - Using permeable pavers make site aesthetically pleasing, which improves lifestyle and environment
 - Reduces pollutant and run off volume on site
 - Having open spaces makes project more sustainable
 - Parking will be prevented by installing bollards along Park Ave.
- e. Apartment unit amenities
 - Each living unit includes a laundry and dryer unit with full kitchen
 - Ceiling height raised from 6'-10" to 8'-0" in existing building to provide more occupiable space
 - Open space for tenants
 - i. 600 sf required
 - ii. 611 sf proposed

Compliance to Town of Los Gatos Standards

- I. Municipal Code Section 29.20.150 Considerations in review of applications
 - a. Design of the proposed addition and remodeling of the existing building meet the considerations that are indicated under town municipal code section 29.20.150.
 - b. Landscaping and site layout are designed so the project seems appropriate to the existing building and neighboring property.
 - c. The scale of the proposed addition is like what is existing on site and the finish materials will match the existing historic building to make the addition seamless.
 - d. Lighting and street furniture are also considered to fit with the site.
 - e. Existing retail is remodeled to be accessible to physically disabled persons.

II. Commercial Design Guideline

- a. Design decisions of the proposed addition are made to meet the criteria listed under the Commercial Design Guidelines Section 1.5 Common Design Guidelines, Section 3.2 Site Development (C-2A Subdistrict), Section 3.3 Building Design (C-2A Subdistrict), Section 3.4 Los Gatos Historic Commercial District, and Appendix A Historic Commercial District.
- b. The existing building is a historical building and the proposed addition is designed to maintain and reinforce the existing conditions by matching materials, color, and details. The design was carefully done to preserve the character of Los Gatos.
- c. The proposed addition has several façade layers (e.g., columns, different depths, garage door) to make the exterior look richer and more interesting.
- d. None of the exterior faces, even the ones facing the adjacent building (21 W Main St), will be blank.
- e. The proposed addition has a 3-car garage that will hold the residents' cars. This will prevent from having cars parked where they are visible from the street.
- f. The building materials and details will be in high quality and to match the existing conditions of the historic building.
- g. The proposed development will provide a landscaped area in the rear space for residents to use as common open space.
- h. All windows will be transparent to match the existing windows.
- i. There is a clear designation between first and second floor for the proposed addition.
- j. The second floor is set back from the walls below.
- k. Trash areas are either enclosed or screened from the street and public view.
- 1. On-site utility elements (i.e. condenser unit for the mini-split system) will be placed towards the back away from the public street.
- m. The rear outdoor space will be landscaped to define the site.

500 FEET RADIUS F.A.R. STATUS



DESCRIPTION

STREET ADDRESS	PARCEL AREA	TOTAL BUILDING AREA	FAR	(E) CONDITITION
14 W Main St	13,240 SF	11,526 SF	0.87	OVER
21 W Main St	6,573 SF	7,308 SF	0.90	OVER
35 W Main St	8,276 SF	4,926 SF	0.60	OKAY
50 W Main St	9,940 SF	3.446 SF	0.35	UNDER
78 W Main St	1,382 SF	2,484 SF	1.80	OVER 1.38
81 W Main St	10,890 SF	9,888 SF	0.91	OVER
88 W Main St	2,602 SF	2,520 SF	0.97	OVER
100 W Main St	5,759 SF	5,238 SF	0,91	OVER
135 W Main St	5,492 SF	10,973 SF	2.00	OVER 1.38
140 W Main St	8,710 SF	15,444 SF	1,77	OVER 1.38
11 Montobello Way	2,673 SF	2,450 SF	0.92	OVER
11 E Main St	1,666 SF	2,898 SF	1.72	OVER 1.38
23 E Main St	3,150 SF	2,340 SF	0.74	OVER
25 W Main St	2,871 SF	3,963 SF	1.38	OVER

Within the 500 feet radius of 25 W Main Street, 11 sites out of 13 sites are over the required FAR of 0.6

• Out of the 11 sites that are over, 4 are over the proposed project

VARIANCE REQUEST

- Neighboring buildings have created a context where they exceed the required FAR of 0.6
- The proposal is asking for an exception on FAR requirement

DIAGRAM 1

0.5 MILE RADIUS PUBLIC TRANSITS



- Route 48 runs from Los Gatos Civic Center to Winchester Transit Center via Winchester Blvd.
- Route 49 runs from Los Gatos Civic Center to Winchester Transit Center via Los Gatos Blvd.

VARIANCE REQUEST

- The project is located in downtown Los Gatos with access to public transit within walking distance
- Considering how pedestrian friendly the project location is, the proposal is asking for an exception on parking space requirement

DRIVEWAY WIDTH FOR BACKUP

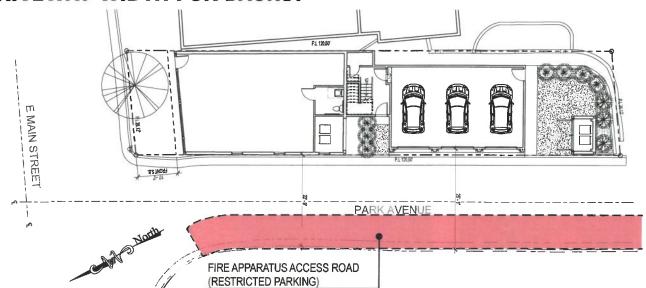


DIAGRAM 3



DESCRIPTION

DIAGRAM 4

- There is an existing fire lane along Park Avenue and it is illegal to stop, stand, or park along Park Avenue (Per Los Gatos Municipal Code Sec. 15.40.110. (a)(1))
- Existing fire lane works for the project's benefit to get the required minimum driveway width of 18' for cars to back out (Per Los Gatos Municipal Code Sec. 29.10.155 (c)(7))

GARAGES ALONG VICTORY LANE



150 Wilder Ave Garage



146 Wilder Ave Garage



140 Victory Ln Garage



122 Wilder Ave Garage



212 Victory Ln Garage



220 Wilder Ave Garage

DIAGRAM 5

- DESCRIPTION
- There are garages along Victory Lane for single family houses along Wilder Avenue that have similar condition to the proposed • development where garages open onto the street without driveways or with driveways that are less than eighteen feet in length.

	EXISTING CONDITIONS	PROPOSED	REQUIRED/ PERMITTED	OTHER
Zoning district	C-2:LHP	same	-	
Land use	Commercial	Mixed Use (commercial first floor, three units second floor) 1 market, 2 BMPS	Conditional Use Permit Required	S-19-004 RECEIVED V-19-00 OCT 232019
General Plan Designation	Central Business District	same	TOWN OF LOS GATOS PLANNING DIVISION	
Lot size (sq. ft.)	3,133 sq. ft.	2,871 sq. ft.	Note: 261 sq. ft. street dedication	
Exterior materials:	Wood lap siding	same		
siding	Wood Siding (gray)	Same	-	
trim	Wood Trim (white)	Same	-	
windows	Single Hung Window	Same	-	
roofing	Composition Shingles	Same	-	
Building floor area:				
first floor (commercial)	1,089 sq. ft.	1,874 sq. ft.	-	
second floor (residential units)	1,079 sq. ft.	2,089 sq. ft.	Note: 1 Studio – 404 sq. ft. BMR 1 Bdrm - 562 sq. ft. BMP 1 Bdrm – 696 sq.ft. Market	
Total countable sq. ft.	2,169 sq. ft.	3,963 sq. ft.	-	
garage	0 sq. ft.	710 sq. ft.	-	
Recreational open space	0 sq. ft.	611 sq. ft.	600 sq. ft. minimum	
Setbacks (ft.):				
ront	11'-11″	1'-6"	10 feet minimum	
ear	61'-8"	21'-1"	none feet minimum	
treet side	0'-0″	0'-0"	10 feet minimum	
ide	0'-0"	0'-0"	None feet minimum	
Maximum height (ft.)	22'-0"	24'-0"	45 feet maximum	
Building coverage (%)	34.2%	62.6%	40% maximum	
iloor Area Ratio (%)	0.69	1.38	.60 FAR max.	Requesting Variance

EXHIBIT 6

Building	Mixed Use	Mixed Use		
Parking	7	10	12 Required	Requesting Exception
Tree Removals	None	None	canopy replacement	
Driveway Backup	N/A	1'-6"	18 ft.	Requesting Variance



TOWN OF LOS GATOS

CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE REPORT

MINUTES OF THE CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE MEETING NOVEMBER 14, 2018

The Conceptual Development Advisory Committee of the Town of Los Gatos conducted a Regular Meeting on November 14, 2018, at 4:30 p.m.

MEETING CALLED TO ORDER AT 4:30 P.M.

ROLL CALL

Present: Chair Marcia Jensen, Vice Chair Mary Badame, Committee Member Thomas O'Donnell, Committee Member Barbara Spector Absent: Committee Member Michael Kane

VERBAL COMMUNICATIONS

None.

PUBLIC HEARINGS

2. <u>25 W. Main Street</u> (HEARD OUT OF ORDER)

Conceptual Development Advisory Committee Application CD-18-006

Requesting preliminary review of a proposal for exterior modifications and an addition to a contributing building in the Downtown Historic Commercial District on a property zoned C-2:LHP. APN 529-01-017. PROPERTY OWNER: Steve Leonardis APPLICANT: GKW Architects, Inc. PROJECT PLANNER: Jocelyn Shoopman

Applicant presented the proposed project.

Opened and closed Public Comment.

Committee members discussed the matter and provided the following questions and comments:

- There is concerns with the driveway length and the turning radius into the street.
- There may be an issue with parking and access to the trail.
- There is support for the two proposed Below Market Rate units.
- The committee is in support of rehabilitating a historic building as long as it stays with the look and feel of downtown.

PAGE **2** OF **2** MINUTES OF CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE MEETING OF NOVEMBER 14, 2018

- When a formal application is presented, the committee recommends providing a color swatch that will not make the building look so massive.
- There is concern with the request to increase the floor area ratio (FAR).
- Justification will be needed for the requested exception to the FAR and in order to make the findings to grant a Variance application for the required driveway length.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

- 1. Approval of Minutes September 12, 2018
- MOTION: Motion by Committee Member Thomas O'Donnell to approve the consent item. Seconded by Vice Chair Mary Badame.
- VOTE: Motion passed unanimously.

OTHER BUSINESS

3. Election of Chair and Vice Chair

MOTION:	Motion by Committee Member Barbara Spector to elect Mary Badame as Chair. Seconded by Chair Marcia Jensen
VOTE:	Motion passed unanimously.
MOTION:	Motion by Chair Mary Badame to elect Barbara Spector as Vice Chair. Seconded by Committee Member Thomas O'Donnell.
VOTE:	Motion passed unanimously.

ADJOURNMENT

The meeting adjourned at 5:02 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the November 14, 2018 meeting as approved by the Conceptual Development Advisory Committee.

/s/ Sylvie Roussel, Administrative Technician



Gordon Wong, AIA, Architect, LEED GA, CSLB 710 E. McGlincy Lane, Suite 109 Campbell, CA 95008 408-315-2125 | Gordonkwong@Gkwarchitects.com www.gkwarchitects.com

To: Town of Los Gatos, Planning Department 110 E Main St Los Gatos, CA 95030

- Project: 25 W Main St. Los Gatos, CA 95030
- Owner: Steven Leonardis steve@blvdfinancial.com (408) 813-3098
- From: Gordon Wong

RECEIVED 5-19-005

Minutes of the Conceptual Development Advisory Committee Meeting November 14, 2018

The Conceptual Development Advisory Committee of the Town of Los Gatos conducted a regular Meeting on Number 14, 2018, at 4:30 p.m.

MEETING CALLED TO ORDER AT 4:30 P.M.

ROLL CALL

Present: Chair Marcia Jensen, Vice Chair Mary Badame, Committee Member Thomas O' Donnell, Committee Member Barbara Spector Absent: Committee Member Michael Kane

VERBAL COMMUNICATIONS None.

PUBLIC HEARINGS

25 W. Main Street (HEARD OUT OF ORDER) Conceptual Development Advisory Committee Application CD-18-006

Requesting preliminary review of a proposal for exterior modifications and an addition to a contributing building in the Downtown Historic Commercial District on a property

Zoned C-2:LHP. APN 529-01-017. PROPERTY OWNER: Steve Leonardis APPLICANT: GKW Architects, Inc. PROJECT PLANNER: Jocelyn Shoopman

Applicant presented the proposed project.

Opened and closed Public Comment.

Committee members discussed the matter and provided the following questions and comments:

• There is concerns with the driveway length and the turning radius into the street.

This project is asking for a driveway length variance, resulting a proposed driveway length of 1'-6". The discussion of the turning radius in the street can be find in the traffic report prepared by KD Anderson & Associates, Inc. The location of the garages to the Park Avenue and the width of the street may make normal access by the standard vehicles difficult without making a town-point turn. Existing the site is possible although the standard vehicle does overhand the Park Avenue curb slightly. It is suggested that the drivers should back into their garage. To improve the turn radius, the garage openings are widen as possible with a minimum of 9.5 feet.

- There may be an issue with parking and access to the trail. This is understood. The 7 parking spaces provided by the parking district can be access through the sidewalk on Park Ave.
- There is support for the two proposed Below Market Rate units. This project proposes two BMP units; one studio apartment unit -404 SF and one bedroom apartment unit -562 SF
- The committee is in support of rehabilitating a historic building as long as it stays with the look and feel of downtown
- The proposed addition retains elements from the existing historic building i.e. exterior wall material, color, and windows.
- When a formal application is presented, the committee recommends providing a color swatch that will not 'make the building look so massive. This is understood
- There is concern with the request to increase the floor area ratio (FAR).
- This is understood. Please see Letter of Justification.
- Justification will be needed for the requested exception to the FAR and in order to make the findings to grand a Variance application for the required driveway length. This is understood.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. Approval of Minutes - September 12, 2018

- MOTION: Motion by Committee Member Thomas O'Donnell to approve the consent item. Seconded by Vice Chair Mary Badame.
- VOTE: Motion passed unanimously.

OTHER BUSINESS

3. Election of Chair and Vice Chair

- MOTION: Motion by Committee Member Barbara Spector to elect Mary Badame as Chair. Seconded by Chair Marica Jensen
- VOTE: Motion passed unanimously.
- MOTION: Motion by Chair Mary Badame to elect Barbara Spector as Vice Chair. Seconded by Committee Member Thomas O' Donnel.
- **VOTE:** Motion passed unanimously.

ADOURNMENT

The meeting adjourned at 5:02 p.m.

This is to certify that the foregoing is true and correct copy of the minutes of the November 12, 2018 meeting as approved by the Conceptual Development Advisory Committee.



TOWN OF LOS GATOS HISTORIC PRESERVATION COMMITTEE REPORT

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING MARCH 28, 2018

The Historic Preservation Committee of the Town of Los Gatos conducted a Regular Meeting on March 28, 2018, at 4:00 p.m.

ROLL CALL

Present: Chair Nancy Derham, Vice Chair Matthew Hudes, Committee Member Robert Cowan, Committee Member Leonard Pacheco, Committee Member Thomas O'Donnell Absent: None

MEETING CALLED TO ORDER AT 4:00 P.M.

VERBAL COMMUNICATIONS None.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

- 1. Approval of Minutes February 28, 2018
- MOTION: Motion by Committee Member Leonard Pacheco to approve the Consent Items. Seconded by Committee Member Thomas O'Donnell.

VOTE: Motion passed unanimously.

PUBLIC HEARINGS

2. <u>202 University Avenue</u>

Requesting approval of an application for a Minor Residential Development in an historic district for a first floor addition and exterior modifications to a contributing single-family home in the University-Edelen historic district on property zoned R-1D:LHP. APN 529-04-001.

PROPERTY OWNERS: Barry and Lisa Cheskin APPLICANT: Bess Wiersema PROJECT PLANNER: Jocelyn Shoopman Continued from 1/24/2018

PAGE **2** OF **3** MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING OF MARCH 28, 2018

Application withdrawn.

3. 223 Massol Avenue

Requesting approval for a Minor Residential development in a Historic District on a noncontributing single-family single-family residence in the Almond Grove Historic District on property zoned R1-D:LHP APN 510-16-020 PROPERTY OWNER/APPLICANT: Vladimir Kanevsky PROJECT PLANNER: Sean Mullin

Open and closed the Public Comment.

Committee members discussed the matter.

MOTION: Motion by Committee Member Leonard Pacheco to continue item to a date uncertain. Seconded by Committee Member Thomas O'Donnell.

VOTE: Motion passed 4-0-1, Robert Cowan Recused.

4. 15 Loma Alta Avenue

Requesting a determination that a pre-1941 primary structure has no historic significance or architectural merit on property zoned R-1:8. APN 532-29-073 PROPERTY OWNER/APPLICANT: Starley Moore PROJECT PLANNER: Sean Mullin

Open and closed the Public Comment.

Committee members discussed the matter.

MOTION:Motion by Committee Member Thomas O'Donnell to determine that the
primary structure located at 15 Loma Alta Avenue has no historic significance or
architectural merit and will be removed from the Historic Resources Inventory.
The maker of the motion also recommended that the applicant rebuild the
structure in existing style.Seconded by Chair Nancy Derham.

VOTE: Motion passed unanimously.

PAGE **3** OF **3** MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING OF MARCH 28, 2018

OTHER BUSINESS

5. 25 West Main Avenue

Requesting preliminary review of a proposal for exterior modifications and an addition to a contributing commercial building in the downtown historic commercial district on a property zoned C-2:LHP. APN 529-01-017 PROPERTY OWNER/APPLICANT: Steve Leonardis PROJECT PLANNER: Jocelyn Shoopman

Opened and closed Public Comment.

Committee members discussed the matter.

6. 16998 Kennedy Road

Requesting a preliminary review of a proposed second-story addition to a pre-1941 single-family residence on property zoned R-1:8. APN 532-35-059. PROPERTY OWNER/APPLICANT: Starley Moore PROJECT PLANNER: Sean Mullin

Opened and closed Public Comment.

Committee members discussed the matter.

ADJOURNMENT

The meeting adjourned at 6:15 P.M.

This is to certify that the foregoing is a true and correct copy of the minutes of the March 28, 2018 meeting as approved by the Historic Preservation Committee.

/s/ Jessica Atilano, Administrative Assistant

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TOWN OF LOS GATOS HISTORIC PRESERVATION COMMITTEE REPORT

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE SPECIAL MEETING AUGUST 22, 2018

The Historic Preservation Committee of the Town of Los Gatos conducted a Special Meeting on August 22, 2018, 2018, at 3:30 p.m.

ROLL CALL

Present: Chair Nancy Derham, Vice Chair Matthew Hudes (arrived at 3:57 p.m.), Committee Member Robert Cowan, Committee Member Thomas O'Donnell, Committee Member Leonard Pacheco Absent: None

MEETING CALLED TO ORDER AT 3:30 P.M.

VERBAL COMMUNICATIONS None.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

- 1. Approval of Minutes July 25, 2018
- MOTION: Motion by Committee Member Leonard Pacheco to approve the consent item. Seconded by Committee Member Thomas O'Donnell.
- VOTE: Motion passed 4-0-1, Vice Chair Matthew Hudes absent.

OTHER BUSINESS

2. <u>33 Walnut Avenue</u>

Requesting comments on proposed modifications to the front porch of a pre-1941 property zoned R-1:8. APN 510-41-007. PROPERTY OWNER: Jeffrey Siegel APPLICANT: David V. Hernandez, Heritage Architecture PROJECT PLANNER: Erin Walters

Committee Member Leonard Pacheco recused himself from this item.

Erin Walters, Associate Planner, presented the staff report.

PAGE **2** OF **3** MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING OF AUGUST 22, 2018

Opened and closed Public Comment.

Committee members discussed the matter.

3. 25 W. Main Street

Requesting preliminary review of a proposal for exterior modifications and an addition to a contributing commercial building in the Downtown Historic Commercial District on property zoned C-2:LHP. APN 529-01-017. PROPERTY OWNER/APPLICANT: Steve Leonardis PROJECT PLANNER: Jocelyn Shoopman

Jocelyn Shoopman, Associate Planner, presented the staff report.

Opened Public Comment.

Karen Delaney

- Expressed disapproval of the current mural on the side of building.

Closed Public Comment.

Committee members discussed the matter.

PUBLIC HEARINGS

4. <u>16940 Roberts Road</u>

Requesting approval to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-M:5-12. APN 529-18-053. PROPERTY OWNER: Chang 2003 Family Trust APPLICANT: Josephine Chang PROJECT PLANNER: Jocelyn Shoopman

Jocelyn Shoopman, Associate Planner, presented the staff report.

Open and closed the Public Comment.

Committee members discussed the matter.

MOTION: Motion by Committee Member Thomas O'Donnell to continue this matter to the September 26, 2018 Historic Preservation Committee meeting. Seconded by Chair Nancy Derham.

VOTE: Motion passed 5-0.

PAGE **3** OF **3** MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING OF AUGUST 22, 2018

ADJOURNMENT

The meeting adjourned at 5:08 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the August 22, 2018 meeting as approved by the Historic Preservation Committee.

/s/ Sylvie Roussel, Administrative Technician

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TOWN OF LOS GATOS HISTORIC PRESERVATION COMMITTEE REPORT

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING APRIL 24, 2019

The Historic Preservation Committee of the Town of Los Gatos conducted a Regular Meeting on April 24, 2019, at 4:00 p.m.

ROLL CALL

Present: Chair Matthew Hudes, Vice Chair Robert Cowan, Committee Member Nancy Derham, Committee Member Thomas O'Donnell

Absent: Leonard Pacheco

MEETING CALLED TO ORDER AT 4:00 PM

VERBAL COMMUNICATIONS None.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

- 1. Approval of Minutes March 27, 2019
- 3. 62 Ellenwood Avenue Historic Resources Inventory Removal

Requesting continuance to May 22, 2019 for approval to remove a pre-1941 property from the historic resources inventory for property zoned R-1:12. APN 510-20-068. PROPERTY OWNERS: Lisa and Case Swenson APPLICANT: Kurt Simrock PROJECT PLANNER: Azhar Khan

4. 247 Edelen Avenue Architecture and Site Application S-19-015

Requesting recommendation for construction of an addition to a single-family residence to exceed the Floor Area Ratio (FAR) standards in the University/Edelen Historic District on property zoned R1-D:LHP. APN 529-04-016 PROPERTY OWNER/APPLICANT: Lee Streitz and Jamie Langlinais PROJECT PLANNER: Sean Mullin

PAGE **2** OF **6** MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING OF APRIL 24, 2019

Item 2 pulled by Chair Matthew Hudes.

MOTION: Motion by Committee Member Thomas O'Donnell to approve the consent calendar. Seconded by Committee Member Nancy Derham.

- VOTE: Motion passed unanimously, 4-0-1, Committee Member Leonard Pacheco absent.
 - 216 Glen Ridge Avenue (Heard out of order) Minor Residential Development in an Historic District Application HS-19-018

Requesting approval for exterior alterations to a single-family residence in the Almond Grove Historic District on property zoned R1-D:LHP. APN 510-16-026. PROPERTY OWNER/APPLICANT: James McManis and Sara Wigh PROJECT PLANNER: Sean Mullin

Committee members discussed the matter.

MOTION:	Motion by Committee Member Thomas O'Donnell to approve the consent calendar. Seconded by Committee Member Robert Cowan.
VOTE:	Motion passed unanimously, 4-0-1, Committee Member Leonard Pacheco absent.

PUBLIC HEARINGS

 <u>25 W. Main Street</u> Architecture and Site Application S-19-005 Variance Application V-19-002 Conditional Use Permit Application U-19-001

Requesting approval for construction of an addition to a contributing building in the Downtown Historic Commercial District, including variances for maximum floor area, driveway length, and open space for a multi-family use in a mixed-use project on property zoned C-2:LHP. APN 529-01-017. PROPERTY OWNER: Steven and Mary Leonardis APPLICANT: Gordon Wong PROJECT PLANNER: Erin Walters

Erin Walters, Associate Planner, presented the staff report.

Applicant presented the proposed project.

PAGE **3** OF **6** MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING OF APRIL 24, 2019

Opened and closed Public Comment.

Committee members discussed the matter.

MOTION:	Motion by Vice Chair Robert Cowan to recommend approval Seconded
	by Committee Member Thomas O'Donnell.

VOTE: Motion passed unanimously, 4-0-1. Committee Member Leonard Pacheco absent.

7. <u>103 Tait Avenue</u> Minor Residential Development in an Historic District Application HS-18-018

Requesting approval for exterior alterations to a single-family residence in the Almond Grove Historic District on property zoned R1-D:LHP. APN 510-18-038. PROPERTY OWNER/APPLICANT: Michael and Krista Ballou PROJECT PLANNER: Sean Mullin

Sean Mullin, Associate Planner, presented the staff report.

Applicant presented the proposed project.

Opened and closed Public Comment.

Committee members discussed the matter.

- MOTION: Motion by Vice Chair Robert Cowan to recommend approval as proposed including: matching the Redwood siding, using double hung windows and retaining the front door. Seconded by Chair Matthew Hudes.
- VOTE: Motion passed unanimously, 4-0-1. Committee Member Leonard Pacheco absent.

OTHER BUSINESS (Up to three minutes may be allotted to each speaker on any of the following items.)

9. <u>50 University Avenue, Suite 260 and 270</u> Preliminary Review

Requesting preliminary review of a proposal for exterior alterations to a commercial building in the University/Edelen Historic District on property zoned C-2:LHP:PD. APN 529-02-044.

PAGE **4** OF **6** MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING OF APRIL 24, 2019

PROPERTY OWNER: SRI Old Town LLC. APPLICANT: Tecta Associates PROJECT PLANNER: Erin Walters

Erin Walters, Associate Planner, presented the staff report.

Applicant presented the proposed project. Opened and closed Public Comment.

Committee members discussed the matter.

MOTION:	Motion by Committee Member Thomas O'Donnell to recommend for approval as proposed. Seconded by Committee Member Nancy Derham.
VOTE:	Motion passed unanimously 4-0-1. Committee Member Leonard Pacheco absent

Note: Applicant requested to move item 5 because their architect was delayed.

5. <u>79 Reservoir Road</u> (Heard out of order) Historic Resources Inventory Removal

Requesting a Requesting approval to remove a Pre-1941 property from the Historic Resources Inventory for property zoned R-1:20. APN 529-33-019. PROPERTY OWNER / APPLICANT: Donald Prolo PROJECT PLANNER: Sally Zarnowitz Continued from March 27, 2019

Sally Zarnowitz, Planning Manager, presented the staff report.

Opened and closed Public Comment.

Committee members discussed the matter.

- MOTION: Motion by Chair Matthew Hudes to recommend for approval removing from the Historic Resources Inventory. Seconded by Committee Member Thomas O'Donnell.
- VOTE: Motion passed unanimously, 4-0-1. Committee Member Leonard Pacheco absent.

PAGE **5** OF **6** MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING OF APRIL 24, 2019

PUBLIC HEARINGS (Applicants and their representatives may be allotted up to a total of ten minutes maximum for opening statements. Members of the public may be allotted up to three minutes to comment on any public hearing item. Applicants and their representatives may be allotted up to a total of five minutes maximum for closing statements. Items requested/recommended for continuance are subject to the Committee's consent at the meeting.

10. <u>Demolition Regulation Modifications</u> Town Code Amendment

Provide direction on potential demolition regulation modifications. PROJECT PLANNER: Jennifer Armer/Sally Zarnowitz

Jennifer Armer, Senior Planner, presented the staff report.

Opened the Public Comment.

Chris Spaulding, Architect – He commented that to avoid owners "slicing and dicing" small pieces to meet the "substantial" exterior wall area requirement, stipulate a certain dimension such as nothing less than two feet.

Closed the Public Comment.

Committee members discussed the matter.

- MOTION: Motion by Committee Member Thomas O'Donnell to recommend supporting the draft amendment as made. Seconded by Committee Member Nancy Derham.
- VOTE: Motion passed unanimously. 4-0-1. Committee Member Leonard Pacheco absent
 - 8. <u>114 Millrich Drive</u> (Heard out of order) Preliminary Review

Requesting preliminary review of a proposed second story addition to a pre-1941 singlefamily residence on property. Zoned R-1:8. APN 409-34-047. PROPERTY OWNER: Lou Barbaccia APPLICANT: Lerika Liscano (De Mattei Construction) PROJECT PLANNER: Azhar Khan

PAGE **6** OF **6** MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING OF APRIL 24, 2019

Azhar Khan, Assistant Planner, presented the staff report.

Applicant presented the proposed project.

Opened and closed Public Comment.

Committee members discussed the matter. There were no objections to the proposal.

OTHER BUSINESS (Up to three minutes may be allotted to each speaker on any of the following items.)

11. Report from Community Development Director General Plan Update Advisory Committee Meetings – April 23, 2019 and April 30, 2019

ADJOURNMENT

The meeting adjourned at 5:16 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the April 24, 2019 meeting as approved by the Historic Preservation Committee.

/s/ Jocelyn Fong, Administrative Assistant



Gordon Wong, AIA, Architect, LEED GA, CSLB 710 E. McGlincy Lane, Suite 109 Campbell, CA 95008 408-315-2125 | Gordonkwong@Gkwarchitects.com www.gkwarchitects.com

То:	Town of Los Gatos, Planning Department 110 E Main St Los Gatos, CA 95030	4-19-005 V-19-002
Project:	25 W Main St. Los Gatos, CA 95030	RECEIVED N-19-001 OCT 23 2019
Owner:	Steven Leonardis steve@blvdfinancial.com (408) 813-3098	TOWN OF LOS GATOS PLANNING DIVISION
From:	Gordon Wong	

Staff Technical Review: Neighborhood Notification

We visited the site to inform neighbors about the project and ask if they have any questions, comments, or concerns. To help them understand what the project would look like, we provided them a letter size sheet with 3D views of the project with our office's contact and website information (Please see attached).

a. What neighbors you have spoken to (name and address).

Craftbox, 21 W Main St Tangles, 23 W Main St Dancing Yogi, 35 W Main St Manaz, 45 W Main St The Athletic Performance, 55 W Main St Optique America, 98 W Main St Palapa Lounge Beachwear, 88 W Main St Icing on the Cake, 50 W Main St

b. What neighbors you did not speak to and why.

14 W Main St. Residents We didn't want to bother the residents, so we left our notification letter in their apartment.

Boutique La Lune, 78 W Main St They are closed.

9 Park Ave. Residents We left our notification letter at their door. 11 Park Ave. Residents We left our notification letter at their door.

Adjacent property owners We couldn't get a hold of them.

c. When you met with neighbors.

٠

September 25th, 2019

d. If you decided not to meet with your neighbors, why?

We tried to meet with all our neighbors within the site. The neighbors we did not meet nor speak are residents living in 14 W Main St. and Boutique La Lune. Please see reasons on question b.



Gordon Wong, AIA, Architect, LEED GA, CSLB 710 E. McGlincy Lane, Suite 109 Campbell, CA 95008 408-315-2125 | Gordonkwong@Gkwarchitects.com www.gkwarchitects.com



Single Hung Window & Trim Wood Trim to Match Existing

5-19-005 RECEIVED V-19-002 PLANNING DIVISIO



Tongue & Groove Wood Siding Color to Match Existing Color and Material (Mineral Gray Color -SW 2740)

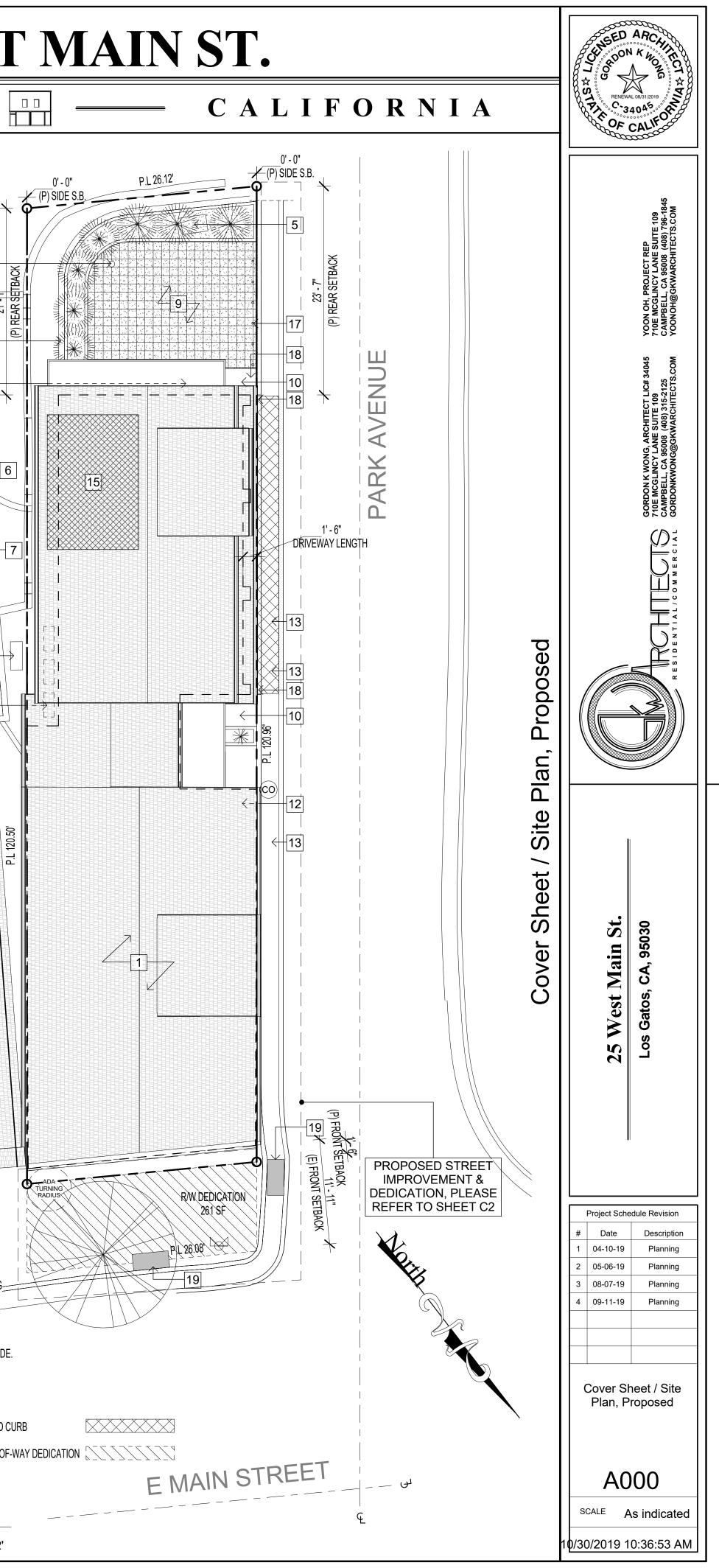


Composition Shingles Roofing Material to Match Existing



Garage Door Recommended by the Historical Preservation Committee (HPC) This Page Intentionally Left Blank

SCOPE OF WORK	BUILDING INFORMATION MODEL	25 WEST
THIS PROJECT PROPOSES A REMODEL/TENANT IMPROVEMENT AND ADDITION TO THE HISTORIC BUILDING. THE EXISTING TWO-STORY BUILDING. THE DEVELOPMENT OF THIS EXISTING BUILDING RESULT A STUDIO APARTMENT (404 SF) AND 1 BEDROOM APARTMENT (562 SF) ABOVE RETAIL SPACE. IN ADDITION, THIS DEVELOPMENT OF THIS EXISTING BUILDING EXTENDS TOWARDS REAR OF THE PROPERTY ADDING A NEW 3-CAR GARAGE (710 SF), NEW 1 BEDROOM APARTMENT (696 SF), A NEW CIRCULATION SPACE (336 SF)		
WITH A STAIRWAY, AND A PUBLIC & PRIVATE OPEN SPACE (611 SF).		$LOS GATOS \longrightarrow$
TENANT IMPROVEMENT ABOVE RETAIL SPACE ONE STUDIO APARTMENT: 404 SF ONE BEDROOM APARTMENT: 562 SF		SITE PLAN KEYNOTES
ADDITION NEW 3 CAR GARAGE: 710 SF		 (E) TWO-STORY BUILDING (E) RETAINING WALL W/ 1-HR RATED ASSEMBLY WALL PER CBC 2016
NEW 1 BEDROOM APARTMENT: 696 SF NEW CIRCULATION SPACE WITH STAIRWAY (1ST FLOOR / 2ND FLOOR): 86 SF / 250 SF PUBLIC & PRIVATE OPEN SPACE: 530 SF / 81 SF		TÁBLE 602 (X<5')
		3 (P) PG&E 4 (E) SPLIT SYSTEM CONDENSER
PROJECT DIRECTORY OWNER: STEVE LEONARDIS LANDSCAPE: CURTIS HORTICULTURE, INC.		5 (E) WATER METER
136 TERESITA WAY 1034 W JULIAN ST LOS GATOS, CA 95032 SANJOSE, CA 95126 408-813-3098 408-280-7339		(E) GAS METER (E) GAS METER (E) GAS METER
STEVE@BLVDFINANCIAL.COM STEPHANIE@CURTISHORT.COM ARCHITECT: GKW ARCHITECTS, INC. STRUCUTRAL: TBD		7 (E) ELECTRICAL METER 8 (E) STORM WATER DRAINAGE
710 E. MCGLINCY LANE SUITE 109 CAMPBELL, CA 95008 408-315-2125	W MAIN ST ES STATE	9 (P) COMMON SPACE WITH PERMEABLE PAVER
GORDONKWONG@GKWARCHITECTS.COM SURVEYOR: LC ENGINEERING 598 E SANTA CLARA ST 270	NOVIN HUNT'	10 (P) WALKWAY
SANJOSE, CA 95112 408-806-7187	W MAIN ST PROJECT	11 (P) OUTDOOR POST LIGHT 6 12 (D) CARBACE & RECYCLING FOR RETAIL (%5 CALLON CARTS)
NLE@LCENGINEERING.NET PROJECT INFORMATION	- BROADWAR	12 (P) GARBAGE & RECYCLING FOR RETAIL (85 GALLON CARTS) SEE SHEET A101
PROJECT LOCATION: 25 W MAIN STREET APN: 529 - 01 - 017	Strain ST E MAIN ST	13 (P) CURB & GUTTER ** ROLLED CURB IN FRONT OF GARAGE AREA 7
PROJECT JURISDICTION:LOS GATOSZONING:C-2: LHP CENTRAL BUSINESS DISTRICT (LOS GATOS HISTORICAL COMMERCIAL DISTRICT)	AT PRATA TI OF THE	14 (P) RETAINING WALL
GENERAL PLAN USE: CENTRAL BUSINESS DISTRICT YEAR BUILT/OCCUPIED: 1901 MIN. LOT SIZE: N/A	HWY AN OCT NEEDE Y	15 (P) PV PANELS 16 (P) CONSENDER UNITS FOR MINI-SPLIT SYSTEM
GROSS LOT SIZE: 3,132.96 SF NET LOT SIZE: 2,870.72 SF	PARKING ANALYSIS	Image: Im
(E) FLOOR AREA: 1ST FLOOR: 1,089.43 SF / 2ND FLOOR: 1,078.83 SF (P) FLOOR AREA: 1ST FLOOR: 1,873.84 SF / 2ND FLOOR: 2,088.73 SF	OCCUPANCY SF OR UNITS PARKING PER SF OR PER UNIT # OF PARKING # OF PARKING ADDITIONAL PARKING PER	18 (P) FLASHER W/ SIGN, SEE SHEET A701 FOR DETAILS
DEDICATION SQ. FOOTAGE: 261 SF	RETAIL 1,089.43 SF 1 VEHICLE PARKING SPACE 4 N/A	19 (P) TRUNCATED DOME, SEE CIVIL
FAR: SET BACKS HISTORICAL ALLOWED: 60% (REQUIRED / EXISTING / PROPOSED	PER 300 SF 7 RESIDENTIAL 3 UNITS 1.5 VEHICLE PARKING 5 3	
EXISTING: 69% FRONT: 10'-0" / 11'-1" / 1'-6" PROPOSED: 138% SIDE: 0'-0" / 0'-0" REAR: 0'-0" / 61'-8" / 21'-1" & 23'-7"	SPACES PER UNIT 1 GUEST PARKING PER UNIT 3 N/A	
PARKING SPACE STREET SIDE: 10'-0" / 0'-0" (REQUIRED/EXISTING/PROPOSED): 12 / 7 / 10 MAX. HEIGHT: 45'-0"		
(E) CONSTRUCTION TYPE: V-B EXISTING HEIGHT: 22'-0" (P) CONSTRUCTION TYPE: V-B PROPOSED HEIGHT: 23'-1 9/16"	FAR CALCULATIONS	
SHEET INDEX Sheet Number Sheet Name	(E) LOT SIZE 3,132.96 SF (E) 1ST FLOOR 1,089.43 SF (P) 1ST FLOOR 1,873.84 SF (P) LOT SIZE 2,870.72 SF (E) 2ND FLOOR 1,078.83 SF (P) 2ND FLOOR 2,088.73 SF	
A000 Cover Sheet / Site Plan, Proposed	FAR 0.6 (E) TOTAL SF 2,168.26 SF (P) TOTAL SF 3,962.57 SF	
A001 Abbreviations & Symbols A002 Site Plan, Existing & Demo	ALLOWABLE SF 1,722.43 SF (E) LOT SIZE 3,132.96 SF (P) LOT SIZE 2,870.72 SF	NOT PART OF
A003 Adjacent Building Plan, Proposed A004 Fire Analysis 1 Boundary Survey & Tenegraphic Man	(E) FAR 0.69 (P) FAR 1.38	21 W MAIN ST
1Boundary Survey & Topographic MapC1Cover SheetC2Grading & Drainage Plan	NOTE: (E) 1ST FLOOR SF (COMMERCIAL UNIT) IS REDUCED BY APPROXIMATELY 10 SF RESULTING 1079 SF DUE TO DEMO OF THE ATTACHED STORAGE	
C3 Erosion Control Plan C4 Eriosion Control Details		
A100Floor Plan, Level 1 & 2, ExistingA101Floor Plan, Level 1, Proposed		
A102Floor Plan, Level 2, ProposedA103Roof Plan, Existing & Proposed		
A200Elevations, Front & Rear, Existing & ProposedA201Elevations, Left, Existing & Proposed		
A202Elevations, Right, Existing & ProposedA300Longitudinal Section, Existing & Proposed		NOTES:
A301 Cross Section, Existing & Proposed A400 Solar Study, December 21st		GENERAL CONTRACTOR TO VERIFY (E) SITE CONDITIONS
A401 Solar Study, June 21st A402 Site Sections	LOT AREA & IMPERVIOUS AREA	•\ SEC. 29.10.09015 CONTROL OF OUTDOOR LIGHTING ALL EXTERIOR LIGHTS MUST BE SHIELDED AND DIRECTED TO SHINE ON IMPROVEMENTS INCLUDING PLANTS ON THE ZONING PLOT WHERE THE LIGHTS ARE LOCATED AND NOT DIRECTLY ON OTHER
A403 Site Elevations A500 Architectural Detail & Spec Sheet A600 Demolition Blan, Exterior Well	PROPERTY LINE	PROPERTY OR ANY PUBLIC RIGHT-OF-WAY PER TOWN CODE
A600Demolition Plan - Exterior WallA701Warning Flasher & Sign Plan		 SOLAR PHOTOVOLTAIC POWER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 605.11.1 THROUGH 605.11.4, THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA ELECTRICAL CODE. CFC SEC. 605.11
DEFERRED SUBMITTAL	GROSS LOT AREA 3,132.96 SF	LEGEND
LIST OF PROPOSED DEFERRED SUBMITTALS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:	I NET LOT AREA 2,870.72 SF	CO CLEAN OUT SETBACK LINE ROLLED CURE
THESE PORTIONS OF THE DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF THE APPLICATION SHALL FIRST BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN	(E) IMPERVIOUS AREA 1,173 SF	HYDRANT PROPERTY LINE - RIGHT-OF-WA
GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.	(P) IMPERVIOUS AREA 2,158 SF TOTAL IMPERVIOUS AREA CREATED 985 SF	BUILDING FOOTPRINT
THE FOLLOWING ITEMS ARE DESIGN-BUILD SYSTEMS AND SHALL BE A DEFERRED SUBMITTAL BY THE CONTRACTOR: 1. FIRE SPRINKLER DESIGN & CALCULATION	IUTAL IMPERVIOUS AREA CREATED 985 SF	$1 \frac{\text{Site Plan, Proposed}}{1/8" = 1'-0"} \frac{1}{0'} \frac{1}{4'} \frac{1}{8'} \frac{1}{16'} \frac{1}{32'}$
2. 2016 CFC SEC. 903.3.5 & HEALTH AND SAFETY CODE 13114.7 WATER SUPPLY SYSTEM DESIGN & CALCULATION		0' 4' 8' 16' 32'

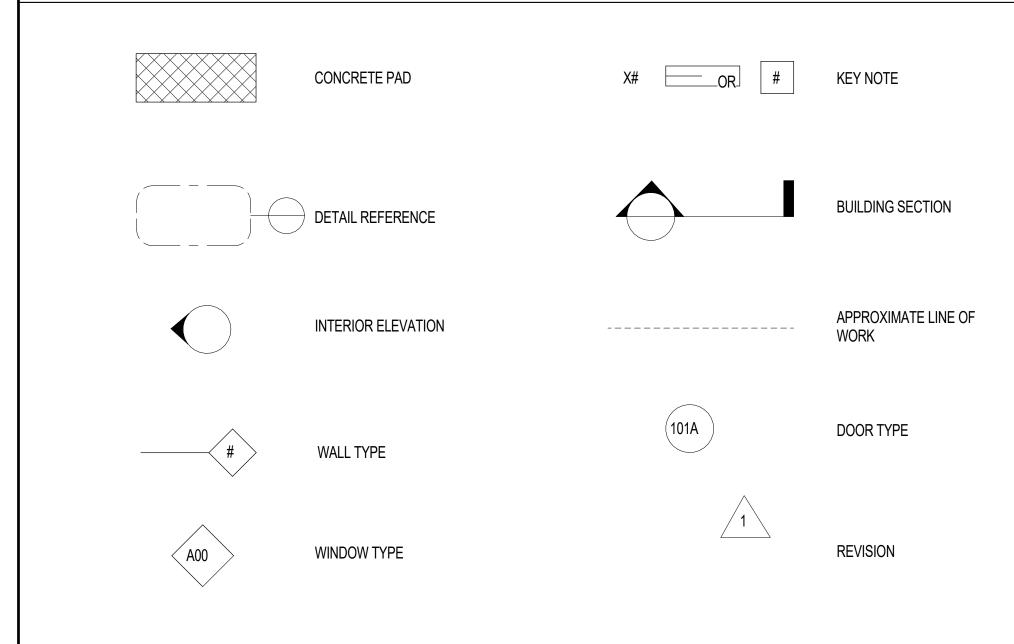


ABBREVIATIONS

A		G		Ν	
ABV AC AD ADDL AFF ASPH	ABOVE ASPHALT CONCRETE AREA DRAIN ADDITIONAL ABOVE FINISH FLOOR ASPHALT	GALV GC GL GND GWB GYP	GALVANIZED GENERAL CONTRACTOR GLASS GROUND GYPSUM WALL BOARD GYSUM	(N) N N.F.V. NIC NOM NP NR	NEW NORTH NET FREE VENTILTION NOT IN CONTRACT NOMINAL NO PARKING NON-RATED
В		Н		NTS	NOT TO SCALE
BITUM BKG BLDG BM BR BUR BDR BW	BITUMINOUS BACKING BUILDING BEAM BACKER ROD BUILT-UP-ROOF BEDROOM BOTTOM OF WALL	HDBD HDR HDWR HDWD HTR HVAC I	HARDBOARD HEADER HARDWARE HARDWOOD HEATER HEATING, VENT. & A.C. INCH	O OA OC OD OFCI OFOI	OVERALL ON CENTER OUTSIDE DIAMETER/ DIMENSION OWNER FURNISHED CONTRACTOR IN OWNER FURNISHED OWNER INSTALL
С		IN INCAND INSUL	INCH INCANDESCENT INSULATION	Р	
C CAB CB CEM CF CJ	CABINET CATCH BASIN CEMENT CUBIC FEET CONTROL JOINT	INSOL INT INV J	INSULATION INTERIOR INVERT	P PENN PERF PERP PL PL	PENETRATION PERFORATED PERPENDICULAR PLATE PROPERTY LINE
CJ CL CTL CLG CONC CPT	CONTROLISION CLOSET CENTERLINE CEILING CONCRETE CARPET	JST JT K	JOIST JOINT	PLAS PLBG PLWD PNL POC	PLASTER PLUMBING PLYWOOD PANEL POINT OF CONNECTION
D DR D.S.	DECK DRAIN DOWNSPOUT	K KIT KP L	KIPS KITCHEN KICK PLATE	PP PREFAB PSF PSI PTD PTR PTRWDQ	PERMEABLE PAVERS PREFABRICATED POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PAINTED PRESSURE TREATED PRESSURE TREATED WOOD
E		LOC	LOCATION	(P)	PROPOSED
(E) E	EXISTING EAST	LT	LIGHT	QTY	QUANTITY
ELEC EP EXT	ELECTRICAL ELECTRICAL PANEL EXTERIOR	М		R	
F FDN FH FIN FF FL FLUOR FOF FOF FOS FR FS FSL FSL FTG FURR	FOUNDATION FIRE HYDRANT FINISH FINISH FLOOR FLOW LINE FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF STUD FIRE RATED FLOOR SINK FIRE SPRINKLER FOOTING FURRING	MB MDF MECH MEMB MET MFR. MH MSC MTD MTL	MACHINE BOLT MEDIUM DENSITY FIBERBOARD MECHANICAL MEMBRANE METAL MANUFACTURER MANHOLE MISCELLANEOUS MOUNTED METAL	R RAD RCP RD REF REFL REFR RET REG RO (R)	REVEAL OR RISER RADIUS REINFORCED CONCRETE PIPE ROOF DRAIN REFERENCE REFLECTED REFRIGERATOR RETAINING OR RETARDANT REGISTER ROUGH OPENING REPLACE

GRAPHIC SYMBOLS

FSL FTG FURR



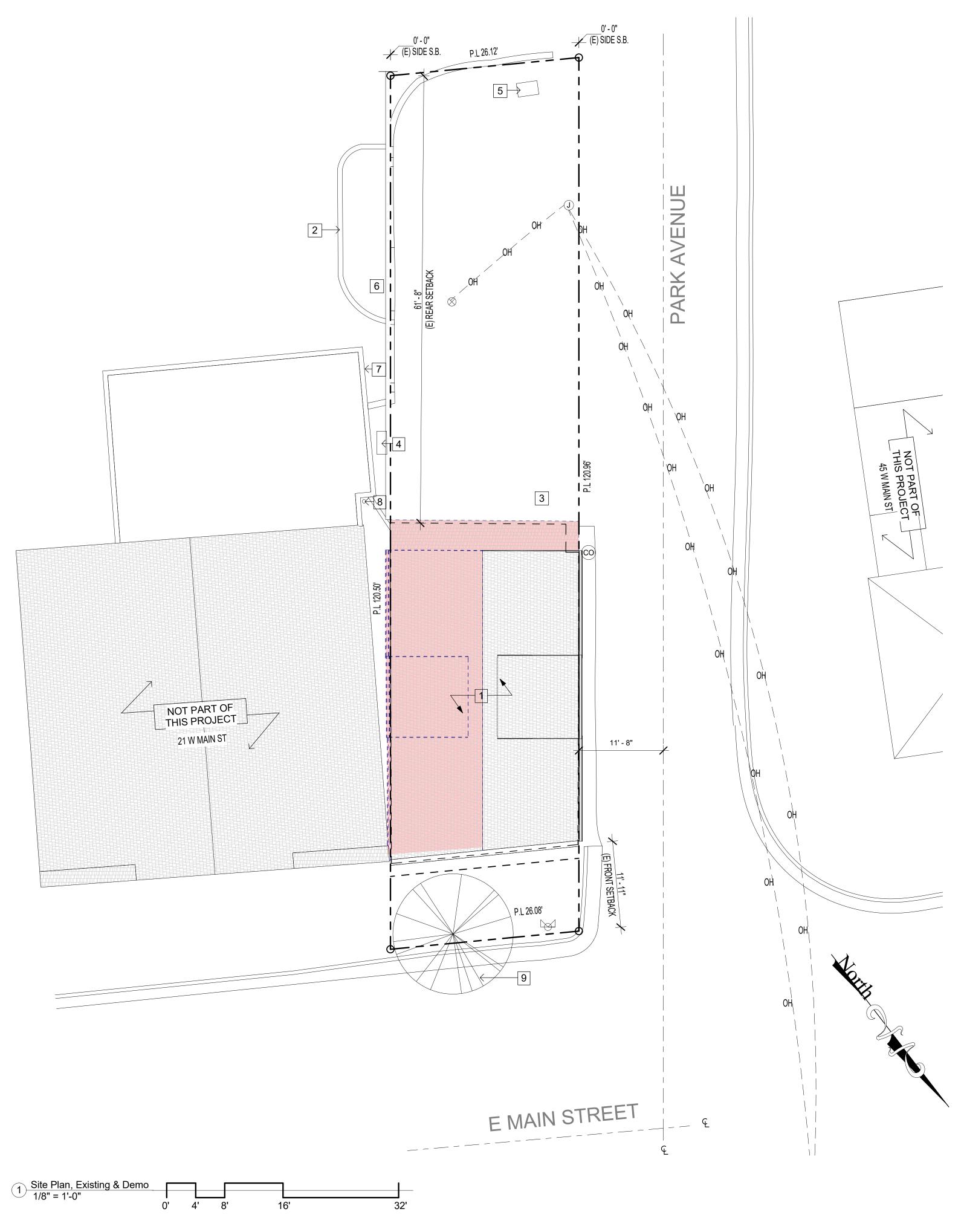
GENERAL	NOTES
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	S		 IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO
	SCD SCHD SD	SEE CIVIL DRAWINGS SCHEDULE STORM DRAIN	 NATIONAL, CITY, STATE, LOCAL CODES AND ORDINANCES WHICH MAY BE IN EFFECT. ALL MATERIALS, INSTALLATION PROCEDURES AND PLANS SHALL BE APPROVED BY ALL APPLICABLE CODE ENFORCEMENT AUTHORITIES HAVING JURISDICTION, AND IT SHALL BE THE CONTRACTOR;S RESPONSIBILITY TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FOR
	SECT	SECTION	THE WORK. 3. THESE DRAWINGS ARE INTENDED FOR USE IN A NEGOTIATED CONSTRUCTION CONTRACT AND THEREFORE, MAY NOT
	SED SF	SEE ELECTRICAL DRAWINGS SQUARE FOOT OR FEET	SPECIFICALLY DETAIL OR SPECIFY MATERIAL AND / OR MANUFACTURERS. THE CONTRACTOR SHALL PROVIDE ALL SAMPLES AND
	SHR SHT	SHOWER SHEET	OR CUTS AS REQUIRED TO ASSIST OWNER OR HIS AGENT IN MAKING MATERIAL SELECTIONS. FOR THE PURPOSE OF ESTIMATING THE CONTRACTORS SHALL USE THE MATERIALS SELECTED BY THE OWNER, OR IN ABSENCE OF SAME. SHALL PROVIDE AN
	SHTG SIM	SHEATHING SIMILAR	ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE. ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH ESTIMATE.
	SJ SL	SEISMIC JOINT SEALANT	4. NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
	SLD SM	SEE LANDSCAPE DRAWINGS SHEET METAL	5. THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT FROM ANY ACTION INITIATED BY THE OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH
)	SMD SOF	SEE MECHANICAL DRAWINGS SOFFIT	MAY BE BEYOND THE CONTROL OF THE ARCHITECT. 6. ALL WORK SHALL COMPLY WITH AND RECORD THE CONDITIONS OF ALL EXISTING SITE IMPROVEMENTS INCLUDING PAVED AREAS
)	SOG	SLAB ON GRADE	THE GENERAL CONTRACTOR SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIR ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION. ALL ITEMS IN GOOD CONDITION SHALL BE MAINTAIN IN THEIR PRESENT CONDITION AND
	SPD SPEC/S	SEE PLUMBING DRAWINGS SPECIFICATION	ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
	SQ SS	SQUARE SANITARY SEWER	7. CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIM OR HERSELF AS OF THE CONDITIONS UNDER WHICH THI WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS OR HER WORK
	SSD STC	SEE STRUCTURAL DRAWINGS SOUND TRANSMISSION COEFFICIENT	AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS OR HER NEGLECT TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH
	STD STL	STANDARD STEEL	MAY AFFECT HIS OR HER WORK. 8. ALL WORK SHALL BE COORDINATED WITH THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ARCHITECTURAL, FIRE
	STOR	STORAGE STRUCTURAL	PROTECTION AND LIGHTING DRAWINGS APPLYING TO THIS PROJECT PRIOR TO SUBMITTING SHOP DRAWINGS FOR FABRICATION APPROVAL.
	SY	SQUARE YARD	9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH ALL INVOLVED PARTIES AND PREPARE SHOP DRAWINGS. 10. ALL NEW INTERIOR PAINT COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY OWNER AT THE TIME WHEN IT
	.		NECESSARY FOR THE COMPLETION OF THE PROJECT.
			11. THE CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE THE WORK OR TO MAKE ITS PARTS FIT TOGETHER PROPERLY WITHOUT COMPROMISING THE QUALITY OF THE WORK.
	T&B T&G	TOP AND BOTTOM TONGUE AND GROOVE	12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE BRACING, SHORING, AND PROTECTING ALL WORK DURING CONSTRUCTION, AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, AND OFF ALIGNMENTS ACCORDING TO CODES AND
	TC TOC	TOP OF CURB TOP OF CONCRETE	STANDARDS OF GOOD PRACTICE. 13. ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS. THE STORING OF
	TOP TOS	TOP OF PAVING TOP OF STEEL	GOOD AND MATERIALS ON SIDEWALK AND/ OR STREET SHALL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOW SUCH STORAGE TO BE PLACED.
	TRD TW	TREAD TOP OF WALL	14. OWNERSHIP OF DRAWINGS: THESE DRAWINGS ARE THE PROPERTY OF GKW ARCHITECTS GORDON WONG, ARCHITECT, THE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PURPOSE EXCEPT AS APPROVED BY THE ARCHITECT.
	1 V V		15. LIMITATION OF THE WORK: THE LIMITS OF THE WORK ARE ESTABLISHED BY THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING TRADESMEN WITH THESE LIMITS.
	U		16. PIOR TO ISSUANCE OF THE BUILDING PERMIT A SANITARY SEWER HOOKUP PERMIT (OR CLEARANCE LETTER) MUST BE OBTAINE
	UL	UNDERWRITERS LABORATORIES	AND A COPY OF THE PERMIT MUST BE SUBMITTED TO THE BUILDING DEPARTMENT.
	UTIL	UTILITIES	
	V		
	VCP	VITREOUS CLAY PIPE	
	VERT V	VERTICAL ATTIC VENT	
	W		
	W WC	WEST OR WIDTH WATER CLOSET	
	WD	WOOD	SITE MANAGEMENT
	WDW W/O	WINDOW WITHOUT	
	WP WPT	WATER PROOF WORKING POINT	1. CONSTRUCTION SITE SHALL BE ENCLOSED BY 6' OPAQUE FENCE AT ALL TIMES DURING CONSTRUCTION 2. NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS, OR DEBRIS SHALL BE PLACED IN THE
	WR	WATER RESISTANT	PUBLIC RIGHT-OF-WAY. 3. A TRASH CONTAINER SHALL BE MAINTAINED ON SITE AT ALL TIMES AND DEBRIS ON SITE WHICH COULD OTHERWISE BLOW AWAY.
			SHALL BE REGULARLY COLLECTED AND PLACED IN CONTAINER. 4. ALL CONTRUCTION DEBRIS (WOOD SCAPS AND OTHER DEBRIS WHICH CANNOT BLOW AWAY) SHAL LBE PILED WITHIN THE
			PROPERTY LINES OF THE PROJECT IN A NEAT AND SAFE MANER. 5. THE PROJECT SHALL HAVE A SIGNAGE VIEABLE FROM THE PUBLIC STREET THAT INDICATES THE HOURS OF CONTRUCTIOPN AS:
			MON - FRI FROM 7:30 AM TO 6 PM, SATURDAYS FROM 9AM TO 5PM.
	Name	DATUM REFERENCE	
	Elevation	BRIOW REFERENCE	
	$\langle \rangle$	REMOVE	
	XX		
	4.00		
	1.00	ROOM TAG	

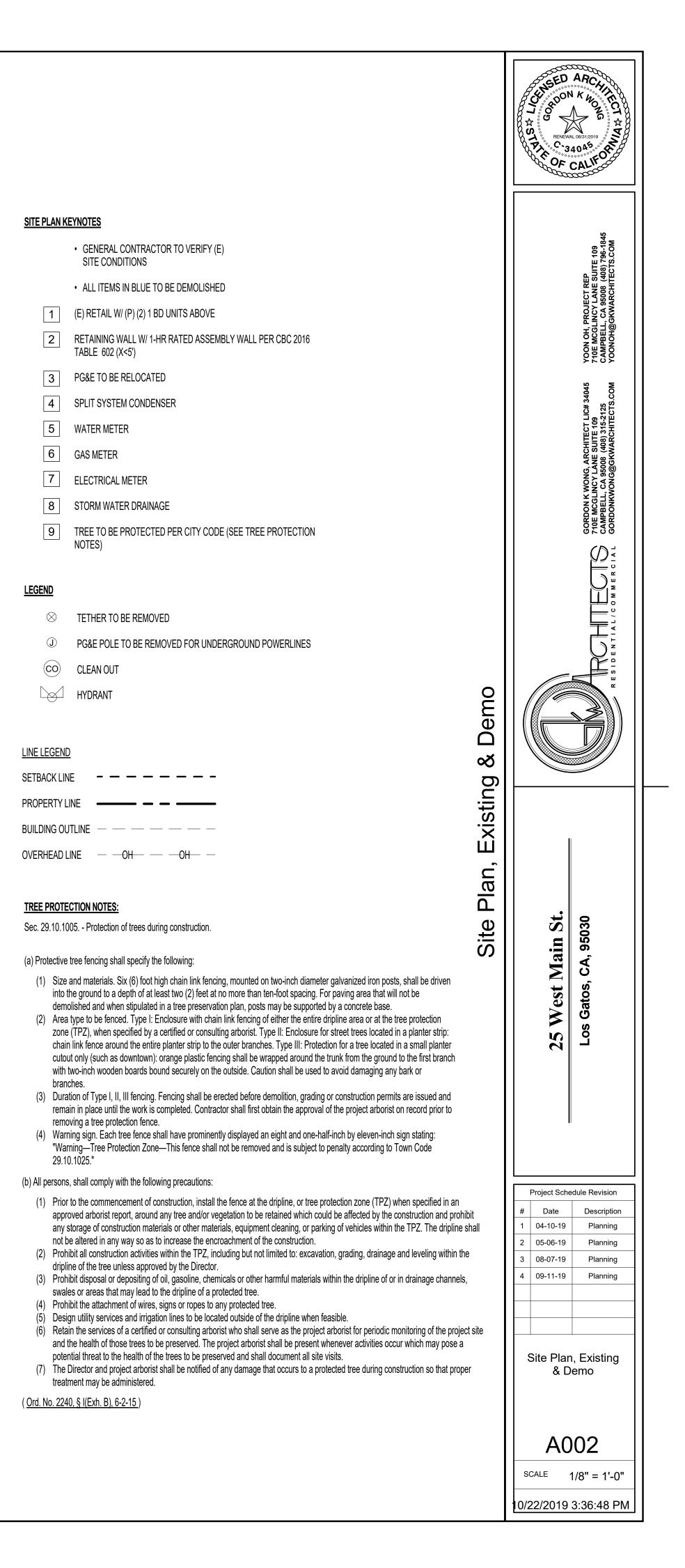
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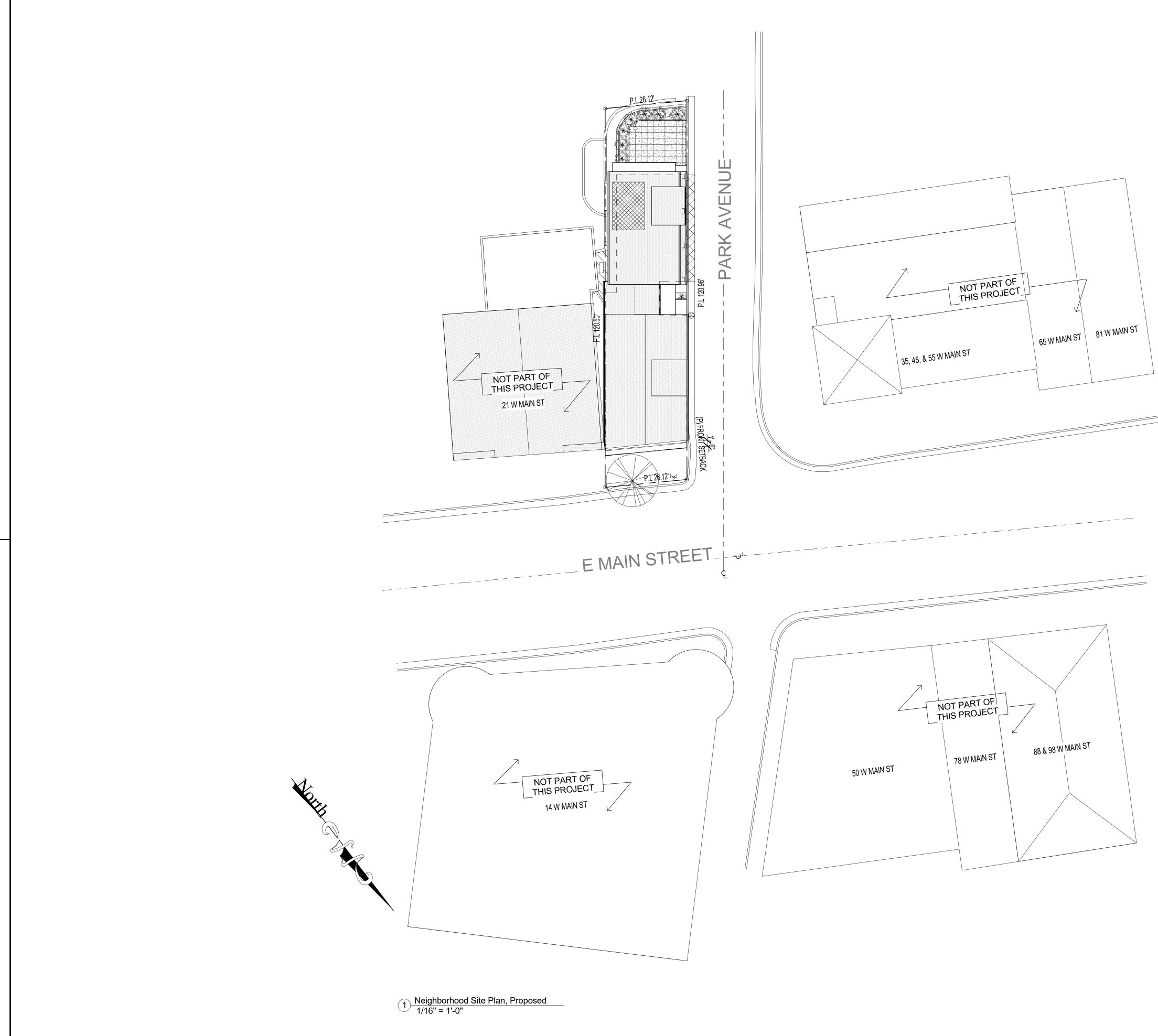
	PUBLIC WORKS & PLAN SITE NOTES	SED ARCL
l, DR	 CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING AREA ADJACENT TO WORK IS LEFT IN A CLEAN CONDITION. UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL. CONTRACTOR IS RESPONSIBLE FOR ALL TEST, INSPECTIONS AND PROCEDURAL REQUIREMENTS PER CITY OF LOS GATOS. OPERABLE SMOKE DETECTORS MUST BE IN PLACE PRIOR TO RE-OCCUPY DWELLINGS 	
D G, Y H AS. HE K	 PLUMBING & ELECTRICAL SURVEY REQUIRED FOR METER RELEASE. ADDITIONS, ALTERATIONS OR REPAIRS SHALL CONFORM TO ANY BUILDING OR STRUCTURE WITHOUT REQUIRING THE EXISTING BUILDING OR STRUCTURE TO COMPLY WITH ALL THE REQUIREMENTS OF THE UBC, PROVIDED THE ADDITION ALTERATION OR REPAIR CONFORMS TO THAT REQUIRED FOR NE WBUILDING OR STRUCTURE PER UBC SECTION 3403.2. CONTRACTOR TO VERIFY SIZE & LOCATION OF ALL UTILITY CONNECTIONS. CONTRACTOR TO PROVIDE ALL NEW UTILITY CONNECTIONS AND/ OR UPGRADE EXISTING AS REQUIRED. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS AS REQUIRED BY GOVERNING AGENCIES. CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION PERMITS AND APPROVALS INCLUDING ASBESTOS ABATEMENT AS PART OF THE BASE BID PER CGBSC 301.1.1 - RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS OR IMPROVEMENTS SHALL REPLACE NONCOMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURES REPLACEMENT IS REQUIRED PRIOR TO ISSUNACE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT. PER CGBSC 301.1.1 - WHERE ADDITION OR ALTERATION INCREASED THE BUILDING'S CONDITIONED AREA, VOLUME, OR SIZE, THE REQUIREMENTS OF CALGREEN CHAPTER 4 SHALL APPLY ONLY TO AND WITHIN THE SPECIFIC AREA OF THE ADDITION OR ALTERATION. 	HITECT LIC# 34045 YOON OH, PROJECT REP SUITE 109 710E MCGLINCY LANE SUITE 109 608) 315-2125 CAMPBELL, CA 95008 (408) 796-1845 (ARCHITECTS.COM YOONOH@GKWARCHITECTS.COM
N 5.	APPLICABLE CODE	(WONG, ARC INCY LANE 5 , CA 95008 (WONG@GKV
T IS 5 =	 2016 CALIFORNIA BUILDING CODES PART 1, 6, 10 & 11 2016 CALIFORNIA BUILDING CODES PART 2, 2.5, 3 - 5, 8 - 9, 12 2016 CALIFORNIA RESIDENTIAL CODE PART 2.5 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA ENERGY CODE 2016 CALIFORNIA FIRE CODE 2016 CALIFORNIA FIRE CODE 2016 CALIFORNIA GREEN BUILDING CODES 2016 CALIFORNIA GREEN BUILDING CODES 2016 CALIFORNIA GREEN BUILDING CODES 2018 LOS GATOS MUNICIPAL CODE 	GORDON K WON GORDON K WON T10E MCGLINCY I A L / C 0 M M E R C I A L GORDONKWONG
	CONDITIONS OF APPROVAL	
ED	 PENDING PROPOSED PUBLIC IMPROVEMENTS, THE TOWN'S ARBORIST WILL REVIEW WITH REGARDS TO TREE PROTECTION OF THE STREET TREE. GSE MUST REVIEW THE GEOTECHNICAL ELEMENTS OF FINAL PLANS AND SPECIFICATIONS FOR CONFORMANCE WITH THE RECOMMENDATIONS IN THEIR REPORT AND SUBMIT A PLAN REVIEW LETTER TO THE TOWN PRIOR TO THE ISSUANCE OF PERMIT(S). GSE MUST PROVIDE OBSERVATION AND TESTING OF THE GEOTECHNICAL ELEMENTS OF PROJECT DURING CONSTRUCTION AND SUBMIT AN AS-BUILT LETTER TO THE TOWN PRIOR TO PROJECT COMPLETION. 	
Y.	Abbre	25 West Main St. Los Gatos, CA, 95030
		Project Schedule Revision#DateDescription104-10-19Planning205-06-19Planning308-07-19Planning409-11-19Planning400100100255300400500600700700100 <tr< th=""></tr<>
		A001 SCALE 1/4" = 1'-0" 10/22/2019 3:36:36 PM

PUBLIC WORKS & PLAN SITE NOTES





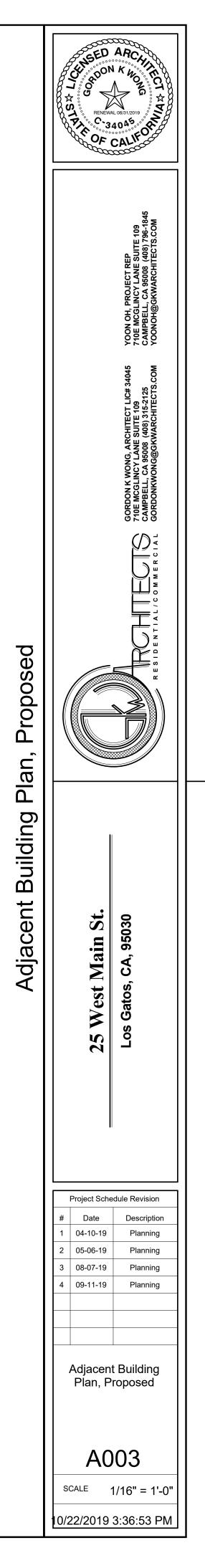




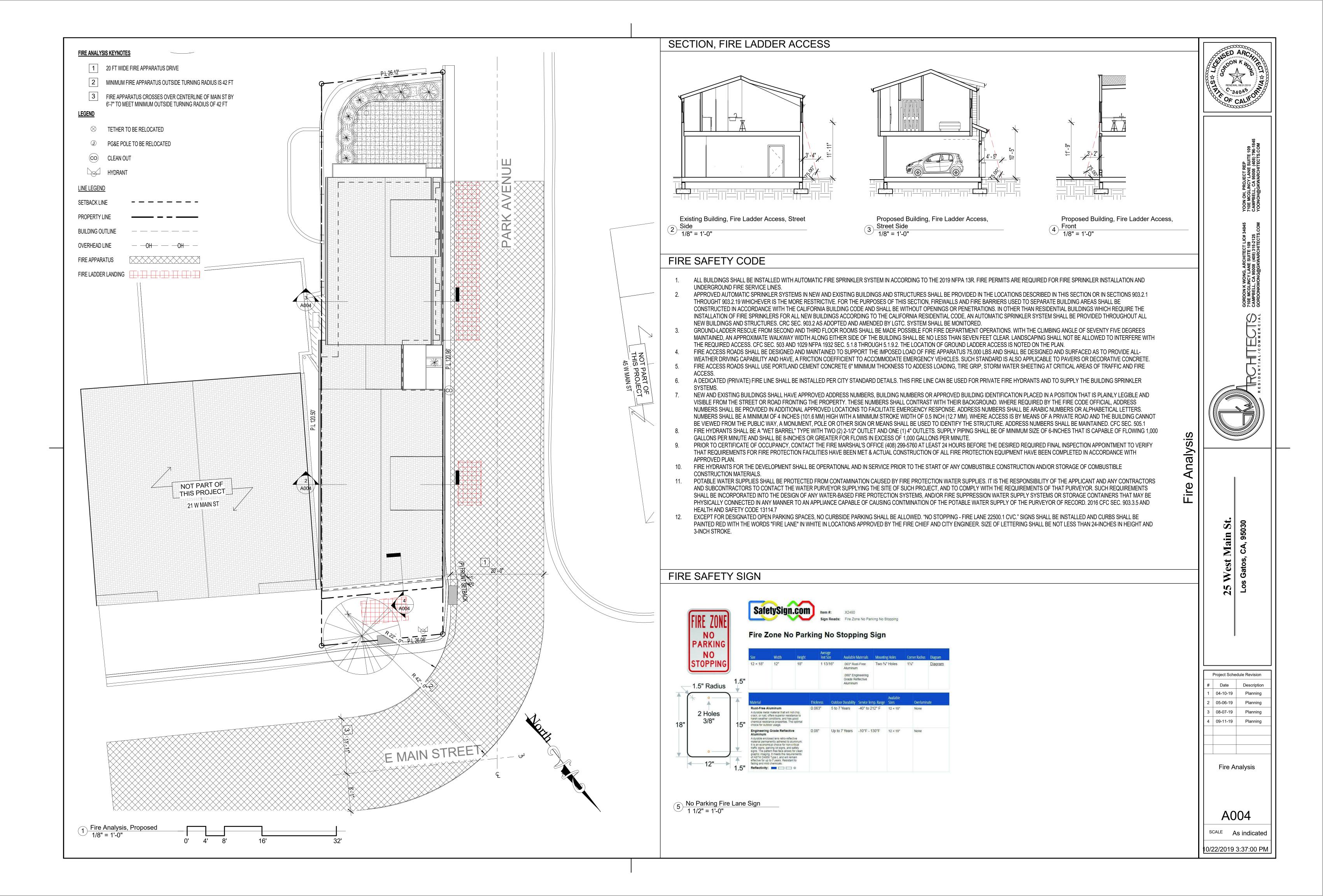
PROPOSED PROJECT PROPERTY:

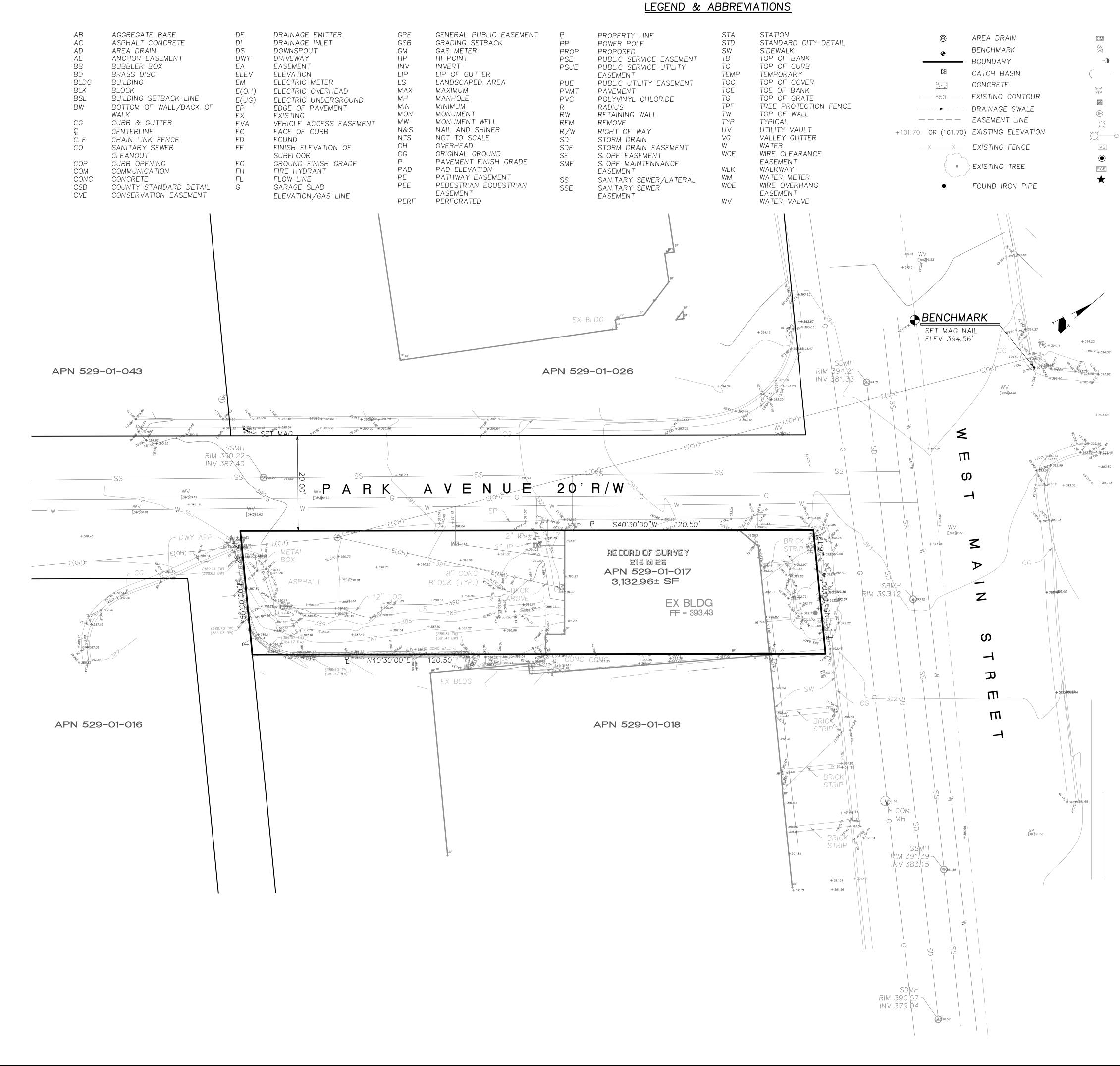
• 25 W MAIN ST. MIXED-USE (RETAIL & MULTI-FAMILY)

ADJACENT PROPERT	ES:	
ADDRESS	<u>USE</u>	NAME
• 21 W MAIN ST.	M-MERCANTILE	CRAFTBOX (RETAIL)
• 23 W MAIN ST.	B-BUSINESS	TANGLES (HAIR SALON)
• 35 W MAIN ST.	B-BUSINESS	SPICED ARTISAN NUTS (FOOD SUPPLIER)
• 45 W MAIN ST.	M-MERCANTILE	MANAZ, JOHNSON VALLEY CA (RETAIL)
• 55 W MAIN ST.	M-MERCANTILE	ATHLETIC PERFORMANCE (RETAIL)
• 65 W MAIN ST.	B-BUSINESS	NIMBUS SALON (HAIR SALON)
• 81 W MAIN ST.	A-2- ASSEMBLY	ZONA ROSA (RESTAURANT)
• 14 W MAIN ST.	R-2- RESIDENTIAL	14 WEST MAIN APARTMENTS (MULTI-FAMILY RESIDENTIAL)
• 50 W MAIN ST.	B-BUSINESS	ICING ON THE CAKE (BAKERY)
• 78 W MAIN ST.	M-MERCANTILE	BOUTIQUE LA LUNE (RETAIL)
• 88 W MAIN ST.	M-MERCANTILE	PALAPA LOUNGE BEACHWEAR (RETAIL)
• 98 W MAIN ST.	M-MERCANTILE	OPTIQUE AMERICA (RETAIL)



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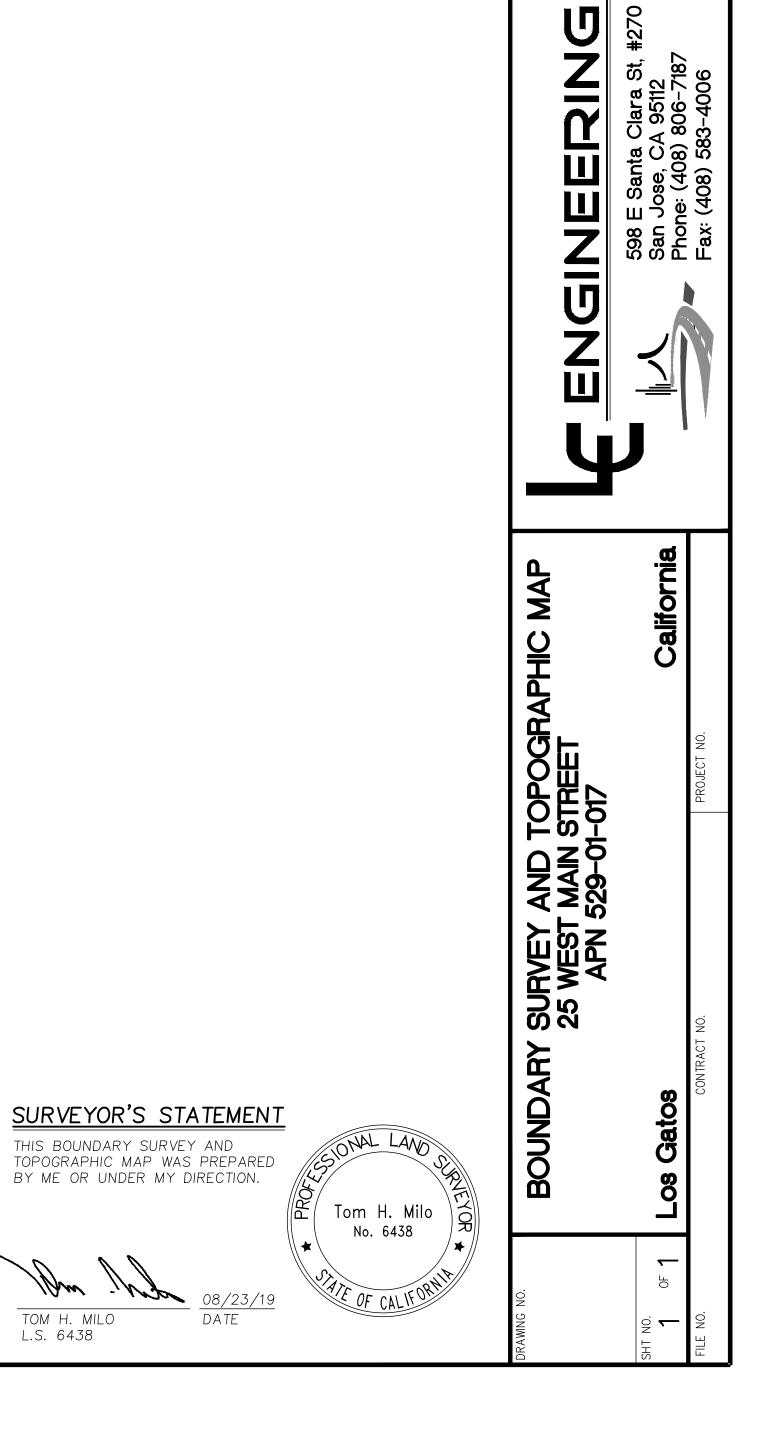




GAS METER	2020202020202020	ROCK RETAINING WALL
GAS VALVE		RIGHT OF WAY
GUY POLE	Ô	SANITARY SEWER CLEAN OUT MANHOLE
GUY WIRE ANCHOR	S	SANITARY SEWER MANHOLE
HYDRANT: EXISTING	SD	STORM DRAIN MANHOLE
INLET	EB	ELECTRICAL BOX
JOINT POLE LIGHTING	EM. TEL	ELECTRIC METER TELEPHONE BOX
LIGHTING POLE	TV	TELEVISION BOX
MAIL BOX	——— W ———	UTILITY: EXISTING
MONUMENT WELL	WM	WATER METER
PGE BOX	WV M	WATER VALVE
PROJECT SITE	8	WELL

<u>NOTES</u>

- 1. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND, UTILITY LINES, UTILITY VAULTS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
- 2. DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.
- 3. NO PROPERTY CORNERS ARE PROPOSED TO BE SET BY THIS SURVEY.
- 4. ASSESSOR'S PARCEL NUMBER: 529-01-017
- 5. TREE TRUNK LOCATIONS ARE APPROXIMATE. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. CONSULT AN ARBORIST FOR DETAILS.
- 6. DIMENSIONS FROM HOUSE TO PROPERTY LINE ARE MEASURED FROM THE BUILDING FACE OF THE STRUCTURE, PERPENDICULAR TO THE PROPERTY LINES.



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TOWN OF LOS GATOS STANDARD GRADING NOTES

- ALL WORK SHALL CONFORM TO CHAPTER 12 OF THE TOWN OF LOS GATOS GRADING ORDINANCE, THE ADOPTED CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION EXCEPT AS SPECIFIED OTHERWISE ON THESE PLANS AND DETAILS.
- A PRE-JOB MEETING SHALL BE HELD WITH THE TOWN ENGINEERING INSPECTOR FROM THE DEPARTMENT OF PARKS AND PUBLIC WORKS PRIOR TO ANY WORK BEING DONE. THE CONTRACTOR SHALL CALL THE INSPECTIONS LINE AT 408.399.5771 AT LEAST 48 HOURS PRIOR TO ANY GRADING OR ONSITE WORK. THIS MEETING SHOULD INCLUDE:
- A. A DISCUSSION OF THE PROJECT CONDITIONS OF APPROVAL, 17. OWNER/APPLICANT: GORDON WONG WORKING HOURS, SITE MAINTENANCE AND OTHER CONSTRUCTION MATTERS;
- B. ACKNOWLEDGEMENT IN WRITING THAT CONTRACTOR AND APPLICANT HAVE READ AND UNDERSTAND THE PROJECT 19. GRADING CONTRACTOR (IF AVAILABLE): _____ CONDITIONS OF APPROVAL, AND WILL MAKE CERTAIN THAT ALL PROJECT SUB-CONTRACTORS HAVE READ AND UNDERSTAND THEM PRIOR TO COMMENCING WORK AND THAT A COPY OF THE PROJECT CONDITIONS OF APPROVAL WILL BE POSTED ON SITE AT ALL TIMES DURING CONSTRUCTION.
- APPROVAL OF PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR THE CORRECTION OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF, DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS, PUBLIC INTEREST AND SAFETY REQUIRES A MODIFICATION OR DEPARTURE FROM THE TOWN SPECIFICATIONS OR THESE IMPROVEMENT PLANS, THE TOWN ENGINEER SHALL HAVE FULL AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.
- APPROVAL OF THIS PLAN APPLIES ONLY TO THE GRADING, EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS AND DOES NOT CONSTITUTE APPROVAL OF ANY OTHER IMPROVEMENTS.
- EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE TO BE DISPOSED OF AT APPROVED LOCATION(S).
- IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR CONTRACTOR TO IDENTIFY, LOCATE AND PROTECT ALL 24. NO CROSS LOT DRAINAGE WILL BE PERMITTED WITHOUT UNDERGROUND FACILITIES. PERMITTEE OR CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-227-2600 A MINIMUM OF 48 HOURS BUT NOT MORE THAN 14 DAYS PRIOR TO COMMENCING ALL WORK.
- ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, CODES, RULES AND REGULATIONS GOVERNING THE WORK IDENTIFIED ON THESE PLANS. THESE SHALL INCLUDE, WITHOUT LIMITATION, SAFETY AND HEALTH RULES AND REGULATIONS ESTABLISHED BY OR PURSUANT TO THE OCCUPATIONAL SAFETY AND HEALTH ACT OR ANY OTHER APPLICABLE PUBLIC AUTHORITY.
- THE GENERAL CONTRACTOR SHALL PROVIDE QUALIFIED SUPERVISION ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
- HORIZONTAL AND VERTICAL CONTROLS SHALL BE SET AND CERTIFIED BY A LICENSED SURVEYOR OR REGISTERED CIVIL ENGINEER QUALIFIED TO PRACTICE LAND SURVEYING, FOR THE FOLLOWING ITEMS:
- A. RETAINING WALL--TOP OF WALL ELEVATIONS AND LOCATIONS (ALL WALLS TO BE PERMITTED SEPARATELY 27. GRADING SHALL BE UNDERTAKEN IN ACCORDANCE WITH AND APPLIED FOR AT THE TOWN OF LOS GATOS BUILDING DEPARTMENT).
- B. TOE AND TOP OF CUT AND FILL SLOPES
- PRIOR TO ISSUANCE OF ANY PERMIT, THE APPLICANT'S SOILS ENGINEER SHALL REVIEW THE FINAL GRADING AND DRAINAGE PLANS TO ENSURE THAT DESIGNS FOR FOUNDATIONS, RETAINING WALLS, SITE GRADING, AND SITE DRAINAGE ARE IN ACCORDANCE WITH THEIR RECOMMENDATIONS AND THE PEER REVIEW COMMENTS. THE APPLICANT'S SOILS ENGINEER'S APPROVAL SHALL THEN BE CONVEYED TO THE TOWN EITHER BY LETTER OR BY SIGNING THE PLANS.
- SOILS ENGINEER: REDWOOD GEOTECHNICAL ENGINEERING, INC. REFERENCE REPORT NO. 2279SCL ,DATED OCTOBER, 2015
- LETTER NO.______, DATED_____, 20____ SHALL BE THOROUGHLY COMPLIED WITH. BOTH THE MENTIONED REPORT AND ALL UPDATES/ADDENDUMS/LETTERS ARE HEREBY APPENDED AND MADE A PART OF THIS GRADING PLAN.
- 3. DURING CONSTRUCTION, ALL EXCAVATIONS AND GRADING SHALL BE INSPECTED BY THE APPLICANT'S SOILS ENGINEER. THE ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. THE ENGINEER SHALL BE ONSITE TO VERIFY THAT THE ACTUAL CONDITIONS ARE AS ANTICIPATED IN THE DESIGN LEVEL GEOTECHNICAL REPORT AND/OR PROVIDE APPROPRIATE CHANGES TO THE REPORT RECOMMENDATIONS, AS NECESSARY. ALL UNOBSERVED AND/OR UNAPPROVED GRADING SHALL BE REMOVED AND REPLACED UNDER SOILS ENGINEER OBSERVANCE (THE TOWN INSPECTOR SHALL BE MADE AWARE OF ANY REQUIRED CHANGES PRIOR TO WORK BEING PERFORMED).
- 4. THE RESULTS OF THE CONSTRUCTION OBSERVATION AND TESTING SHOULD BE DOCUMENTED IN AN "AS-BUILT" LETTER/REPORT PREPARED BY THE APPLICANTS' SOILS ENGINEER AND SUBMITTED FOR THE TOWN'S REVIEW AND ACCEPTANCE BEFORE FINAL RELEASE OF ANY OCCUPANCY PERMIT IS GRANTED.
- 5. ALL PRIVATE AND PUBLIC STREETS ACCESSING PROJECT SITE SHALL BE KEPT OPEN AND IN A SAFE, DRIVE ABLE CONDITION THROUGHOUT CONSTRUCTION. IF TEMPORARY CLOSURE IS

NEEDED, THEN FORMAL WRITTEN NOTICE TO THE ADJACENT 1. SURVEYING CONTROLS: HORIZONTAL AND VERTICAL CONTROLS SHALL BE NEIGHBORS AND THE TOWN OF LOS GATOS PUBLIC WORKS DEPARTMENT SHALL BE PROVIDED AT LEAST ONE WEEK IN FOLLOWING ITEMS: ADVANCE OF CLOSURE AND NO CLOSURE SHALL BE GRANTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE TOWN. a. RETAINING WALL-TOP OF WALL ELEVATIONS AND LOCATIONS NO MATERIAL OR EQUIPMENT SHALL BE STORED IN THE b. TOE AND TOP OF CUT AND FILL SLOPES PUBLIC OR PRIVATE RIGHT-OF-WAY.

- BARRIERS. LIGHTS AND SIGNS THAT ARE NECESSARY TO GIVE ADEQUATE WARNING AND/PROTECTION TO THE PUBLIC AT ALL TIMES.
- PHONE: <u>(408) 796–1845</u>
- 18. GENERAL CONTRACTOR (IF AVAILABLE): PHONE: ___
- PHONE:
- 20. EARTHWORK QUANTITY

EARTHWORK QUANTITY			
	CUT (CY)	FILL (CY)	
site (patio area)	3	7	
BUILDING	24	25	
TOTAL	27	32	

4. CONSTRUCTION VEHICLE PARKING: CONSTRUCTION VEHICLE PARKING EARTHWORK QUANTITIES AS SHOWN ON THE PLAN IS FOR WITHIN THE PUBLIC RIGHT-OF-WAY WILL ONLY BE ALLOWED IF IT DOES INFORMATION ONLY. CONTRACTOR TO CALCULATE HIS/HER NOT CAUSE ACCESS OR SAFETY PROBLEMS AS DETERMINED BY THE OWN EARTHWORK QUANTITIES FOR BIDDING PURPOSE TOWN.

- 21. WATER SHALL BE AVAILABLE ON THE SITE AT ALL TIMES 5. TRAFFIC CONTROL PLAN: THE PROJECT SPONSOR WILL BE REQUIRED DURING GRADING OPERATIONS TO PROPERLY MAINTAIN DUST CONTROL.
- 22. THIS PLAN DOES NOT APPROVE THE REMOVAL OF TREES APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHALL BE REQUIRED. TREE REMOVAL PERMITS ARE REQUIRED PRIOR TO THE APPROVAL OF ALL PLANS.
- 23. A TOWN ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. A STATE ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN STATE RIGHT-OF-WAY (IF APPLICABLE). THE PERMITTEE AND/OR CONTRACTOR SHALL BE RESPONSIBLE COORDINATING INSPECTION PERFORMED BY OTHER GOVERNMENTAL AGENCIES.
- SATISFACTORY STORM WATER ACCEPTANCE DEED/FACILITIES. ALL DRAINAGE SHALL BE DIRECTED TO THE STREET OR OTHER ACCEPTABLE DRAINAGE FACILITY VIA A NON-EROSIVE METHOD AS APPROVED BY THE TOWN ENGINEER.
- 25. IT IS THE RESPONSIBILITY OF CONTRACTOR AND/OR OWNER TO 6. HAULING OF SOIL: HAULING OF SOIL ON OR OFF-SITE SHALL NOT MAKE SURE THAT ALL DIRT TRACKED INTO THE PUBLIC RIGHT-OF-WAY IS CLEANED UP ON A DAILY BASIS. MUD, SILT, CONCRETE AND OTHER CONSTRUCTION DEBRIS SHALL NOT BE WASHED INTO THE TOWN'S STORM DRAINS.
- 26. GOOD HOUSEKEEPING PRACTICES SHALL BE OBSERVED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION. SUPERINTENDENCE OF CONSTRUCTION SHALL BE DILIGENTLY
- PERFORMED BY A PERSON OR PERSONS AUTHORIZED TO DO SO AT ALL TIMES DURING WORKING HOURS. THE STORING OF GOODS AND/OR MATERIALS ON THE SIDEWALK AND/OR THE STREET WILL NOT BE ALLOWED UNLESS A SPECIAL PERMIT IS ISSUED BY THE ENGINEERING DIVISION. THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE KEPT CLEAR OF ALL JOB RELATED 7. CONSTRUCTION NOISE: BETWEEN THE HOURS OF 8:00 A.M. TO 8:00 DIRT AND DEBRIS AT THE END OF THE DAY. FAILURE TO MAINTAIN THE PUBLIC RIGHT-OF-WAY ACCORDING TO THIS CONDITION MAY RESULT IN THE TOWN PERFORMING THE REQUIRED MAINTENANCE AT THE DEVELOPER'S EXPENSE.
- CONDITIONS AND REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION CONTROL PLAN AND/OR STORM WATER POLLUTION PREVENTION PLAN, THE TOWN OF LOS GATOS STORM WATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND ANY OTHER PERMITS/REQUIREMENTS ISSUED BY THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD. PLANS (INCLUDING ALL UPDATES) SHALL BE ONSITE AT ALL TIMES. NO DIRECT STORM WATER DISCHARGES FROM DEVELOPMENT WILL BE ALLOWED ONTO TOWN STREETS OR ⁹ ONTO THE PUBLIC STORM DRAIN SYSTEM WITHOUT TREATMENT BY AN APPROVED STORM WATER POLLUTION PREVENTION DEVICE OR OTHER APPROVED METHODS. MAINTENANCE OF PRIVATE STORM WATER POLLUTION PREVENTION DEVICES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. DISCHARGES OR CONNECTION WITHOUT TREATMENT BY AN APPROVED AND ADEQUATELY OPERATING STORM WATER POLLUTION PREVENTION DEVICE OR OTHER APPROVED METHOD SHALL BE CONSIDERED A VIOLATION OF THE ABOVE REFERENCED PERMIT AND THE TOWN OF LOS GATOS STORMWATER ORDINANCE.

II. DUST CONTROL

- ALL EXPOSED OR DISTURBED SOIL SURFACES SHALL BE WATERED AS NECESSARY, BUT NOT LESS THAN TWICE DAILY TO CONTROL DUST.
- 2. AREAS OF DIGGING AND GRADING OPERATIONS SHALL BE CONSISTENTLY WATERED TO CONTROL DUST.
- GRADING OR OTHER DUST-PRODUCING ACTIVITIES SHALL BE SUSPENDED DURING PERIODS OF HIGH WIND WHEN DUST IS READILY VISIBLE IN THE AIR.
- 4. STOCKPILES OF SOIL, DEBRIS, SAND, OR OTHER DUST-PRODUCING MATERIALS SHALL BE WATERED OR COVERED.
- THE CONSTRUCTION AREA AND THE SURROUNDING STREETS 11. PRIOR TO FINAL INSPECTION FOR ANY BUILDING OR STRUCTURE, THE SHALL BE SWEPT (NO WATER) AS NECESSARY, BUT NOT LESS THAN TWICE DAILY.

PROJECT NOTES:

SET AND CERTIFIED BY A LICENSED SURVEYOR OR REGISTERED CIVIL ENGINEER QUALIFIED TO PRACTICE LAND SURVEYING, FOR THE

16. THE CONTRACTOR SHALL INSTALL AND MAINTAIN FENCES, 2. PAD CERTIFICATION: A LETTER FROM A LICENSED LAND SURVEYOR SHALL BE PROVIDED STATING THAT THE BUILDING FOUNDATION WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS SHALL BE PROVIDED SUBSEQUENT TO FOUNDATION CONSTRUCTION AND PRIOR TO CONSTRUCTION ON THE STRUCTURE. THE PAD CERTIFICATION SHALL ADDRESS BOTH VERTICAL AND HORIZONTAL FOUNDATION PLACEMENT. THE COMMENCEMENT OF ANY SITE WORK. THE GENERAL CONTRACTOR SHALL:

> ALONG WITH THE PROJECT APPLICANT, ATTEND A а. PRE-CONSTRUCTION MEETING WITH THE TOWN ENGINEER TO DISCUSS THE PROJECT CONDITIONS OF APPROVAL, WORKING HOURS, SITE MAINTENANCE AND OTHER CONSTRUCTION MATTERS;

> b. ACKNOWLEDGE IN WRITING THAT THEY HAVE READ AND UNDERSTAND THE PROJECT CONDITIONS OF APPROVAL, AND WILL MAKE CERTAIN THAT ALL PROJECT SUB-CONTRACTORS HAVE READ AND UNDERSTAND THEM PRIOR TO COMMENCING WORK AND THAT A COPY OF THE PROJECT CONDITIONS OF APPROVAL WILL BE POSTED ON SITE AT ALL TIMES DURING CONSTRUCTION.

> TO WORK WITH THE ENGINEERING DIVISION OF THE PARKS AND PUBLIC WORKS DEPARTMENT TO DEVELOP A TRAFFIC CONTROL PLAN FOR INCORPORATION INTO THE CONSTRUCTION BID DOCUMENTS (SPECIFICATIONS), AND THIS PLAN WILL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING MEASURES:

> a. CONSTRUCTION ACTIVITIES SHALL BE STRATEGICALLY TIMED AND COORDINATED TO MINIMIZE TRAFFIC DISRUPTION FOR SCHOOLS RESIDENTS, BUSINESSES, SPECIAL EVENTS, AND OTHER PROJECTS IN THE AREA. THE SCHOOLS LOCATED ON THE HAUL ROUTE SHALL BE CONTACTED TO HELP WITH THE COORDINATION OF THE TRUCKING OPERATION TO MINIMIZE TRAFFIC DISRUPTION.

> b. FLAG PERSONS SHALL BE PLACED AT LOCATIONS NECESSARY TO CONTROL ONE-WAY TRAFFIC FLOW. ALL FLAG PERSONS SHALL HAVE THE CAPABILITY OF COMMUNICATING WITH EACH OTHER TO COORDINATE THE OPERATION.

2. PRIOR TO CONSTRUCTION, ADVANCE NOTIFICATION OF ALL AFFECTED RESIDENTS AND EMERGENCY SERVICES SHALL BE MADE REGARDING ONE-WAY OPERATION, SPECIFYING DATES AND HOURS OF OPERATION.

OCCUR DURING THE MORNING OR EVENING PEAK PERIODS (BETWEEN 7:00 A.M. AND 9:00 A.M. AND BETWEEN 4:00 P.M. AND 6:00 P.M.). PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE DEVELOPER SHALL WORK WITH THE TOWN BUILDING AND ENGINEERING DEPARTMENT ENGINEERING INSPECTORS TO DEVISE A TRAFFIC CONTROL PLAN TO ENSURE SAFE AND EFFICIENT TRAFFIC FLOW UNDER PERIODS WHEN SOIL IS HAULED ON OR OFF THE PROJECT SITE. THIS MAY INCLUDE, BUT IS NOT LIMITED TO PROVISIONS FOR THE DEVELOPER/OWNER TO PLACE CONSTRUCTION NOTIFICATION SIGNS NOTING THE DATES AND TIME OF CONSTRUCTION AND HAULING ACTIVITIES, OR PROVIDING ADDITIONAL TRAFFIC CONTROL. COORDINATION WITH OTHER SIGNIFICANT PROJECTS IN THE AREA MAY ALSO BE REQUIRED. COVER ALL TRUCKS HAULING SOIL SAND. AND OTHER LOOSE DEBRIS.

P.M., WEEKDAYS AND 9:00 A.M. TO 7:00 P.M. WEEKENDS AND HOLIDAYS, CONSTRUCTION, ALTERATION OR REPAIR ACTIVITIES SHALL BE ALLOWED. NO INDIVIDUAL PIECE OF EQUIPMENT SHALL PRODUCE A NOISE LEVEL EXCEEDING EIGHTY-FIVE (85) DBA AT TWENTY-FIVE (25) FEET. IF THE DEVICE IS LOCATED WITHIN A STRUCTURE ON THE PROPERTY, THE MEASUREMENT SHALL BE MADE AT DISTANCES AS CLOSE TO TWENTY-FIVE (25) FEET FROM THE DEVICE AS POSSIBLE. THE NOISE LEVEL AT ANY POINT OUTSIDE OF THE PROPERTY PLANE SHALL NOT EXCEED EIGHTY-FIVE (85) DBA.

SILT AND MUD IN PUBLIC RIGHT-OF-WAY: IT IS THE RESPONSIBILITY OF CONTRACTOR AND HOME OWNER TO MAKE SURE THAT ALL DIRT TRACKED INTO THE PUBLIC RIGHT-OF-WAY IS CLEANED UP ON A DAILY BASIS. MUD, SILT, CONCRETE AND OTHER CONSTRUCTION DEBRIS SHALL NOT BE WASHED INTO THE TOWN'S STORM DRAINS.

GOOD HOUSEKEEPING: GOOD HOUSEKEEPING PRACTICES SHALL BE OBSERVED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION SUPERINTENDENCE OF CONSTRUCTION SHALL BE DILIGENTLY PERFORMED BY A PERSON OR PERSONS AUTHORIZED TO DO SO AT ALL TIMES DURING WORKING HOURS. THE STORING OF GOODS AND/OR MATERIALS ON THE SIDEWALK AND/OR THE STREET WILL NOT BE ALLOWED UNLESS A SPECIAL PERMIT IS ISSUED BY THE ENGINEERING DIVISION. THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE KEPT CLEAR OF ALL JOB RELATED DIRT AND DEBRIS AT THE END OF THE DAY. DIRT AND DEBRIS SHALL NOT BE WASHED INTO STORM DRAINAGE FACILITIES. THE STORING OF GOODS AND MATERIALS ON THE SIDEWALK AND/OR THE STREET WILL NOT BE ALLOWED UNLESS A SPECIAL PENNIT IS ISSUED. THE DEVELOPER'S REPRESENTATIVE IN CHARGE SHALL BE AT THE JOB SITE DURING ALL WORKING HOURS. FAILURE TO MAINTAIN THE PUBLIC RIGHT-OF-WAY ACCORDING TO THIS CONDITION MAY RESULT IN THE TOWN PERFONNING THE REQUIRED MAINTENANCE AT THE DEVELOPER'S EXPENSE.

10. PRIOR TO REQUESTING A FOUNDATION INSPECTION BY CITY, THE GEOTECHNICAL ENGINEER OR CIVIL ENGINEER WHO PREPARED THE SOIL INVESTIGATION SHALL PROVIDE A FIELD REPORT (IN WRITING) WHICH STATE THE FOLLOWING :

a. THE BUILDING PAD WAS PREPARED AND COMPACTED IN ACCORDANCE WITH THE SOIL REPORT SPECIFICATIONS.

b. THE FOUNDATION AND/OR PIER EXCAVATION, DEPTH AND BACKFILL MATERIAL, AND DRAINAGE (IF APPLICABLE) SUBSTANTIALLY CONFORM TO THE SOIL REPORT AND APPROVED PLAN.

GEOTECHNICAL ENGINEER OR CIVIL ENGINEER WHO PREPARED THE SOIL INVESTIGATION SHALL ISSUE A FINAL REPORT STATING THE COMPLETED PAD, FOUNDATION, FINISH GRADING, AND ASSOCIATED SITE WORK SUBSTANTIALLY CONFORM TO THE APPROVED PLAN, SPECIFICATIONS, AND INVESTIGATION.

BENCHMARK AGGREGATE BASE AB ASPHALT CONCRETE BOUNDARY BLDG BUILDING INLET (9" SQUARE BUILDING SETBACK LINE BSL GRATE- NDS #999) BOTTOM OF WALL/BACK OF WALK ΒW COBBLE ROCK ENERGY DISSIPATOR CFD COBBLE ROCK CURB & GUTTER ENERGY DISSIPATOR CENTERLINE CONCRETE SANITARY SEWER CLEANOUT CONCRETE - CONTOUR: EXISTING CONF CONFORM COUNTY STANDARD DETAIL CSD OR NEW DRAINAGE EMITTER 100.46 DESIGN GRADE DRAINAGE INLET DOC DOCUMENT DOWNSPOUT WITH \square DS DOWNSPOUT SPLASHBLOCK DWY DRIVEWAY DIVERSION VALVE EASEMENT ELEV ELEVATION BACKWATER VALVE \bowtie ELECTRIC METER FM (SEE PROJECT NOTES) E(OH) ELECTRIC OVERHEAD ──···→ DRAINAGE SWALE FLECTRIC UNDERGROUND F(UG) — — — — EASEMENT LINE EDGE OF PAVEMENT EXISTIN((101.70) EXISTING ELEVATION FACE OF CURB -X X EXISTING FENCE FOUND FINISH ELEVATION OF SUBFLOOR EXISTING TREE TO GROUND FINISH GRADE BE REMOVED FIRF HYDRAN1 EXISTING TREE FLOW LINE TO REMAIN GARAGE SLAB ELEVATION/GAS LINE GAS METER FOUND IRON PIPE • HI PT HI POINT AT PROPERTY CORNER INVERT INV LANDSCAPED AREA IS GAS METER GM MAXIMUM MAX MANHOLE \longrightarrow GRADE TO DRAIN MINIMUM Ċ, FIRE HYDRANT NOT TO SCALE OVERHEAD (P) JOINT POLE ORIGINAL GROUND LIGHTING POLE e—Q PAVEMENT FINISH GRADE PAD ELEVATION MB MAIL BOX PROPERTY LINE MONUMENT WELL POWER POLE PROP PROPOSED PUBLIC SERVICE FASEMENT PSE OVERLAND FLOW PUBLIC UTILITY EASEMENT DIRECTION **PVM** PAVEMEN' PGE BOX PGE POLYVINYL CHLORIDE PVC RADIUS \star PROJECT SITE ROLLED CURB RETAINING WALL RETAINING WALL R/W RIGHT OF WAY ---- RIGHT OF WAY SAW CUT SANITARY SEWER SCCSD SANTA CLARA COUNTY CLEAN OUT MANHOLE STANDARD DETAIL S.C.V.W.D SANTA CLARA VALLEY SANITARY SEWER MANHOLE SS WATER DISTRICT STORM DRAIN MANHOLE (SD) STORM DRAIN STORM DRAIN EASEMENT TEST PIT SLOPE EASEMENT TOP OF FILL SANITARY SEWER/LATERAL STATION STANDARD CITY DETAIL STD TOP OF CUT SW SIDEWALK TOP OF BANK TOE OF CUT TOP OF CURF 1 TRENCH DRAIN TREE NUMBER T ENERGY DISSIPATOR TFD ------ W ------ UTILITY: EXISTING TEMP TEMPORARY TOE TOE OF BANK TOP OF GRATE WATER METER TREE PROTECTION FENCE WM

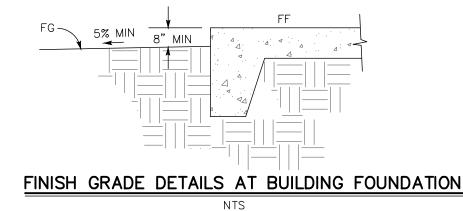
WV M

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WATER VALVE

WELL

LEGEND & ABBREVIATIONS



TOP OF WALL

VALLEY GUTTER

TYPICAL

WATER

WLK

WM

WV

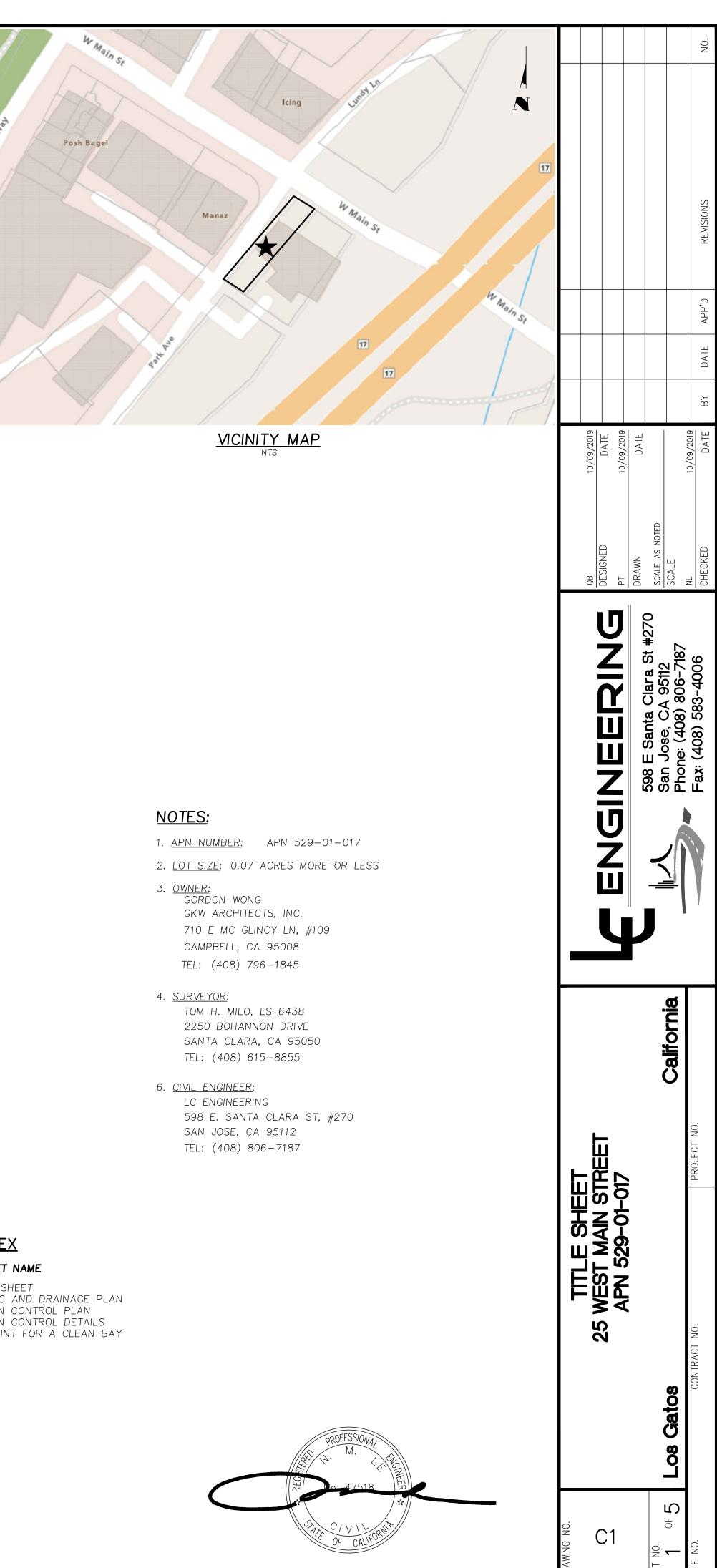
WALKWAY

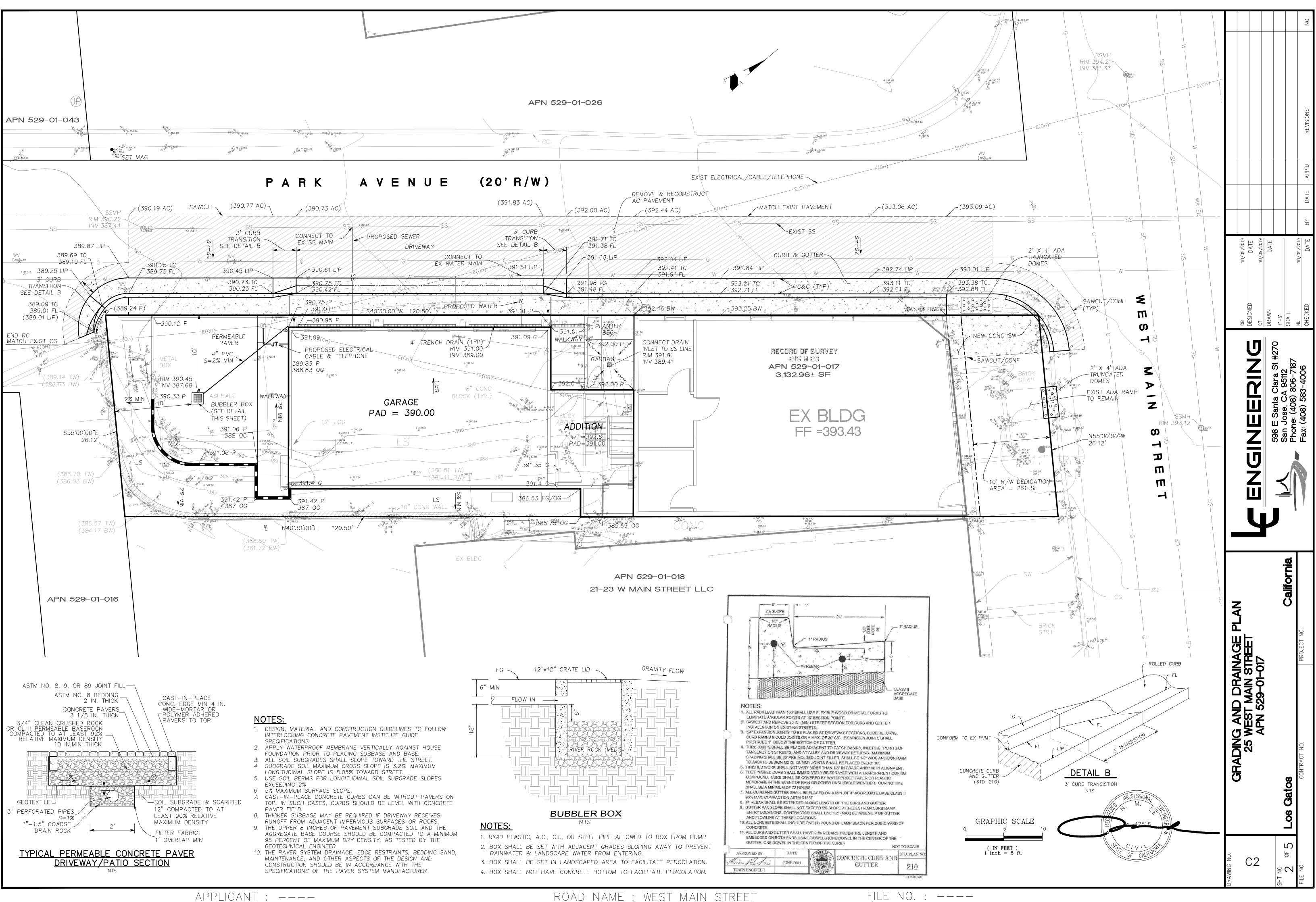
WATER METER

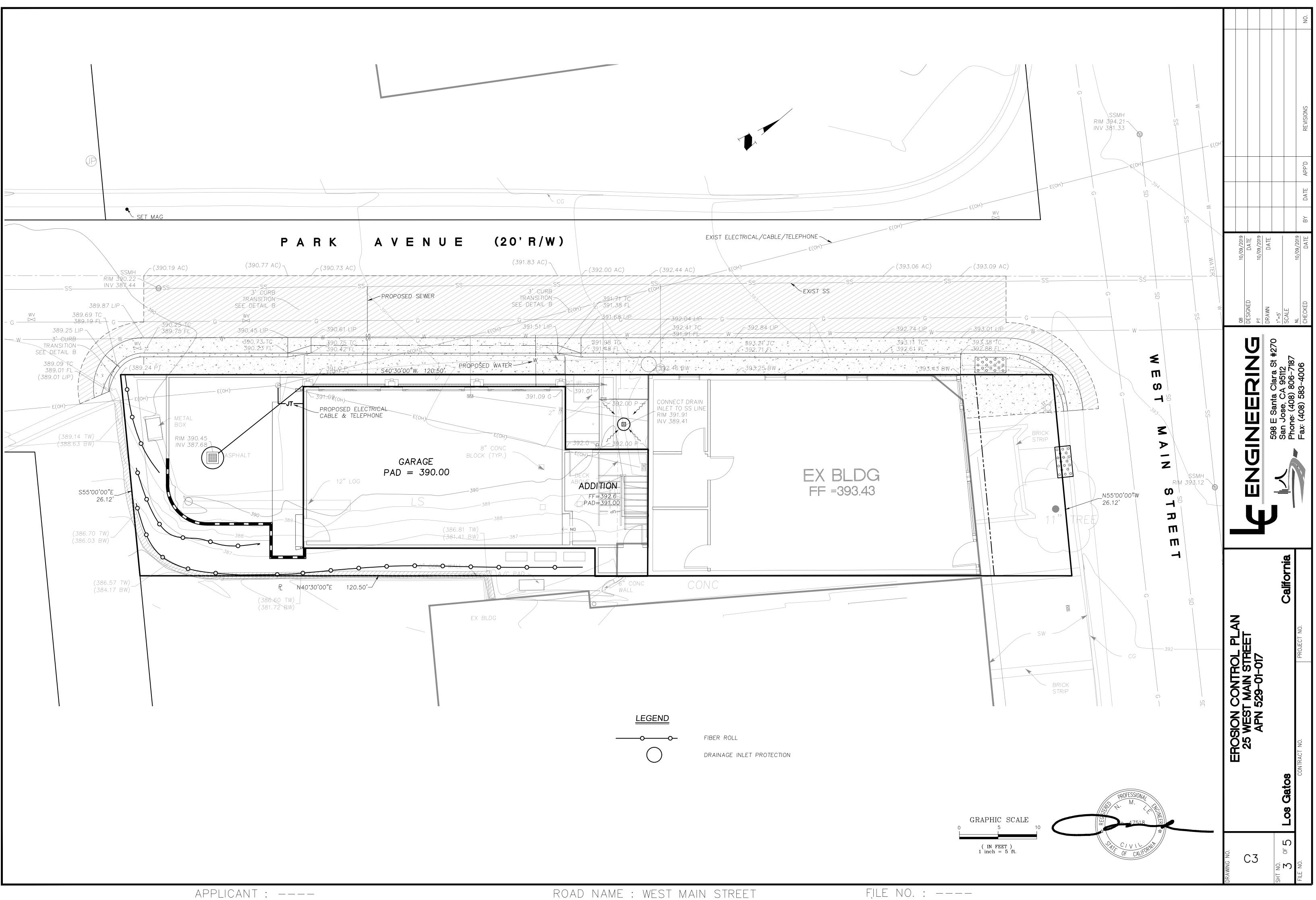
WATER VALVE

SHEET INDEX SHEET NO. SHEET NAME

SHELI	110.	511	
C1	(COVE	R S
C2	(GRAD	ING
С3	E	EROS	ION
C4	E	EROS	ION
C5	E	BLUEI	PRIN







GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. CONTRACTOR/OWNER: ----

ADDRESS: ----PHONE NUMBER: ----

IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.

2. CIVIL ENGINEER: LC ENGINEERING 598 E SANTA CLARA ST, SUITE #270,

SAN JOSE, CA 95112. (408) 806-7187

- 3. CONTRACTOR: ----
- ADDRESS: ----24-HOUR PHONE NUMBER: ----

CONSTRUCTION SUPERINTENDENT: ----

- ADDRESS: ----
- 24-HOUR PHONE NUMBER: ----
- 4. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
- 5. DEVELOPER WILL SUBMIT TO THE COUNTY/CITY MONTHLY (AT THE FIRST OF EACH MONTH BETWEEN OCT 15TH AND APRIL 15TH) CERTIFICATIONS THAT ALL EROSION/SEDIMENT MEASURES IDENTIFIED ON THE APPROVED EROSION CONTROL PLAN ARE IN PLACE. IF MEASURES ARE NOT IN PLACE, DEVELOPER SHALL PROVIDE THE COUNTY/CITY WITH A WRITTEN EXPLANATION OF WHY THE MEASURE IS NOT IN PLACE AND WHAT WILL BE DONE TO REMEDY THIS SITUATION.
- 6. OWNER/CONTRACTER SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.
- 7. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY, OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
- 8. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
- 9. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
- 10. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPILED WITH.

11. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.

EROSION AND SEDIMENT CONTROL MEASURES

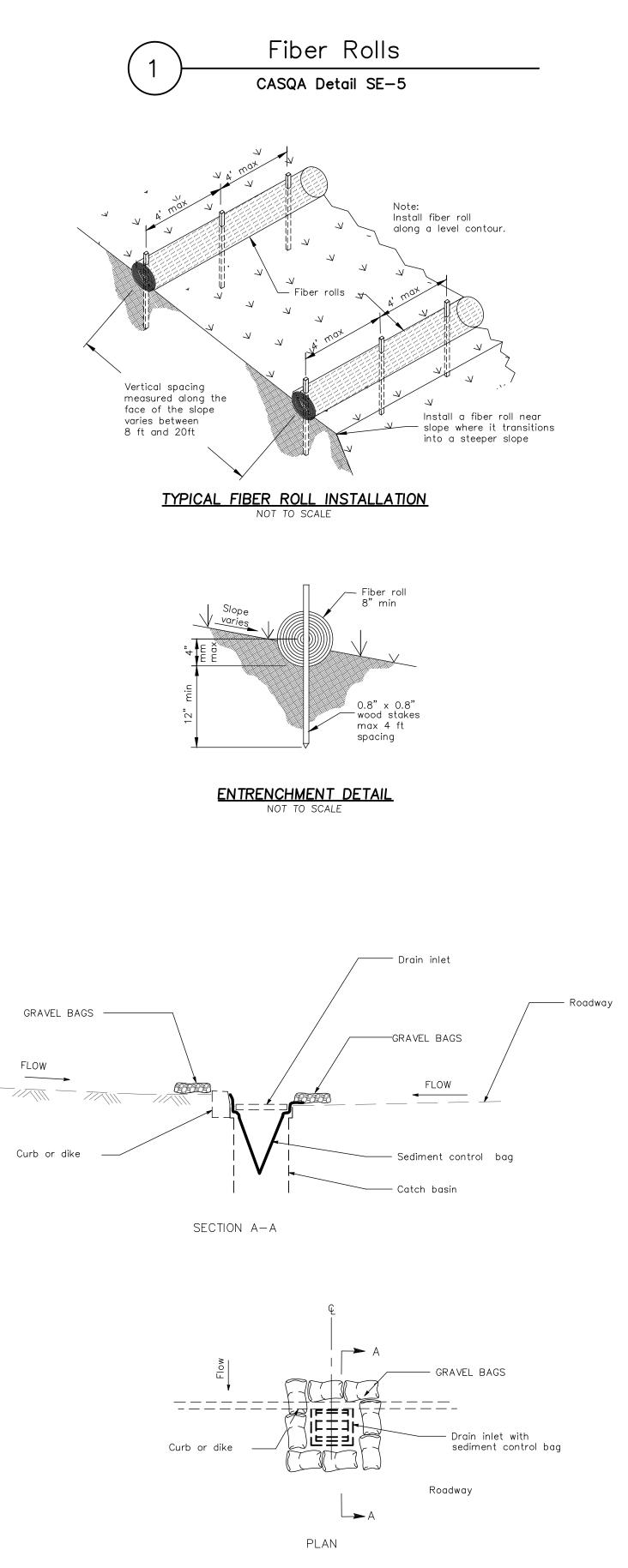
- 1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- 2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN ARE NECESSARY WITH THE APPROVAL OF THE COUNTY/CITY ENGINEER. PLANS RESUBMITTED FOR THE COUNTY/CITY APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL ARE TO BESITE IMPROVEMENTS ARE ACCEPTED BY THE COUNTY/CITY.
- 3. CONSTRUCTION ENTRANCES SHALL BE INSTALL PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.
- 4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ON TO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE COUNTY/CITY.
- 5. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY 10/10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS OR THREE-STEP APPLICATIONS OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TRICKIFIER AND MULCH.
- 6. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF
- 7. LOTS WITH HOUSES UNDER CONSTRUCTION WILL NOT BE HYDROSEEDED. EROSION PROTECTION FOR EACH LOT WITH A HOUSE UNDER CONSTRUCTION SHALL CONFORM TO THE TYPICAL LOT EROSION CONTROL DETAIL SHOWN ON THIS SHEET.
- 8. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITION. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE REPRESENTATIVE OF ANY FIELD CHANGES.
- 9. GRADING WORK BETWEEN OCTOBER 15 AND APRIL 15 IS AT THE DISCRETION OF COUNTY/CITY.

MAINTENANCE NOTES

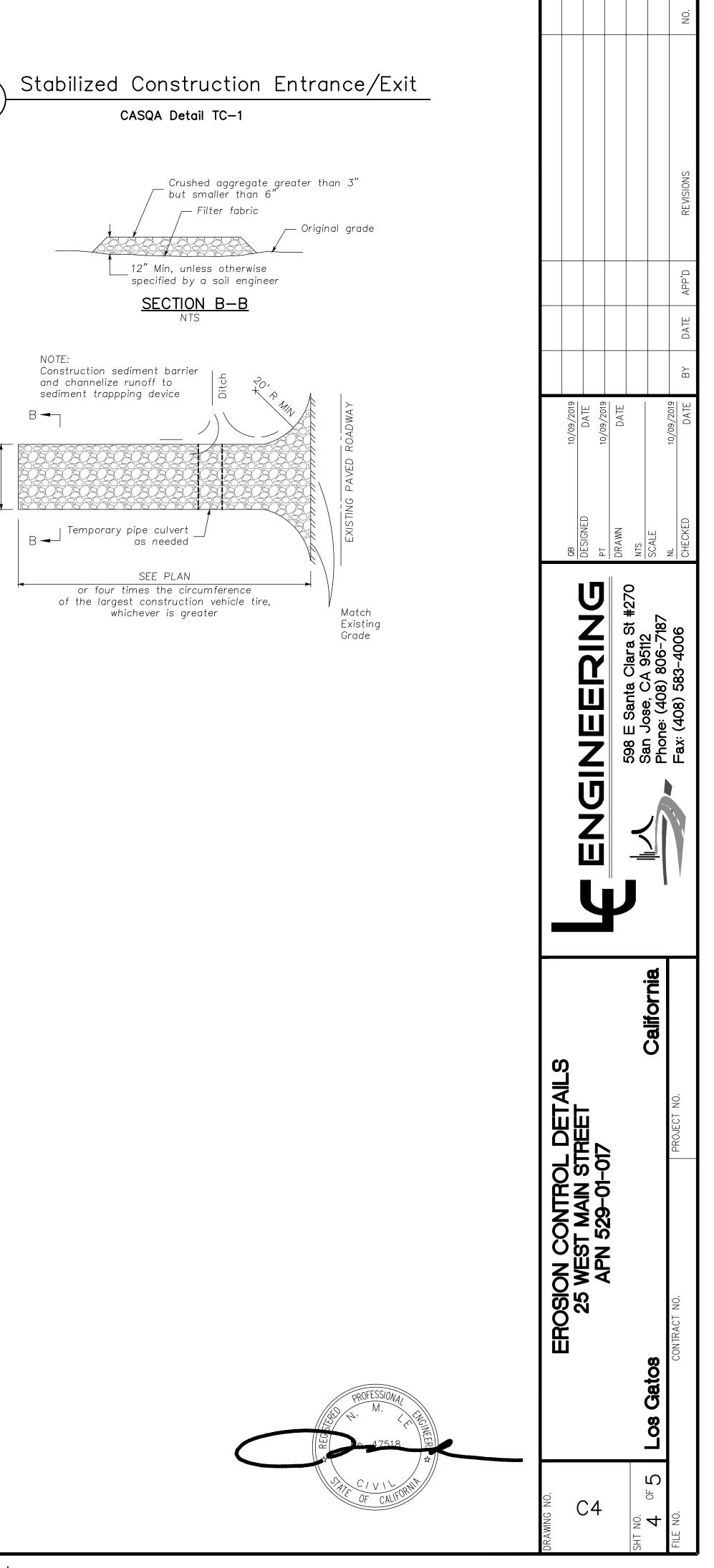
- 1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
- C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED. D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
- E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
- F. RILLS AND FULLIES MUST BE REPAIRED.

2. SAND BAD INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE SAND BAG.

3. EXPOSED SLOPE SHALL BE PROTECTED WITH JUTE NET AND/OR HYDROSEED. HYDROSEED SHALL BE A HOMOGENEOUSLY MIX OF SLURRY CONTAINING NOT LESS THAN 44 LBS OF ORGANIC MULCHING AMENDMENT PLUS FERTILIZER, CHEMICAL ADDITIVES AND SOLIDS FOR EACH 100 GALLONS OF WATER.



TEMPORARY DRAINAGE INLET PROTECTION For paved areas exposed to traffic



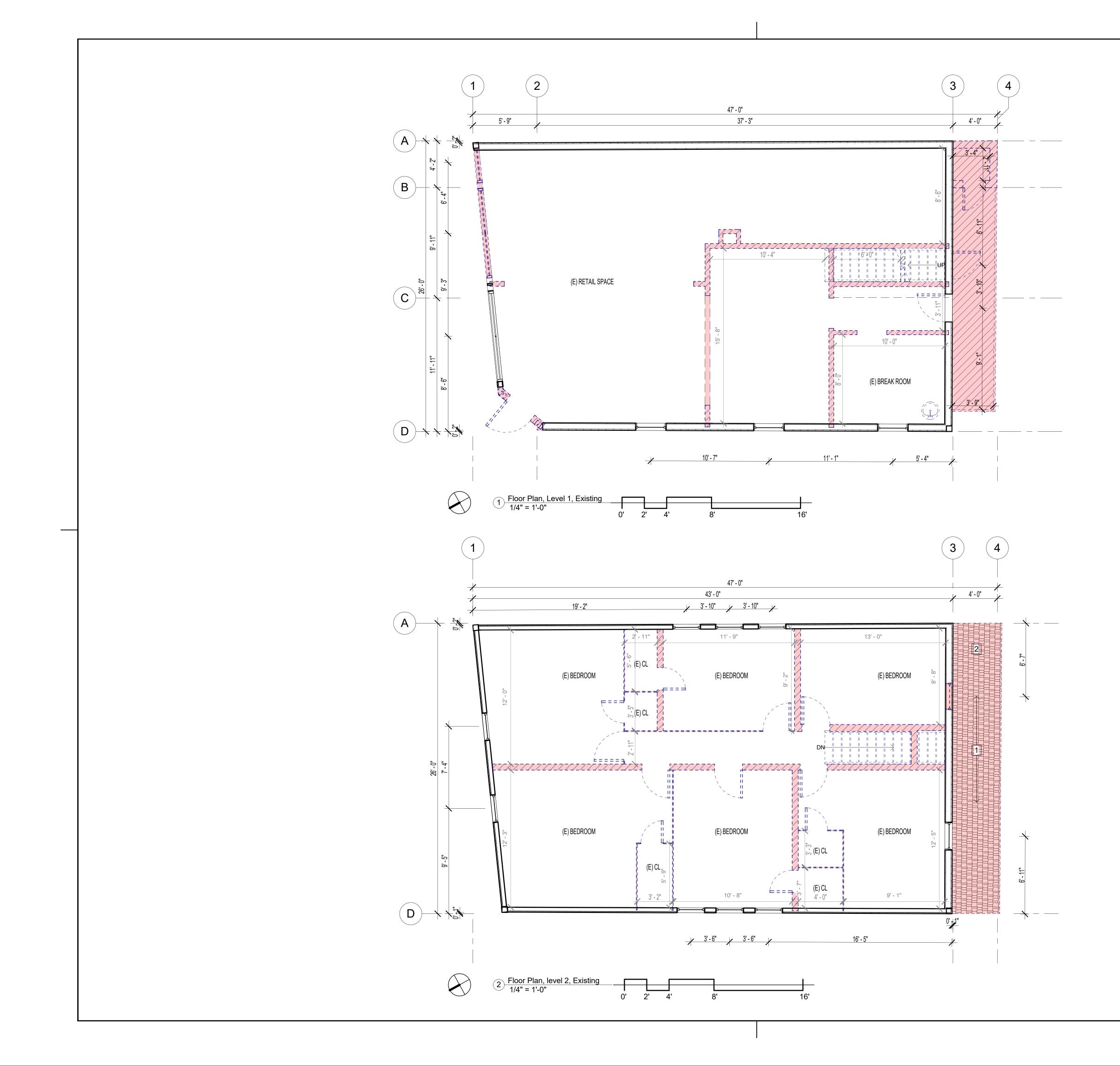
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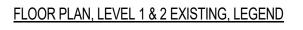
Width as

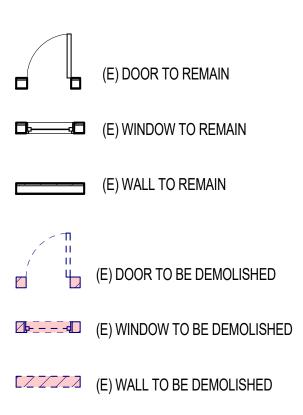
required to

anticipated traffic

accommodate







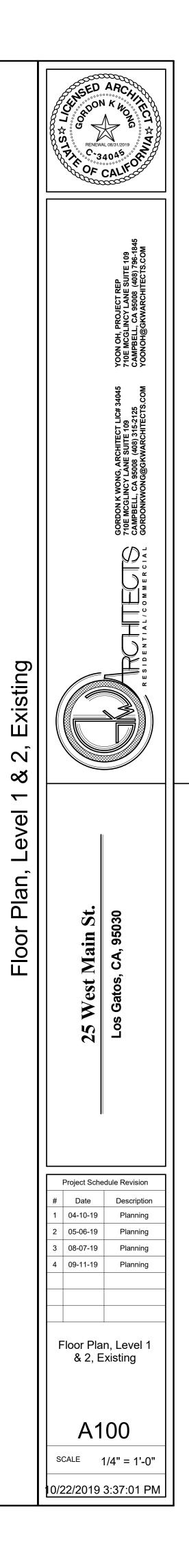
FLOOR PLAN, LEVEL 1 & 2 EXISTING, KEYNOTES

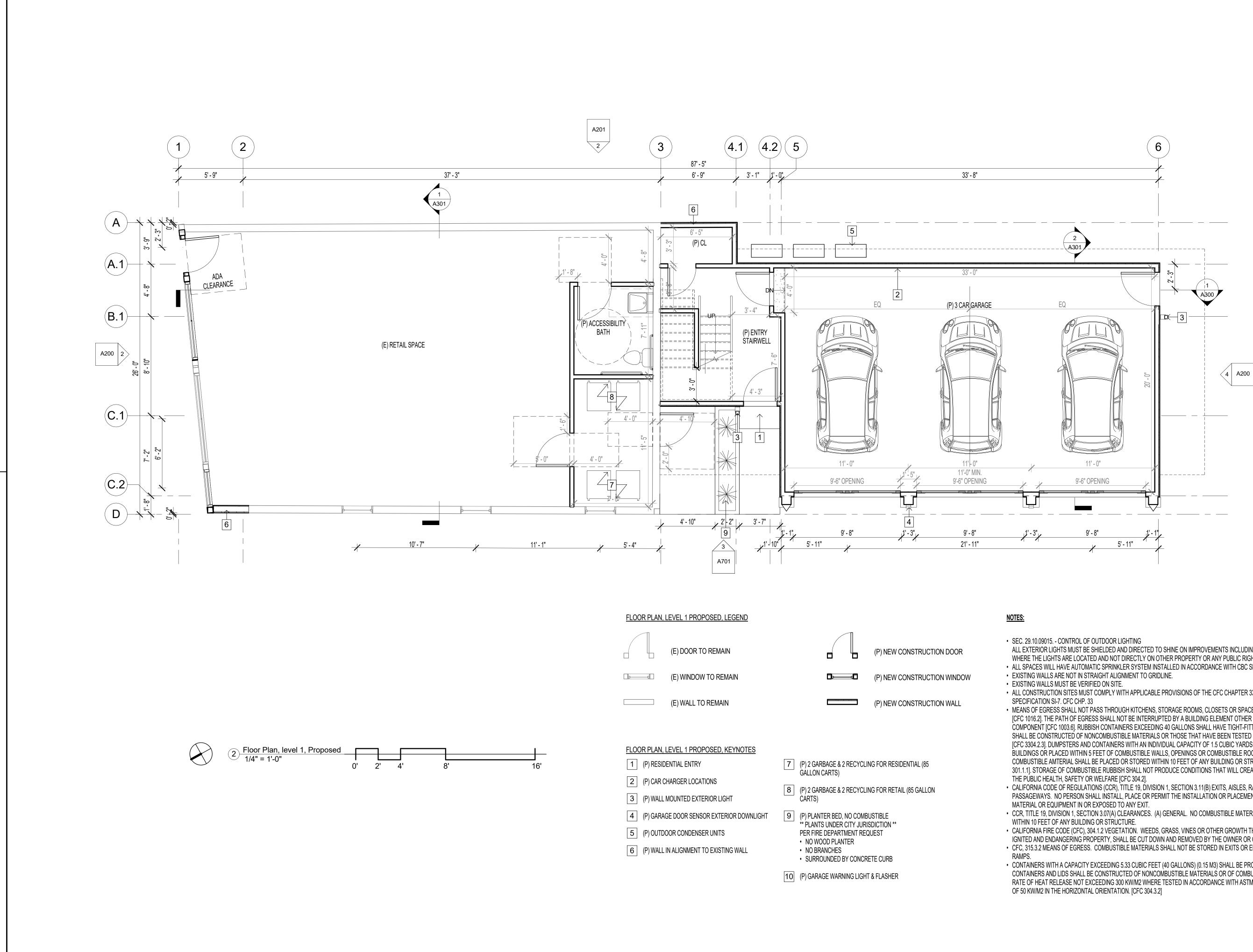
1 COVERED PATIO TO BE DEMOLISHED

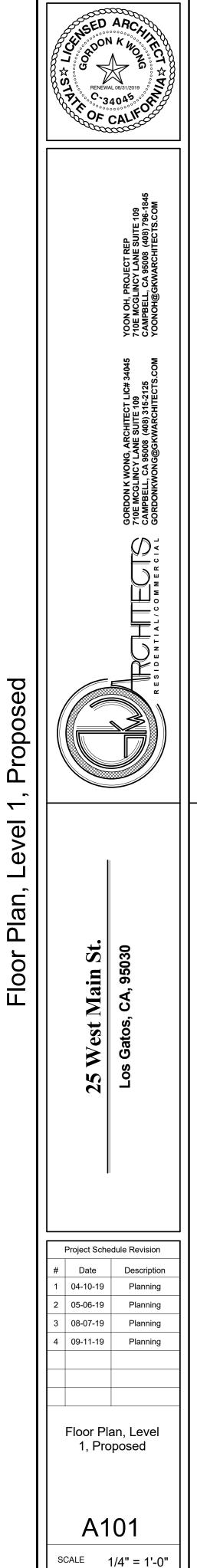
2 STORAGE AREA TO BE DEMOLISHED

NOTES:

EXISTING WALLS ARE NOT IN STRAIGHT ALIGNMENT TO GRIDLINE. EXISTING WALLS MUST BE VERIFIED ON SITE.







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 $\overline{}$ Φ Lev Plan

ALL EXTERIOR LIGHTS MUST BE SHIELDED AND DIRECTED TO SHINE ON IMPROVEMENTS INCLUDING PLANTS ON THE ZONING PLOT WHERE THE LIGHTS ARE LOCATED AND NOT DIRECTLY ON OTHER PROPERTY OR ANY PUBLIC RIGHT-OF-WAY PER TOWN CODE ALL SPACES WILL HAVE AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH CBC SEC. 903.3 AND SEC. 903.3.1.2

• ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND

MEANS OF EGRESS SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, CLOSETS OR SPACES USED FOR SIMILAR PURPOSES

[CFC 1016.2]. THE PATH OF EGRESS SHALL NOT BE INTERRUPTED BY A BUILDING ELEMENT OTHER THAN A MEANS OF EGRESS COMPONENT [CFC 1003.6]. RUBBISH CONTAINERS EXCEEDING 40 GALLONS SHALL HAVE TIGHT-FITTING OR SELF-CLOSING LIDS. THEY SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS OR THOSE THAT HAVE BEEN TESTED IN ACCORDANCE WITH ASTM E1354 [CFC 3304.2.3]. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS SHALL NOT BE SOTRED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVELINES [CFC 304.3.3]. NO COMBUSTIBLE AMTERIAL SHALL BE PLACED OR STORED WITHIN 10 FEET OF ANY BUILDING OR STRUCTURE [CFC 304.1(A) AND 301.1.1]. STORAGE OF COMBUSTIBLE RUBBISH SHALL NOT PRODUCE CONDITIONS THAT WILL CREATE A NUISANCE OR A HAZARD TO

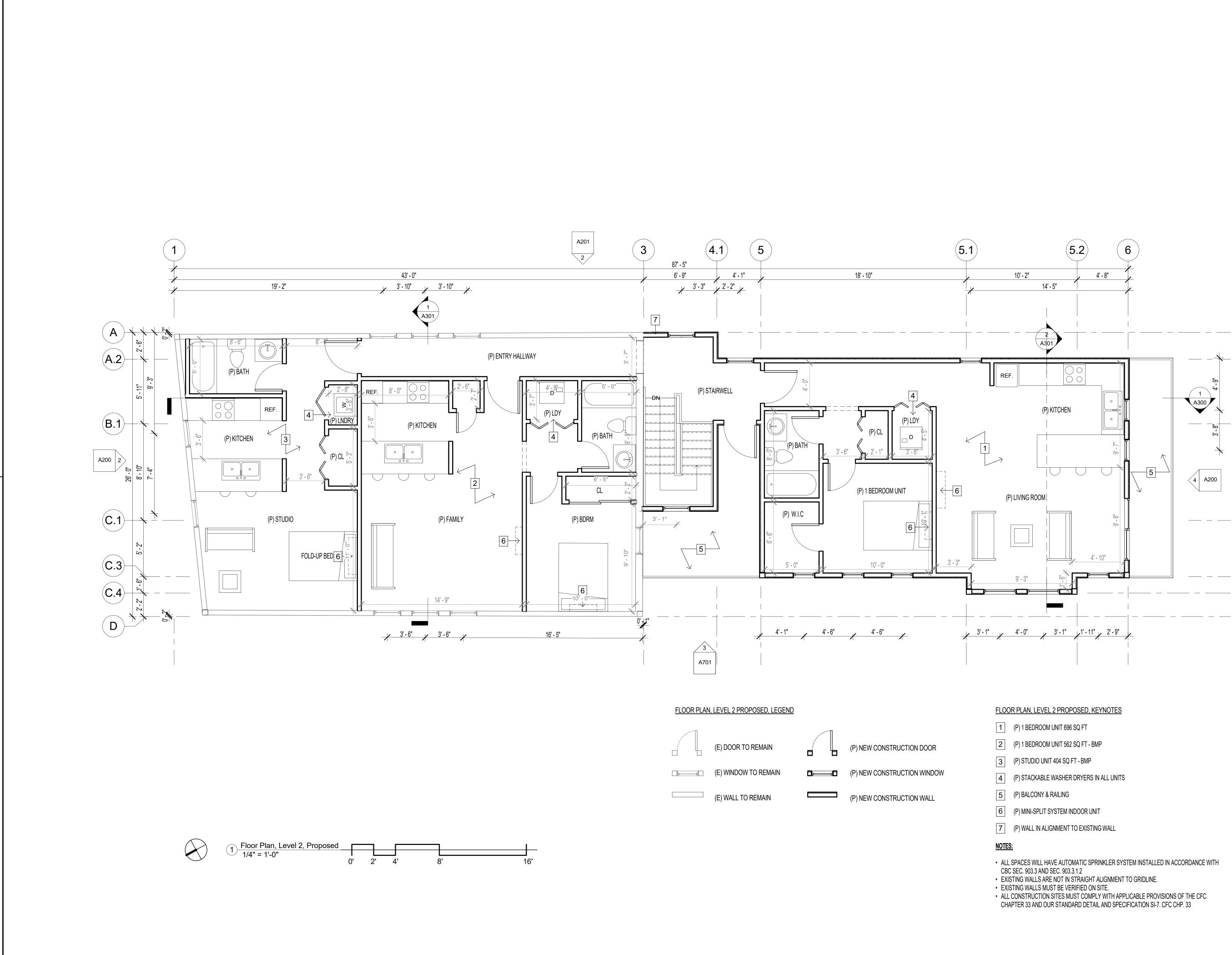
• CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 19, DIVISION 1, SECTION 3.11(B) EXITS, AISLES, RAMPS, CORRIDORS AND PASSAGEWAYS. NO PERSON SHALL INSTALL, PLACE OR PERMIT THE INSTALLATION OR PLACEMENT OF ANY COMBUSTIBLE

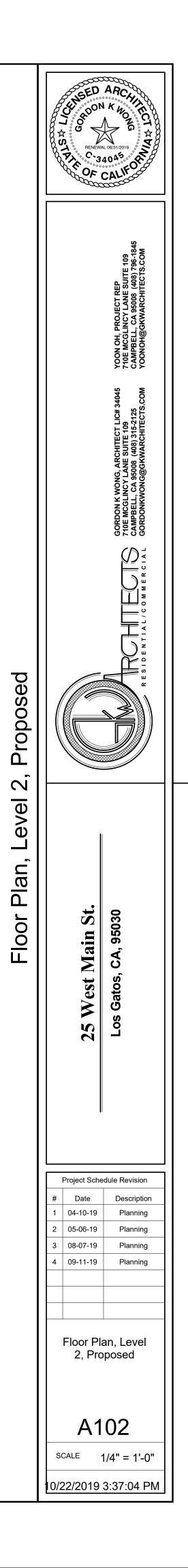
• CCR, TITLE 19, DIVISION 1, SECTION 3.07(A) CLEARANCES. (A) GENERAL. NO COMBUSTIBLE MATERIAL SHALL BE PLACED OR STORED

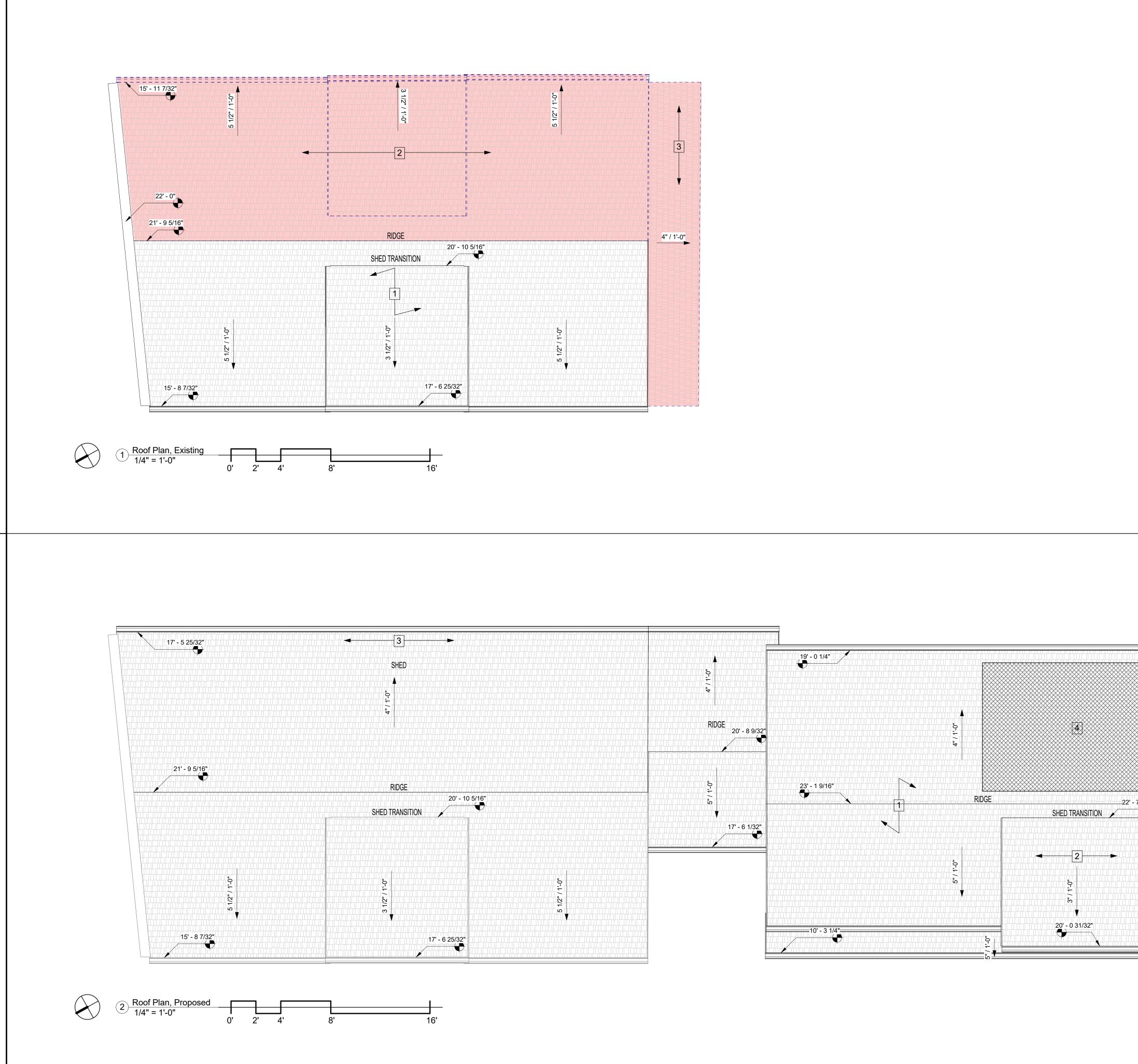
 CALIFORNIA FIRE CODE (CFC), 304.1.2 VEGETATION. WEEDS, GRASS, VINES OR OTHER GROWTH THAT IS CAPABLE OF BEING IGNITED AND ENDANGERING PROPERTY, SHALL BE CUT DOWN AND REMOVED BY THE OWNER OR OCCUPANT OF THE PREMISES.

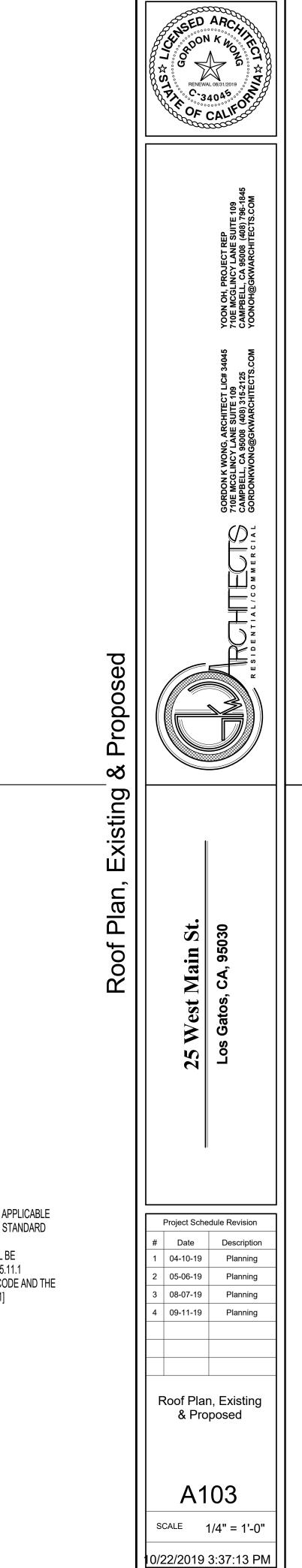
CFC, 315.3.2 MEANS OF EGRESS. COMBUSTIBLE MATERIALS SHALL NOT BE STORED IN EXITS OR ENCLOSURES FOR STAIRWAYS AND

• CONTAINERS WITH A CAPACITY EXCEEDING 5.33 CUBIC FEET (40 GALLONS) (0.15 M3) SHALL BE PROVIDED WITH LIDS. CONTAINERS AND LIDS SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS OR OF COMBUSTIBLE MATERIALS WITH A PEAK RATE OF HEAT RELEASE NOT EXCEEDING 300 KW/M2 WHERE TESTED IN ACCORDANCE WITH ASTM E1354 AT AN INCIDENT HEAT FLUX









 ROOF PLAN, PROPOSED

ROOF PLAN EXISTING KEYNOTES

2 PORTION OF ROOF TO BE SHED ROOFED 562 SF

3 DECK OVERHANG TO BE DEMOLISHED 133 SF

(E) COMPOSITION SHINGLES

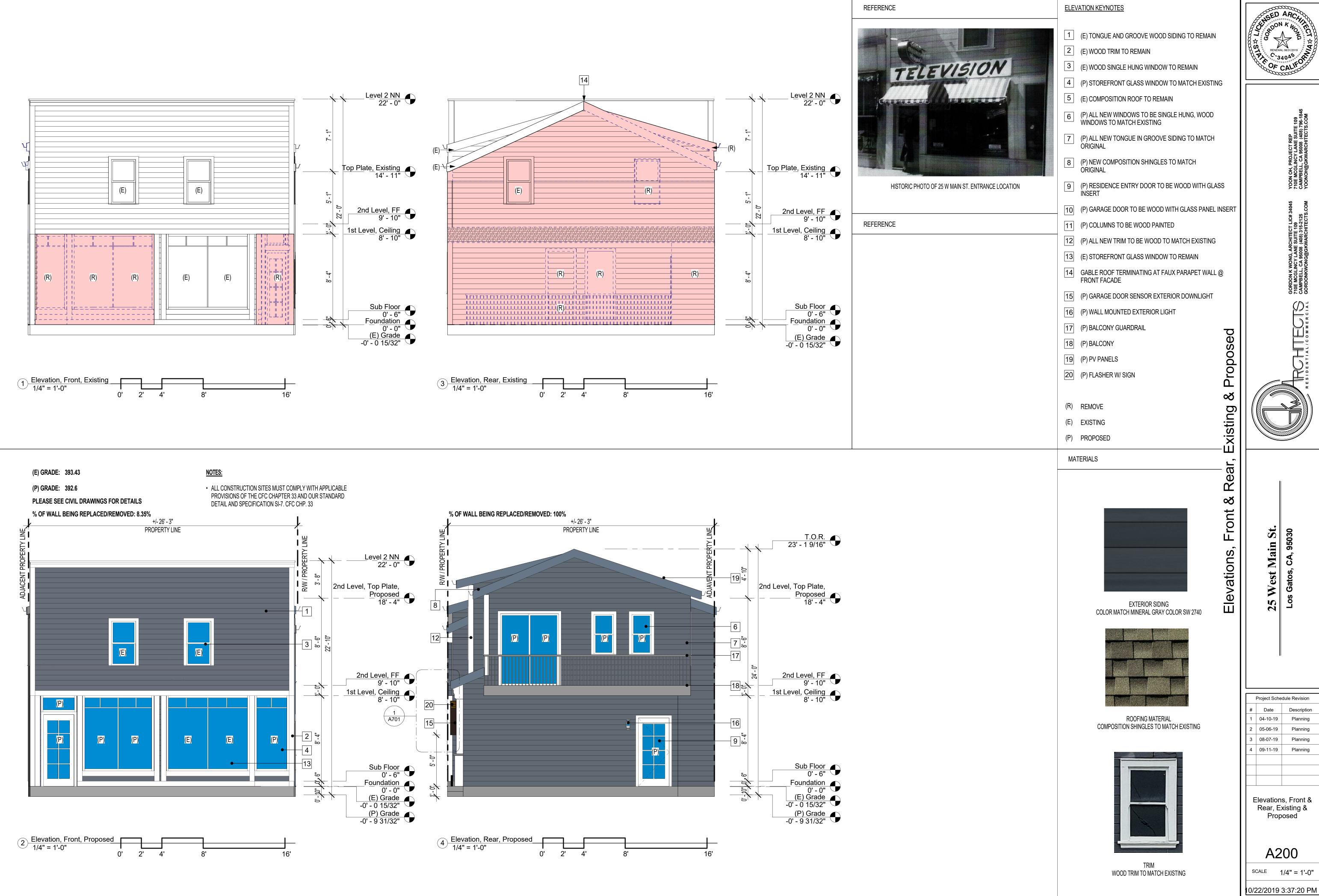
1

ROOFING MATERIAL TO BE CLASS A AND SHALL MATCH EXISTING ROOF

- 1 (P) NEW ROOF 1010 SF
- 2 (P) SHED ROOF
- 3 (P) SHED ROOF PORTION 143 SF
- 4 (P) PV PANELS

NOTES:

- ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE
 PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD
 DETAIL AND SPECIFICATION SI-7. CFC CHP. 33
- SOLAR PHOTOVOLTAIC POWER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 605.11.1 THROUGH 605.11.4, THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA ELECTRICAL CODE. [CFC Sec. 605.11]



and

YOON OH, PROJECT REP 710E MCGLINCY LANE SUITE 109 CAMPBELL, CA 95008 (408) 796-1845 YOONOH@GKWARCHITECTS.COM

GORDON K WONG, ARCHITECT LIC# 340 710E MCGLINCY LANE SUITE 109 CAMPBELL, CA 95008 (408) 315-2125 GORDONKWONG@GKWARCHITECTS.CC

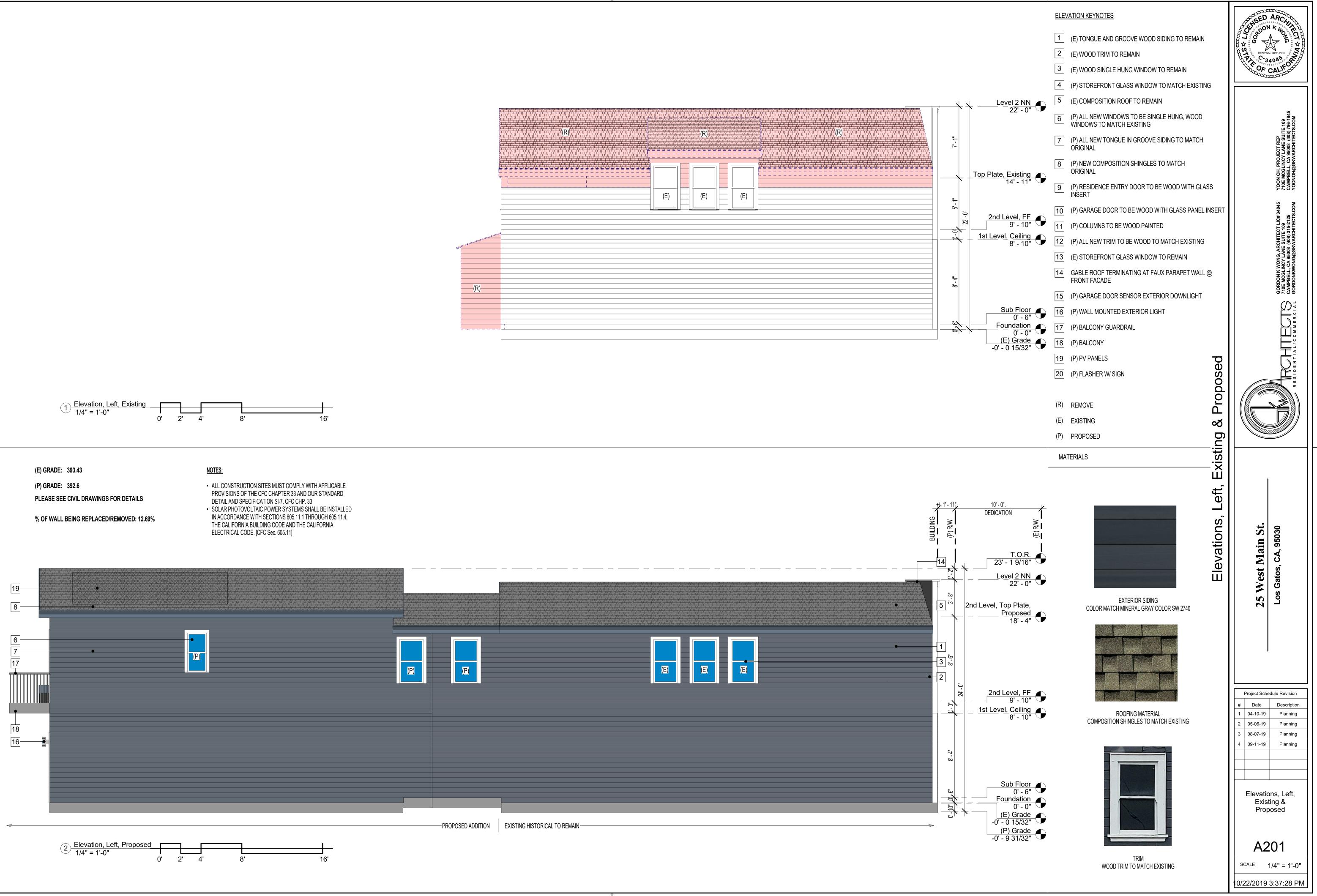
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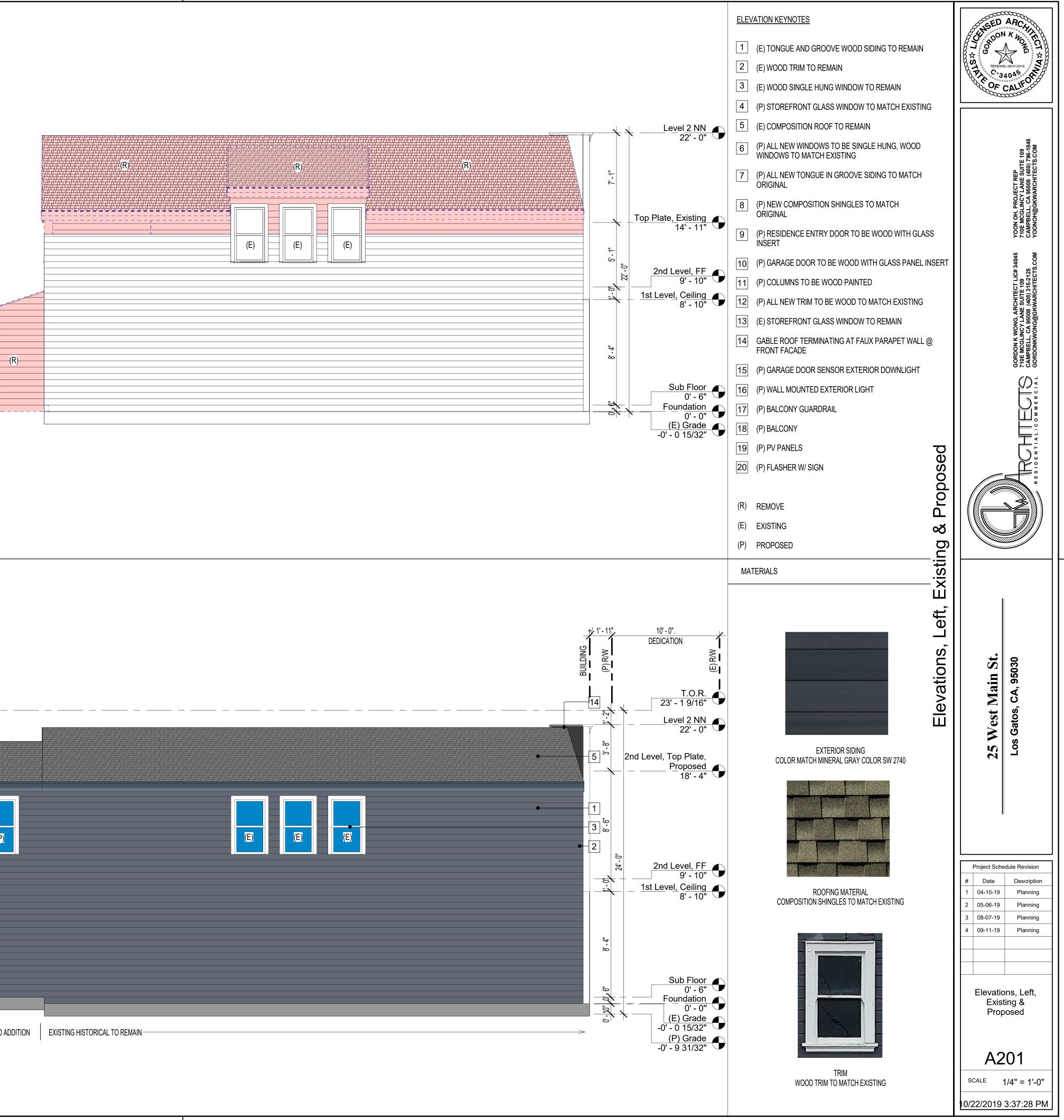
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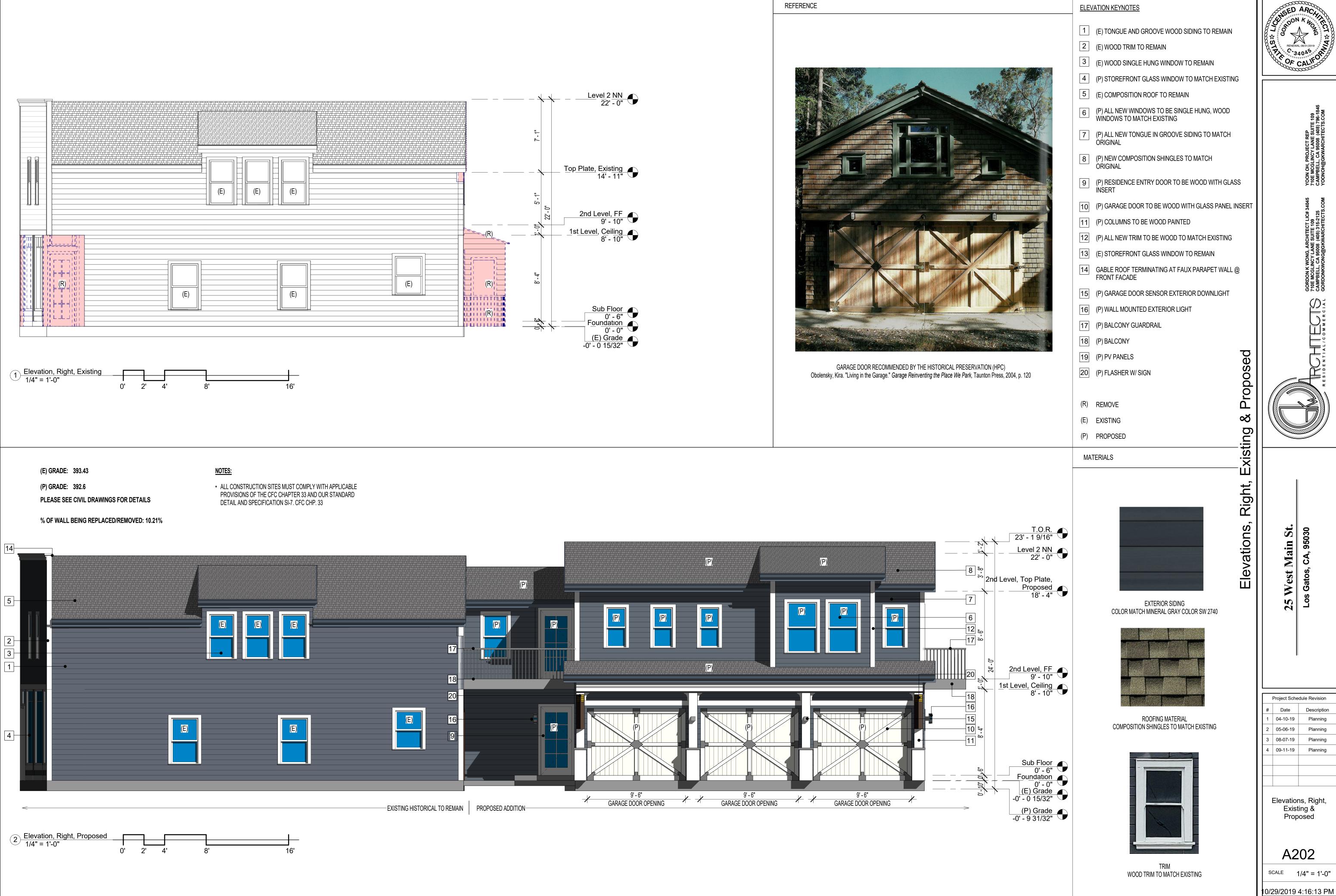
Planning

Planning

Planning



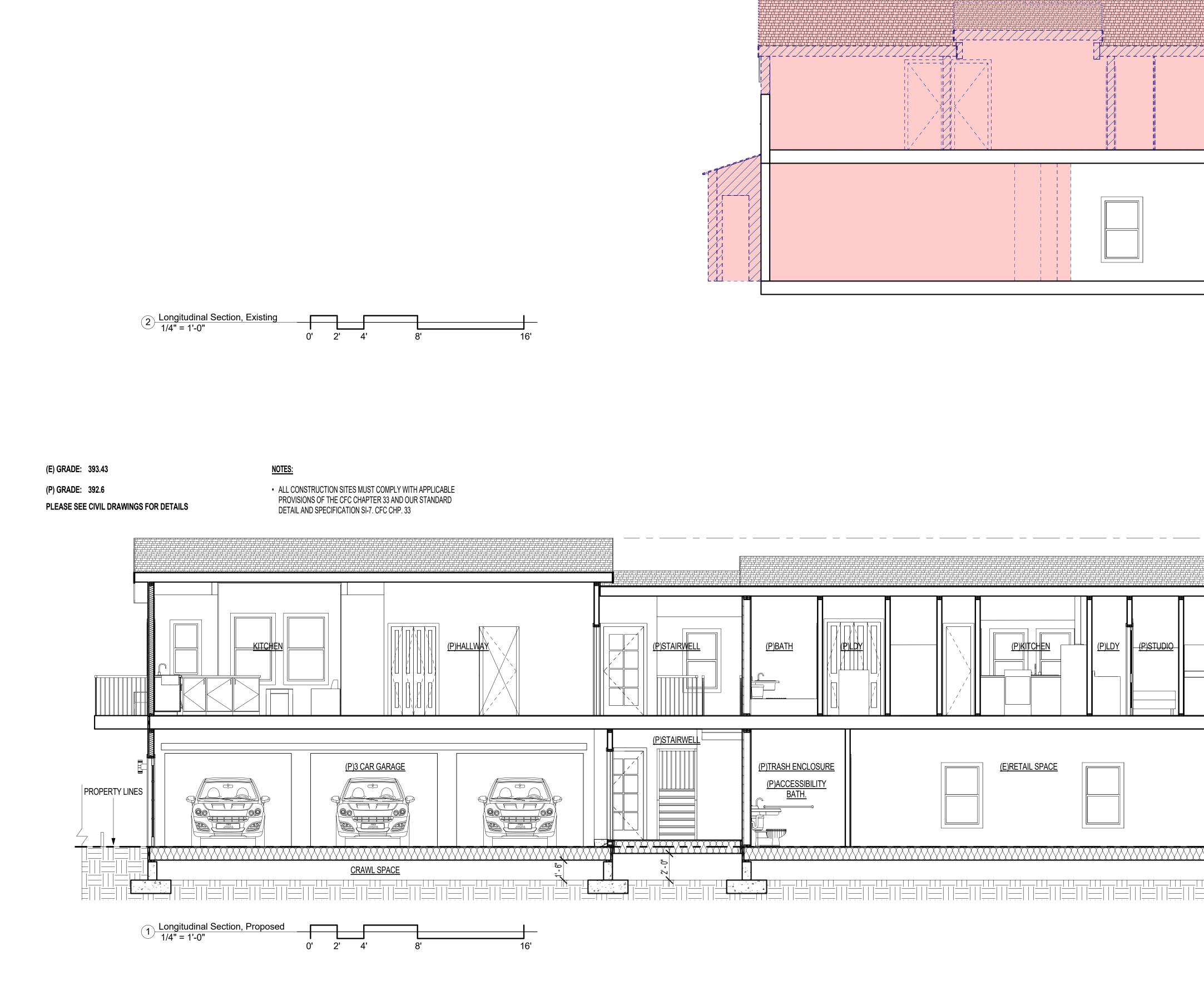


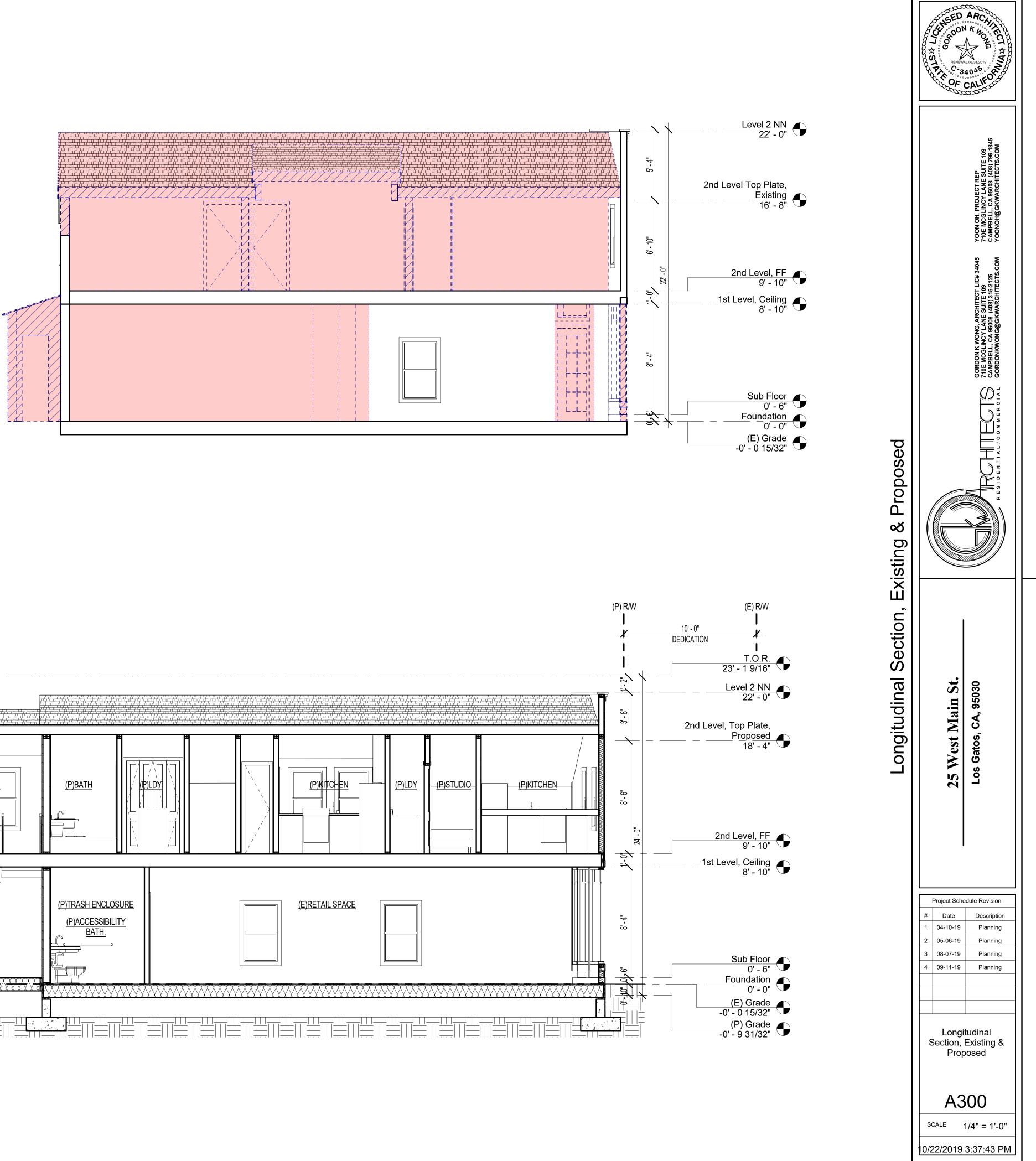


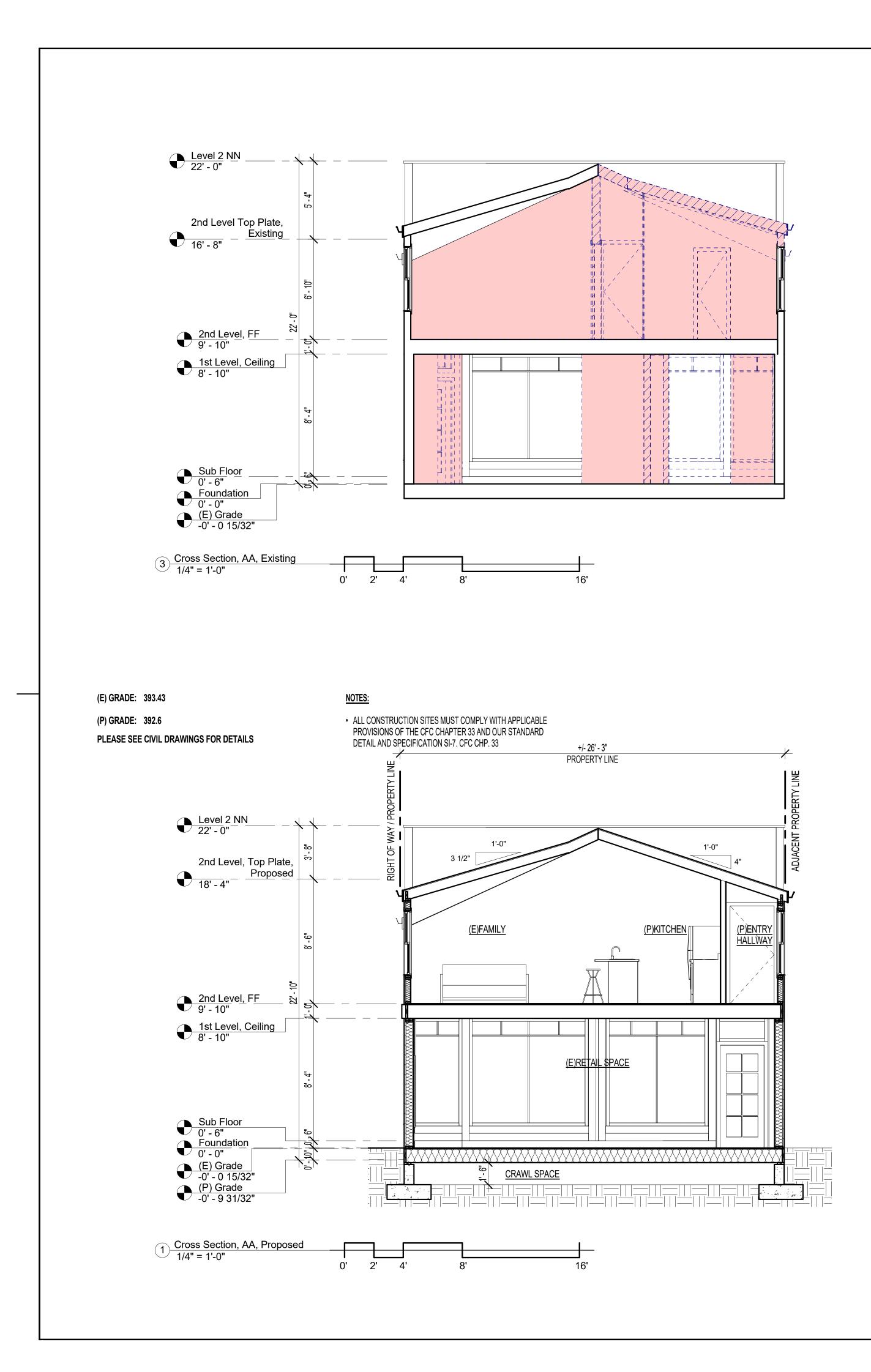
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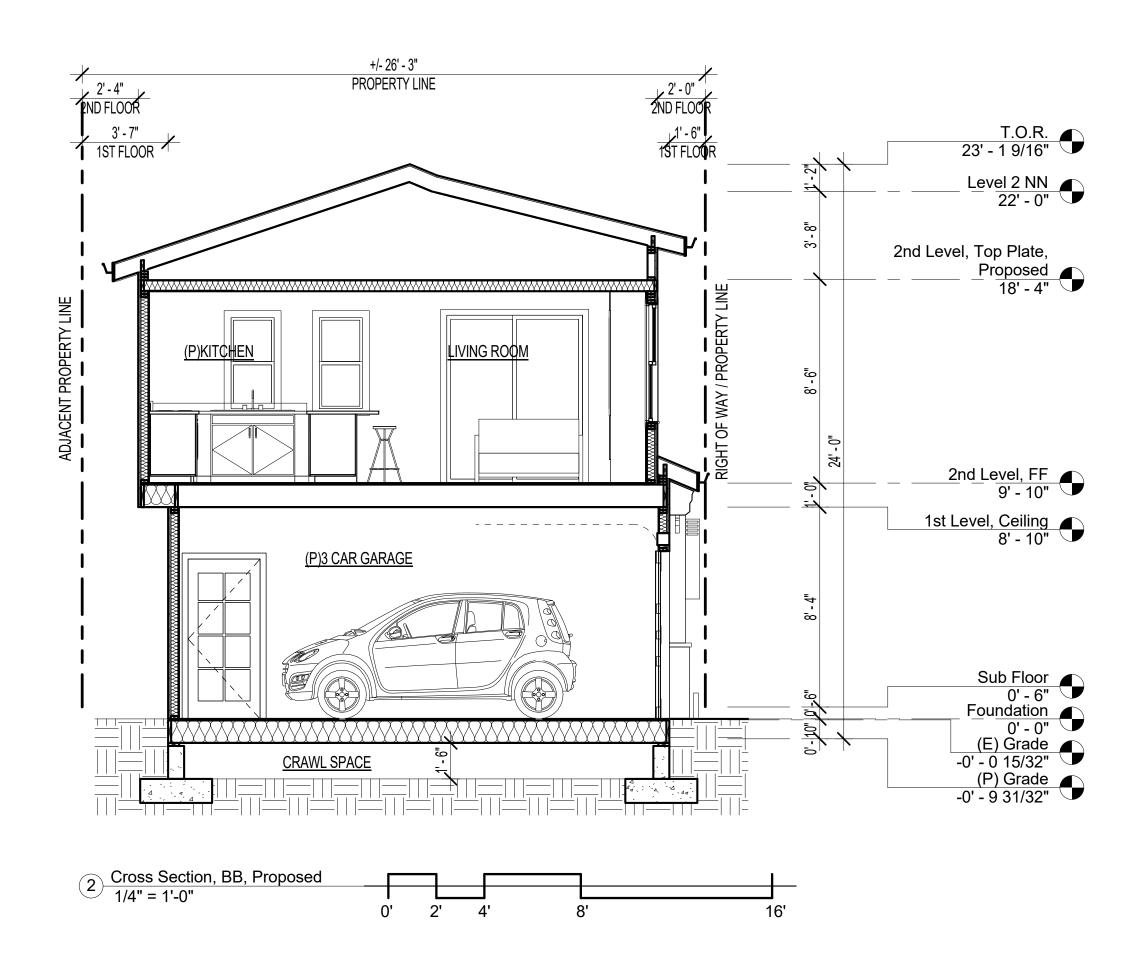


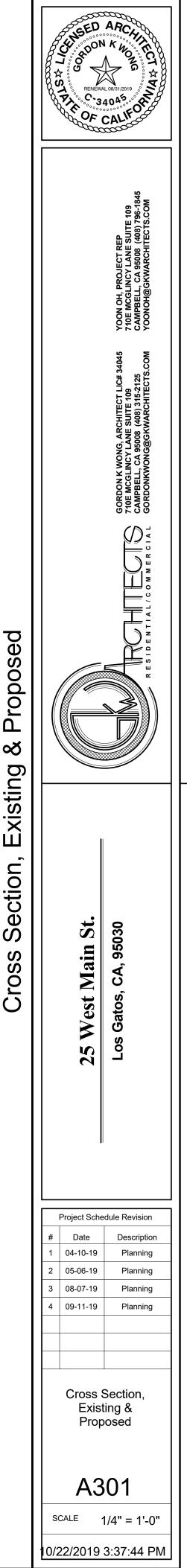




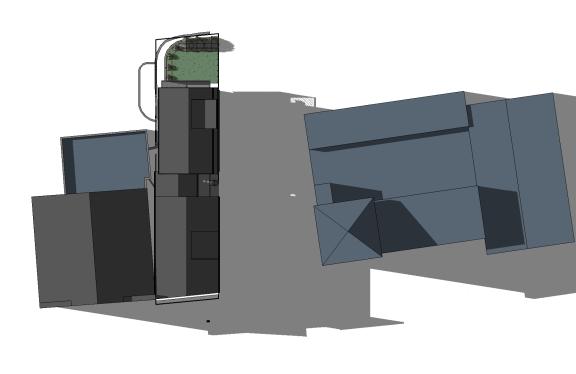


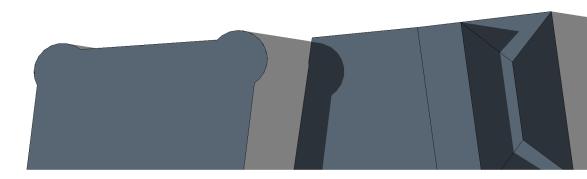




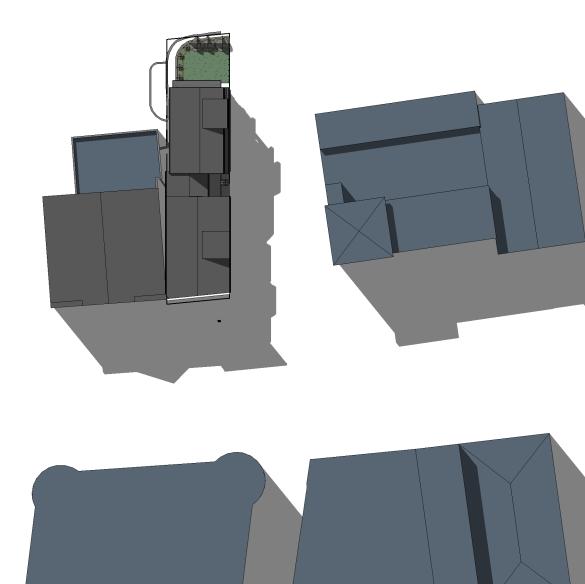




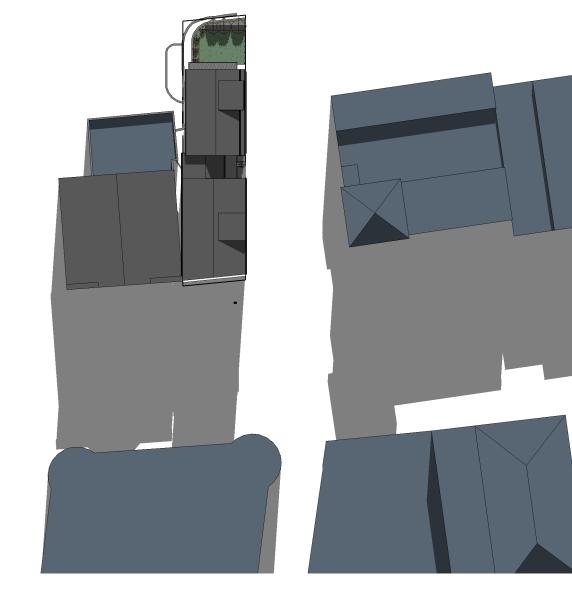




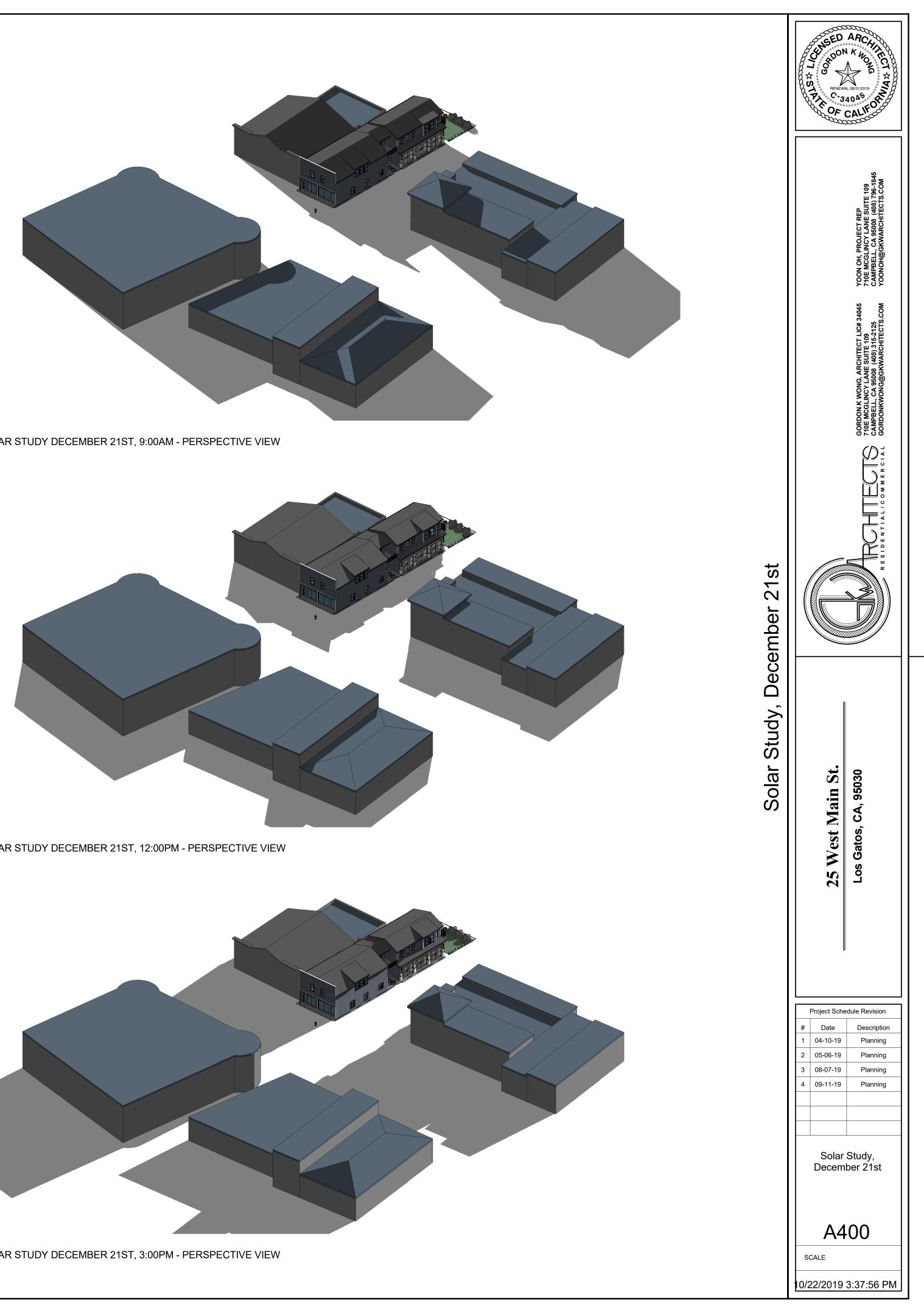
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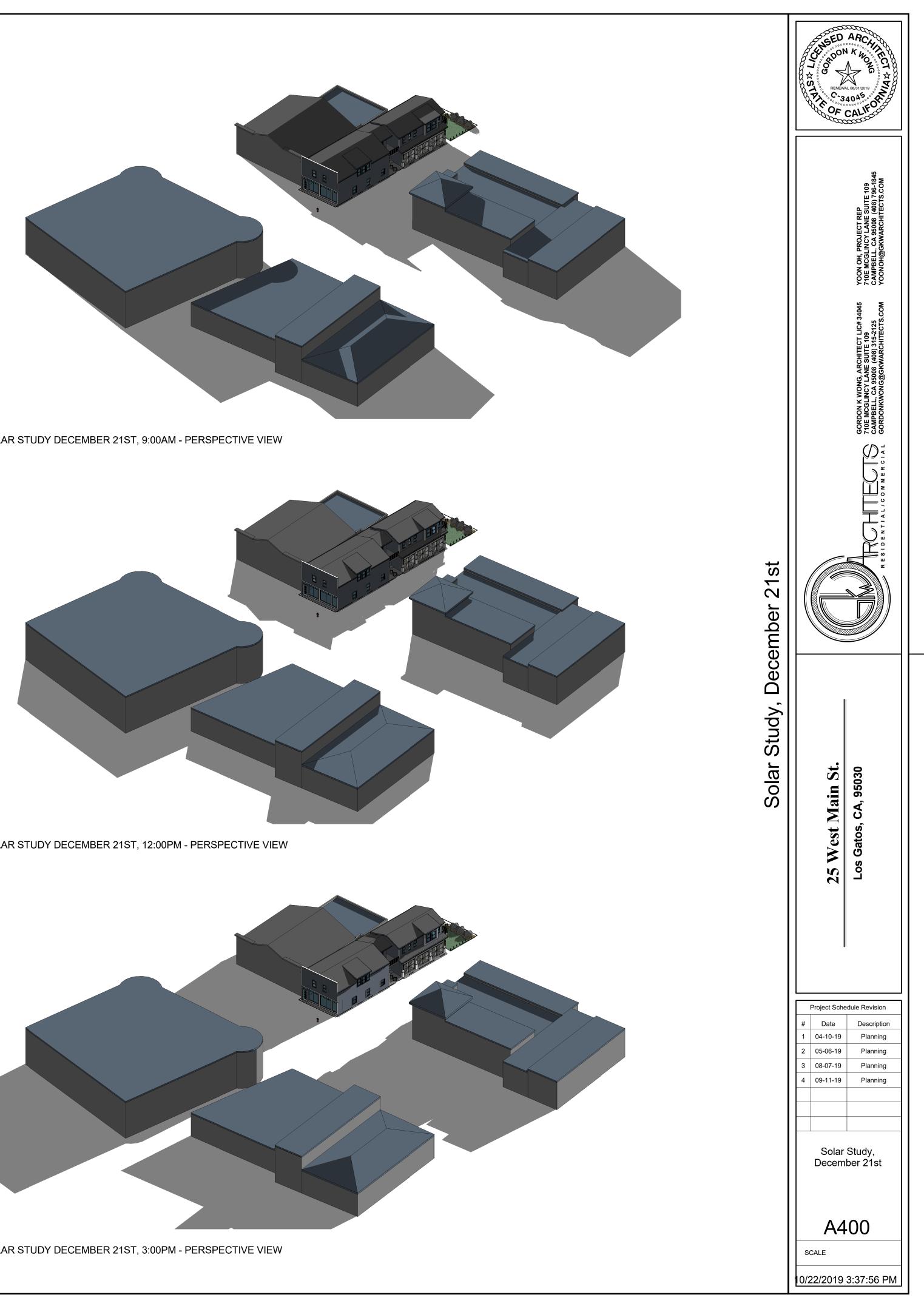


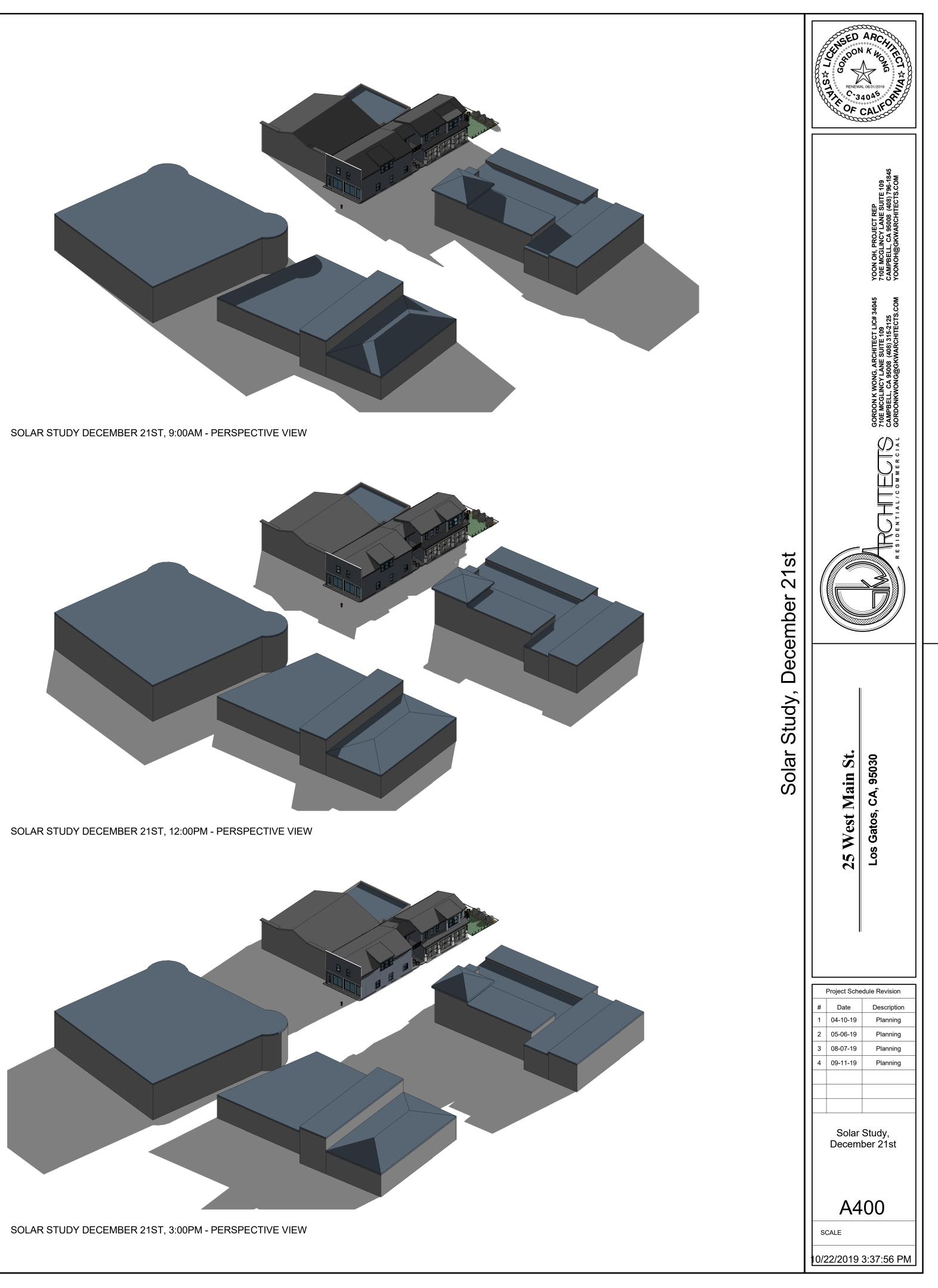
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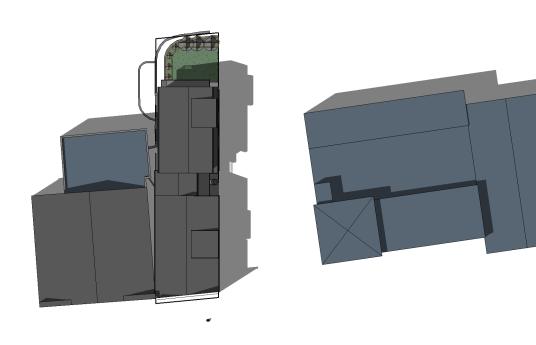


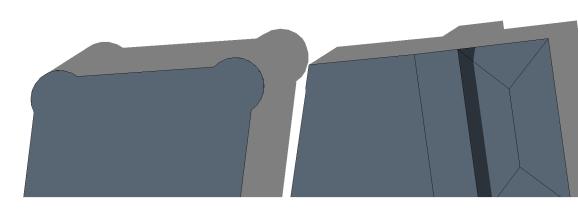
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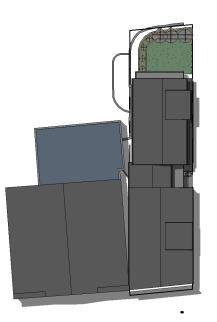


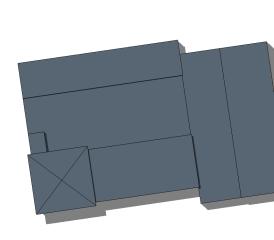




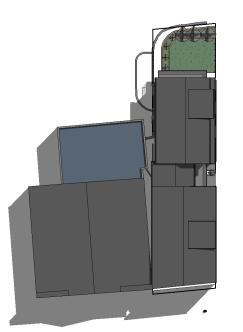


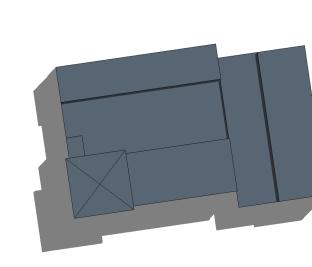
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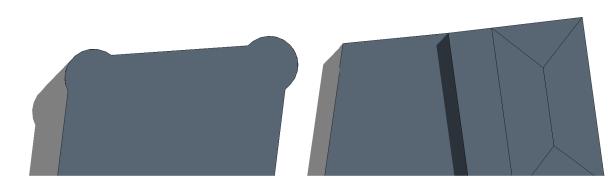




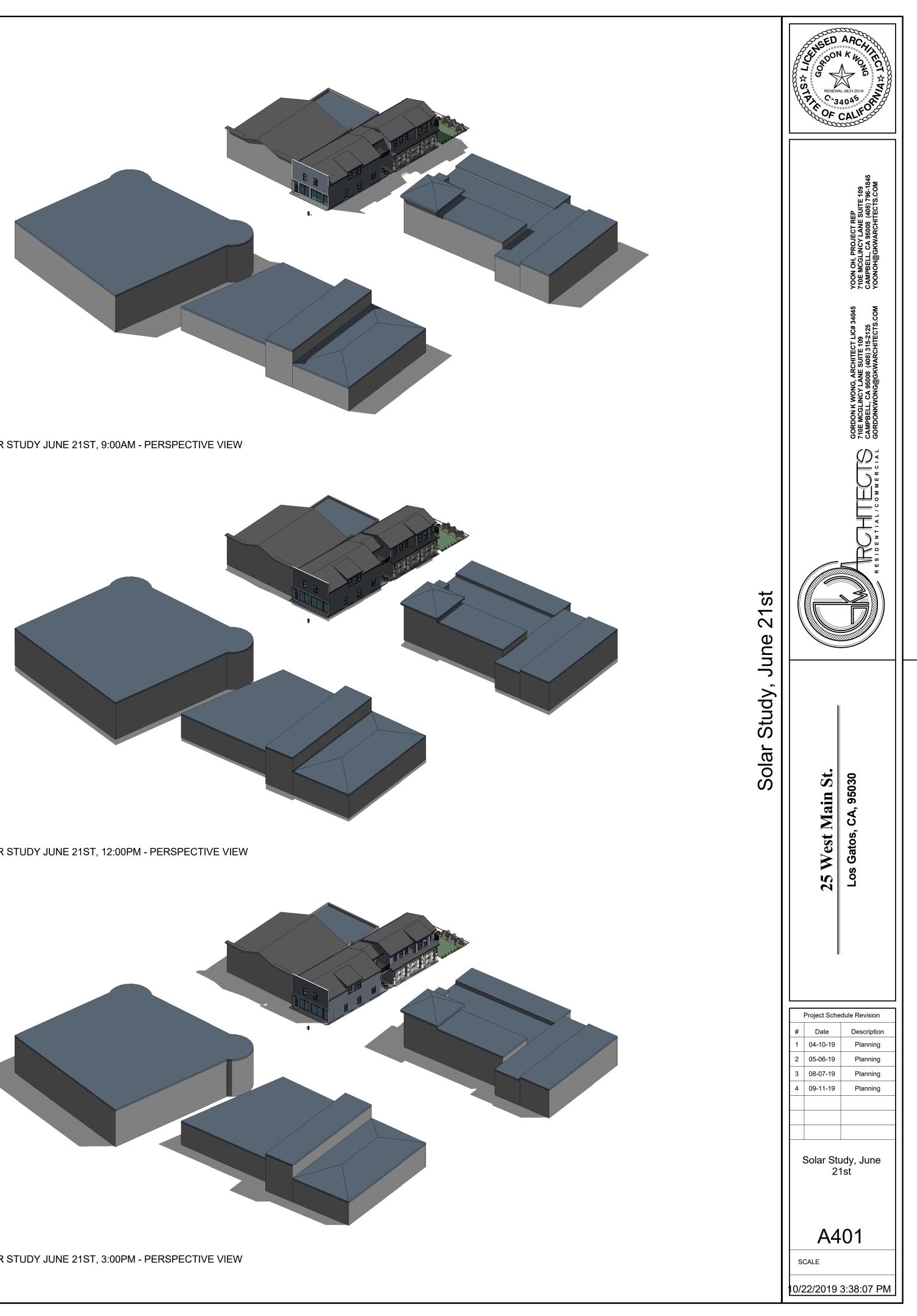
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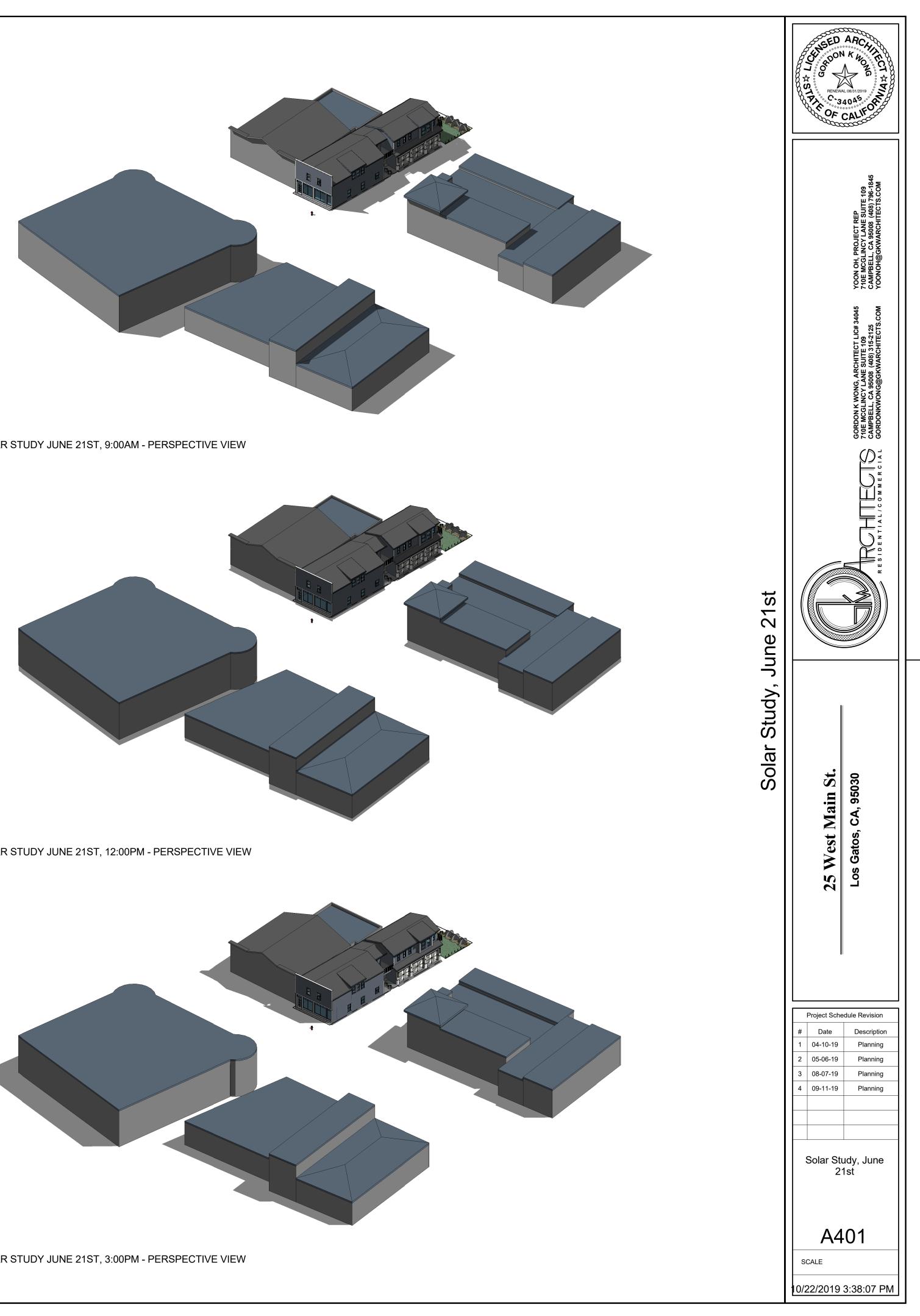


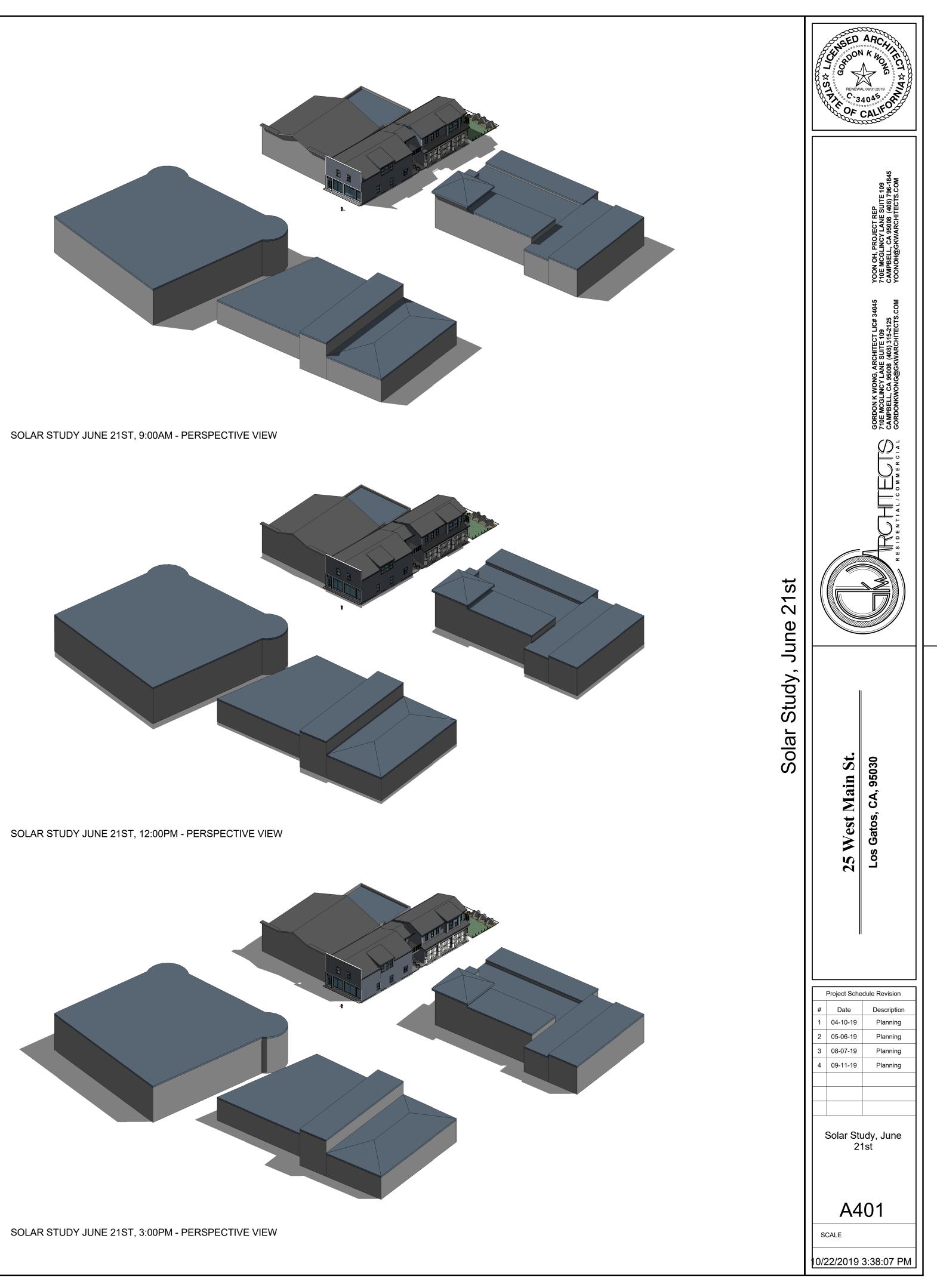


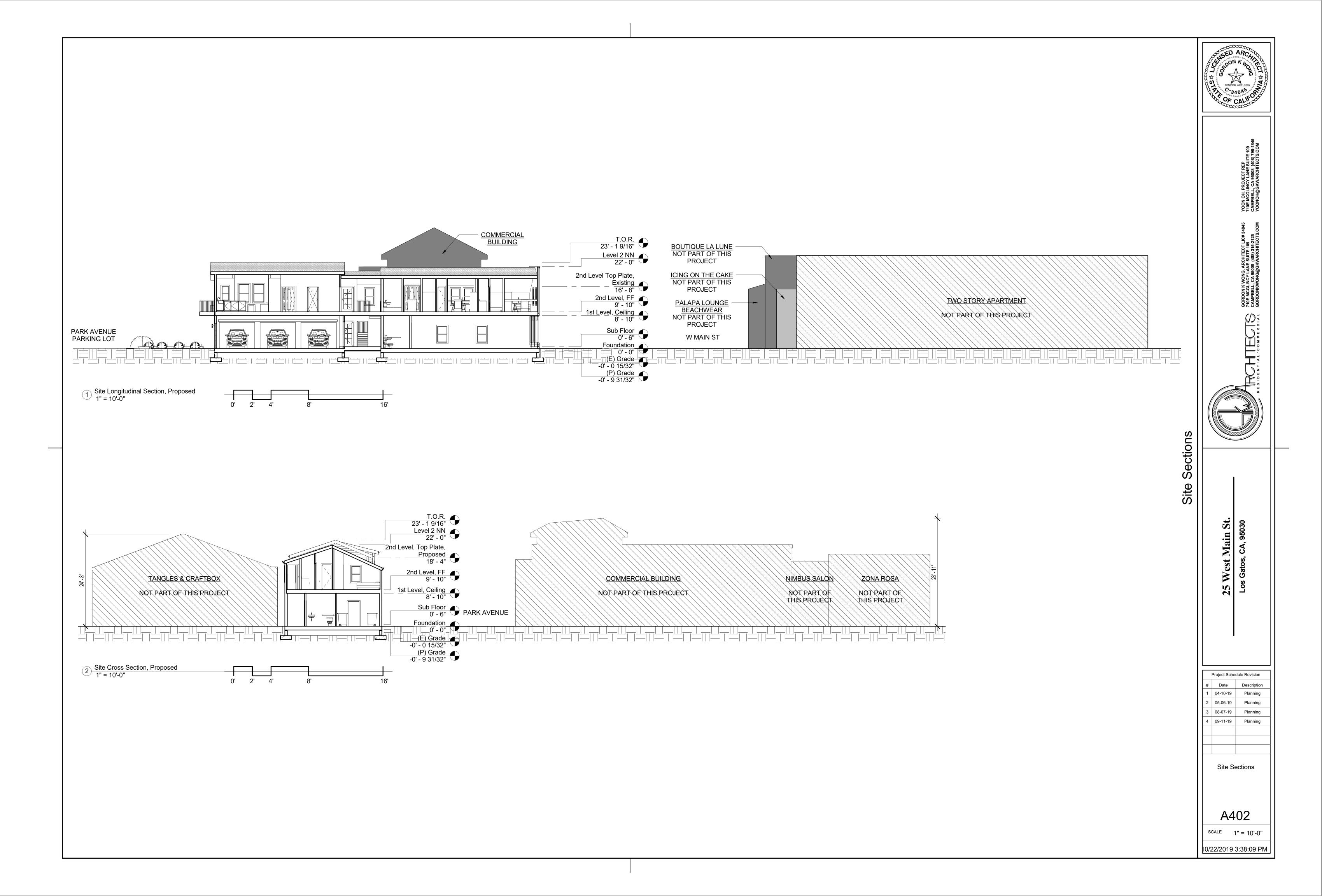


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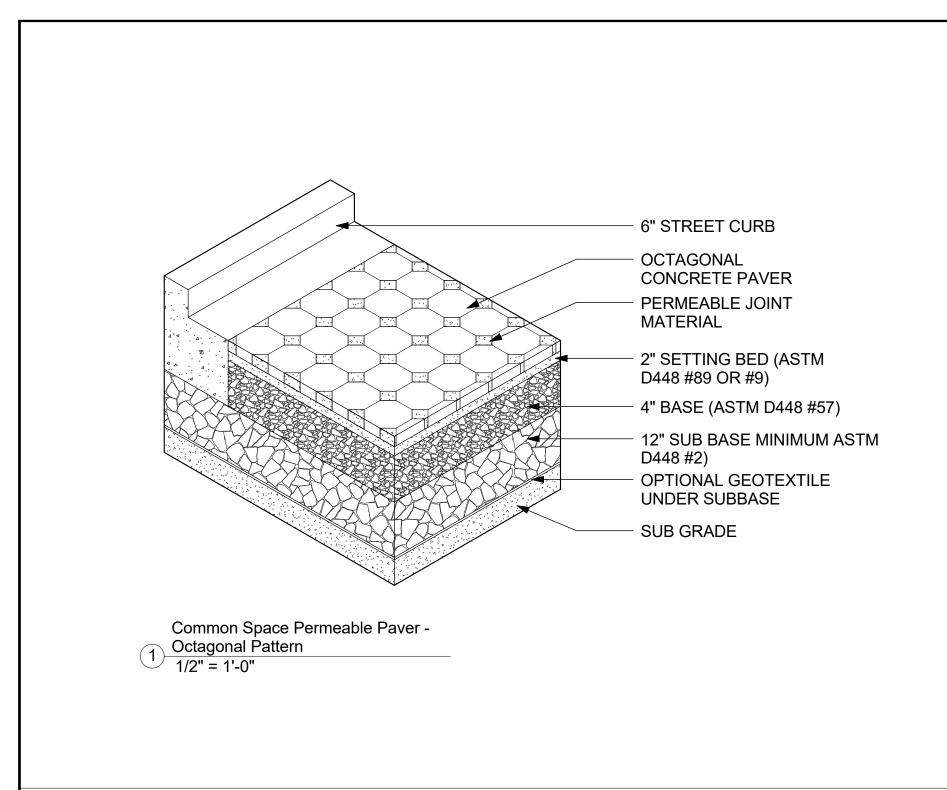












GARAGE DOWN LIGHT



An architectural profile reminiscent of beautifully classic roof lines delivers significant light output in this modern LED wall sconce suitable for both indoor and outdoor applications. The Pitch Single's die-cast metal body houses powerful LED light sources that create visual appeal as light cascades down along a wall.

High quality LM80-tested LEDs for consistent long-life performance and color

Outstanding protection against the elements: Marine-grade powder coat finishes

- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

Can be mounted for up lighting or down lighting

SPECIFICATIONS

DELIVERED LUMENS	823
WATTS	26.1
VOLTAGE	120V, 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Downlight or Uplight
ССТ	3000K
CRI	80+
COLOR BINNING	3 Step
BUG RATING	B1-U0-G0
DARK SKY	Compliant (Downlight)
WET LISTED	IP65
GENERAL LISTING	ETL, Title 24
START TEMP	-30°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Marine Grade Powder Coat
LED LIFETIME	L70; 70,000 Hours
WARRANTY*	5 Years

* Visit techlighting.com for specific warranty limitations and details.



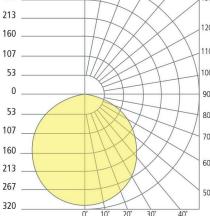




PHOTOMETRICS*

PITCH SINGLE Total Lumen Output: 823 Total Power: Luminaire Efficacy: Color Temp: CRI:

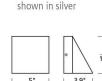






PITCH SINGLE

shown in bronze



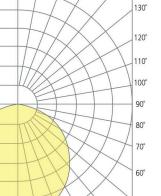
TECHLIGHTING







B1-U0-G0

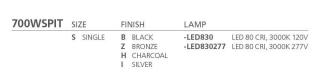


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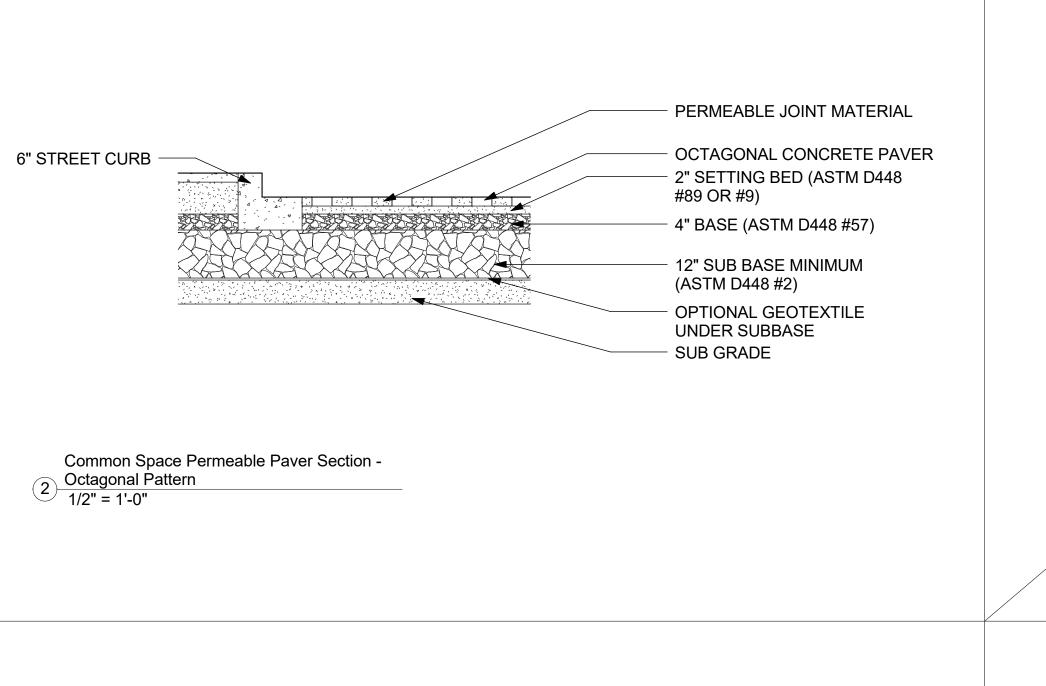
31.4

3000K 80+

ORDERING INFORMATION



techlighting.com



ENTRY UP/DOWN LIGHT



Maxim Pavilion 8 1/2"H Black LED Outdoor Wall Light - Style # 9M399



\$**198**.00



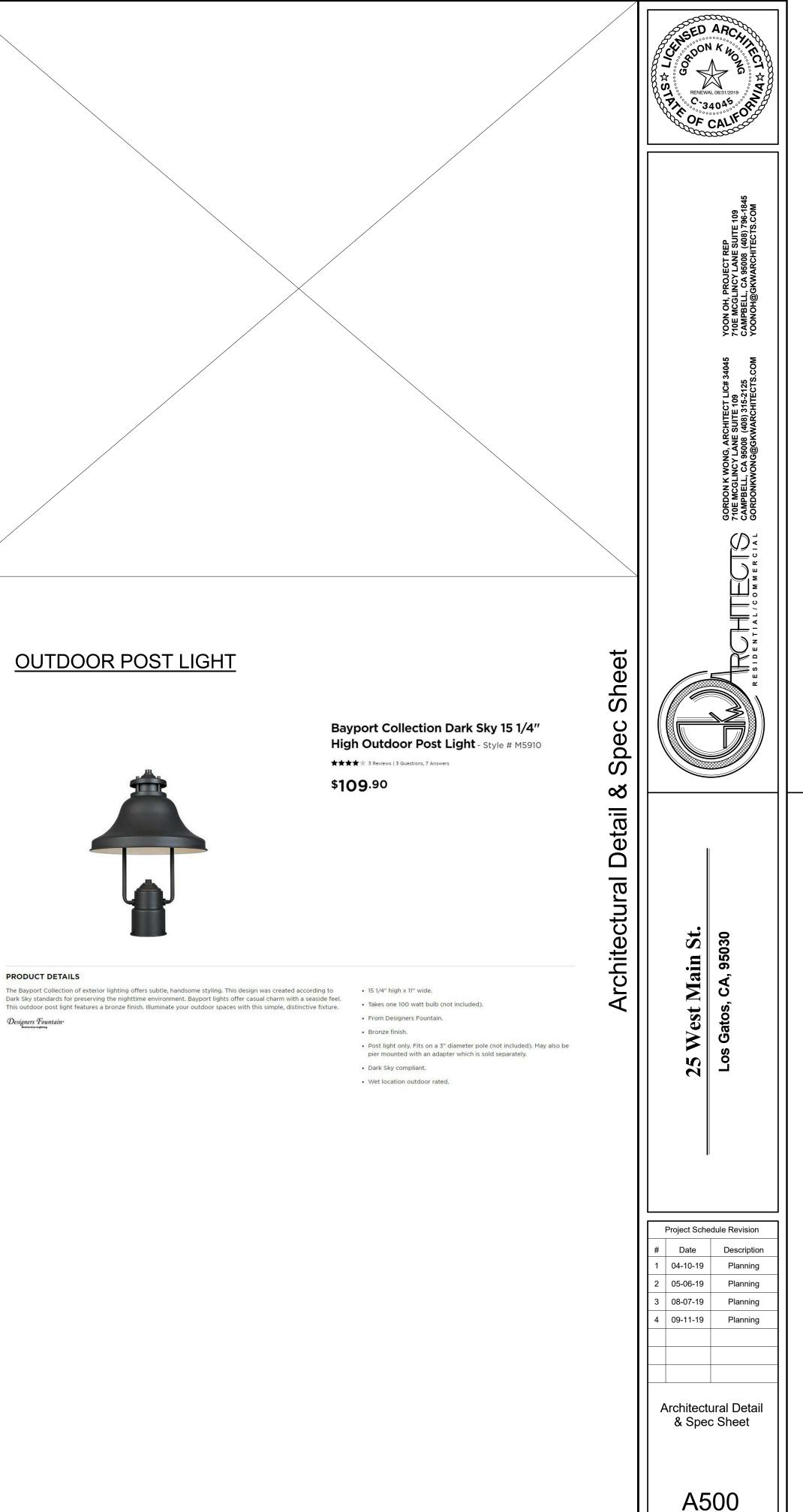
Maxim Lighting's Pavilion small LED outdoor wall light celebrates the union of geometry and modern design. Combined with an attractive black finish, it will look right at home in any contemporary outdoor space.



- 8 1/2" high x 7" wide. Extends 9 1/2" from the wall. Backplate is 7 1/2" high x 5 1/4" wide.
- Built-in 9 watt LED array. Light output is comparable to a 60 watt
- incandescent bulb. • 630 lumens. 3000K color temperature. 80 CRI. LED is non-dimmable.
- Contemporary small 2-light energy-efficient LED outdoor wall light.
- Part of the Pavilion collection by Maxim. Black finish. Aluminum construction. Clear acrylic diffuser.
- Wet location rated for outdoor use. Can also be used indoors.

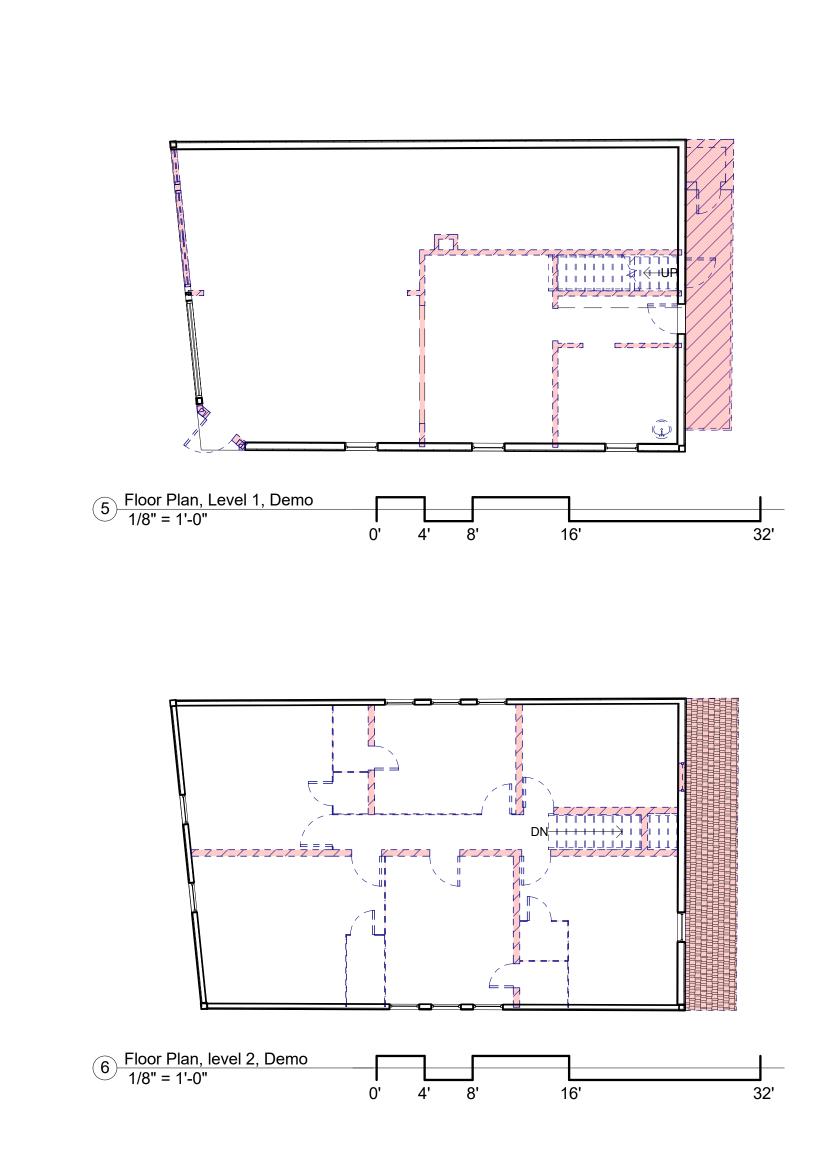
California title 24 compliant.

PRODUCT DETAILS Designers Fountain*



SCALE 1/2" = 1'-0"

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DEMOLITION OF AN HISTORIC STRUCTURE MEANS:

 REMOVAL OF MORE THAN TWENTY-FIVE (25) PERCENT OF THE WALL AREA FACING A PUBLIC STREET(S) AND/OR FIFTY (50) PERCENT OF ALL EXTERIOR WALL AREA; OR

 ENCLOSURE OR ALTERATION OF MORE THAN TWENTY-FIVE (25) PERCENT OF THE WALL AREA FACING A PUBLIC STREET AND/OR FIFTY (50) PERCENT OF THE EXTERIOR WALL AREA SO THAT THEY NO LONGER FUNCTION AS EXTERIOR WALLS.
 ALL REMAINING EXTERIOR WALL MUST BE CONTIGUOUS. NO NEW EXTERIOR WALL COVERING SHALL BE PERMITTED OVER THE EXISTING EXTERIOR WALL COVERING. THERE ARE EXCEPTIONS FOR REPLACEMENT, REPAIR, OR REMOVAL. PLEASE SEE SECTION 29.10.020 FOR EXCEPTIONS.

WALL DEMOLITION CALCULATION

	TOTAL WALL SURFACE (SF)	WINDOW & DOORS (SF)	WALL (SUBTRACTED WINDOW & DOORS) (SF)	WALL TO BE REMOVED (SF)	CONTIGUOUS WALL TO REMAIN (SF)	% WALL REMOVED	% WALL REMAINED
FRONT	545.77	188.21	357.56	29.86	327.7	8.35%	91.65%
REAR	487.79	55.42	391.36	391.36	0	100%	0%
RIGHT	841.99	105.8	736.19	75.18	661.01	10.21%	89.79%
LEFT	675.17	33.12	642.05	81.45	560.6	12.69%	87.31%
TOTAL	2509.71	382.55	2127.16	577.85	1549.31	27.17%	72.83%

REMAINING WALL FACING PUBLIC STREET =

TOTAL WALL SUBTRACTING (E) WINDOWS & DOORS FACING PUBLIC SREET (1,093.75) X 0.75 = 988.71 SF > 820.31 SF

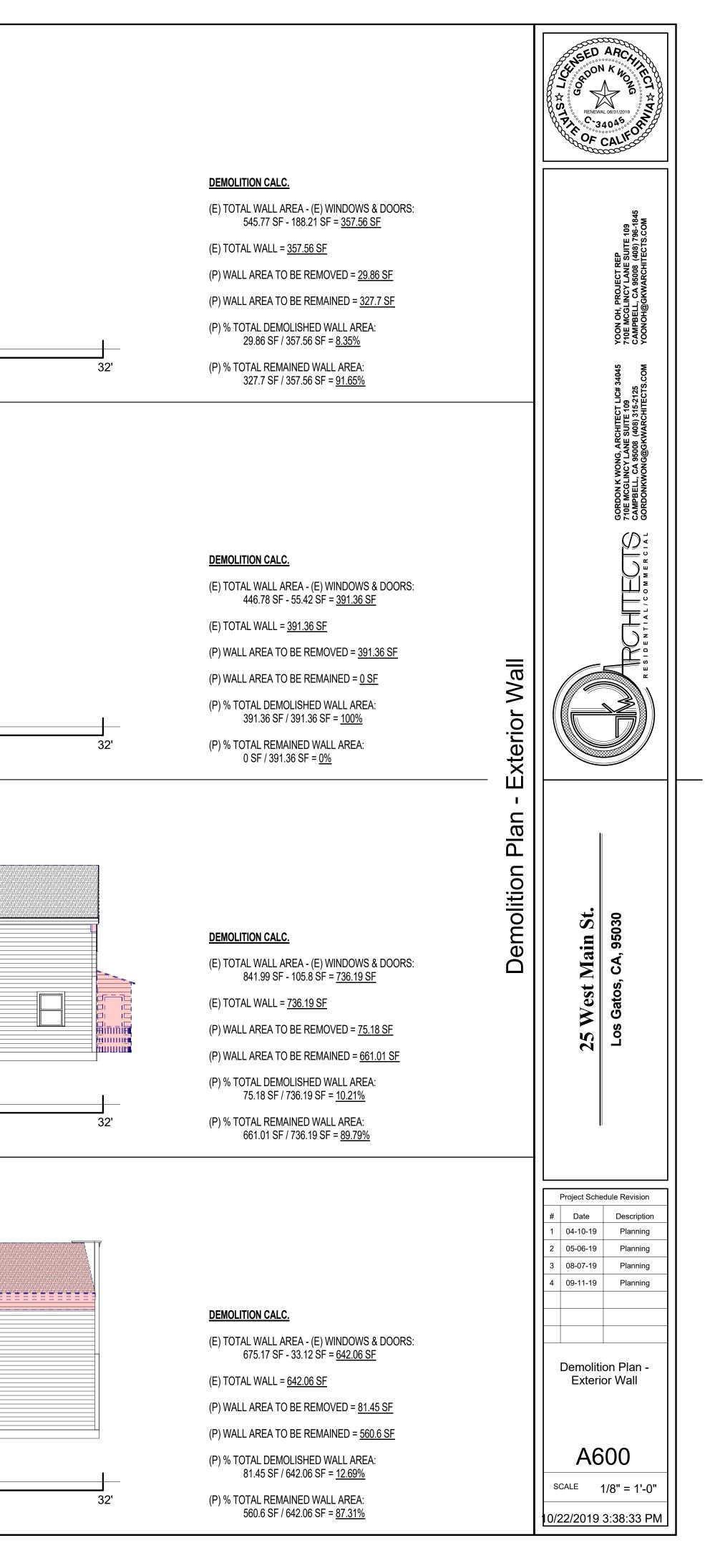
REMAINING WALL =

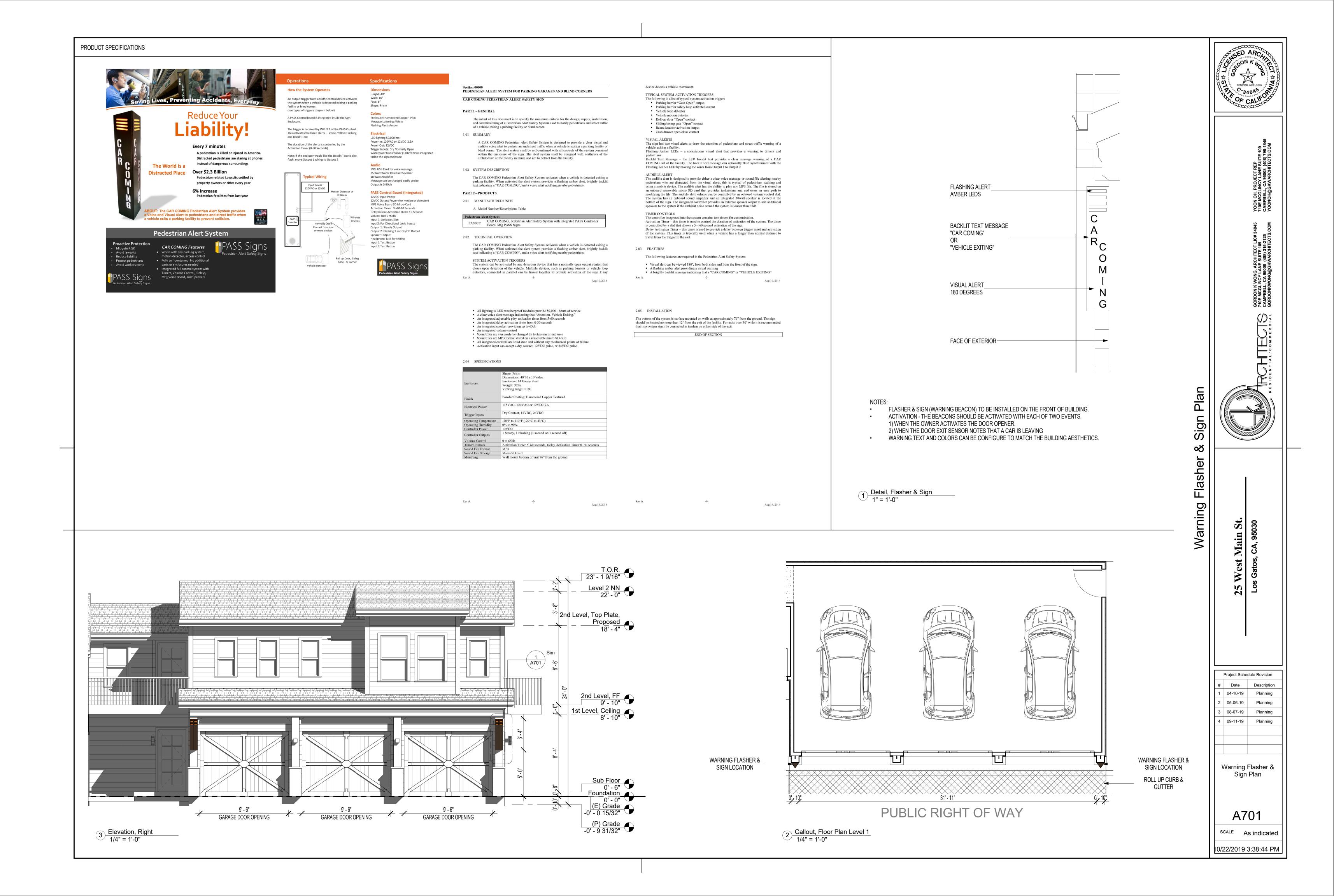
TOTAL WALL SUBTRACTING (E) WINDOWS & DOORS (2,127.16 SF) X 0.50 = 1,549.31 SF > 1,063.58 SF

988.71 SF 820.31 SF **NOT A DEMOLITION**

1,549.31 SF 1,063.58 SF **NOT A DEMOLITION**

$1 \frac{\text{Elevation, Front, Demo}}{1/8" = 1'-0"} \int_{0'}^{0}$	
$(2) \frac{Elevation, Rear, Demo}{1/8" = 1'-0"} \int_{0'}^{0}$	۲ ۲ ۲ 16'
$(3) \frac{Elevation, Right, Demo}{1/8" = 1'-0"} \int_{0'}$	
$(4) \frac{Elevation, Left, Demo}{1/8" = 1'-0"} \int_{0'}^{0}$	 16'







DATE: October 29, 2019
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Architecture and Site Application S-19-017. Project Location: 15921 Linda Avenue. Applicant: Daryl V. Harris. Property Owner: Firouz Behnamfar. Requesting approval for demolition of an existing single-family residence and construction of a new single-family residence with reduced setbacks on nonconforming property zoned R-1:8. APN 523-25-022.

RECOMMENDATION:

Denial.

PROJECT DATA:

General Plan Designation:	Low Density Residential
Zoning Designation:	R-1:8 – Single-Family Residential, 8,000-square foot
	lot minimum
Applicable Plans & Standards:	Residential Design Guidelines
Parcel Size:	9,266 square feet
Surrounding Area:	

	Existing Land Use	General Plan	Zoning
North	Residential	Low Density Residential	R-1:8
South	Residential	Low Density Residential	R-1:8
East	Residential	Low Density Residential	R-1:8
East	Residential	Low Density Residential	R-1:8

PREPARED BY: Sean Mullin, AICP Associate Planner

Reviewed by: Planning Manager and Community Development Director

PAGE **2** OF **8** SUBJECT: 15921 Linda Avenue/S-19-017 DATE: October 29, 2019

<u>CEQA</u>:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures.

FINDINGS:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures.
- As required by Section 29.10.09030 (e) of the Town Code for the demolition of an existing structure.
- As required by the Residential Design Guidelines that the project complies with the Residential Design Guidelines.
- As required by Section 29.10.265 (3) of the Town Code for modification of zoning rules on nonconforming lots, including setback requirements.

CONSIDERATIONS:

 As required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application.

ACTION:

The decision of the Planning Commission is final unless appealed within ten days.

BACKGROUND:

The project site is located on the west side of Linda Avenue near the intersection with Rochin Terrace (Exhibit 1). The properties immediately adjacent to the subject property are within the Town boundaries; however, some county properties are located in the extended neighborhood. The subject property is nonconforming having a lot width of 54 feet where 60 feet is required by the Town Code.

The project is being considered by the Planning Commission to determine whether the proposed reduced side yard setbacks are compatible with the neighborhood as required by Section 29.10.265 (3) of the Town Code.

PROJECT DESCRIPTION:

A. Project Summary

The applicant is proposing to demolish the existing 1,093 square-foot single-family residence and 320 square-foot detached garage and construct a new 2,927 square-foot one-story single-family residence with a 482 square-foot attached garage. The proposed residence would have a maximum height of 19 feet (Exhibit 4). Portions of the proposed residence would have side yard setbacks of five feet where the Town Code requires eight feet.

B. Location and Surrounding Neighborhood

The project site is located on the west side of Linda Avenue near the intersection with Rochin Terrace (Exhibit 1). Properties within the immediate neighborhood are developed with one- and two-story single-family residences.

C. Zoning Compliance

The R-1:8 zoning permits a single-family residence. The proposed project complies with the FAR, height, and structure coverage limitations. The applicant is requesting reduced side yard setbacks as allowed by Town Code Section 29.10.265 (3) for nonconforming properties when it is found to be compatible with the neighborhood.

D. Architecture and Site Application

Architecture and Site application approval is required for demolition of an existing singlefamily residence and construction of a new single-family residence with modifications of required setbacks on a nonconforming property.

DISCUSSION:

A. Architecture and Site Analysis

The applicant proposes construction of a one-story residence with clay tile hip roofs, smooth finish stucco siding, aluminum clad wood windows and doors, and a carriage style garage door (Exhibits 5 and 11).

The subject property is currently developed with a one-story residence and a detached garage. The existing residence has a reduced side yard setback of four feet along portions of the north property line. The applicant proposes demolition of the existing residence and construction of a new residence with reduced side yard setbacks of five feet on both the north and south side property lines.

PAGE **4** OF **8** SUBJECT: 15921 Linda Avenue/S-19-017 DATE: October 29, 2019

DISCUSSION (continued):

The subject property is nonconforming having a lot width of 54 feet where 60 feet is required by the Town Code. Section 29.10.265 of the Town Code allows for modification of any rule of the zone for nonconforming lots, including setback requirements, if the modifications are found to be compatible with the neighborhood. The applicant proposes a new residence with reduced side yard setbacks of five feet for portions of both side yards where eight feet is required (Exhibit 11). The portions of the residence with proposed reduced setbacks would be concentrated near the front of the residence at the garage, kitchen, and living room. The remaining portions of the residence would meet or exceed all required setbacks. The applicant's letter of justification (Exhibit 6) explains that the subject property is the narrowest in the neighborhood and that meeting the required side yard setbacks would result in a narrow one-story residence with massing inconsistent with the neighboring residences. The reduced side yard setbacks would allow for:

- A residence-width to lot-width proportion consistent to neighboring properties;
- The desired single-story floor plan with a front facing garage-entry-living room consistent with the neighborhood; and
- Improved side yard setbacks from the existing residence.

In evaluating the request for reduced setbacks, the setbacks of the residences in the immediate and extended neighborhood are reviewed to determine if the request is compatible with the neighborhood. There are no residences with reduced side yard setbacks in the immediate or extended neighborhood. One nonconforming lot within the immediate neighborhood at 15941 Linda Avenue and another nonconforming lot within the extended neighborhood at 15951 Linda Avenue have lot widths of 58 and 56 feet respectively. The residences on these nonconforming lots were constructed in 2001 and 2017 respectively and meet all required setbacks, although both are two-story, where the proposed residence on the subject property would be one-story.

The request is being considered by the Planning Commission because there are no residences with reduced side yard setbacks in the immediate or extended neighborhood. If the Planning Commission determines that the reduced side yard setbacks are compatible with the neighborhood, the request can be approved as allowed by Section 29.10.265 (3) of the Town Code.

B. Building Design

The Town's Consulting Architect reviewed the project within the neighborhood context to provide recommendations regarding the building design (Exhibit 7). The Consulting Architect commented that the subject property is within an established neighborhood containing both older and newer homes with a mix of one- and two-story homes of mixed traditional architectural styles. In the Issues and Concerns background section of the

DISCUSSION (continued):

report, the Consulting Architect discussed the tall entry element, distribution of materials, and projecting garage. In the Recommendations section of the report, the Consulting Architect made recommendations to address consistency with the Residential Design Guidelines and the applicant revised the project to incorporate each of the recommendations as follows:

• Eliminate the stone on the front elevation or carry the stone consistently around all facades of the house:

The stone was removed from the front of the residence.

• Deep set the garage door; and

The thickness of the wall adjacent to the garage door was doubled allowing for the door to be set deeper into the wall.

• Modify the entry to be more consistent with the norm of the neighborhood by integrating the entry with the garage roof form and providing an under-eave entry similar to others in the neighborhood.

The eave at the entry was lowered by nine inches to better integrate the entry into the residence and the neighborhood.

C. Neighborhood Compatibility

Based on Town and County records, the residences in the immediate neighborhood range in size from 1,590 square feet to 3,453 square feet. The house FARs range from 0.16 to 0.35. The proposed residence would be 2,927 square feet with a FAR of 0.32. Pursuant to Town Code, the maximum allowable square footage for the 9,266 square-foot lot is 2,927 square feet with a maximum allowable FAR of 0.32. The immediate neighborhood analysis provided in the table below reflects the current conditions.

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Address	Zoning	House SF	Garage SF	Total SF	Site SF	House FAR	Stories
101 Constances Ct	R-1:8	2,746	439	3,185	7,833	0.35	2
15909 Linda Ave	R-1:8	3,003	650	3,653	17,753	0.17	2
15933 Linda Ave	R-1:8	3,453	908	4,361	11,652	0.30	2
15901 Rochin Ter	R-1:8	1,590	620	2,210	8,400	0.19	1
15936 Linda Ave	R-1:8:Prezone	3,493	609	4,102	21,750	0.16	1
15946 Linda Ave	R-1:8:Prezone	2 <i>,</i> 852	400	3,252	16,848	0.17	1
15902 Rochin Ter	R-1:8	3 <i>,</i> 576	509	4,085	16,050	0.22	1
15941 Linda Ave	R-1:8	3 <i>,</i> 022	572	3,594	9,688	0.31	2
15921 Linda Ave (E)	R-1:8	1,093	320	1,413	9,266	0.12	1
15921 Linda Ave (P)	R-1:8	2,927	482	3,409	9,266	0.32	1

DISCUSSION (continued):

The Residential Design Guidelines specify that residential development shall be similar in size, bulk, and scale to the immediate neighborhood. The Residential Design Guidelines also specify that consideration will be given to the existing FARs, residential square footages, and lot sizes in the immediate neighborhood. The proposed residence would be the sixth largest home in the immediate neighborhood in terms of square footage and the second largest in terms of FAR.

D. Tree Impacts

The subject property has five trees, three of which are protected trees (32-inch multi-trunk Japanese Maple; 18.5-inch American Sweetgum; and a 12-inch Coast Live Oak tree). The applicant proposes removal of the Japanese Maple and American Sweetgum trees as they conflict with the proposed development. The 12-inch Coast Live Oak would be preserved and protected during construction. The Town's Consulting Arborist visited the site to inspect the trees on the subject property and on the adjacent properties and evaluate potential impacts from the proposed construction (Exhibit 8). The Arborist concluded that the construction activity will have little influence on the Coast Live Oak on the subject property and the trees on the adjacent properties. The Consulting Arborist provided recommendations for tree protection during construction. Staff has included conditions of approval that the project comply with the tree protection requirements of the Town Code and the recommendations of the Consulting Arborist (Exhibit 3).

E. <u>Neighbor Outreach</u>

The applicant provided a summary of their efforts to communicate with their neighbors (Exhibit 9).

PAGE **7** OF **8** SUBJECT: 15921 Linda Avenue/S-19-017 DATE: October 29, 2019

DISCUSSION (continued):

F. CEQA Determination

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of California Environmental Quality Act, Section 15303: New Construction of Small Structures.

PUBLIC COMMENTS:

Story poles and signage were installed on the site and written notice was sent to property owners and tenants located within 300 feet of the subject property. Public comments received by 11:00 a.m., Friday, November 8, 2019 are included as Exhibit 10.

CONCLUSION:

A. Summary

The applicant is requesting approval of an Architecture and Site application for demolition of an existing single-family residence and construction of a new single-family residence with reduced setbacks on nonconforming property. With the modification for reduced side yard setbacks, the project would be in compliance with the Town Code and Residential Design Guidelines.

B. <u>Recommendation</u>

With consideration of the analysis above, staff recommends that the Planning Commission deny the Architecture and Site application based on concerns related to the compatibility of the reduced side yard setbacks with the neighborhood.

C. <u>Alternatives</u>

Alternatively, the Commission can:

- 1. Approve the application by taking the following actions:
 - Find that the project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures (Exhibit 2);
 - b. Make the findings as required by Section 29.10.09030 (e) of the Town Code for the demolition of an existing structure (Exhibit 2);
 - c. Make the finding that the project complies with the Residential Design Guidelines (Exhibit 2);

PAGE **8** OF **8** SUBJECT: 15921 Linda Avenue/S-19-017 DATE: October 29, 2019

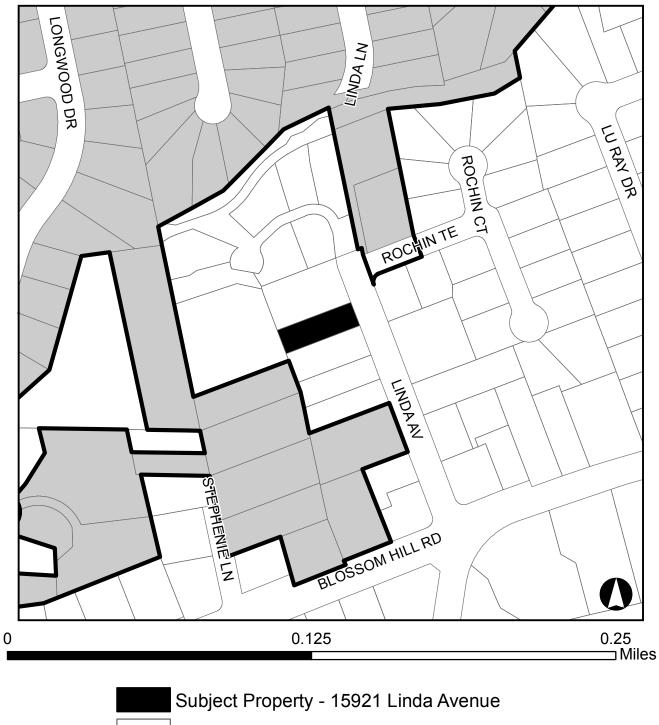
CONCLUSION (continued):

- d. Make the finding as required by Section 29.10.265 (3) of the Town Code that the reduced side yard setbacks on the nonconforming lot are compatible with the neighborhood (Exhibit 2);
- e. Make the considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 2); and
- f. Approve Architecture and Site Application S-19-017 with the conditions contained in Exhibit 3 and development plans attached as Exhibit 11; or
- 2. Approve the application with additional and/or modified conditions; or
- 3. Continue the matter to a date certain with specific direction.

EXHIBITS:

- 1. Location Map
- 2. Required Findings and Considerations
- 3. Recommended Conditions of Approval
- 4. Project Description
- 5. Materials Board
- 6. Letter of Justification for reduced setbacks
- 7. Consulting Architect's Report, received April 26, 2019
- 8. Consulting Arborist Report, dated May 29, 2019
- 9. Summary of applicant's neighbor outreach efforts
- 10. Public comments received by 11:00 a.m., Friday, November 8, 2019
- 11. Development Plans

15921 Linda Avenue



Town Parcel

County Parcel

Town Boundary

EXHIBIT 1

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PLANNING COMMISSION – November 13, 2019 REQUIRED FINDINGS & CONSIDERATIONS FOR:

<u>15921 Linda Avenue</u> Architecture and Site Application S-19-017

Requesting approval for demolition of an existing single-family residence and construction of a new single-family residence with reduced setbacks on nonconforming property zoned R-1:8. APN 523-25-022.

PROPERTY OWNER: Firouz Behnamfar APPLICANT: Daryl V. Harris

FINDINGS

Required finding for CEQA:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures.

Required finding for the demolition of a single-family residence:

- As required by Section 29.10.09030 (e) of the Town Code for the demolition of existing structures:
 - 1. The Town's housing stock will be maintained as the single-family residence will be replaced.
 - 2. The existing structures have no architectural or historical significance, and are in poor condition.
 - 3. The property owner does not desire to maintain the structures as they exist; and
 - 4. The economic utility of the structures was not considered.

Required Compliance with the Residential Design Guidelines:

The project is in compliance with the Residential Design Guidelines for single-family homes not in hillside residential areas.

Required finding for the reduced setbacks on nonconforming property:

- As required by Section 29.10.265 (3) of the Town Code for modification of zoning rules on nonconforming lots, including setback requirements:
 - 1. The subject property is nonconforming having a lot width of 54 feet where 60 feet is

required by the Town Code; and

2. The reduced side yard setbacks are compatible with the neighborhood.

CONSIDERATIONS

Required considerations in review of Architecture & Site applications:

■ As required by Section 29.20.150 of the Town Code, the considerations in review of an Architecture and Site application were all made in reviewing this project.

PLANNING COMMISSION – November 13, 2019 CONDITIONS OF APPROVAL

<u>15921 Linda Avenue</u> Architecture and Site Application S-19-017

Requesting approval for demolition of an existing single-family residence and construction of a new single-family residence with reduced setbacks on nonconforming property zoned R-1:8. APN 523-25-022.

PROPERTY OWNER: Firouz Behnamfar APPLICANT: Daryl V. Harris

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

- 1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, DRC or the Planning Commission depending on the scope of the changes.
- 2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
- 3. OUTDOOR LIGHTING: Exterior lighting shall be kept to a minimum and shall be downward directed and shielded fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security.
- 4. TREE REMOVAL PERMIT: A Tree Removal Permit shall be obtained for any protected trees to be removed, prior to the issuance of a building or grading permit.
- 5. EXISTING TREES: All existing trees shown on the plan and trees required to remain or to be planted are specific subjects of approval of this plan and must remain on the site.
- 6. TREE FENCING: Protective tree fencing, and other protection measures shall be placed at the drip line of existing trees prior to issuance of demolition and building permits and shall remain through all phases of construction. Include a tree protection plan with the construction plans.
- 7. TREE STAKING: All newly planted trees shall be double-staked using rubber tree ties.
- 8. FRONT YARD LANDSCAPE: Prior to issuance of a Certificate of Occupancy the front yard must be landscaped.
- 9. ARBORIST REQUIREMENTS: The developer shall implement, at their cost, all recommendations identified in the Arborist's report. These recommendations must be incorporated in the building permit plans and completed prior to issuance of a building permit where applicable. A Compliance Memorandum shall be prepared by the applicant and submitted with the building permit application detailing how the recommendations have or will be addressed.

- 10. WATER EFFICIENCY LANDSCAPE ORDINANCE: The final landscape plan shall meet the requirements of the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. Submittal of a Landscape Documentation Package pursuant to WELO is required prior to issuance of a building permit. A review fee based on the current fee schedule adopted by the Town Council is required when working landscape and irrigation plans are submitted for review. A completed WELO Certificate of Completion is required prior to final inspection/certificate of occupancy.
- 11. SALVAGE OF BUILDING MATERIALS: Prior to the issuance of a demolition permit, the developer shall provide the Community Development Director with written notice of the company that will be recycling the building materials. All wood, metal, glass, and aluminum materials generated from the demolished structure shall be deposited to a company which will recycle the materials. Receipts from the company(s) accepting these materials, noting the type and weight of materials, shall be submitted to the Town prior to the Town's demolition inspection.
- 12. STORY POLES: The story poles on the project site shall be removed within 30 days of approval of the Architecture & Site application.
- 13. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval and may be secured to the satisfaction of the Town Attorney.
- 14. COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.

Building Division

- 15. PERMITS REQUIRED: A Demolition Permit is required for the demolition of the existing single family residence and an additional Demolition Permit is required for each detached structure. A separate Building Permit is required for the construction of the new single-family residence and attached garage and an additional Building Permit is required for the detached structure.
- 16. APPLICABLE CODES: The current codes, as amended and adopted by the Town of Los Gatos as of January 1, 2017, are the 2016 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12. These codes are applicable on Building Applications up to December 20, 2019. Effective January 1, 2020 the 2019 California Building Standard Code, California Code of Regulations Title 24, Parts 1-12, as amended by the Town of Los Gatos, will be applicable.
- 17. CONDITIONS OF APPROVAL: The Conditions of Approval must be blue-lined in full on the cover sheet of the construction plans. A Compliance Memorandum shall be prepared and submitted with the building permit application detailing how the Conditions of Approval will be addressed.
- 18. SIZE OF PLANS: Submit four sets of construction plans, minimum size 24" x 36", maximum size 30" x 42".

- 19. DEMOLITION REQUIREMENTS: Obtain a Building Department Demolition Application and a Bay Area Air Quality Management District Application from the Building Department Service Counter. Once the demolition form has been completed, all signatures obtained, and written verification from PG&E that all utilities have been disconnected, return the completed form to the Building Department Service Counter with the Air District's J# Certificate, PG&E verification, and three (3) sets of site plans showing all existing structures, existing utility service lines such as water, sewer, and PG&E. No demolition work shall be done without first obtaining a permit from the Town.
- 20. SOILS REPORT: A Soils Report, prepared to the satisfaction of the Building Official, containing foundation and retaining wall design recommendations, shall be submitted with the Building Permit Application. This report shall be prepared by a licensed Civil Engineer specializing in soils mechanics.
- 21. SHORING: Shoring plans and calculations will be required for all excavations which exceed five (5) feet in depth or which remove lateral support from any existing building, adjacent property, or the public right-of-way. Shoring plans and calculations shall be prepared by a California licensed engineer and shall confirm to the Cal/OSHA regulations.
- 22. FOUNDATION INSPECTIONS: A pad certificate prepared by a licensed civil engineer or land surveyor shall be submitted to the project Building Inspector at foundation inspection. This certificate shall certify compliance with the recommendations as specified in the Soils Report, and that the building pad elevations and on-site retaining wall locations and elevations have been prepared according to the approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered Civil Engineer for the following items:
 - a. Building pad elevation
 - b. Finish floor elevation
 - c. Foundation corner locations
 - d. Retaining wall(s) locations and elevations
- 23. TITLE 24 ENERGY COMPLIANCE: All required California Title 24 Energy Compliance Forms must be blue-lined (sticky-backed), i.e. directly printed, onto a plan sheet.
- 24. TOWN RESIDENTIAL ACCESSIBILITY STANDARDS: New residential units shall be designed with adaptability features for single-family residences per Town Resolution 1994-61:
 - a. Wood backing (2" x 8" minimum) shall be provided in all bathroom walls, at water closets, showers, and bathtubs, located 34 inches from the floor to the center of the backing, suitable for the installation of grab bars if needed in the future.
 - b. All passage doors shall be at least 32 inch doors on the accessible floor level.
 - c. The primary entrance door shall be a 36 inch wide door including a 5'x 5' level landing, no more than 1 inch out of plane with the immediate interior floor level and with an 18 inch clearance at interior strike edge.
 - d. A door buzzer, bell or chime shall be hard wired at primary entrance.
- 25. BACKWATER VALVE: The scope of this project may require the installation of a sanitary sewer backwater valve per Town Ordinance 6.50.025. Please provide information on the plans if a backwater valve is required and the location of the installation. The Town of Los Gatos Ordinance and West Valley Sanitation District (WVSD) requires backwater valves on

drainage piping serving fixtures that have flood level rims less than 12 inches above the elevation of the next upstream manhole.

- 26. TOWN FIREPLACE STANDARDS: New wood burning fireplaces shall be an EPA Phase II approved appliance or gas appliance per Town Ordinance 1905. Tree limbs shall be cut within 10 feet of chimneys.
- 27. SPECIAL INSPECTIONS: When a special inspection is required by CBC Section 1704, the Architect or Engineer of Record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the Building Permit. The Town Special Inspection form must be completely filled-out and signed by all requested parties prior to permit issuance. Special Inspection forms are available from the Building Division Service Counter or online at www.losgatosca.gov/building.
- 28. BLUE PRINT FOR A CLEAN BAY SHEET: The Town standard Santa Clara Valley Nonpoint Source Pollution Control Program Sheet (page size same as submitted drawings) shall be part of the plan submittal as the second page. The specification sheet is available at the Building Division Service Counter for a fee of \$2 or at ARC Blue Print for a fee or online at www.losgatosca.gov/building.
- 29. APPROVALS REQUIRED: The project requires the following departments and agencies approval before issuing a building permit:
 - a. Community Development Planning Division: (408) 354-6874
 - b. Engineering/Parks & Public Works Department: (408) 399-5771
 - c. Santa Clara County Fire Department: (408) 378-4010
 - d. West Valley Sanitation District: (408) 378-2407
 - e. Local School District: The Town will forward the paperwork to the appropriate school district(s) for processing. A copy of the paid receipt is required prior to permit issuance.

TO THE SATISFACTION OF THE DIRECTOR OF PARKS & PUBLIC WORKS:

Engineering Division

- 30. GENERAL: All public improvements shall be made according to the latest adopted Town Standard Plans, Standard Specifications and Engineering Design Standards. All work shall conform to the applicable Town ordinances. The adjacent public right-of-way shall be kept clear of all job-related mud, silt, concrete, dirt and other construction debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless an encroachment permit is issued by the Engineering Division of the Parks and Public Works Department. The Owner, Applicant and/or Developer's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the issuance of correction notices, citations, or stop work orders and the Town performing the required maintenance at the Owner, Applicant and/or Developer's expense.
- 31. APPROVAL: This application shall be completed in accordance with all the conditions of approval listed below and in substantial compliance with the latest reviewed and approved development plans. Any changes or modifications to the approved plans or conditions of approvals shall be approved by the Town Engineer.

- 32. ENCROACHMENT PERMIT: All work in the public right-of-way will require a Construction Encroachment Permit. All work over \$5,000 will require construction security. It is the responsibility of the Owner/Applicant/Developer to obtain any necessary encroachment permits from affected agencies and private parties, including but not limited to, Pacific Gas and Electric (PG&E), AT&T, Comcast, Santa Clara Valley Water District, California Department of Transportation (Caltrans). Copies of any approvals or permits must be submitted to the Town Engineering Division of the Parks and Public Works Department prior to releasing any permit.
- 33. PRIVATE IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY (INDEMNITY AGREEMENT): The property owner shall enter into an agreement with the Town for all existing and proposed private improvements within the Town's right-of-way. The Owner shall be solely responsible for maintaining the improvements in a good and safe condition at all times and shall indemnify the Town of Los Gatos. The agreement must be completed and accepted by the Director of Parks and Public Works, and subsequently recorded by the Town Clerk at the Santa Clara County Office of the Clerk-Recorder, prior to the issuance of any grading or building permits. Please note that this process may take approximately six to eight (6-8) weeks.
- 34. PUBLIC WORKS INSPECTIONS: The Owner, Applicant and/or Developer or their representative shall notify the Engineering Inspector at least twenty-four (24) hours before starting any work pertaining to on-site drainage facilities, grading or paving, and all work in the Town's right-of-way. Failure to do so will result in penalties and rejection of any work that occurred without inspection.
- 35. RESTORATION OF PUBLIC IMPROVEMENTS: The Owner, Applicant and/or Developer or their representative shall repair or replace all existing improvements not designated for removal that are damaged or removed because of the Owner, Applicant and/or Developer or their representative's operations. Improvements such as, but not limited to: curbs, gutters, sidewalks, driveways, signs, pavements, raised pavement markers, thermoplastic pavement markings, etc., shall be repaired and replaced to a condition equal to or better than the original condition. Any new concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. Existing improvement to be repaired or replaced shall be at the direction of the Engineering Construction Inspector and shall comply with all Title 24 Disabled Access provisions. The restoration of all improvements identified by the Engineering Construction Inspector shall be completed before the issuance of a certificate of occupancy. The Owner, Applicant and/or Developer or their representative shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.
- 36. SITE SUPERVISION: The General Contractor shall provide qualified supervision on the job site at all times during construction.
- 37. STREET: Any proposed blockage or partial closure of the street requires an encroachment permit. Special provisions such as limitations on works hours, protective enclosures, or other means to facilitate public access in a safe manner may be required.

- 38. PLAN CHECK FEES: Plan check fees associated with the Grading Permit shall be deposited with the Engineering Division of the Parks and Public Works Department prior to the commencement of plan check review.
- 39. INSPECTION FEES: Inspection fees shall be deposited with the Town prior to the issuance of any grading or building permits.
- 40. DESIGN CHANGES: Any proposed changes to the approved plans shall be subject to the approval of the Town prior to the commencement of any and all altered work. The Owner, Applicant and/or Developer's project engineer shall notify, in writing, the Town Engineer at least seventy-two (72) hours in advance of all the proposed changes. Any approved changes shall be incorporated into the final "as-built" plans.
- 41. GRADING PERMIT: A grading permit is required for all site grading and drainage work except for exemptions listed in Section 12.20.015 of The Code of the Town of Los Gatos (Grading Ordinance). After the preceding Architecture and Site Application has been approved by the respective deciding body, the grading permit application (with grading plans and associated required materials and plan check fees) shall be made to the Engineering Division of the Parks and Public Works Department located at 41 Miles Avenue. The grading plans shall include final grading, drainage, retaining wall location(s), driveway, utilities and interim erosion control. Grading plans shall list earthwork quantities and a table of existing and proposed impervious areas. Unless specifically allowed by the Director of Parks and Public Works, the grading permit will be issued concurrently with the building permit. The grading permit is for work outside the building footprint(s). Prior to Engineering signing off and closing out on the issued grading permit, the Owner/Applicant/Developer's soils engineer shall verify, with a stamped and signed letter, that the grading activities were completed per plans and per the requirements as noted in the soils report. A separate building permit, issued by the Building Department, located at 110 E. Main Street, is needed for grading within the building footprint.
- 42. ILLEGAL GRADING: Per the Town's Comprehensive Fee Schedule, applications for work unlawfully completed shall be charged double the current fee.
- 43. DRIVEWAY: The driveway conform to existing pavement on Linda Ave shall be constructed in a manner such that the existing drainage patterns will not be obstructed.
- 44. TREE REMOVAL: Copies of all necessary tree removal permits shall be provided prior to the issuance of a grading permit/building permit.
- 45. PRECONSTRUCTION MEETING: Prior to issuance of any grading or building permits or the commencement of any site work, the general contractor shall:
 - a. Along with the Owner, Applicant and/or Developer, attend a pre-construction meeting with the Town Engineer, or their representative, to discuss the project conditions of approval, working hours, site maintenance and other construction matters;
 - b. Acknowledge in writing that they have read and understand the project conditions of approval and will make certain that all project sub-contractors have read and understand them as well prior to commencing any work, and that a copy of the project conditions of approval will be posted on-site at all times during construction.
- 46. WATER METER: The existing water meter, currently located within the Linda Avenue rightof-way, shall be relocated within the property in question, directly behind the public rightof-way line. The Owner, Applicant and/or Developer shall repair and replace to existing

Town standards any portion of concrete flatwork within said right-of-way that is damaged during this activity prior to issuance of a certificate of occupancy.

- 47. SANITARY SEWER CLEANOUT: The existing sanitary sewer cleanout, currently located within the Linda Avenue right-of-way, shall be relocated within the property in question, within one (1) foot of the property line per West Valley Sanitation District Standard Drawing 3, or at a location specified by the Town. The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any portion of concrete flatwork within said rightof-way that is damaged during this activity prior to issuance of a certificate of occupancy.
- 48. CERTIFICATE OF OCCUPANCY: The Engineering Division of the Parks and Public Works Department will not sign off on a Temporary Certificate of Occupancy or a Final Certificate of Occupancy until all required improvements within the Town's right-of-way have been completed and approved by the Town.
- 49. UTILITIES: The Owner, Applicant and/or Developer shall install all new, relocated, or temporarily removed utility services, including telephone, electric power and all other communications lines underground, as required by Town Code Section 27.50.015(b). All new utility services shall be placed underground. Underground conduit shall be provided for cable television service. The Owner, Applicant and/or Developer is required to obtain approval of all proposed utility alignments from any and all utility service providers before a Certificate of Occupancy for any new building can be issued. The Town of Los Gatos does not approve or imply approval for final alignment or design of these facilities.
- 50. UTILITY SETBACKS: House foundations shall be set back from utility lines a sufficient distance to allow excavation of the utility without undermining the house foundation. The Town Engineer shall determine the appropriate setback based on the depth of the utility, input from the project soils engineer, and the type of foundation.
- 51. SIDEWALK/CURB IN-LIEU FEE: A curb and sidewalk in-lieu fee of \$7,560 shall be paid prior to issuance of a grading or building permit. This fee is based on 54 linear feet of curb at \$68.00 per linear foot and 243 square feet of 4.5-foot wide sidewalk at \$16.00 per square foot in accordance with Town policy and the Town's Comprehensive Fee Schedule. The final curb and sidewalk in-lieu fee for this project shall be calculated using the current fee schedule and rate schedule in effect at the time the fee is paid.
- 52. DRIVEWAY APPROACH: The Owner, Applicant and/or Developer shall install one (1) Town standard residential driveway approach. The new driveway approach shall be constructed per Town Standard Plans and must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore.
- 53. FENCING: Any fencing proposed within two hundred (200) feet of an intersection shall comply with Town Code Section §23.10.080.
- SIGHT TRIANGLE AND TRAFFIC VIEW AREA: Any proposed improvements, including but not limiting to trees and hedges, will need to abide by Town Code Sections 23.10.080, 26.10.065, and 29.40.030.
- 55. FENCES: Fences between all adjacent parcels will need to be located on the property lines/boundary lines. Any existing fences that encroach into the neighbor's property will

need to be removed and replaced to the correct location of the boundary lines before a Certificate of Occupancy for any new building can be issued. Waiver of this condition will require signed and notarized letters from all affected neighbors.

- 56. CONSTRUCTION VEHICLE PARKING: Construction vehicle parking within the public right-ofway will only be allowed if it does not cause access or safety problems as determined by the Town.
- 57. CONSTRUCTION TRAFFIC CONTROL: All construction traffic and related vehicular routes, traffic control plan, and applicable pedestrian or traffic detour plans shall be submitted for review and approval by the Town Engineer prior to the issuance of an encroachment, grading or building permit.
- 58. ADVANCE NOTIFICATION: Advance notification of all affected residents and emergency services shall be made regarding parking restriction, lane closure or road closure, with specification of dates and hours of operation.
- 59. HAULING OF SOIL: Hauling of soil on- or off-site shall not occur during the morning or evening peak periods (between 7:00 a.m. and 9:00 a.m. and between 4:00 p.m. and 6:00 p.m.), and at other times as specified by the Director of Parks and Public Works. Prior to the issuance of a grading or building permit, the Owner and/or Applicant or their representative shall work with the Town Building Department and Engineering Division Inspectors to devise a traffic control plan to ensure safe and efficient traffic flow under periods when soil is hauled on or off the project site. This may include, but is not limited to provisions for the Owner and/or Applicant to place construction notification signs noting the dates and time of construction and hauling activities, or providing additional traffic control. Coordination with other significant projects in the area may also be required. Cover all trucks hauling soil, sand and other loose debris.
- 60. CONSTRUCTION NOISE: Between the hours of 8:00 a.m. to 8:00 p.m., weekdays and 9:00 a.m. to 7:00 p.m. weekends and holidays, construction, alteration or repair activities shall be allowed. No individual piece of equipment shall produce a noise level exceeding eighty-five (85) dBA at twenty-five (25) feet from the source. If the device is located within a structure on the property, the measurement shall be made at distances as close to twenty-five (25) feet from the device as possible. The noise level at any point outside of the property plane shall not exceed eighty-five (85) dBA.
- 61. CONSTRUCTION MANAGEMENT PLAN SHEET: Prior to the issuance of any grading or building permits, the Owner and/or Applicant's design consultant shall submit a construction management plan sheet (full-size) within the plan set that shall incorporate at a minimum the Project Schedule, site security fencing, employee parking, construction staging area, materials storage area(s), concrete washout(s) and proposed outhouse locations. Please refer to the Town's Construction Management Plan Guidelines document for additional information.
- 62. BEST MANAGEMENT PRACTICES (BMPs): The Owner, Applicant and/or Developer is responsible for ensuring that all contractors are aware of all storm water quality measures and that such measures are implemented. Best Management Practices (BMPs) shall be maintained and be placed for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Removal of BMPs (temporary removal during construction activities) shall be replaced at the end of each working day.

Failure to comply with the construction BMP will result in the issuance of correction notices, citations, or stop work orders.

- 63. SITE DESIGN MEASURES: All projects shall incorporate at least one of the following measures:
 - a. Protect sensitive areas and minimize changes to the natural topography.
 - b. Minimize impervious surface areas.
 - c. Direct roof downspouts to vegetated areas.
 - d. Use porous or pervious pavement surfaces on the driveway, at a minimum.
 - e. Use landscaping to treat stormwater.
- 64. UNLAWFUL DISCHARGES: It is unlawful to discharge any wastewater, or cause hazardous domestic waste materials to be deposited in such a manner or location as to constitute a threatened discharge, into storm drains, gutters, creeks or the San Francisco Bay. Unlawful discharges to storm drains include, but are not limited to: discharges from toilets, sinks, industrial processes, cooling systems, boilers, fabric cleaning, equipment cleaning or vehicle cleaning.
- 65. EROSION CONTROL: Interim and final erosion control plans shall be prepared and submitted to the Engineering Division of the Parks and Public Works Department. A maximum of two (2) weeks is allowed between clearing of an area and stabilizing/building on an area if grading is allowed during the rainy season. Interim erosion control measures, to be carried out during construction and before installation of the final landscaping, shall be included. Interim erosion control method shall include, but are not limited to: silt fences, fiber rolls (with locations and details), erosion control blankets, Town standard seeding specification, filter berms, check dams, retention basins, etc. Provide erosion control measures as needed to protect downstream water quality during winter months. The Town of Los Gatos Engineering Division of the Parks and Public Works Department and the Building Department will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.
- 66. DUST CONTROL: Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible. Further, water trucks shall be present and in use at the construction site. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the Town, or a minimum of three (3) times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites in order to insure proper control of blowing dust for the duration of the project. Watering on public streets shall not occur. Streets shall be cleaned by street sweepers or by hand as often as deemed necessary by the Town Engineer, or at least once a day. Watering associated with on-site construction activity shall take place between the hours of 8 a.m. and 5 p.m. and shall include at least one (1) late-afternoon watering to minimize the effects of blowing dust. All public streets soiled or littered due to this construction activity shall be cleaned and swept on a daily basis during the workweek to the satisfaction of the Town. Demolition or earthwork activities shall be halted when wind speeds (instantaneous gusts) exceed twenty-five (25) miles per hour (MPH). All trucks hauling soil, sand, or other loose debris shall be covered.

- 67. DETAILING OF STORMWATER MANAGEMENT FACILITIES: Prior to the issuance of any grading or building permits, all pertinent details of any and all proposed stormwater management facilities, including, but not limited to, ditches, swales, pipes, bubble-ups, dry wells, outfalls, infiltration trenches, detention basins and energy dissipaters, shall be provided on submitted plans, reviewed by the Engineering Division of the Parks and Public Works Department, and approved for implementation.
- 68. CONSTRUCTION ACTIVITIES: All construction shall conform to the latest requirements of the CASQA Stormwater Best Management Practices Handbooks for Construction Activities and New Development and Redevelopment, the Town's grading and erosion control ordinance, and other generally accepted engineering practices for erosion control as required by the Town Engineer when undertaking construction activities.
- 69. SITE DRAINAGE: Rainwater leaders shall be discharged to splash blocks. No through curb drains will be allowed. Any storm drain inlets (public or private) directly connected to public storm system shall be stenciled/signed with appropriate "NO DUMPING Flows to Bay" NPDES required language. On-site drainage systems for all projects shall include one of the alternatives included in section C.3.i of the Municipal Regional NPDES Permit. These include storm water reuse via cisterns or rain barrels, directing runoff from impervious surfaces to vegetated areas and use of permeable surfaces. If stormwater treatment facilities are to be used they shall be placed a minimum of ten (10) feet from the adjacent property line and/or right-of-way. Alternatively, the facility(ies) may be located with an offset between 5 and 10 feet from the adjacent property and/or right-of-way line(s) if the responsible engineer in charge provides a stamped and signed letter that addresses infiltration and states how facilities, improvements and infrastructure within the Town's right-of-way (driveway approach, curb and gutter, etc.) and/or the adjacent property will not be adversely affected. No improvements shall obstruct or divert runoff to the detriment of an adjacent, downstream or down slope property.
- 70. SILT AND MUD IN PUBLIC RIGHT-OF-WAY: It is the responsibility of Contractor and homeowner to make sure that all dirt tracked into the public right-of-way is cleaned up on a daily basis. Mud, silt, concrete and other construction debris SHALL NOT be washed into the Town's storm drains.
- 71. GOOD HOUSEKEEPING: Good housekeeping practices shall be observed at all times during the course of construction. All construction shall be diligently supervised by a person or persons authorized to do so at all times during working hours. The Owner, Applicant and/or Developer's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in penalties and/or the Town performing the required maintenance at the Owner, Applicant and/or Developer's expense.
- 72. COVERED TRUCKS: All trucks transporting materials to and from the site shall be covered.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

73. FIRE SPRINKLERS REQUIRED. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows: In all new one- and two-family dwellings and existing one- and two-family dwellings when additions are made that increase the building area to more than 3,600 square feet. Exception: One or more additions made to a building after January 1, 2011 that does not total more than 1,000 square feet of building area. An automatic sprinkler system shall be provided throughout all new basements regardless of size and throughout existing basements that are expanded by more than 50%. NOTE: The owner(s), occupant(s) and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. A State of California license (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to the Santa Clara County Fire Department for review and approval prior to beginning their work. CRC Sec. 313.2 as adopted and amended by LGTC.

- 74. WATER SUPPLY REQUIREMENTS. Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by the Santa Clara County Fire Department until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2016 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.
- 75. ADDRESS IDENTIFICATION: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke with of 0.5 inch (12.7mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.
- 76. CONSTRUCTION SITE FIRE SAFETY: All construction sites must comply with applicable provisions of the CFC Chapter 33 and Santa Clara County Fire Department Standard Detail and Specification S1-7. Provide notations on subsequent plan submittals, as appropriate to the project. CFC Ch. 33.



RECEIVED

JUL 1 1 2019

TOWN OF LOS GATOS PLANNING DIVISION

July 9, 2019

City of Los Gatos Planning Division 110 E. Main St. Los Gatos, CA 95030

RE: 15921 Linda Lane

PROJECT DESCRIPTION & LETTER OF JUSTIFICATION

Existing Structures

The existing 1,400 square-foot one-story single-family residence and 700 squarefoot detached garage were built in 1953 and are located on a 9,266 square foot lot which is located in an unincorporated area of Santa Clara County. The garage is located in the rear of the property and accessed by a long asphalt driveway along the Southern side of the lot. The house has 8'-0" walls with wood siding and a flat roof with large overhangs. The center section of the roof has a low-slope shedroof sloping up towards the front allowing for some clerestory windows. The building height is roughly 14'-6". The rear portion of the residence projects into the North side setback by up to 6'-0" for a length of 34'-0". The existing structures are located on a narrow sub-standard lot which is only 54 feet wide where the lots on either side are 82' and 68' wide and the two lots directly across the street are 85' and 145'.

Proposed Residence

This project proposes the demolition of the existing structures to allow for the construction of a new 2,927 square-foot one-story single-family residence with a 482 square-foot attached garage. The architectural style of the proposed new home is a more traditional design with high-quality materials such as clay roof tiles, smooth hand-rubbed stucco walls, and quality windows. The project also proposes front yard landscaping with low, courtyard walls (not more than 36" high). Because of the narrow sub-standard lot width, this project proposes to

11011 COMBLE AVE. SULTE 210 AUBURN, CA 95602 W (530) 268-3055 F (530) 268-2027 steve collom@gmail com

project into the South side setback 3'-0" for a length of 17'-8" and to project into the North side setback 3'-0" for a length of 23'-2" and 2'-2" for a length of 21'-4". The reduced side setbacks, that are proposed, will be compatible with other homes in the neighborhood since this property is located in an unincorporated area of Santa Clara County. As such, most of the existing original homes in the neighborhood were developed under the County zoning standards which allowed for minimum side setbacks of 5 feet. Also, these reduced side setbacks in the front of the home will result in the house getting just a little wider to blend more successfully with surrounding homes that have larger standard lot widths. This property is currently in the process of being annexed by the Town of Los Gatos.

This project will benefit the immediate neighborhood by constructing a new home that is more in context with the surrounding houses.

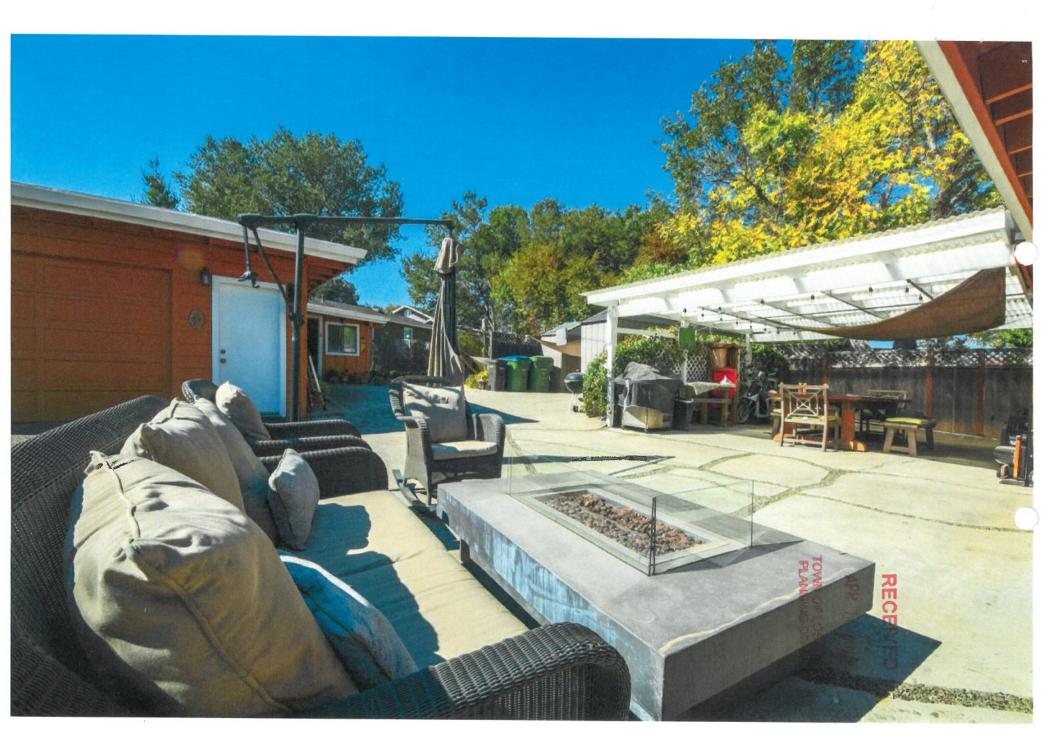
Photos of the existing 1953 home are attached.

Sincerely,

J. Steve Collom, Project Architect

r:\behnamfar mohammadi\los gatos\letter of justification.docx



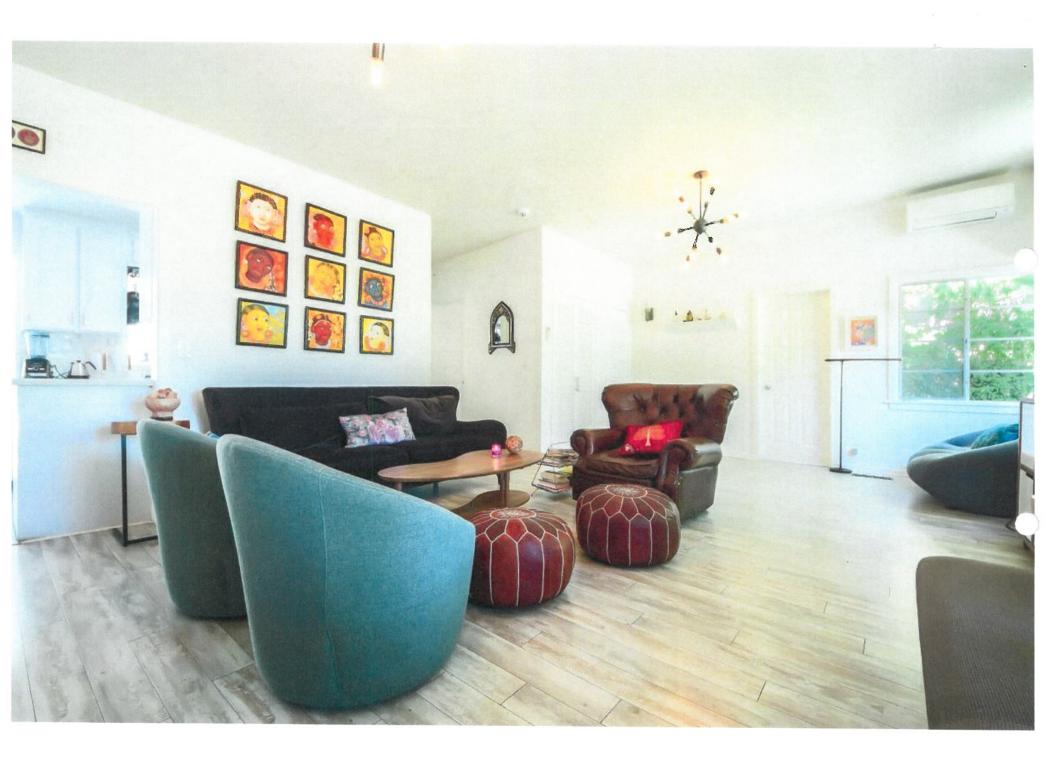
















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EXTERIOR MATERIALS BOARD



ROOF CLAY TILE ROOF

<u>BODY</u> STUCCO - PAINT GATEHOUSE BY KELLY MOORE

nyperfectcolor.com



PROPOSED RESIDENCE

15921 LINDA AVE LOS GATOS, CA This Page Intentionally Left Blank

ARCHITECTURE PLANNING URBAN DESIGN



April 26, 2019

Mr. Sean Mullin Community Development Department Town of Los Gatos 110 E. Main Street Los Gatos, CA 95031

RE: 15921 Linda Avenue

Dear Sean:

I reviewed the drawings and evaluated the site context. I have previously reviewed five other nearby homes on Linda Avenue. My comments and recommendations are as follows:

Neighborhood Context

The site currently contains an existing small house. It is located in an established neighborhood containing both older and newer homes with a mix of one and two-story homes of mixed traditional architectural styles. Photographs of the site and its surrounding context are shown on the following page.



700 LARKSPUR LANDING CIRCLE . SUITE 199 . LARKSPUR . CA . 94939

TEL: 415.331.3795 CDGPLAN@PACBELL.NET



Site with approved new house to the immediate left



Nearby House to the left



Nearby House across Linda Avenue



Nearby House across Linda Avenue



The Site



House to the immediate right



Nearby House across Linda Avenue



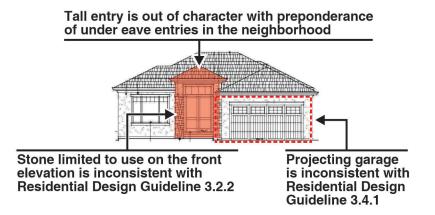
Nearby House across Linda Avenue

Concerns and Issues

The proposed house has a relatively large footprint compared to others in the neighborhood and the recently approved new home on the adjacent parcel - see illustration below. However, the proposed house would be one-story in height compared to the others which are largely two-stories tall.



There are, however, a few issues as follows:



1. The tall entry element is out of character with this neighborhood and is not consistent with Residential Design Guideline 3.6.3.

. 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.

2. The use of stone on the front elevation without carrying the material around on other facades is not consistent with Residential Design Guideline 3.2.2.

3.2.2 Design for architectural integrity

• 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.

4. The garage projecting in front of the remainder of the house is not consistent with Residential Design Guideline 3.4.1.

3.4.1 Limit the prominence of garages

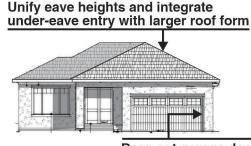
- Avoid designs that allow the garage to dominate the street facade.
- Set garages back from the front facade.
- Recess garage doors as much as possible from the garage facade.
- Integrate the garage into the house forms in a manner that de-emphasizes the garage doors.

Recommendations

- 1. Eliminate the stone on the front elevation or carry the stone consistently around all facades of the house.
- 2. Deep set the garage door.
- 3. Modify the entry to be more consistent with the norm of the neighborhood by integrating the entry with the garage roof form and providing an under-eave entry similar to others in the neighborhood.



Approved house on the adjacent lot



Deep set garage door

While this would not set the garage back, it would align it with the entry, and diminish the appearance of a projecting garage.

Sean, please let me know if you have any questions, or if there are other issues that I did not address.

Sincerely,

CANNON DESIGN GROUP

Canno-

Larry L. Cannon





October 7, 2019

City of Los Gatos Planning Division 110 E. Main St. Los Gatos, CA 95030

RE: 15921 Linda Avenue

REDUCED SIDE-YARD JUSTIFICATION

We are requesting reduced side-yard setbacks for a portion of the lot, located at 15921 Linda Avenue. Most of the property will conform to the allowed 8'-0" setbacks, 84% of the South side-yard will exceed the 8'-0" setbacks. We are asking for 5'-0" setbacks for the front portion of the proposed residence and attached garage (see exhibit).

The minimum lot width for this zone of R-1:8 is 60' At 54' wide, our lot is the narrowest lot in the neighborhood. A 60' wide lot with 8' side-yards results in a 44' wide residence. We are asking for the same result: 54' wide lot with 5'-0" side-yards resulting in a 44' wide residence. This allows for the desired floor plan layout of Garage-Entry-Living Room facing the front (21' + 8' + 15' = 44'). This will be more in character with the neighborhood (see attached streetscape). We are proposing a one-story home and the houses on each side are two-story. If our one-story home is limited to 38' wide, it will look like an anomaly to the neighborhood, dwarfed by the adjacent wider two-story houses.

The current house has a setback of only 4 feet. The proposed setbacks will be increased by 1 foot to 5 feet. The current garage has a setback of less than 3 feet. These are both to be demolished.

The owner has shown 10 neighbors, including all of the immediate neighbors (right, left sides and rear) the proposed project with reduced setbacks and they are all in support of the design, as is reflected in the letter with their signatures (see attached).

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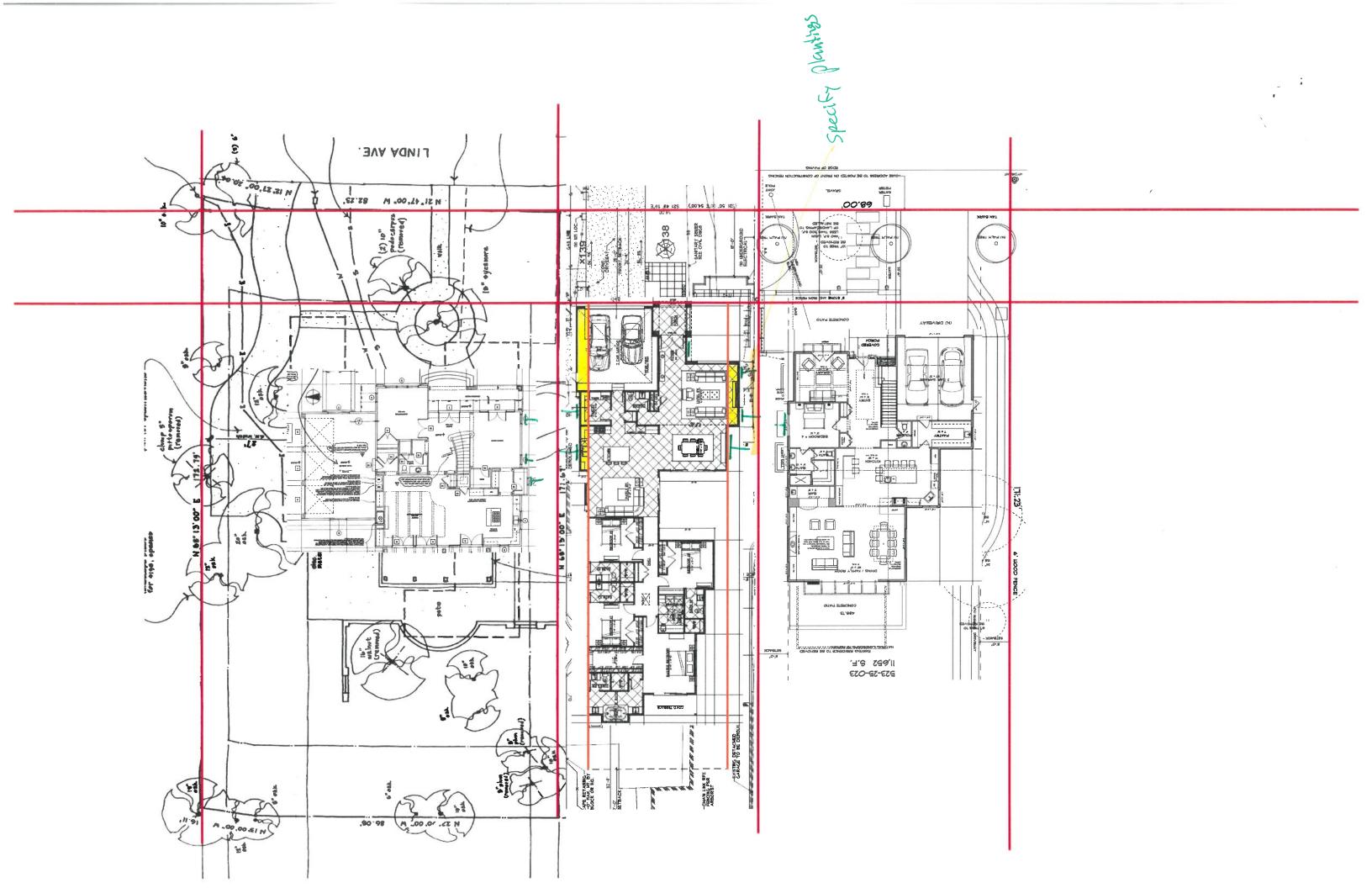
We feel that with this information, our request for reduced side-yards of 5 wide for a portion of the residence is justified.

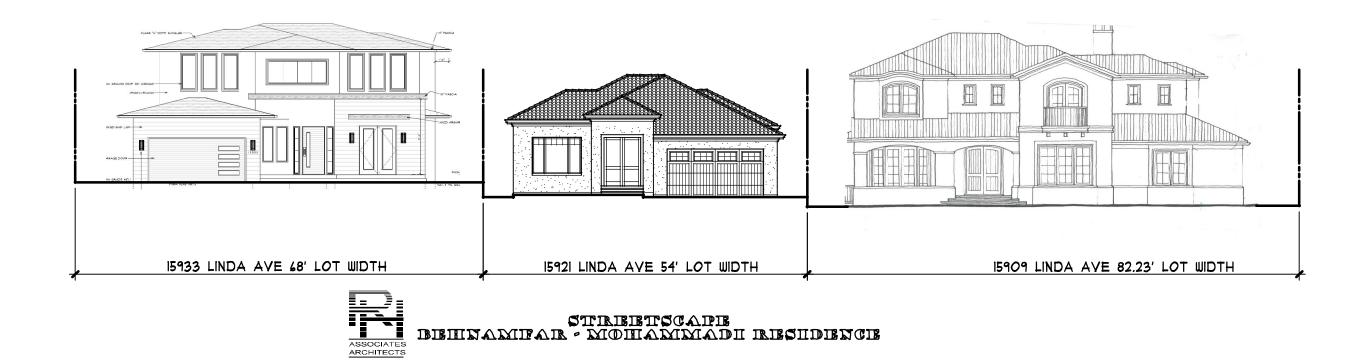
Thank you for your consideration,

J. Steve Collom, Project Architect

attachments: Support letter with signatures Side yard exhibit

r:\behnamfar mohammadi\los gatos\letter of justification iii.docx





Tree Inventory, Assessment, and Protection

> 15921 Linda Avenue Los Gatos, CA 95032

> > **Prepared for:**

Town of Los Gatos

May 29, 2019

Prepared By:



Richard Gessner

ASCA - Registered Consulting Arborist ® #496 ISA - Board Certified Master Arborist® WE-4341B ISA - Tree Risk Assessor Qualified

P.O. Box 1010 Felton, CA 95018 831. 331. 8982

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Monarch Consulting Arborists LLC - P.O Box 1010, Felton, CA 95018 831.331.8982 - rick@monarcharborist.com

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Summary

The plans indicate the existing structure will be demolished and a new residence constructed. The inventory contains 13 trees comprised of 8 different species with no Large Protected, seven Protected, and three Exempt while the remaining trees are less than twelve inches in diameter originating on the adjacent sites. Most of the trees are in fair condition and two have fair suitability for preservation. All four trees originating on the site will be highly impacted and caused to be removed which are Japanese maple #136, Sweetgum #137, pear #138 and apple #139. The trees on the adjacent sites are not expected to be highly impacted by the project depending on the grading and drainage plans. Replacement trees will be required and tree protection for this project would consist of a fence at the property setbacks or close to them on the north and west side of the property. A total of 13 trees were appraised for a rounded depreciated value of \$26,350.00 using the Trunk Formula Method.

Introduction

Background

The Town of Los Gatos asked me to assess the site, trees, and proposed footprint plan, and to provide a report with my findings and recommendations to help satisfy planning requirements.

Assignment

- Provide an arborist's report including an assessment of the trees within the project area and on the adjacent sites. The assessment is to include the species, size (trunk diameter), condition (health and structure), and suitability for preservation ratings. Affix aluminum number tags on the trees for reference on site and on plans.
- Provide tree protection specifications, guidelines, and impact ratings for trees that may be affected by the project.
- Provide appraised values.

Limits of the assignment

- The information in this report is limited to the condition of the trees during my inspection on May 20, 2019. No tree risk assessments were performed.
- Tree heights and canopy diameters are estimates.
- The most recent Guide to Plant Appraisal, Tenth Edition was published in late 2018 by the ISA. The Guide is not functional at this time due to significant errors in the original printed version and gaps in information regarding regional species characteristics and nursery stock wholesale costs. Therefore the ninth edition and its supplemental publications were used for this assignment with the exception of the "condition ratings" assessment.



• The plans reviewed for this assignment were as follows (Table 1).

Table 1: Plans Reviewed Checklist

Plan	Date	Sheet	Reviewed	Source
Existing Site Topographic Map or A.L.T.A with tree locations				
Proposed Site Plan	4/9/19	A1	Yes	RH Associates Architects
Demolition Plan				
Construction Staging				
Grading and Drainage				
Utility Plan and Hook- up locations				
Exterior Elevations				
Landscape Plan				
Irrigation Plan				
T-1 Tree Protection Plan				

Purpose and use of the report

The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by the Town of Los Gatos and the property owners as a reference for existing tree conditions to help satisfy planning requirements.

Observations

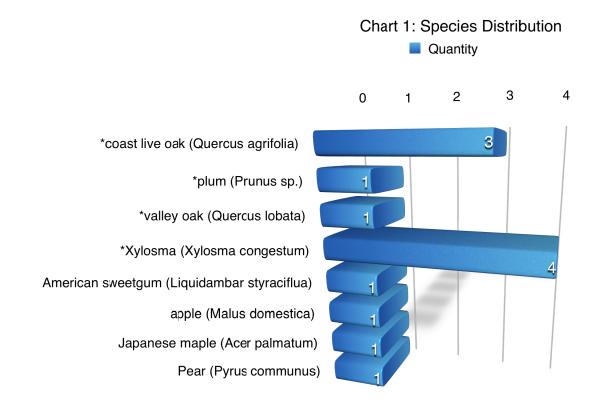
The plans indicate the existing structure will be demolished and a new residence constructed.

Tree Inventory

The inventory consists of trees protected by the Town of Los Gatos located on site and those in close proximity on neighboring properties. Sec. 29.10.0960. - Scope of protected trees. All trees which have a four-inch or greater diameter (twelve and one half-inch circumference) of any trunk, when removal relates to any review for which zoning approval or subdivision approval is required. (Appendix A and B). Los Gatos Town Ordinance 29.10.0970 Exceptions (1) states the following: "A fruit or nut tree that is less than eighteen (18) inches in diameter (fifty-seven-inch circumference).



The inventory contains 13 trees comprised of 8 different species. No trees are Large Protected¹, seven are Protected², and three are Exempt³ while the remaining trees are less than twelve inches in diameter they originate on the adjacent sites. The chart below list the species and their relative quantities (Chart 1).



³ A fruit or nut tree that is less than eighteen (18) inches in diameter (fifty-seven-inch circumference).



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¹ Large protected tree means any oak (*Quercus spp.*), California buckeye (*Aesculus californica*), or Pacific madrone (*Arbutus menziesii*) which has a 24-inch or greater diameter (75-inch circumference); or any other species of tree with a 48-inch or greater diameter (150-inch circumference).

² Protected tree means a tree regulated by the Town of Los Gatos as set forth in Section. <u>29.10.0960</u>, Scope of protected trees.

Analysis

Tree appraisal was performed according to the Council of Tree & Landscape Appraisers *Guide for Plant Appraisal 9th Edition, 2000* (CLTA) along with Western Chapter International Society of Arboriculture *Species Classification and Group Assignment, 2004*. The trees were appraised using the "Cost Approach" and more specifically the "Trunk Formula Method" (Appendix B).

"Trunk Formula Method" is calculated as follows: Basic Tree Cost = (Appraised tree trunk increase X Unit tree cost + Installed tree cost) Appraised Value = (Basic tree cost X Species % X Condition % X Location %).

The trunk formula valuations are based on four tree factors; species, size (trunk cross sectional area), condition, and location. There are two steps to determine the overall value. The first step is to determine the "Basic Tree Cost" based on size and species rating which is determined by the *Species Classification and Group Assignment, 2004 Western Chapter Regional Supplement.*

The second part is to depreciate the value according to the location and condition of the trees.

The condition assessment and percentages are defined in the "Condition Rating" section of this report. The condition ratings deviate from the Guide's condition assessment numerical rating system. The reason for this deviation is the Guide's assessment criteria fails to account for significant health or structural issues creating high percentages for tree with either significant structural defects or health problems that could ultimately lead to failure or irreversible decline.

Location rating is an average of three factors; site, contribution, and placement. Site is determined by the relative property value where the trees are planted. The residential site would be classified as "very high" value with a 90 percent rating compared to similar sites in the area (ISA, 2000).

Contribution and placement is determined by the function and aesthetics the trees provide for the site and their location on the property. The percent of contribution and placement can range from 10 to 100 percent depending on the trees influence to the value of the property. These percentages ranged from 0 to 90 percent in my assessment.

A total of 13 trees were appraised for a rounded depreciated value of \$26,350.00 using the Trunk Formula Method (Appendix B).



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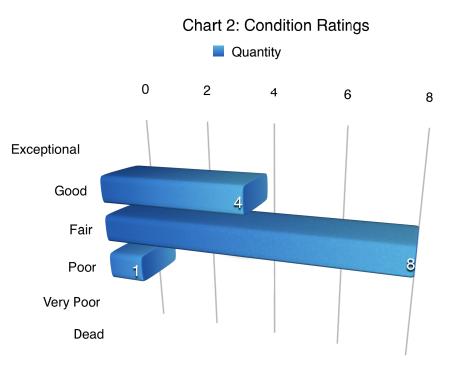
Discussion

Condition Rating

A tree's condition is a determination of its overall health, structure, and form. The assessment considered both the health and structure for a combined condition rating.

- 100% Exceptional = Good health and structure with significant size, location or quality.
- 61-80% Good = Normal vigor, well-developed structure, function and aesthetics not compromised with good longevity for the site.
- 41-60 % Fair = Reduced vigor, damage, dieback, or pest problems, at least one significant structural problem or multiple moderate defects requiring treatment. Major asymmetry or deviation from the species normal habit, function and aesthetics compromised.
- 21-40% Poor = Unhealthy and declining appearance with poor vigor, abnormal foliar color, size or density with potential irreversible decline. One serious structural defect or multiple significant defects that cannot be corrected and failure may occur at any time. Significant asymmetry and compromised aesthetics and intended use.
- 6-20% Very Poor = Poor vigor and dying with little foliage in irreversible decline. Severe defects with the likelihood of failure being probable or imminent. Aesthetically poor with little or no function in the landscape.
- 0-5% Dead/Unstable = Dead or imminently ready to fail.

Most of the trees are in fair condition with four good, eight fair, and one in poor shape (Chart 2).



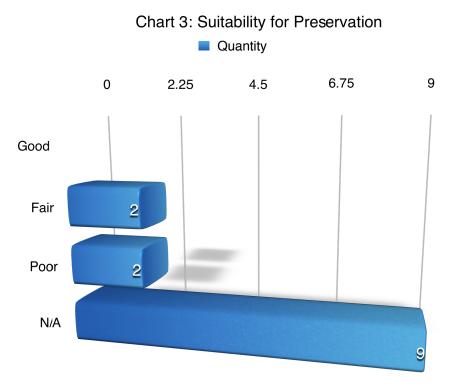


Suitability for Preservation

A tree's suitability for conservation is determined based on its health, structure, age, species and disturbance tolerances, proximity to cutting and filling, proximity to construction or demolition, and potential longevity using a scale of good, fair, or poor (Fite, K, and Smiley, E. T., 2016). Trees with good suitability have good vigor, structural stability, and potential longevity after construction.

- Good = Trees with good health, structural stability and longevity.
- Fair = Trees with fair health and/or structural defects that may be mitigated through treatment. These trees require more intense management and monitoring, and may have shorter life spans than those in the good category.
- Poor = Trees in poor health with significant structural defects that cannot be mitigated and will continue to decline regardless of treatment. The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

Two trees have fair suitability for preservation which are the Japanese maple and sweetgum that will be highly impacted and caused to be removed. The two fruit trees have poor suitability and the remaining nine originate on the adjacent sites.



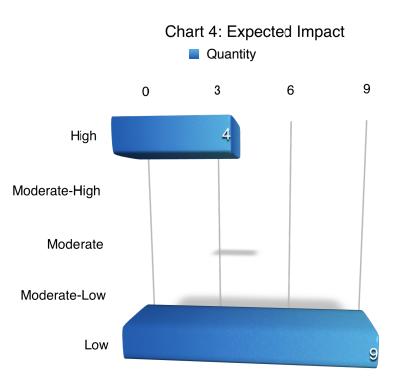


Expected Impact Level

Impact level defines how a tree may be affected by construction activity and proximity to the tree, and is described as low, moderate, or high. The following scale defines the impact rating:

- Low = The construction activity will have little influence on the tree.
- Moderate = The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
- High = Tree structure and health will be compromised and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.

All four trees originating on the site will be highly impacted and caused to be removed which are Japanese maple #136, Sweetgum #137, pear #138 and apple #139. The trees on the adjacent sites are not expected to be highly impacted by the project depending on the grading and drainage plans.





Mitigation for Removals

The table below indicates the recommended replacement values (Table 3). Alternatively it may be possible to create an approved landscape plan or provide an in-lieu payment.

Table 3: Town of Los Gatos Tree Canopy - Replacement Standard

Canopy Size of Removed Tree (1)	Replacement Requirement (2)(4)	Single Family Residential Replacement Option (3)(4)		
10 feet or less	Two 24 inch box trees	Two 15 gallon trees		
More than 10 feet to 25 feet	Three 24 inch box trees	Three 15 gallon trees		
More than 25 feet to 40 feet	Four 24 inch box trees or two 36 inch box trees	Four 15 gallon trees		
More than 40 feet to 55 feet	Six 24 inch box trees; or three 36 inch box trees	Not available		
Greater than 55 feet	Ten 24 inch box trees; or five 36 inch box trees	Not available		

¹To measure an asymmetrical canopy of a tree, the widest measurement shall be used to determine canopy size.

²Often, it is not possible to replace a single large, older tree with an equivalent tree(s). In this case, the tree may be replaced with a combination of both the Tree Canopy Replacement Standard and in-lieu payment in an amount set forth by Town Council resolution paid to the Town Tree Replacement Fund.

³Single Family Residential Replacement Option is available for developed single family residential lots under 10,000 square feet that are not subject to the Town's Hillside Development Standards and Guidelines. All 15-gallon trees must be planted on-site. Any in-lieu fees for single family residential shall be based on 24" box tree rates as adopted by Town Council.

⁴Replacement Trees shall be approved by the Town Arborist and shall be of a species suited to the available planting location, proximity to structures, overhead clearances, soil type, compatibility with surrounding canopy and other relevant factors. Replacement with native species shall be strongly encouraged. Replacement requirements in the Hillsides shall comply with the Hillside Development Standards and Guidelines Appendix A and Section 29.10.0987 Special Provisions—Hillsides.



Tree Protection

Tree protection focuses on avoiding damage to the roots, trunk, or scaffold branches (Appendix D). The most current accepted method for determining the TPZ is to use a formula based on species tolerance, tree age/vigor, and trunk diameter (Matheny, N. and Clark, J. 1998) (Fite, K, and Smiley, E. T., 2016). Preventing mechanical damage to the trunk from equipment or hand tools can be accomplished by wrapping the main stem with straw wattle or using vertical timbers.

Tree protection for this project would consist of a fence at the property setbacks or close to them on the north and west side of the property.

Conclusion

The plans indicate the existing structure will be demolished and a new residence constructed. The inventory contains 13 trees comprised of 8 different species with no Large Protected, seven Protected, and three Exempt while the remaining trees are less than twelve inches in diameter they originate on the adjacent sites. Most of the trees are in fair condition with four good, eight fair, and one in poor shape. Two trees have fair suitability for preservation which are the Japanese maple and sweetgum that will be highly impacted and caused to be removed. The two fruit trees have poor suitability and the remaining nine originate on the adjacent sites. All four trees originating on the site will be highly impacted and caused to be removed. The trees on the adjacent sites are not expected to be highly impacted by the project depending on the grading and drainage plans. Replacement trees will be required and any combination of trees listed with crown diameters between 25 and 40 feet will be required for the Japanese maple and Sweetgum removals. Tree protection for this project would consist of a fence at the property setbacks or close to them on the north and west side of the property. A total of 13 trees were appraised for a rounded depreciated value of \$26,350.00 using the Trunk Formula Method.



Recommendations

Pre-construction and Planning Phase

- 1. Place tree numbers and tree protection fence locations and guidelines on the plans including the grading, drainage, and utility plans. Create a separate plan sheet that includes all protection measures labeled "T-1 Tree Protection Plan."
- 2. Place tree protection fence the property setbacks or close to them on the north and west side of the property.
- 3. Provide a landscape plan that accounts for the loss in tree canopy to include in tabular form the required replacements in accordance with the Town's Tree Canopy Replacement Standard.
- 4. All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: *Tree, Shrub and Other Woody Plant Management: Standard Practices* parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations. All maintenance is to be performed according to ISA Best Management Practices.
- 5. Refer to Appendix D for general tree protection guidelines including recommendations for arborist assistance while working under trees, trenching, or excavation within a trees drip line or designated TPZ/CRZ.
- 6. Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document.
- 7. Arrange a pre-construction meeting with the project arborist or landscape architect to verify tree protection is in place, with the correct materials, and at the proper distances.



Bibliography

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- ISA. Guide For Plant Appraisal 9th Edition. Savoy, IL: International Society of Arboriculture, 2000. Print.
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- Matheny, Nelda P., Clark, James R. Trees and development: A technical guide to preservation of trees during land development. Bedminster, PA: International Society of Arboriculture1998.
- Smiley, E, Matheny, N, Lilly, S, ISA. *Best Management Practices: Tree Risk Assessment:* International Society of Arboriculture, 2017. Print



Glossary of Terms

Basic Tree Cost: The cost of replacement for a perfect specimen of a particular species and cross sectional area prior to location and condition depreciation.

Cost Approach: An indication of value by adding the land value to the depreciated value of improvements.

Defect: An imperfection, weakness, or lack of something necessary. In trees defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

Diameter at breast height (DBH): Measures at 1.4 meters (4.5 feet) above ground in the United States, Australia (arboriculture), New Zealand, and when using the Guide for Plant Appraisal, 9th edition; at 1.3 meters (4.3 feet) above ground in Australia (forestry), Canada, the European Union, and in UK forestry; and at 1.5 meters (5 feet) above ground in UK arboriculture.

Drip Line: Imaginary line defined by the branch spread or a single plant or group of plants. The outer extent of the tree crown.

Form: describes a plant's habit, shape or silhouette defined by its genetics, environment, or management.

Health: Assessment is based on the overall appearance of the tree, its leaf and twig growth, and the presence and severity of insects or disease.

Mechanical damage: Physical damage caused by outside forces such as cutting, chopping or any mechanized device that may strike the tree trunk, roots or branches.

Scaffold branches: Permanent or structural branches that for the scaffold architecture or structure of a tree.

Straw wattle: also known as straw worms, bio-logs, straw noodles, or straw tubes are man made cylinders of compressed, weed free straw (wheat or rice), 8 to 12 inches in diameter and 20 to 25 feet long. They are encased in jute, nylon, or other photo degradable materials,

and have an average weight of 35 pounds.



Monarch Consulting Arborists LLC - P.O Box 1010, Felton, CA 95018 831.331.8982 - rick@monarcharborist.com Structural evaluation: focused on the crown, trunk, trunk flare, above ground roots and the site conditions contributing to conditions and/or defects that may contribute to failure.

Tree Protection Zone (TPZ): Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction or development.

Tree Risk Assessment: Process of evaluating what unexpected things could happen, how likely it is, and what the likely outcomes are. In tree management, the systematic process to determine the level of risk posed by a tree, tree part, or group of trees.

Trunk: Stem of a tree.

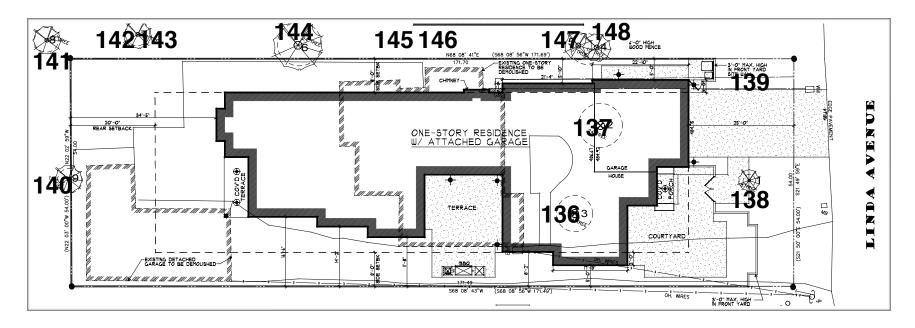
Trunk Formula Method: Method to appraise the monetary value of trees considered too large to be replaced with nursery or field grown stock. Based on developing a representative unit cost for replacement with the same or comparable species of the same size and in the same place, subject to depreciation for various factors. Contrast with replacement cost method.

Volunteer: A tree, not planted by human hands, that begins to grow on residential or commercial property. Unlike trees that are brought in and installed on property, volunteer trees usually spring up on their own from seeds placed onto the ground by natural causes or accidental transport by people. Normally, volunteer trees are considered weeds and removed, but many desirable and attractive specimens have gone on to become permanent residents on many public and private grounds.



Appendix A: Site Plan

Site plan not to scale





Appendix B: Tree Inventory and Assessment Tables

Table 2: Inventory and Assessment Summary

Tree Species	#	Trunk Diameter (in.)	~ Canopy Diameter (ft.)	Health	Structure	Form	Condition	Suitability	Expected Impact	Rounded Value	Replacement Required
Japanese maple (<i>Acer palmatum</i>)	136	8, 8, 8, 8	32	Fair	Fair	Good	Fair	Fair	High	\$4800.00	Yes
American sweetgum (<i>Liquidambar</i> <i>styraciflua</i>)	137	18.5	40	Good	Fair	Good	Good	Fair	High	\$5,000.00	Yes
Pear (<i>Pyrus</i> communus)	138	7	15	Good	Good	Good	Good	Poor	High	\$1,100.00	Yes?
apple (<i>Malus</i> <i>domestica</i>)	139	4, 4, 2	15	Good	Good	Good	Good	Poor	High	\$1,170.00	Yes?
*coast live oak (<i>Quercus agrifolia</i>)	140	12	30	Good	Fair	Fair	Fair	N/A	Low	\$1,560.00	No
*coast live oak (<i>Quercus agrifolia</i>)	141	6, 10, 10	35	Good	Poor	Fair	Fair	N/A	Low	\$2700.00	No
*coast live oak (<i>Quercus agrifolia</i>)	142	14	35	Good	Poor	Poor	Poor	N/A	Low	\$1,050.00	No
*plum (<i>Prunus sp.</i>)	143	4, 8, 6	25	Good	Poor	Poor	Fair	N/A	Low	\$620.00	No
*valley oak (<i>Quercus lobata</i>)	144	12	45	Good	Fair	Good	Good	N/A	Low	\$3,870.00	No
*Xylosma (<i>Xylosma</i> <i>congestum</i>)	145	8	35	Fair	Fair	Fair	Fair	N/A	Low	\$710.00	No



Tree Species	#	Trunk Diameter (in.)	~ Canopy Diameter (ft.)	Health	Structure	Form	Condition	Suitability	Expected Impact	Rounded Value	Replacement Required
*Xylosma (<i>Xylosma</i> <i>congestum</i>)	146	8	35	Fair	Fair	Fair	Fair	N/A	Low	\$710.00	No
*Xylosma (<i>Xylosma</i> <i>congestum</i>)	147	12	35	Fair	Fair	Fair	Fair	N/A	Low	\$1,530.00	No
*Xylosma (<i>Xylosma</i> <i>congestum</i>)	148	12	35	Fair	Fair	Fair	Fair	N/A	Low	\$1,530.00	No



Appendix C: Photographs C1: Japanese maple #136 and Sweetgum #137







C2: Adjacent trees in back







Appendix D: Tree Protection Guidelines

Section 29.10.1005. - Protection of Trees During Construction

Tree Protection Zones and Fence Specifications

- 1. Size and materials: Six (6) foot high chain link fencing, mounted on two-inch diameter galvanized iron posts, shall be driven into the ground to a depth of at least two (2) feet at no more than ten-foot spacing. For paving area that will not be demolished and when stipulated in a tree preservation plan, posts may be supported by a concrete base.
- 2. Area type to be fenced: Type I: Enclosure with chain link fencing of either the entire dripline area or at the tree protection zone (TPZ), when specified by a certified or consulting arborist. Type II: Enclosure for street trees located in a planter strip: chain link fence around the entire planter strip to the outer branches. Type III: Protection for a tree located in a small planter cutout only (such as downtown): orange plastic fencing shall be wrapped around the trunk from the ground to the first branch with two-inch wooden boards bound securely on the outside. Caution shall be used to avoid damaging any bark or branches.
- 3. **Duration of Type I, II, III fencing:** Fencing shall be erected before demolition, grading or construction permits are issued and remain in place until the work is completed. Contractor shall first obtain the approval of the project arborist on record prior to removing a tree protection fence.
- Warning Sign: Each tree fence shall have prominently displayed an eight and one-half-inch by eleven-inch sign stating: "Warning —Tree Protection Zone—This fence shall not be removed and is subject to penalty according to Town Code 29.10.1025." Text on the signs should be in both English and Spanish (Appendix E).



All persons, shall comply with the following precautions

- 1. Prior to the commencement of construction, install the fence at the dripline, or tree protection zone (TPZ) when specified in an approved arborist report, around any tree and/or vegetation to be retained which could be affected by the construction and prohibit any storage of construction materials or other materials, equipment cleaning, or parking of vehicles within the TPZ. The dripline shall not be altered in any way so as to increase the encroachment of the construction.
- 2. Prohibit all construction activities within the TPZ, including but not limited to: excavation, grading, drainage and leveling within the dripline of the tree unless approved by the Director.
- 3. Prohibit disposal or depositing of oil, gasoline, chemicals or other harmful materials within the dripline of or in drainage channels, swales or areas that may lead to the dripline of a protected tree.
- 4. Prohibit the attachment of wires, signs or ropes to any protected tree.
- 5. Design utility services and irrigation lines to be located outside of the dripline when feasible.
- 6. Retain the services of a certified or consulting arborist who shall serve as the project arborist for periodic monitoring of the project site and the health of those trees to be preserved. The project arborist shall be present whenever activities occur which may pose a potential threat to the health of the trees to be preserved and shall document all site visits.
- 7. The Director and project arborist shall be notified of any damage that occurs to a protected tree during construction so that proper treatment may be administered.

Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.



Root Pruning

Roots greater than two inches in diameter shall not be cut. When roots over two inches in diameter are encountered and are authorized to be cut or removed, they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

Boring or Tunneling

Boring machines should be set up outside the drip line or established Tree Protection Zone. Boring may also be performed by digging a trench on both sides of the tree until roots one inch in diameter are encountered and then hand dug or excavated with an Air Spade® or similar air or water excavation tool. Bore holes should be adjacent to the trunk and never go directly under the main stem to avoid oblique (heart) roots. Bore holes should be a minimum of three feet deep.

Tree Pruning and Removal Operations

All tree pruning or removals should be performed by a qualified arborist with a C-61/D-49 California Contractors License. Treatment, including pruning, shall be specified in writing according to the most recent ANSI A-300A Standards and Limitations and performed according to ISA Best Management Practices while adhering to ANSI Z133.1 safety standards. Trees that need to be removed or pruned should be identified in the pre-construction walk through.



Appendix E: Tree Protection Signs E1: English

Warning Tree Protection Zone

This Fence Shall Not Be Removed And Is Subject To Penalty According To Town Code 29.10.1025



Monarch Consulting Arborists LLC - P.O Box 1010, Felton, CA 95018 831.331.8982 - rick@monarcharborist.com E2: Spanish

Cuidado Zona De Arbol Pretejido

Esta valla no podrán ser sacados Y está sujeta a sanción en función de Código Ciudad del 29.101025



Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.



Certification of Performance

I Richard Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events; I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist®. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gessner

phuhad of terres

ASCA Registered Consulting Arborist® #496 ISA Board Certified Master Arborist® WE-4341B ISA Tree Risk Assessor Qualified



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Monarch Consulting Arborists LLC - P.O Box 1010, Felton, CA 95018 831.331.8982 - rick@monarcharborist.com June 2019

Town of Los Gatos Community Development Department

Planning Department & Planning Commission 110 E. Main Street, Los Gatos CA 95030

RE: proposed new singe-story home for the Behnamfar Family at 15921 Linda Avenue

Dear Planning Staff and Commission Members:

Firouz and Arezou have shown and explained their plans to us for their proposed new one-story home at 15921 Linda Avenue. We, the undersigned, have reviewed their plans and have no objection to the proposed new home design and recommend that the Planning Staff and/or Planning Commission approve their project.

Date	Address of Neighbor	Name of Neighbor	Signature
5/25	15950 STE PHENIS	LW DAN BLUE	Parton
5/25	15909 Linda AV	e, JIM STACK G	allas Mah
6.12	15933 Finda	AVE SARA SEVE	ATA SOL
8/10	10/ Costances Ct	. Senny Kang	Stat
8/10	15901 Rochin Tel	Kenna lee	TA COAL
818	15951 Linda Ave	Karak Humair	Farly Hei
818	15971 Lindo Ae	Saujelo Ielcea	me Dane silen
89	15936 Unda Qu	e Brithom & Diane	Sentos plenyon
5/10	15941 Linda Ave		
8/14	15902 Rochin Terrace	e Stacy: Jean Bas	sert Sumpo

RECEIVED

AUG 1 5 2019

TOWN OF LOS GATOS PLANNING DIVISION

EXHIBIT 9

Date	Address of Neighbor	Name of Neighbor	Comments
5/25/2019	15950 Stephenie Lane, Los Gatos, CA 95032	Dan Blue	In addition to Sean's list
5/25/2019	15909 Linda Ave, Los Gatos, CA 95032	Jim and Stacie Callas	On Sean's list
6/12/2019	15933 Linda Ave, Los Gatos, CA 95032	Sara Seyedin	On Sean's list
8/10/2019	101 Costances Ct, Los Gatos, CA 95032	Seung Kang	On Sean's list
8/10/2019	15901 Rochin Terrace, Los Gatos, CA 95032	Kenny Lee	On Sean's list
8/8/2019	15951 Linda Ave, Los Gatos, CA 95032	Farah Humair	On Sean's list
8/8/2019	15971 Linda Ave, Los Gatos, CA 95032	Daniela Ielceanu	In addition to Sean's list
8/10/2019	15936 Linda Ave, Los Gatos, CA 95032	Anthony and Diane Santos	On Sean's list
8/10/2019	15941 Linda Ave, Los Gatos, CA 95032	Prateek Chakravarty and Anusree Banerjee	On Sean's list
8/14/2019	15902 Rochin Terrace, Los Gatos, CA 95032	Stacey and Jean Bossert	On Sean's list
8/14/2019	15946 Linda Ave, Los Gatos, CA 95032	Met on 8/14/2019 and described elevation and plans. Neighbors expressed "full support" for our plan.	On Sean's list
n/a	15976 Linda Ave, Los Gatos, CA 95032	Sent a letter to notify them of our visit and intention to discuss plans. Went in person three times on 8/8, 8/10, and 8/14/2019. Were never able to meet.	On Sean's list

RECEIVED

AUG 1 5 2019

TOWN OF LOS GATOS PLANNING DIVISION

Sean Mullin

From: Sent: To: Subject: Joseph Gemignani <josephtheweatherman@gmail.com> Thursday, October 10, 2019 4:39 PM Sean Mullin 15921 Linda Ave

I like this project and I hope planning approves it.

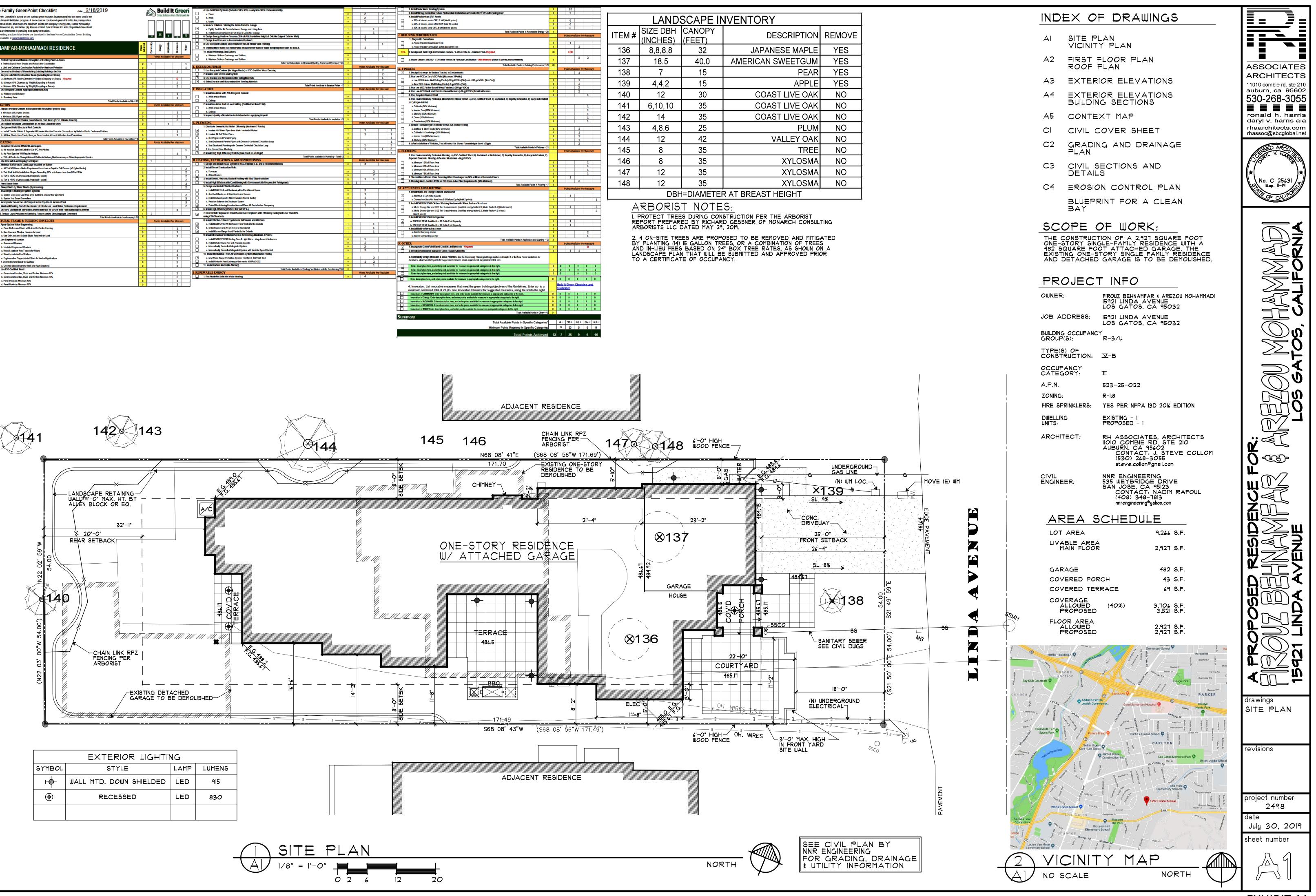
Thanks.

Joseph (amateur weatherman)

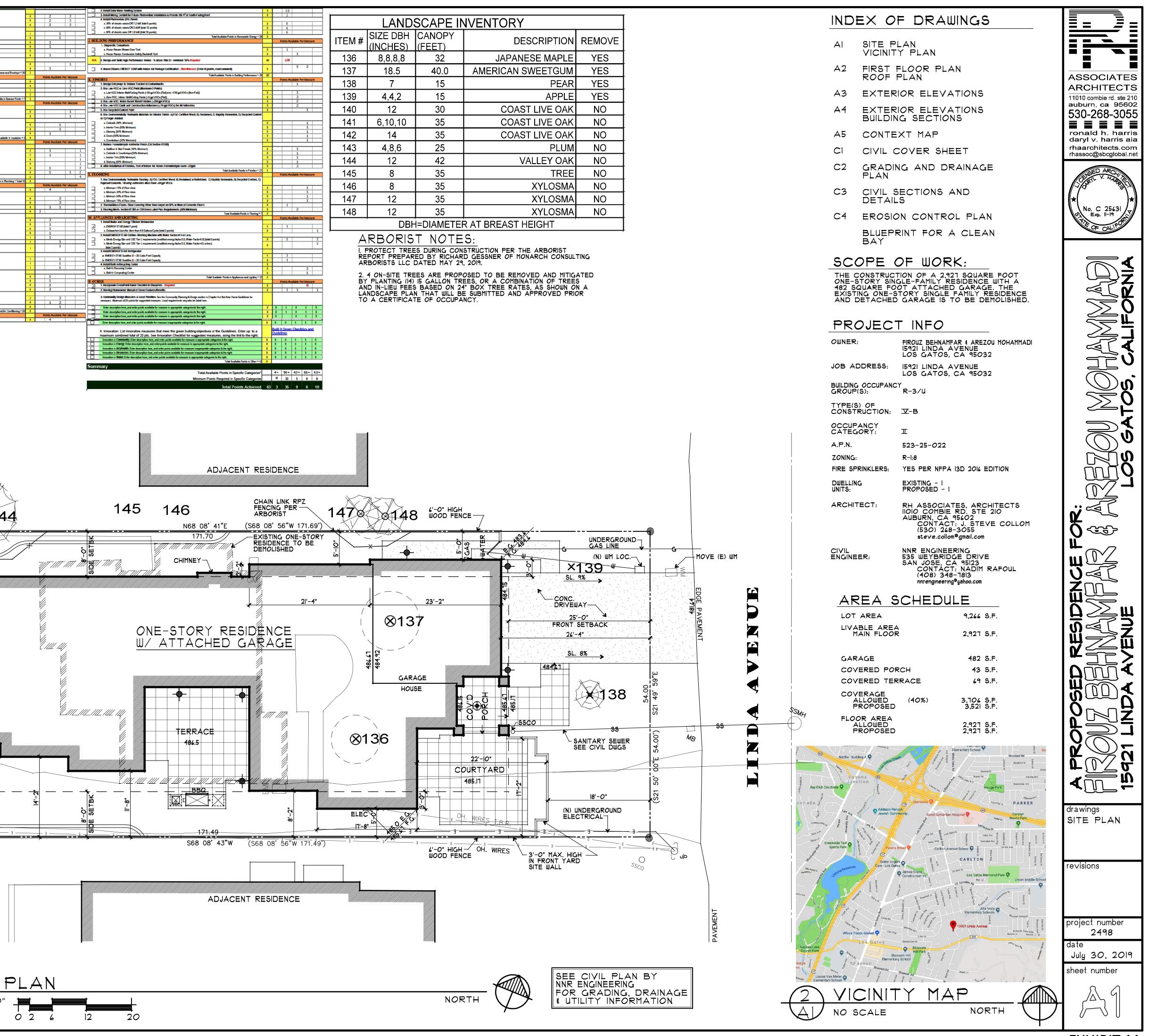
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sfor the GreenPoint Rated program. A home can be considered green if it fulfills the prerequisites,					ΙH		•	2 2 2 2	
s at least 50 points, and meets the minimum points per category: Energy (30), Indoor Air Quality/			1 11		\vdash	5. Reduce Pollation Entering the Home from the Garage		2 2	
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b. Minimum 65% Diversion by Weight (Recycling or Reuse)	2		2	2	9		2	2	1 금
c. Minimum 80% Diversion by Weight (Recycling or Reuse)	0		2	2	T. 194	Tobl Point: Available in Exterior Finish = 1	1	Defete Burfichte Des Manager	┛┝╺╤╴
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to. Noisdaway sese Totel Points Aveilabile in Site = 12	4		1	1			, i	1	11 -
OUNDATION		Points Avai	ilable Per Me	easure		2. Install insulation that is Low-Emilting (Certified Section 01360)			
1. Replace Portland Cement in Concrete with Recycled Flyesh or Slag						e. Wells and/or Floors	•	1	13
s. Minimum 20% Flyesh or Sleg	0			1		k. Ceilings 2. Securit Guellin of Securities Installation Installer Decemb	•	1	
b. Minimum 25% Flyesh or Sleg	0			1		 Inspect Quality of Insulation Installation before Applying Drywall Total Foints Available in Insulation = 	0	1	니티
2. Use Frost-Protected Shallow Foundation In Cold Areas (C.E.C. Climate Zone 16) 3. Use Radon Resistant Construction (in Al-Risk Locations Only)	0		1	3	G.FL	LUMBING	- 1	Points Available Per Veasure	
4. Design and Build Structural Pest Controls	-		1			1. Distribute Domestic Hol Water Efficiently (Maximum 7 Points)			
a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections by Metal or Plastic Fasteners/Dividers	0		1	1		a. Insulate Hot Water Figes from Water Heater to Kitchen	2	1 1	
b. All New Plants Have Trank, Base, or Stem Located AtLast 36 Inches from Foundation	0			1		b. Insulate All Hist Water Pipes	2	1 1	미님
Total Points Available in Foundation = 8	0		_				+	1	11 5
ANDSCAPING		Points Avai	ilable Per Me	easure		d. Use Engineered Parallel Piping with Demand Conholest Circulation Loop e. Use Studaued Planting with Demand Conholest Circulation Loop		1 2	
1. Construct Resource-Efficient Landscapes				-	18	f. Use Centrel Core Plumbing with Densine Controlled Origination corp		1 1 2	1
a No Investive Species Listed by Cal-IPC Are Plasted									
e. No Invesive Species Listed by Cal-IPC Are Planted b. No Plant Species Will Require Hedging	1			1	2		i i	4	L.FL
a. No Invesive Species Listed by Ca+PC Are Planted b. No Part Species Will Require Hedging c. 7% of Plante Are Douglik-Idensia Natives, Mediemanean, or Other Appropriate Species	1 0 0		1	1 1 3		2. Install Only High Efficiency Tollets (Dual-Flush or ±1.28 gpt) Total Points Available in Plumbing = Total 1	4	4	
b. No Plant Species Will Require Hedging c. 75% of Plants Are Drought-Islemant California Natives, Meditemancen, or Other Appropriate Species 2. Use Fire-Safe Landscapting Techniques		1	1		H.H	2 Install Only High Efficiency Tollets (Dual-Flush or \$1.28 gpf) Total Points Available in Plantbing = Total 1: EATING, VENTILATION & AIR CONDITIONING	4	4 Points Available Per Veasure	
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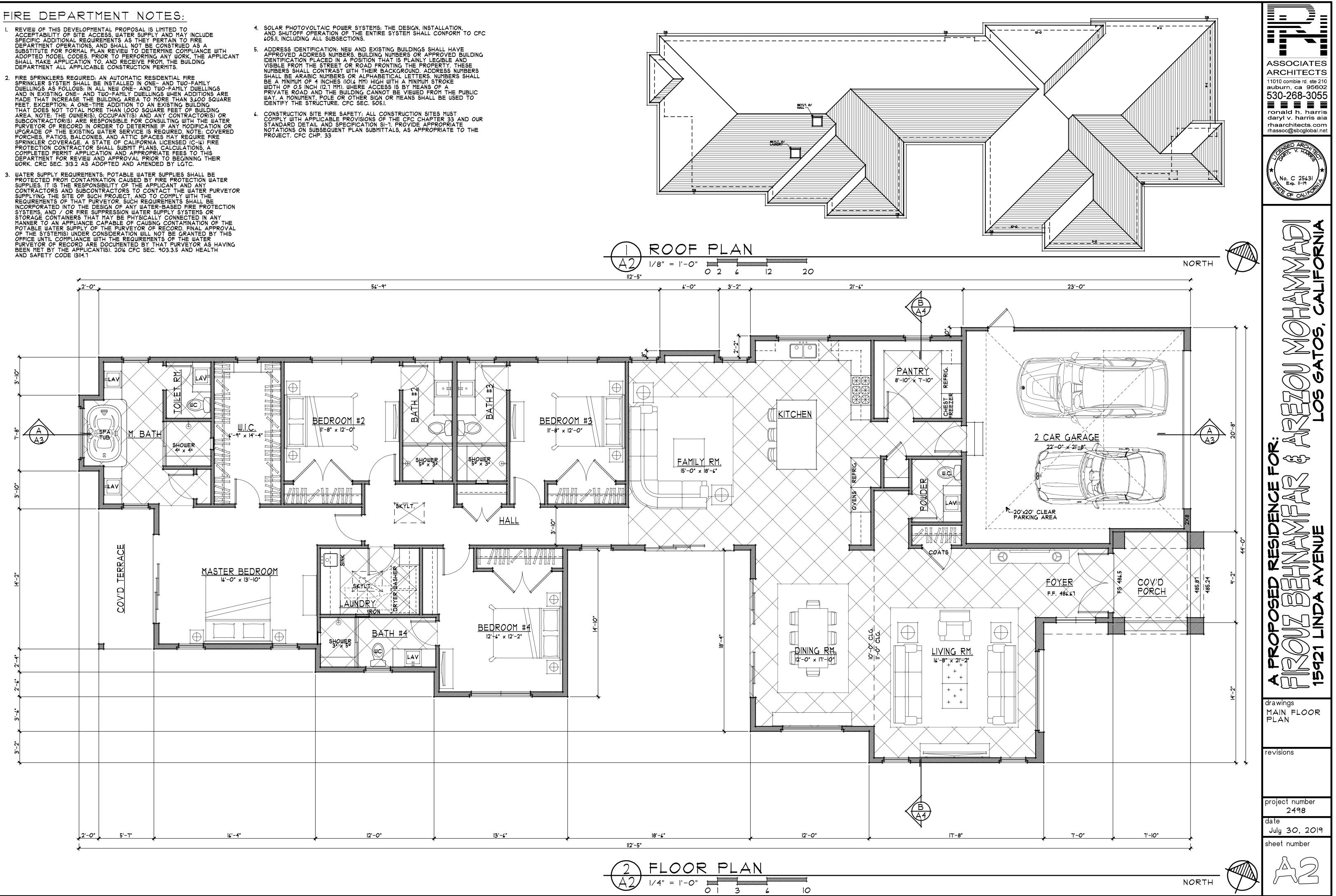


EXTERIOR LIGHTING						
SYMBOL	STYLE	LAMP	LUMENS			
⊢∳-	WALL MTD. DOWN SHIELDED	LED	915			
()	RECESSED	LED	830			



lar Water Heating System			10			
ring Conduit for Future Photovoltaic Installation & Provide 200 ft ² of South-FacingRoof						-
	,		2			1
otovoitaic (FV) Panels						
electric needs OR 1.2 kW (total 6 points))		6			
electric needs OR 2.4kW (lotal 12 points)			6			-
	_					
electric need OR 3.6 kW (bbl 18 points)			6			
Total Available Points in Renewable Energy = 28)					
FORMANCE		P	oints Ava	ailable Pr	er Meas	ure
to Evaluations						
Restes Blower Dow Test						
	-		1	-	_	
Passes Combustion Safety Backdraft Test				1		
at Delth Mark Restaurous Manager, Markey Tills 24, and there ITM Descent	30		230			
nd Build High Performance Homes - % above Title 24 - minimum 15% <i>Required</i>	30		230			
				5	2	-
stains ENERGY STAR with Indoor Air Package Certification - <i>Altoi Measure</i> (Total 45 points; read comment)				-	-	
Total Available: Points in Building Performance = 39	30					
		P	oints Ava	ailable Pr	er Meas	ure
ntryways to Reduce Tracked in Contaminants	1			1		T
VOC or Zere-VOC Paint (Maximum 3 Points)				-		
DC Interior Well/Celling Paints (<50 gpl VOCs (Flat) and <150 gpl VOCs (Non-Flat))				1		
OC: Interior WallICeiling Paints (<5 gpl VOCs (Flat))				3		
VOC, Water-Based Wood Finishes (<250 gpl VOCs))			2		
VCC Canit and Construction Adhesives (<70 gpl VCCs) for All Adhesives				2		
				2	-	
cled-Content Paint)				1	
ormentally Prelevable Materials for Interior Finish: A) FSC-Certified Wood, E) Reclaimed, C) Rapidly Renewable, E) Recycled-Content						
-Jointed						
ts (50% Minimum)	,				1	
						-
Trim (50% Minimum)					1	
g (SO% Minimum))				1	
(SO% Minimum)					1	
	-				_	-
ntops (50% Ninimum))				1	
onnakiehyde in Interior Finish (CA Section 01350)						
ar & Steir Treads (50% Minimum)	>			1		
ts & Countertops (50% Minimum)	÷					-
	_			1	-	
Trim (50% Minimum))			1		
g (50% Minimurr))			1		
allation of Finishes, Test of Indoor Air Shows Formaidehyde Level <27ppb)			3		
Total Available Foints in Finishes = 21	-	<u> </u>				-
Total Available Foints in Finishes = 21	1			2.0		_
		P	onts Ava	ailable Pr	er Measu	ure
ormentally Prelevable Flooring: A) FSC-Certified Wood, B) Reclaimed or Refinished, C) Rapidly Renewable, D) Recycled-Content, E)						
nniekung recease roomig. Aj roose dies wood op receases on residence, op rapidity recension, op recycles conten, op increte. Financy Adhesties Must Have 400 gal VOCs.						
		—				
n 15% of Floor Area					1	
m 30% of Floor Area)				1	
n SO% of Floor Area)				1	
	-				1	-
m TS% of Floor Area				1	1	1
Nass Floors: Floor Covering Other than Carpet on 50% or More of Concrete Floors)		1			
Nass Floors: Floor Covering Other than Carpet on 54% or More of Concrete Floors Neets Section 01350 or CR1Green Label Plus Requirements (KOK Minimum))		1	2		
Nass Floors: Floor Covering Other than Carpet on 54% or More of Concrete Floors Neets Section 01350 or CR1Green Label Plus Requirements (KOK Minimum)			1	2		
Nass Floors: Floor Covering Other than Carpet on 54% or More of Consrete Floors Neets Section 01360 or CRI Green Label Plus Requirements (50% Nintmurt) Totel Available Points in Flooring =7)			_	or Liaso	119
kass Floors: Floor Covering Other than Carpet on 54% or More of Concrete Floors Meets Section 01350 or CRI Green Label Plus Requirements (KRK Minimum) Totel Available Points in Flooring = 7 AND LIGHTING)	P		2 ailable Pr	er Meas	ure
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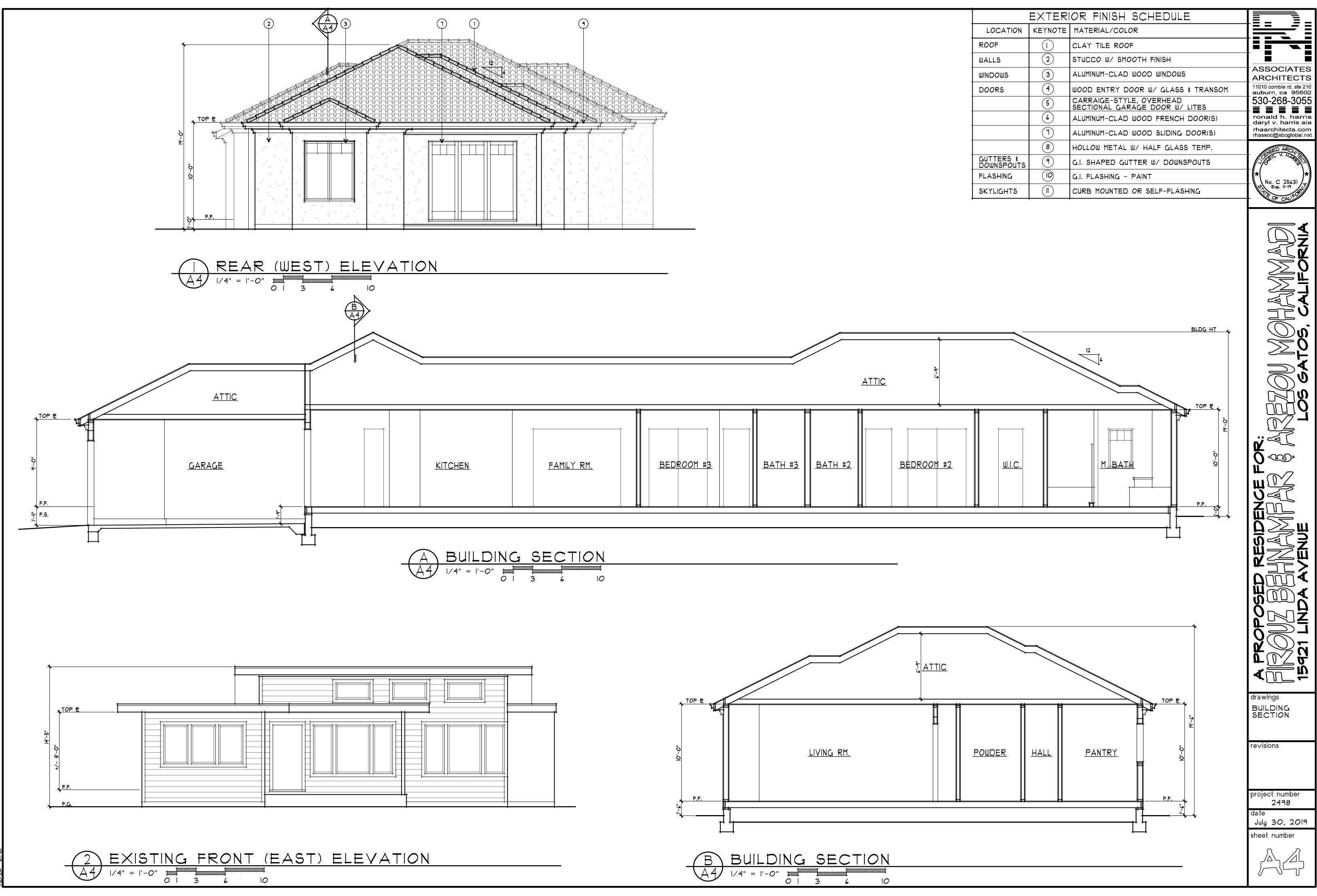
	LANDSCAPE INVENTORY							
ITEM #	SIZE DBH (INCHES)	CANOPY (FEET)	DESCRIPTION	REMOVE				
136	8,8,8,8	32	JAPANESE MAPLE	YES				
137	18.5	40.0	AMERICAN SWEETGUM	YES				
138	7	15	PEAR	YES				
139	4,4,2	15	APPLE	YES				
140	12	30	COAST LIVE OAK	NO				
141	6,10,10	35	COAST LIVE OAK	NO				
142	14	35	COAST LIVE OAK	NO				
143	4,8,6	25	PLUM	NO				
144	12	42	VALLEY OAK	NO				
145	8	35	TREE	NO				
146	8	35	XYLOSMA	NO				
147	12	35	XYLOSMA	NO				
148	12	35	XYLOSMA	NO				





3 RIGHT (NORTH) ELEVATION A3 1/4" = 1'-0"A3

Ī		EXTERI	OR FINISH SCHEDULE	
	LOCATION	KEYNOTE	MATERIAL/COLOR	
	ROOF		CLAY TILE ROOF	
	WALLS	2	STUCCO W/ SMOOTH FINISH	
	WINDOWS	3	ALUMINUM-CLAD WOOD WINDOWS	ARCHITECTS
	DOORS	4	WOOD ENTRY DOOR W/ GLASS & TRANSOM	11010 combie rd. ste 210 auburn, ca 95602
		5	CARRAIGE-STYLE, OVERHEAD Sectional Garage Door W/ Lites	530-268-3055
		6	ALUMINUM-CLAD WOOD FRENCH DOOR(S)	ronald h. harris daryl v. harris aia
			ALUMINUM-CLAD WOOD SLIDING DOOR(S)	rhaarchitects.com rhassoc@sbcglobal.net
		8	HOLLOW METAL W/ HALF GLASS TEMP.	SSED ARCH
Ĩ	GUTTERS & DOWNSPOUTS	9	G.I. SHAPED GUTTER W/ DOWNSPOUTS	I (-) BEN " " THE BEEN
	FLASHING	ĺØ	G.I. FLASHING - PAINT	★ No. C 25631 Exp. II-19
	SKYLIGHTS		CURB MOUNTED OR SELF-FLASHING	STEExp. II-19 THE OF CALLED
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				July 30, 2019
				sheet number





STANDARD GRADING NOTES

- . ALL WORK SHALL CONFORM TO CHAPTER 12 OF THE TOWN OF LOS GATOS GRADING ORDINANCE, THE ADOPTED CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION EXCEPT AS SPECIFIED OTHERWISE ON THESE PLANS AND DETAILS.
- NO WORK MAY BE STARTED ON-SITE WITHOUT AN APPROVED GRADING PLAN AND A GRADING PERMIT ISSUED BY THE TOWN OF LOS GATOS, PUBLIC WORKS DEPARTMENT LOCATED AT 41 MILES AVENUE, LOS GATOS, CA 95030
- A PRE-JOB MEETING SHALL BE HELD WITH THE TOWN ENGINEERING INSPECTOR FROM THE DEPARTMENT OF PARKS AND PUBLIC WORKS PRIOR TO ANY WORK BEING DONE. THE CONTRACTOR SHALL CALL THE INSPECTIONS LINE AT 408.399.5771 AT LEAST 48 HOURS PRIOR TO ANY GRADING OR ONSITE WORK. THIS MEETING SHOULD INCLUDE: A. A DISCUSSION OF THE PROJECT CONDITIONS OF APPROVAL, WORKING HOURS. SITE MAINTENANCE AND OTHER
- CONSTRUCTION MATTERS: B. ACKNOWLEDGEMENT IN WRITING THAT CONTRACTOR AND APPLICANT HAVE READ AND UNDERSTAND THE PROJECT CONDITIONS OF APPROVAL, AND WILL MAKE CERTAIN THAT ALL PROJECT SUB-CONTRACTORS HAVE READ AND UNDERSTAND THEM PRIOR TO COMMENCING WORK AND THAT 18. GENERAL CONTRACTOR (IF A COPY OF THE PROJECT CONDITIONS OF APPROVAL WILL BE POSTED ON SITE AT ALL TIMES DURING CONSTRUCTION.
- APPROVAL OF PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR THE CORRECTION OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF, DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS, PUBLIC INTEREST AND SAFETY REQUIRES A MODIFICATION OR DEPARTURE FROM THE TOWN SPECIFICATIONS OR THESE IMPROVEMENT PLANS, THE TOWN ENGINEER SHALL HAVE FULL AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.
- APPROVAL OF THIS PLAN APPLIES ONLY TO THE GRADING. EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS AND DOES NOT CONSTITUTE APPROVAL OF ANY OTHER IMPROVEMENTS.
- EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE TO BE DISPOSED OF AT APPROVED LOCATION(S).
- IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR CONTRACTOR TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES. PERMITTEE OR CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-227-2600 A MINIMUM OF 48 HOURS BUT NOT MORE THAN 14 DAYS PRIOR TO COMMENCING ALL WORK.
- ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL. STATE AND FEDERAL LAWS, CODES, RULES AND REGULATIONS GOVERNING THE WORK IDENTIFIED ON THESE PLANS. THESE SHALL INCLUDE. WITHOUT LIMITATION. SAFETY AND HEALTH RULES AND REGULATIONS ESTABLISHED BY OR PURSUANT TO THE OCCUPATIONAL SAFETY AND HEALTH ACT OR ANY OTHER APPLICABLE PUBLIC AUTHORITY.
- 0. THE GENERAL CONTRACTOR SHALL PROVIDE QUALIFIED SUPERVISION ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
- . HORIZONTAL AND VERTICAL CONTROLS SHALL BE SET AND CERTIFIED BY A LICENSED SURVEYOR OR REGISTERED CIVIL ENGINEER QUALIFIED TO PRACTICE LAND SURVEYING, FOR THE FOLLOWING ITEMS:
- A. RETAINING WALL-TOP OF WALL ELEVATIONS AND LOCATIONS (ALL WALLS TO BE PERMITTED SEPARATELY AND APPLIED FOR AT THE TOWN OF LOS GATOS BUILDING DEPARTMENT).
- B. TOE AND TOP OF CUT AND FILL SLOPES

- 12. THE RESULTS OF THE CONSTRUCTION OBSERVATION AND TESTING SHOULD BE DOCUMENTED IN AN "AS-BUILT" LETTER/REPORT PREPARED BY THE
- APPLICANTS' SOILS ENGINEER AND SUBMITTED FOR THE TOWN'S REVIEW AND ACCEPTANCE BEFORE FINAL RELEASE OF ANY OCCUPANCY PERMIT IS GRANTED.
- 13. ALL PRIVATE AND PUBLIC STREETS ACCESSING PROJECT SITE SHALL BE KEPT OPEN AND IN A SAFE, DRIVE-ABLE CONDITION THROUGHOUT CONSTRUCTION. IF TEMPORARY CLOSURE IS NEEDED. THEN FORMAL WRITTEN NOTICE TO THE ADJACENT NEIGHBORS AND THE TOWN OF LOS GATOS PUBLIC WORKS DEPARTMENT SHALL BE PROVIDED AT LEAST ONE WEEK IN ADVANCE OF CLOSURE AND NO CLOSURE SHALL BE GRANTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE TOWN. NO MATERIAL OR EQUIPMENT SHALL BE STORED IN THE PUBLIC OR PRIVATE RIGHT-OF-WAY.
- 16 THE CONTRACTOR SHALL INSTALL AND MAINTAIN FENCES. BARRIERS, LIGHTS AND SIGNS THAT ARE NECESSARY TO GIVE ADEQUATE WARNING AND/PROTECTION TO THE PUBLIC AT ALL TIMES.

- AVAILABLE): ___PHONE: _____ 19. GRADING CONTRACTOR (IF AVAILABLE): __PHONE: _
- 20. A. CUT: _____750 ____CY EXPORT: ____750 B. FILL: ____CY IMPORT: ____O
- 21. WATER SHALL BE AVAILABLE ON THE SITE AT ALL TIMES DURING GRADING OPERATIONS TO PROPERLY MAINTAIN DUST CONTROL.
- 22. THIS PLAN DOES NOT APPROVE THE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHALL BE REQUIRED. TREE REMOVAL PERMITS ARE REQUIRED PRIOR TO THE APPROVAL OF ALL PLANS.
- 23 A TOWN ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. A STATE ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN STATE RIGHT-OF-WAY (IF APPLICABLE). THE PERMITTEE AND/OR CONTRACTOR SHALL BE RESPONSIBLE COORDINATING INSPECTION PERFORMED BY OTHER GOVERNMENTAL AGENCIES.
- 24. NO CROSS LOT DRAINAGE WILL BE PERMITTED WITHOUT SATISFACTORY STORM WATER ACCEPTANCE DEED/FACILITIES. ALL DRAINAGE SHALL BE DIRECTED TO THE STREET OR OTHER ACCEPTABLE DRAINAGE FACILITY VIA A NON-EROSIVE METHOD AS APPROVED BY THE TOWN ENGINEER.
- 25. IT IS THE RESPONSIBILITY OF CONTRACTOR AND/OR OWNER TO MAKE SURE THAT ALL DIRT TRACKED INTO THE PUBLIC RIGHT-OF-WAY IS CLEANED UP ON A DAILY BASIS. MUD, SILT, CONCRETE AND OTHER CONSTRUCTION DEBRIS SHALL NOT BE WASHED INTO THE TOWN'S STORM DRAINS.
- 26. GOOD HOUSEKEEPING PRACTICES SHALL BE OBSERVED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION. SUPERINTENDENCE OF CONSTRUCTION SHALL BE DILIGENTLY PERFORMED BY A PERSON OR PERSONS AUTHORIZED TO DO SO AT ALL TIMES DURING WORKING HOURS. THE STORING OF GOODS AND/OR MATERIALS ON THE SIDEWALK AND/OR THE STREET WILL NOT BE ALLOWED UNLESS A SPECIAL PERMIT IS ISSUED BY THE ENGINEERING DIVISION. THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE KEPT CLEAR OF ALL JOB RELATED DIRT AND DEBRIS AT THE END OF THE DAY. FAILURE TO MAINTAIN THE PUBLIC RIGHT-OF-WAY ACCORDING TO THIS CONDITION MAY RESULT IN THE TOWN PERFORMING THE REQUIRED MAINTENANCE AT THE DEVELOPER'S EXPENSE.
- 27. GRADING SHALL BE UNDERTAKEN IN ACCORDANCE WITH CONDITIONS AND REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION CONTROL PLAN AND/OR STORM WATER POLLUTION PREVENTION PLAN, THE TOWN OF LOS GATOS STORM WATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND ANY OTHER PERMITS/REQUIREMENTS ISSUED BY THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD. PLANS (INCLUDING ALL UPDATES) SHALL BE ONSITE AT ALL TIMES. NO DIRECT STORM WATER DISCHARGES FROM DEVELOPMENT WILL BE ALLOWED ONTO TOWN STREETS OR ONTO THE PUBLIC STORM DRAIN SYSTEM WITHOUT TREATMENT BY AN APPROVED STORM WATER POLLUTION PREVENTION DEVICE OR OTHER APPROVED METHODS. MAINTENANCE OF PRIVATE STORM WATER POLLUTION PREVENTION DEVICES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. DISCHARGES OR CONNECTION WITHOUT TREATMENT BY AN APPROVED AND ADEQUATELY OPERATING STORM WATER POLLUTION PREVENTION DEVICE OR OTHER APPROVED METHOD SHALL BE CONSIDERED A VIOLATION OF THE ABOVE REFERENCED PERMIT AND THE TOWN OF LOS GATOS STORMWATER ORDINANCE.



CONTRACTOR TO NOTIFY U.S.A. (UNDERGROUND SERVICE ALERT) AT 800-227-2600 A MINIMUM OF 2 WORKING DAYS BEFORE BEGINNING UNDER-GROUND WORK FOR VERIFICATION OF THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES.

UTILITY NOTES:

- 1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION
- 2. CONNECT SANITARY SEWER AND WATER LINE TO EXISTING STREET SERVICES. 3. CONNECT GAS AND ELECTRIC LINES TO EXISTING GAS AND POWER SERVICES, PER PG&E STANDARDS.
- 4. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- 5. ALL ELECTRIC. TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- 6. USE A COMBINATION OF BATTERY OPERATED/GENERATOR AND POWER OPERATED SUMP PUMPS TO ASSURE THEIR OPERATION IN CASE OF POWER FAILURE.

GENERAL NOTES:

- 1. EXCAVATION CUTS EXCEEDING 5 FEET TYPICALLY REQUIRE A DOSH PERMIT. ALL EXCAVATIONS MUST CONFORM TO APPLICABLE OSHA AND CAL-OSHA REQUIREMENTS. CONTACT CALIFORNIA DEPARTMENT OF OCCUPATIONAL SAFETY AND HEALTH (DOSH) FOR INFORMATION ABOUT REQUIRED PERMITS. DOSH'S LOCAL OFFICE: (510) 794-2521.
- 2. PRIOR TO REQUESTING A FOUNDATION INSPECTIONS BY THE CITY, THE GEOTECHNICAL ENGINEER OR CIVIL ENGINEER WHO PREPARED THE SOIL INVESTIGATION SHALL PROVIDE A FIELD REPORT (IN WRITING) WHICH SHALL STATE THE FOLLOWING: a. THE BUILDING PAD WAS PREPARED AND COMPACTED IN ACCORDANCE WITH

THE SOIL REPORT AND SPECIFICATIONS.

b. THE FOUNDATION AND/OR PIER EXCAVATION, DEPTH AND BACKFILL MATERIALS, AND DRAINAGE (IF APPLICABLE) SUBSTANTIALLY CONFORM TO THE SOIL REPORT AND APPROVED PLANS.

3. PRIOR TO FINAL INSPECTION FOR ANY BUILDING OR STRUCTURE, THE GEOTECHNICAL ENGINEER OR CIVIL ENGINEER WHO PREPARED THE SOIL INVESTIGATION SHALL ISSUE A FINAL REPORT STATING THE COMPLETED PAD, FOUNDATION, FINISH GRADING, AND ASSOCIATED SITE WORK SUBSTANTIALLY CONFORM TO THE APPROVED PLANS, SPECIFICATIONS, AND INVESTIGATION

DESCRIPTION

PROPERTY LINE CENTERLINE SANITARY SEWER STORM DRAIN LINE ELECTRICAL LINE JOINT TRENCH

_____ 22 ____ 22 ____ 22 ____ 22 ____ 22 ____ 22 ____ 22 ____ 22 ____ 22 ____ 22 ____ 22 ____ _____ SD ______ SD _____ SD ______ SD _____ SD _ \sim

LEGEND

OVERLAND RELEASE

ABBREVIATION

AD	AREA DRAIN
СО	CLEAN-OUT
(E)	EXISTING
FG	FINISH GRADE
FL	FLOW LINE
FS	FINISH SLAB
INV	INVERT
(N)	NEW
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SD	STORM DRAIN

IMPERVIOUS COVERAGE (S.F.)

	EXISTING	REPLACED	NEW
BUILDINGS	2,118	955	2,551
DRIVEWAY/WALKS /DECK	1,848	188	1,279
TOTAL	3,966	1,143	3,830

THE PROJECT GEOTECHNICAL **REPORT PREPARED BY:**

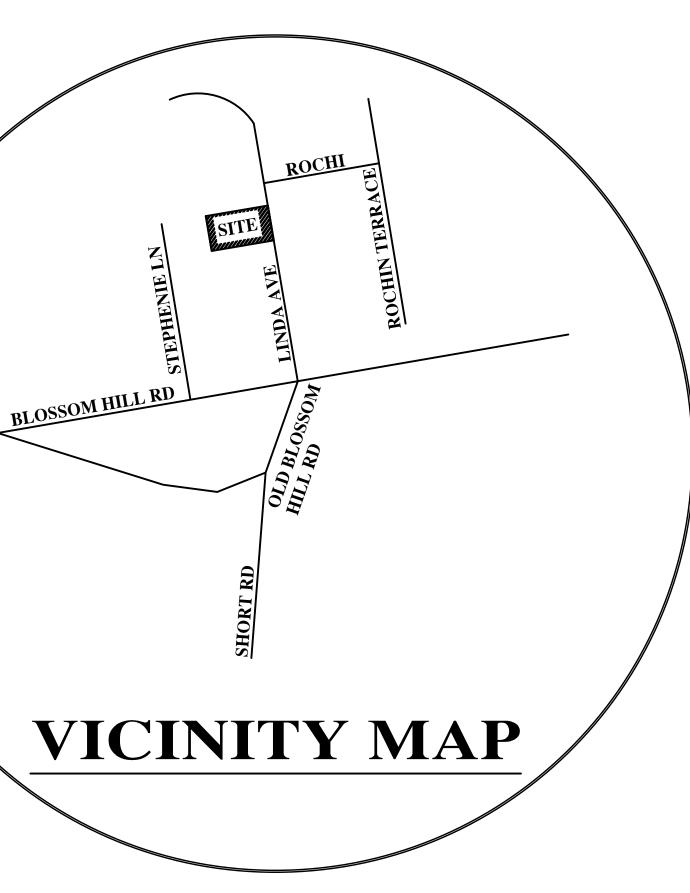
EARTH WORK NOTE:

THE CONTRACTOR SHALL STRICLY ADHERE TO THE SOILS ENGINEER'S **RECOMMENDATIONS ON STRIPPING AND SITE PREPARATION FOR ALL** PERTINENT GRADING, PAVING AND TRENCH BACKFILL ON THIS SITE.

NOTE:

THE QUANTITIES ARE SHOWN FOR THE PURPOSE OF **GRADING PERMIT APPROVAL FROM THE TOWN OF** LOS GATOS PUBLIC WORKS AND ARE NOT TO BE USED FOR PAYMENT TO THE CONTRACTOR . CONTRACTOR SHALL ESTABLISH HIS OWN QUANTITIES.

NOTICE TO CONTRACTORS



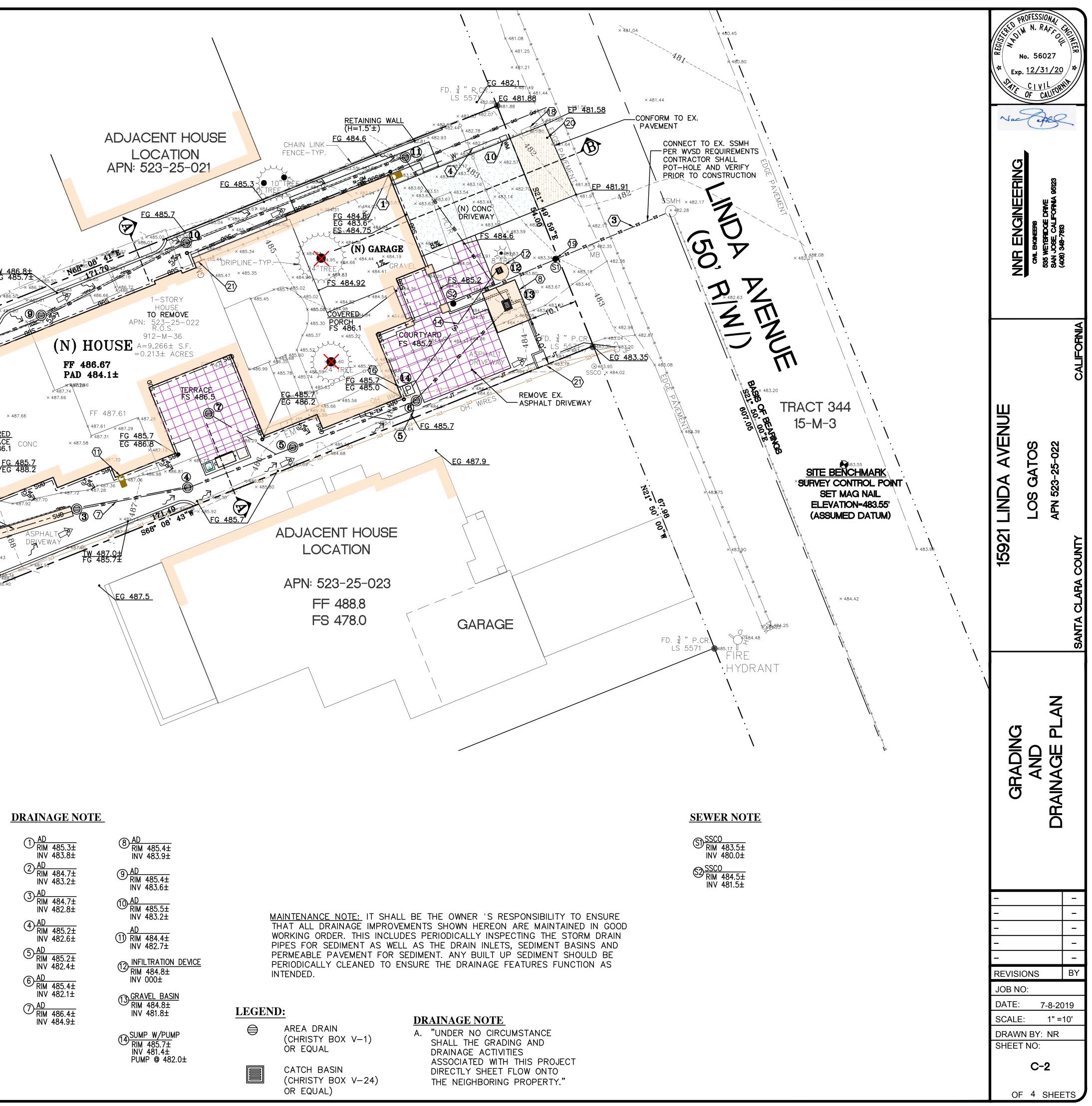
SHEET INDEX

COVER SHEET	<u>C-1</u>
GRADING AND DRAINAGE PLAN	C-2
CROSS SECTIONS AND MISC. DETAILS	C-3
EROSION CONTROL PLAN	C-4
"BLUEPRINT FOR A CLEAN BAY" SHEET	

tx Exp.	<u>12/31</u>	27 20 1000000000000000000000000000000000	CINER #
NNR ENGINEERING	CML ENGNEERS 535 WEYBRIDGE DRIVE	SAN JOSE, CALIFORNA 95123 (408) 348-7813	
15921 LINDA AVENUE	LOS GATOS	APN 523-25-022	SAN CLARA COUNTY CALIFORNIA
	COVER SHEET		
JOB NO DATE: SCALE: DRAWN SHEET I	7-8 N BY: N	I.T.S.	

^{17.} OWNER/APPLICANT: _____ ___PHONE: __

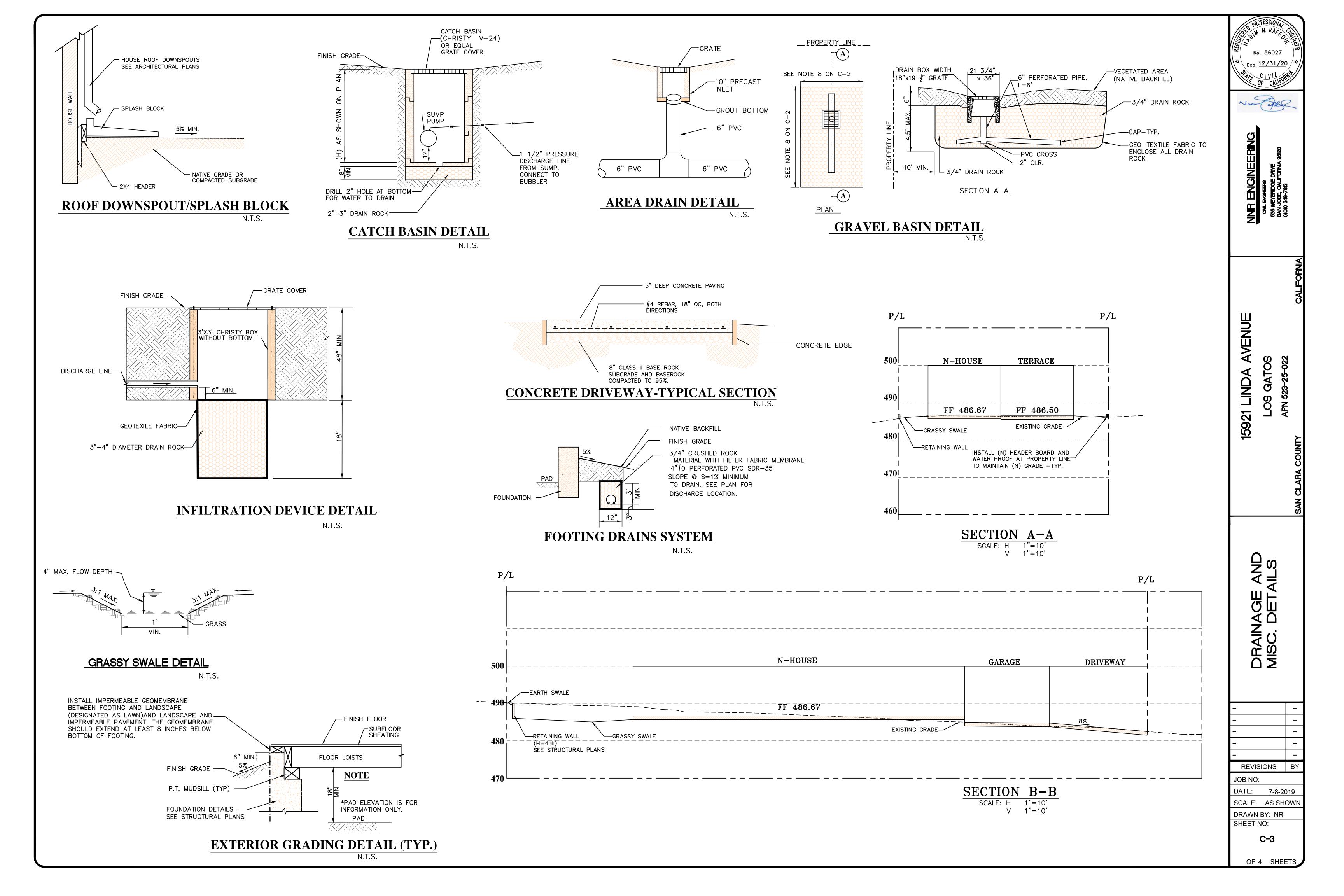
SCALE SC
\underline{TW} 490.0±
$\begin{array}{c} \text{Re TAINING WALL} \\ (\text{H}=4'\pm) \end{array}$
SEE STRUCTURAL PLANS
HP 489.63
489.22 488.86 4790.12 6 489.40
12"OAK TW 490.0± FG 486.0± 9 488
ADJACENT HOUSE LOCATION GARAGE FS 488.47
$\Delta PN: 523 - 25 - 0.51$
FG 485.7E
× 499.74 × 499.02±
×49,47€9. 3/4 "P.CR.
GRADING AND DRAINAGE CONSTRUCTION NOTES:
DIRECT AWAY FROM BUILDING FOR POSITIVE FLOW, & TOWARDS PERVIOUS AREA OF THE SITE -TYP. SEE DETAIL ON SHEET C-3.
DIRECT SURFACE FLOW DRAINAGE AWAY FROM BUILDING AT 2% SLOPE FOR PAVED AREAS
LANDSCAPE) AREAS.
$\langle 3 \rangle$ 4" SDR-26 SS. LAT. @ 2% MIN. $\langle 4 \rangle$ (N) WATER METER LINE (DESIGN BY OTHERS). CONNECT TO EXISTING WATER METER PER
APPROXIMATE LOCATION OF JOINT TRENCH TRENCH INCLUDES: ALL GAS/ELECTRIC LINES, COMMUNICATIONS LINES AND APPURTENANCES, INCLUDING ALL PUBLIC UTILITY, CATV AND TELEGRAPH SYSTEMS, SHALL BE LOCATED AND INSTALLED
UNDERGROUND.
$\langle 6 \rangle$ GRASSY SWALE @ S=0.7%. SEE DETAIL ON SHEET C-3. $\langle 7 \rangle$ 6" pvc (SDR-35) @ S=0.5% MIN
$\langle 7 \rangle$ 6" PVC (SDR-35) @ S=0.5% MIN. $\langle 8 \rangle$ 9'X8'X4.5' GRAVEL BASIN. SEE DETAIL ON SHEET C-3.
$\langle 9 \rangle$ 32'X2'X4.5' GRAVEL TRENCH. SEE DETAIL ON SHEET C–3. $\langle 10 \rangle$ (N) water meter.
(1) which meter. (1) Approximate. Location of Roof Downspout, see architectural plans for exact
LOCATION. $\langle 12 \rangle$ (N) INFILTRATION DEVICE (CHRISTY V-24) WITHOUT BOTTOM. SEE DETAIL ON SHEET C-3.
(13) 4" PERFORATED PIPE @ S=1% MIN.
 2" PVC PUMP OUTLET (PRESSURIZED) MIN. 6" GROUND COVER ON TOP OF PIPE PROVIDE 3" STEEL PIPE PROTECTIVE SLEEVE UNDER PAVED AREAS. APPROX. LOCATION OF 4" PERFORATED PIPE © S=1% MIN. FOOTING DRAIN- TYP. (SEE DETAIL)
 FOOTING DRAIN- TYP. (SEE DETAIL) PROVIDE DEDICATED SUB DRAINAGE SUMP WITH PUMP. PUMP TO DISCHARGE AT BUBBLER PROVIDE BACKFLOW PREVENTION DEVICE ON DISCHARGE LINE. BACKUP POWER IS RECOMMENDED.
17 FOOTING DRAIN CLEAN-OUT- TYP. (SEE DETAIL).
(18) SALVAGE EXISTING WATER METER.
(19) INSTALL (N) SANITARY SEWER CLEANOUT PER TOWN STANDARD.
$\langle 20 \rangle$ CONSTRUCT (N) ASPHALT DRIVEWAY APRON PER TOWN STANDARD DETAIL. $\langle 21 \rangle$ CONTRACTOR TO COORDINATE RELOCATION OF EX. ELECT/GAS METERS/LINES WITH PG&E.
- Contractory to bootbingthe neloonthory of En. Electyono metercoy eneo mitti tode.

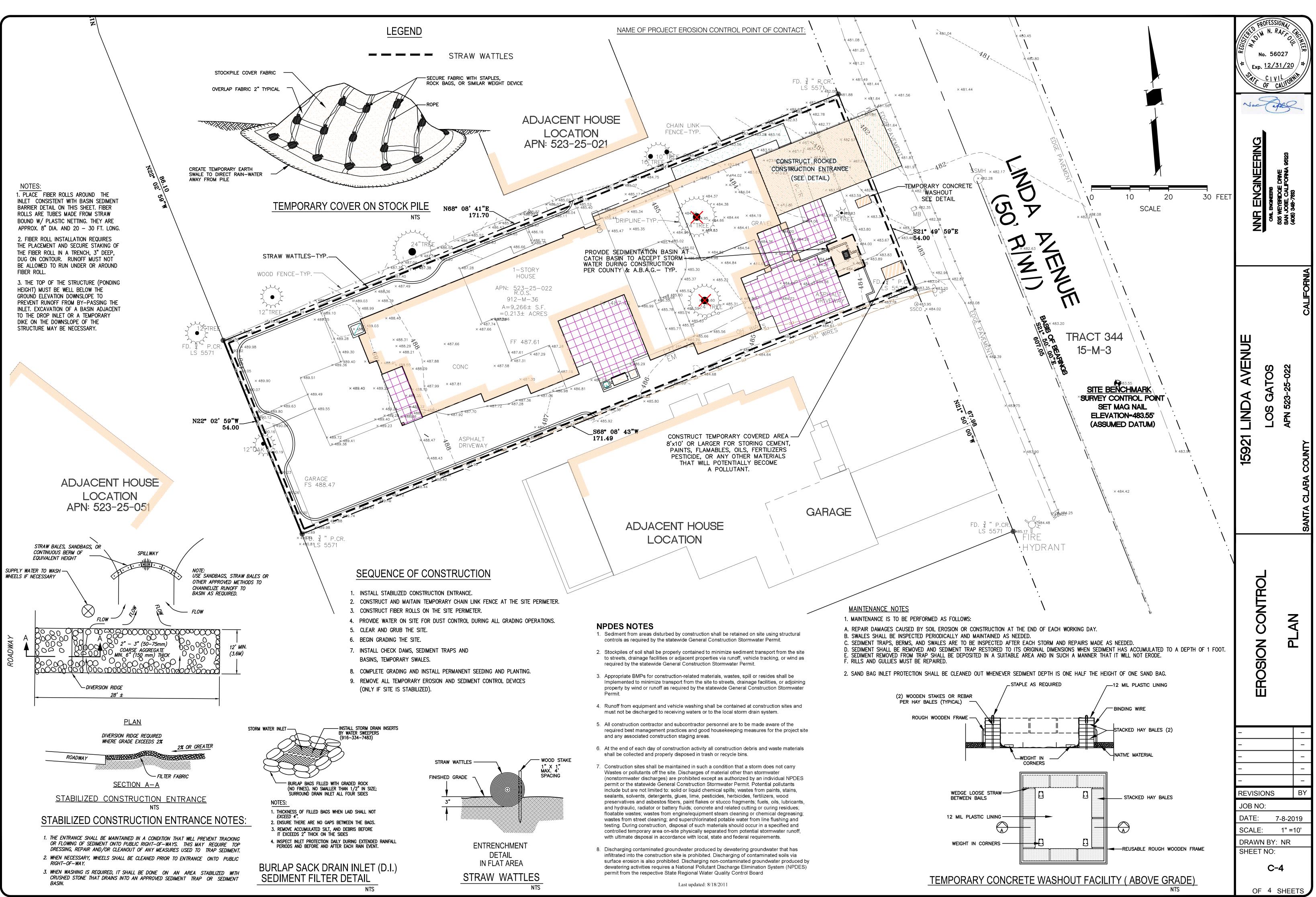


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INV 4	83.8±
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- 10	FOJ.ZI
	184.7±
	+04.7± 182.8±
	102.01
	185.2±
	+03.21 +82.6±
	02.02
	85.2±
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ه AD	
	85.4±
INV 4	82.1±
() AD	
	86.4±
INV 4	84.9±

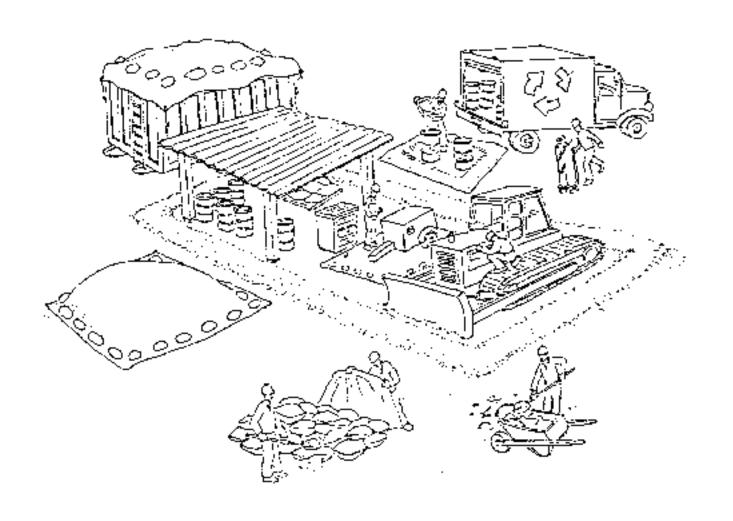
8	AD RIM 485.4± INV 483.9±
9	<u>AD</u> RIM 485.4± INV 483.6±
10-	<u>AD</u> RIM 485.5± INV 483.2±
1)	AD RIM 484.4± INV 482.7±
(12)	INFILTRATION DEVICE RIM 484.8± INV 000±
(13)	<u>GRAVEL BASIN</u> RIM 484.8± INV 481.8±
(14)	SUMP W/PUMP RIM 485.7± INV 481.4± PUMP @ 482.0+







Pollution Prevention — It's Part of the Plan



Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- off the site.





Storm drain polluters may be liable for fines of up to \$10,000 per day!



✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.

✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt

- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fastgrowing grasses as soon as possible. Place hay bales down-slope until soil is secure.

✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.

✓ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations

- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

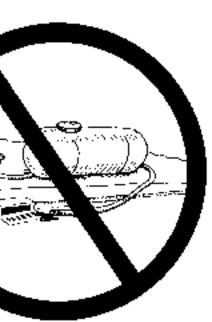


- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.

✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.

✓ Do not use water to wash down fresh asphalt concrete pavement.





Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash



- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- \checkmark If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.





DATE:	October 30, 2019
TO:	Planning Commission
FROM:	Joel Paulson, Community Development Director
SUBJECT:	Conditional Use Permit Application U-19-010. Project Location: 66 E. Main Street. Property Owner: Jane Thomas Living Trust. Applicant: Alex Anderson. Three-month status report on a Conditional Use Permit for non-formula private sports recreation club offering group classes and facilities for private fitness workout on property zoned C-2. APN 529-29-049.

BACKGROUND:

On July 10, 2019, the Planning Commission voted to approve the Conditional Use Permit (CUP) application with modifications to the conditions of approval. The additional conditions of approval on the CUP included a requirement for a three-month administrative review by the Community Development Director that would include a status report to the Planning Commission.

DISCUSSION:

On Wednesday, August 14, 2019, the Community Development Department received correspondence (Exhibit 3) expressing concern about a portable toilet onsite and the reface of the existing monument sign. The portable toilet was on site because of construction required to repair a broken sewer line, and was removed the following Friday. The applicant has applied for and received a sign permit approving the reface of the existing wall and monument signs.

On Thursday, October 3, 2019, the Community Development Department received a complaint for a gas leaf blower. As stated in the applicant's letter (Exhibit 2), the use of the gas leaf blower was part of a one-time installation for outdoor turf, and has ceased. This complaint has been resolved.

PREPARED BY: Jennifer Armer, AICP Senior Planner

Reviewed by: Planning Manager and Community Development Director

PAGE **2** OF **2** SUBJECT: 66 E. Main Street/U-19-010 DATE: October 30, 2019

DISCUSSION (continued):

Neither the Community Development Department, nor the Police Department has received any other correspondence regarding the new business location. The applicant has submitted a letter stating that they have not received any complaints regarding business operations or compliance with the CUP (Exhibit 2).

CONCLUSION:

Based on the information in this report, staff recommends accepting this report in accordance with Condition of Approval 8, and finding that the business is in compliance with their CUP. Staff recommends no further reviews.

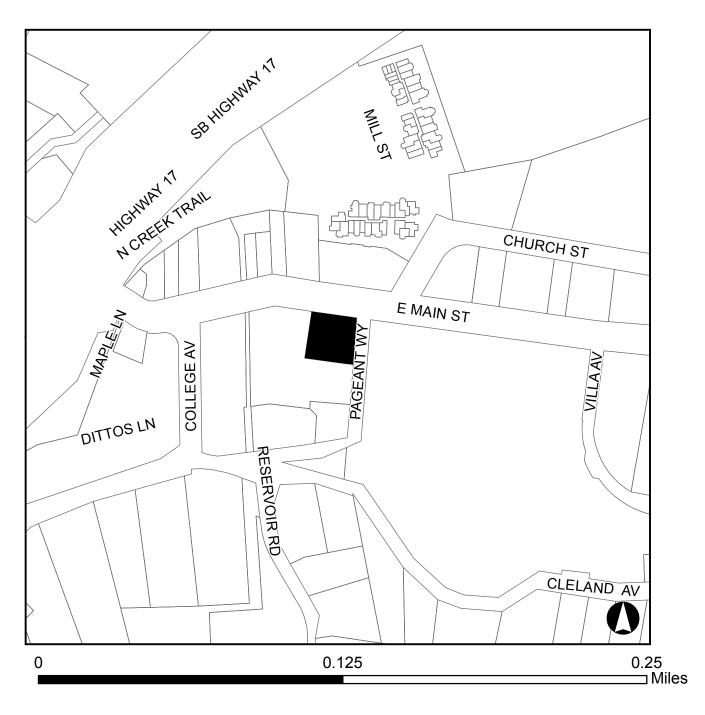
PUBLIC COMMENTS:

Public comments received by 11:00 a.m., Friday, November 8, 2019, are included in Attachment 3.

<u>EXHIBITS</u>:

- 1. Location Map
- 2. Letter from the Applicant
- 3. Public comments received by 11:00 a.m., Friday, November 8, 2019

66 E. Main Street



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Jennifer Armer

From: Sent: To: Subject: Alex Anderson <alex.anderson@theclublg.com> Wednesday, October 23, 2019 6:51 PM Jennifer Armer The Club at Los Gatos Annex 66 E. Main St

Jennifer Armer Senior Planner Town of Los Gatos

Dear Ms. Armer,

Thank you for the communication leading up to your first staff report. I am pleased to announce that while at 66 East Main. St. we have not received any direct complaints. We look forward to maintaining our promise of being good neighbors.

I am aware that during the installation of our outdoor turf, your office was contacted by a neighbor complaining about the use of gas powered blowers. You and I discussed this afterwards, the blowers were specifically used to push sand down into the turf, electric blowers simply cannot handle this and this use was limited to a one-time installation. Secondly, both West Valley Sanitation and The Club worked together on a backed up waste line. During this two day period we had a portable restroom onsite that your office received a complaint about, but The Club did not receive this directly.

Thank you, again. All my best,

Alex Anderson Operating Co-Owner The Club at Los Gatos theclublg.com

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This Page Intentionally Left Blank From: tspils@yahoo.com <tspils@yahoo.com> Sent: Wednesday, August 14, 2019 2:47 PM To: Jennifer Armer <JArmer@losgatosca.gov> Subject: RE: 66 E Main - your voicemail

Jennifer thanks for getting back to me . I have some minor concerns as to the Conditional Use Permit for 66 E. Main Street. 1) the user said specifically that they would have no porta-potties however there is a Handicap Porta Potty under the canopy area right at the sidewalk .if they are not going to live up to the User's word they could at least place it back away from the sidewalk next to the back building where they are currently storing their large tires they use for Crossfit class's which they have been conducting in the evenings which they said was going to be indoors. The issue of Handicap restroom was brought up several times in the meetings and not once did the User offer a porta potty as a solution (not very transparent) especially on that would straddle the sidewalk along Main street is this their idea of a permanent fix during their lease term. 2) also wanted information on there monument sign is that to code ? My concern is that these improvements do not enhance the neighborhood and are not what was approved by the CUP. Are you the right person to lodge these complaints for the 90 day review period that was granted ? Please let me know , thanks Tom

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